



Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, May 13, 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 April 22, 2026 meeting minutes
 - 1. April 22, 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

- A. **Infill Housing Draft Code Amendments (Docket 04 and 05): Jennifer Adams, Housing Coordinator.** The Planning Commission will conduct a public hearing to take testimony on draft municipal code revisions to amend regulations for accessory dwelling units and middle housing. After the conclusion of the public hearing, the Planning Commission is requested to make a formal recommendation to the City Council on the amendments or schedule additional review of the amendments at a future work session.
 - 1. Infill Housing Draft Code Amendments Attachments

9. New Business

- A. **Mobile/Manufactured Home Park Outreach and Engagement Plan (Docket 10): Jennifer Adams, Housing Coordinator.** The Planning Commission will review the Draft Outreach and Engagement Plan for Manufactured Home Parks. The Plan outlines strategies to engage park residents and owners and will allow the City to better understand how it can support the long-term viability of manufactured home communities. No formal action is required.

1. Mobile/Manufactured Home Park Outreach Attachments

10. Old Business

11. Communications and Announcements

- A. Planning Commission Calendar

12. Next Meeting - May 27, 2026

13. Adjournment

Attendance and Public Comment

Attend Remotely 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_GVvg7vikSMOzBewpf5hAmw
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=ISBpF8fGZRk
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 891 0221 6035)

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_GVvg7vikSMOzBewpf5hAmw

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, April 22, 2026– 6:00 p.m.
Lacey City Hall Council Chambers, 420 College St SE – and via Zoom

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

Planning Commission members present: Jeff Gadman, Kyrian MacMichael, Tonya Moore, Jennifer Harju, Aaron Dumas, and Allen Acosta. Staff present: Ryan Andrews, Hans Shepherd, & Kathryn Bisser.

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

Tonya Moore made a motion, seconded by Aaron Dumas to approve the agenda for tonight's meeting. Jennifer Harju made a motion, seconded by Kyrian MacMichael to approve the April 8th minutes. All were in favor, both motions carried.

- 1) **Public Comments:** None
- 2) **Commission Members Reports:** Kyrian MacMichael wished everyone a happy Earth Day. Jeff Gadman stated that the City of Lacey and the City of Yelm has a great Arbor Day partnership in which they exchanged trees. Ryan Andrews said that they still had the partnership and would be doing the exchange soon.
- 3) **Department Report:** Ryan Andrews let the Planning Commission know that there would be an advisory board recognition event at the Lacey Senior Center on April 29, 2026. City Manager, Rick Walk will be doing a State of the City presentation at the event. Ryan recommended that commissioners should attend as the chairs of each board will be sharing information on their advisory board. Ryan also stated that there would be a Short Course on Local Planning held on May 6, 2026 at Tumwater City Hall and on Zoom. He sent an email to the Planning Commission with a link. Ryan and Community and Economic Development Director, Vanessa Dolbee will be going to the National Planning Conference in Detroit this week. He's excited to give the department report about the sessions he will have attended at the meeting scheduled for May 13, 2026.
- 4) **New Business:** None
- 5) **Old Business: LMC Amendments; Daycare Centers (Docket 02), Parking (Docket 03), and Conversion of Existing Buildings (Docket 08): Hans Shepherd, Senior Planner.** The Planning Commission reviewed state-required amendments to the Lacey Municipal Code pertaining to permitted locations for child daycare centers, limits on minimum parking, and conversion of existing buildings into housing. The Planning Commission will hold a public hearing to receive testimony on the draft amendments at a future meeting.
- 6) **Communications and Announcements:** The next meeting will be on May 13, 2026.
- 7) **Next Meeting:** May 13, 2026
- 8) **Adjournment:** 6:55 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=3-6sESUsLPI>



STAFF REPORT

Planning Commission
May 13, 2026

Subject: Public Hearing - Infill Residential Development Regulations
To: Planning Commission
Prepared by: Jennifer Adams, Housing Coordinator *JAD*
Division Review: Rvan Andrews, Community Planning Manager *RA*
Department Director: Vanessa Dolbee, CED Director *VD*

Purpose: Action Item

Recommendation: Motion to Approve

The Planning Commission will conduct a public hearing on proposed amendments to Title 16 LMC (Zoning) - including new Chapter 16.52 establishing regulations for infill residential development, and Chapter 14.23 LMC (Design Review). After conclusion of the public hearing, the Commission will consider the testimony received and make a recommendation to forward the proposed amendments to the City Council or schedule the amendments for a future work session.

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](#)
- Planning Commission – 4/8/2026 [Link](#)

Attachments:

1. Title 16 (Zoning) chapters: 16.03.055, 16.06, 16.10, 16.13, 16.14, 16.15, 16.18, 16.19, 16.21, 16.23, 16.24, 16.25, 16.27, 16.36, 16.37, 16.39, 16.40, 16.41, 16.43, 16.48, 16.49, 16.52, 16.54, 16.57, 16.61, 16.62, 16.63, 16.65, 16.68, 16.69, 16.70, 16.75.030, 16.73, 16.75, 16.80, 16.93
2. LMC 14.23 (Design Review) chapters: 14.23, 14.23.010, 14.23.020, 14.23.035, 14.23.040, 14.23.070, 14.23.071, 14.23.072, 14.23.073, 14.23.074, 14.23.076, 14.23.080, 14.23.082, 14.23.086, 14.25

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 Regulations

Since the Planning Commission's prior review of draft Chapter 16.52 LMC - Infill Residential Development and associated code amendments, staff has continued refining the proposed regulatory framework to support implementation and improve overall code clarity and consistency.

Proposed chapter 16.52 LMC, establishes a consolidated approach to regulating infill residential development, including middle housing and accessory dwelling units (ADUs), consistent with recent state legislation such as House Bill 1110 (middle housing) and House Bill 1337 (ADUs). As previously discussed, the effectiveness of the proposed chapter depends on its integration with existing zoning and design standards.

This phase of work focuses on targeted updates across Title 16 LMC (Zoning) and chapter 14.23 LMC (Design Review) to ensure the new infill chapter (16.52 LMC) functions alongside existing zoning standards without creating regulatory conflicts.

Supporting Code Amendments for Implementation

To support Chapter 16.52, staff has conducted a comprehensive review of related code provisions and refined draft amendments to:

- Ensure development standards are consistent with the unit-based regulatory approach established in proposed Chapter 16.52 LMC;
- Clarify how infill development provisions apply within underlying zoning districts;
- Maintain existing development pathways; and
- Eliminate duplicative, outdated, or conflicting standards across chapters.
- Remove detached single-family residential development as a permitted housing type within the High Density Residential (HDR) district to better align development patterns with the district's minimum density expectations and intended residential character.

These updates are intended to function as supporting provisions and do not alter the overall policy direction previously reviewed by the Planning Commission.

Code Simplification and Organization Updates

In addition to implementation-focused changes, staff incorporated several refinements to improve the usability and internal consistency of the Lacey Municipal Code:

- **Removal of intent sections (Title 16 LMC, Chapter 14.23 LMC)**
The intent sections have been removed from most zoning chapters and sections of 14.23 LMC, to streamline regulatory language and reduce redundancy. Policy direction and intent are more appropriately expressed in adopted plans such as the



City's Comprehensive Plan, while code provisions function as clear and enforceable standards.

- **Reduction of subjective language**

Consistent with earlier updates to design review provisions, staff has continued to remove subjective or discretionary language and replace it with objective, measurable standards where feasible. This improves predictability and aligns with applicable state requirements governing design review.

- **Consolidation of Definitions**

Duplicate definitions previously located in Chapter 14.23 LMC (Design Review) have been removed. Relevant definitions are now consolidated within Chapter 16.06 LMC (Definitions), improving clarity and reducing the potential for conflicting interpretation.

Terminology Refinements

Staff have also made targeted terminology updates to better reflect the evolving regulatory framework:

- **Removal of the term “multifamily”**

The term “multifamily” has been removed from applicable sections of the code as an initial step toward broader code modernization. This change supports implementation of Chapter 16.52 by advancing a unit-based approach to residential development and reducing ambiguity in how housing types are regulated.

- **Removal of the term “single-family” from definitions**

The definition of “single-family” has been removed from Chapter 16.06 LMC (definitions) and 14.23.020 LMC (definitions). While the term remains in use throughout the code, its removal from the definitions section avoids potential inconsistencies with state terminology (which refers to the term “single-family”) and evolving legislation, including House Bill 1110 (middle housing).

Public Hearing and Next Steps

The Planning Commission will conduct a public hearing to receive testimony and consider the proposed Chapter 16.52 LMC and all associated updates within Title 16 LMC (Zoning) and Chapter 14.23 LMC (Design Review).

Following the public hearing, the Commission is requested to take action. Options include the following:

1. Approve a motion recommending that the City Council consider Chapter 16.52 LMC and associated code amendments; or
2. Direct staff to return at a future date with additional revisions for further Planning Commission consideration.



16.03.055 Minimum density requirements.

~~In all residential zones minimum densities are required. This requirement takes effect when property is divided or developed with multifamily units and requires that plats, short plats, and multifamily units have a density within the range specified in the zone. However, this minimum density provision is not intended to prohibit the construction of a single-family structure on an existing vacant lot. If a lot legally exists, a single-family unit can be built on it whether or not the lot will conform to density requirements; provided, that the unit is located such that it does not preclude future development at the prescribed density. (Ord. 1695 §1 (Exh. A), 2025; Ord. 1539 §29, 2019; Ord. 1024 §15, 1995).~~

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

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

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

The Lacey Municipal Code is current through Ordinance 1695, passed December 16, 2025.

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

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

[Hosted by General Code.](#)

Chapter 16.06 DEFINITIONS

Sections:

- 16.06.010** **Intent**
- ...
- 16.06.055** **Accessory dwelling** ~~(repeal and replace)~~
- 16.06.278** **Duplex**
- 16.06.280** **Dwelling**
- 16.06.290** **Dwelling unit**
- ...
- ~~**16.06.320** **Family** (repeal)~~
- ...
- ~~**16.06.344** **Fourplex**~~
- ...
- ~~**16.06.498** **Middle housing**~~
- 16.06.4989** **Mixed use development (MUD)**
- ...
- ~~**16.06.532** **Multifamily** (Repeal)~~
- ...
- ~~**16.06.698** **Stacked flat**~~
- ...
- ~~**16.06.743** **Townhouse**~~
- ~~**16.06.744** **Townhouse group**~~
- ...
- ~~**16.06.747** **Triplex**~~
- 16.06.7478** **Urban Agriculture**
- ...

16.06.010 **Intent.**

...

16.06.055 Accessory dwelling. (Repeal and replace)

~~“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 S1, 2011; Ord. 1024 S16, 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.~~

~~...~~

16.06.273 Director.

“Director” shall refer to the director of the community and economic development department, or his or her designee, that is responsible for administration of limited administrative review pursuant to Section 1C of the Development Guidelines and Public Works Standards.

16.06.278 Duplex.

“Duplex” means ~~one a residential~~ building containing two ~~attached single-family~~ dwelling units, ~~totally separated from each other by a fire wall or floor.~~ (Ord. 1539 §37, 2019).

16.06.280 Dwelling

“Dwelling” means a building, or portion thereof designed exclusively for residential purposes, ~~generally including detached or attached units, including one-family, two family, multiple-family or apartment dwellings and manufactured homes.~~ (Ord. 1539 §38, 2019; Ord. 583 §2.09(C) (part), 1980).

16.06.290 Dwelling unit.

“Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. (Ord. 583 §2.09(C) (part), 1980).

...

~~16.06.320 Family (Repeal)~~

~~“Family” means an individual, or two or more persons living together in a dwelling unit as a single housekeeping unit. (Ord. 583 §2.09(C) (part), 1980).~~

16.06.344 Fourplex.

"Fourplex" means a residential building containing four attached dwelling units.

...

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.

16.06.4989 Mixed use development (MUD).

...

16.06.532 Multifamily.

"Multifamily" means three or more living units under the same ownership where land has not been divided, i.e., triplex, quadraplex, condominiums, housing cooperatives and apartment units. (Ord. 1539 §47, 2019; Ord. 1480 §11, 2015; Ord. 1024 §20, 1995). (Repeal)

...

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 more 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.

...

16.06.743 Townhouse.

“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.

16.06.744 Townhouse group.

“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. 1695 §16 (Exh. I), 2025; Ord. 691 §32 (part), 1984).

...

16.06.747 Triplex.

“Triplex” means a residential building containing three attached dwelling units.

16.06.7478 Urban Agriculture.

...

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Chapter 16.10

MCALLISTER SPRINGS GEOLOGICALLY SENSITIVE AREA RESIDENTIAL DISTRICT¹

Sections:

16.10.010	Intent
16.10.0210	Permitted uses
16.10.0320	Prohibited uses
16.10.0350	Density
16.10.040	Environmental performance standards
16.10.050	Lot area
16.10.060	Off-street parking
16.10.070	Landscaping
16.10.080	Stormwater runoff

~~16.10.010~~ — ~~Intent.~~

~~A. — Protect the McAllister Springs Geologically Sensitive Area by provision of sewer and application of strong water quality standards for residential uses.~~

~~B. — Provide density opportunities that will make provision of sewer economically attractive and accelerate installation of sewer to this area.~~

~~C. — Enhance residential quality of the city by providing a high standard of development for single-family residential development at urban densities. (Ord. 1695 §4 (Exh. B), 2025; Ord. 1024 §24, 1995).~~

~~16.10.0210~~ **Permitted uses.**

~~...~~

16.10.0320 Prohibited uses.

...

16.10.0350 Density.

...

Chapter 16.13

LOW-DENSITY RESIDENTIAL DISTRICT

Sections:

16.13.010	Intent
16.13.0210	Permitted uses
16.13.0320	Prohibited uses
16.13.03530	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. 1695 §5 (Exh. C), 2025; Ord. 1612 §2, 2022; Ord. 1024 §28, 1995; Ord. 769 §1 (part), 1986).~~

16.13.0210 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 [11.10](#) 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. Infill residential development, including accessory dwelling units as provided in Chapter [16.52](#) LMC.~~

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;~~
54. Conditional uses as provided in Chapter [11.09](#) LMC;
65. 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;
76. Family day care homes as provided in Chapter [16.65](#) LMC. (Ord. 1695 §5 (Exh. C), 2025; 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).

16.13.0320 Prohibited uses.

- A. Kennels are prohibited.
- B. Uses other than those identified or described in LMC [16.13.020](#) are prohibited. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1024 §28, 1995; Ord. 769 §1 (part), 1986).

16.13.03530 Densities and infill.

~~Densities shall not exceed six units per acre; provided, that duplexes or triplexes either created by remodeling an existing single-family dwelling or constructed on an existing vacant lot of record are not subject to the maximum density limits. Every detached single-family dwelling, with the exception of an accessory dwelling meeting the requirements of LMC 16.06.055 and every duplex or triplex, shall be located on its own lot. Creation of said lot shall meet all requirements of LMC Title 15, the Lacey subdivision and short subdivision code. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1612 §4, 2022; Ord. 1310 §24, 2008; Ord. 1218 §11, 2004; Ord. 1044 §8, 1996; Ord. 1024 §29, 1995; Ord. 1024 §1, 1995).~~

~~A. Densities shall not exceed six units per acre, provided that the following development types are not subject to the maximum density limits established in this section:~~

1. ~~Infill residential development permitted in accordance with Chapter 16.52 LMC;~~

2. Duplexes or triplexes created by either remodeling an existing single-family dwelling or constructed on and existing vacant lot of record.

B. Every detached single-family dwelling, duplex, or triplex shall be located on its own lot, unless developed in accordance with Chapter 16.52 LMC.

C. Creation of lots shall meet all requirement of LMC Title 15 Land Division.

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.~~

~~CB.~~ Conditional uses shall comply with the development standards described for such uses in Chapter [11.09](#) LMC.

~~DC.~~ All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC. (Ord. 1695 §5 (Exh. C), 2025; 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 ~~that~~ ~~considers 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.

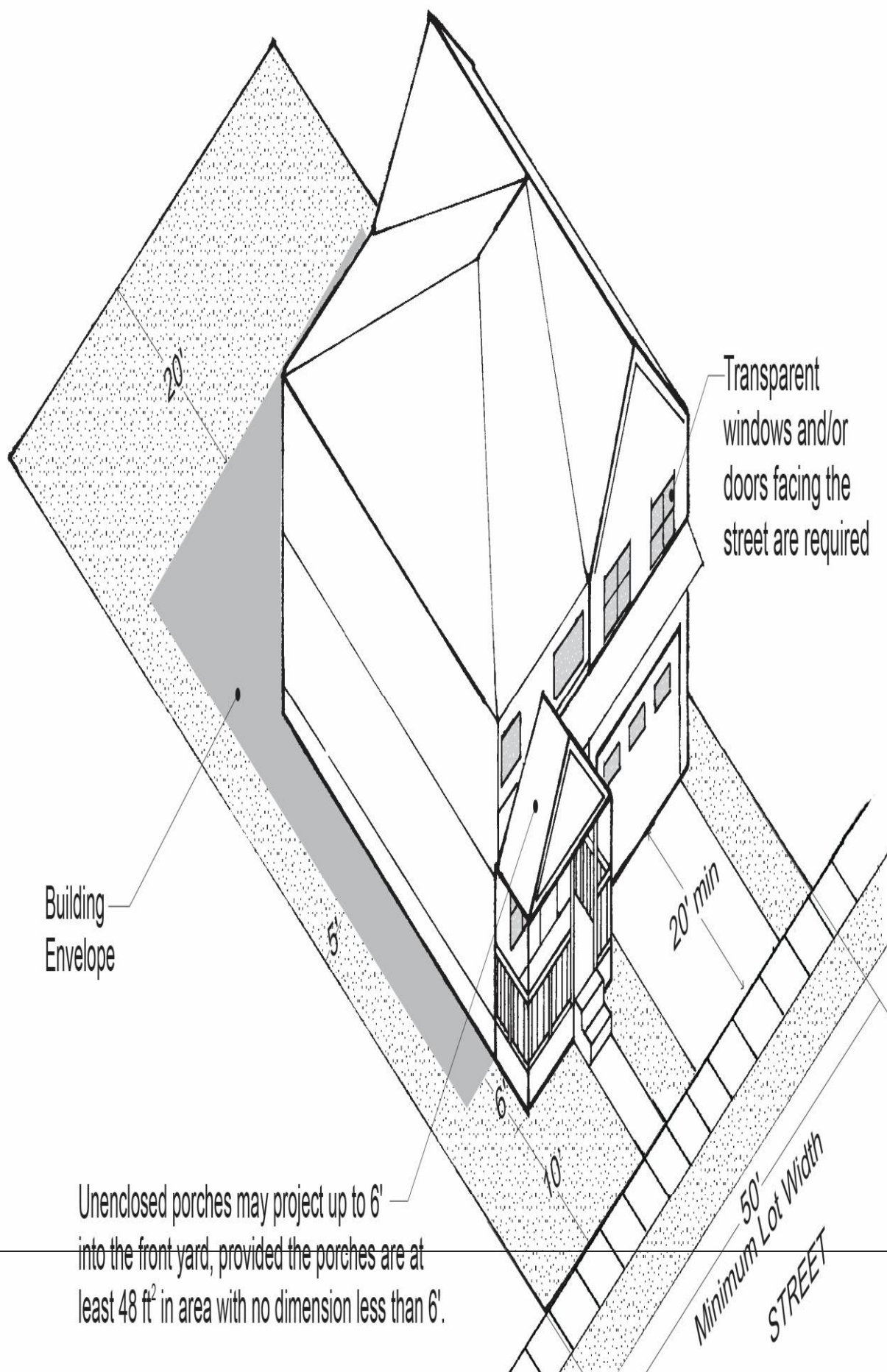
As an example, a forty-five-hundred-square-foot lot would require a contiguous open space of at least four hundred fifty square feet, or approximately fifteen feet by thirty feet in area for a standard dimension, or ten feet by forty-five feet if the dimension is reduced and design features added.

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

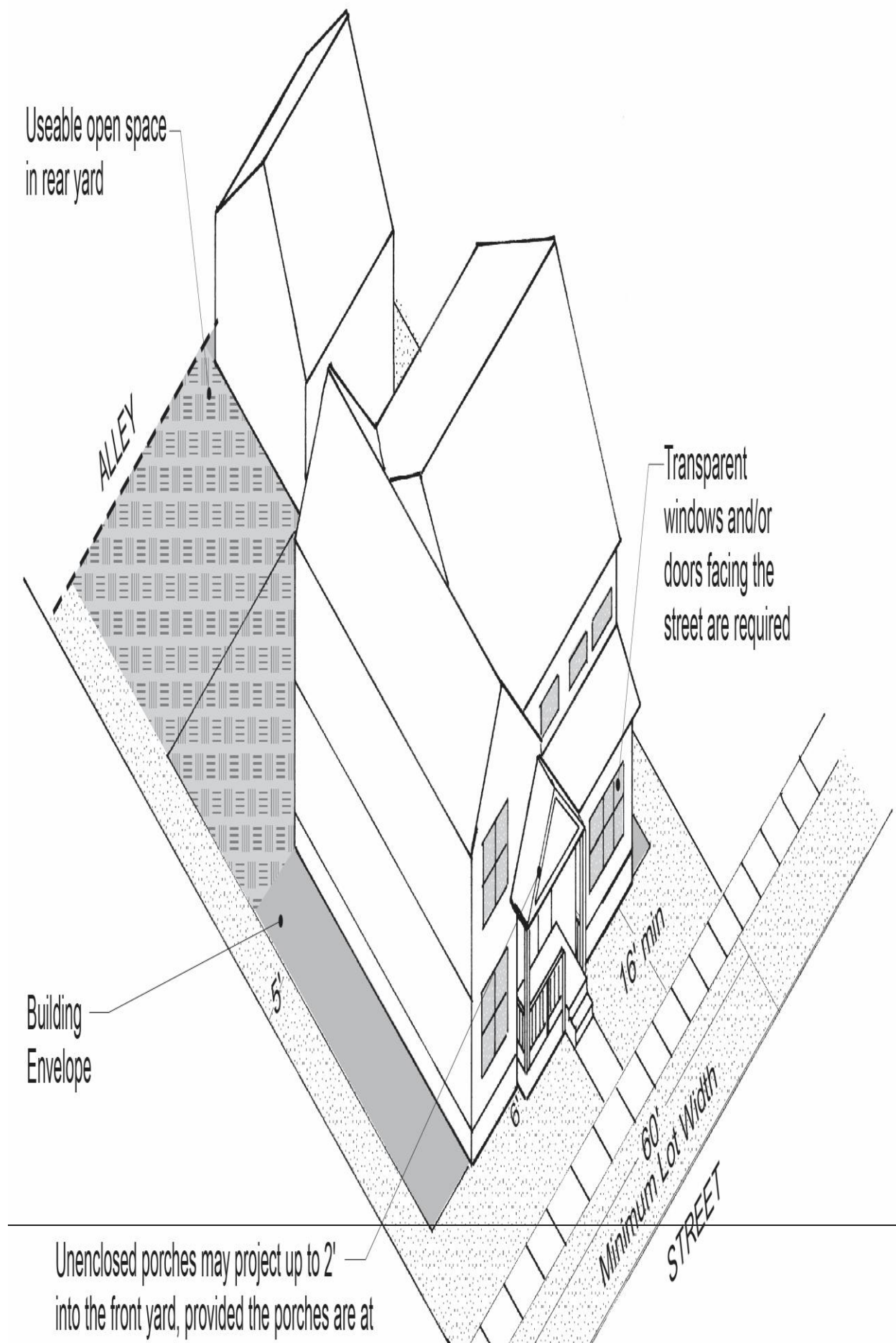
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Minimum standards for front-loaded lots in the Low Density Residential District.

Table 16T-76

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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. 1695 §5 (Exh. C), 2025; 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. 1695 §5 (Exh. C), 2025; Ord. 769 §1 (part), 1986).

16.13.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied. (Ord. 1695 §5 (Exh. C), 2025; 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. 1695 §5 (Exh. C), 2025; Ord. 1496 §48, 2016; Ord. 1380 §1, 2012; Ord. 769 §1 (part), 1986).

The Lacey Municipal Code is current through Ordinance 1695, passed December 16, 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
16.15.0210	Types of uses permitted
16.15.0320	Prohibited uses
16.15.0350	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	<i>Repealed</i>

~~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. 1695 §5 (Ex. C), 2025; Ord. 1024 §31, 1995; Ord. 583 §2.13(A), 1980).~~

16.15.0210 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.~~ residential dwellings containing multiple units. 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. Infill residential development including Aaaccessory dwelling units as defined in LMC ~~16.06.055~~; are permitted and regulated pursuant to Chapter 16.52 LMC.

4. Conditional uses as provided in Chapter [11.09](#) 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. 1695 §5 (Exh. C), 2025; 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).

16.15.0320 Prohibited uses.

- A. Kennels are prohibited.
- B. Uses other than those identified or described in LMC [16.15.020](#) are prohibited. (Ord. 1695 §5 (Exh. C), 2025; Ord. 583 §2.13(B)(3), 1980).

16.15.0350 Individual lots required.

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, 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 Land Division](#). ~~the Lacey Land Division ordinance~~. (Ord. 1695 §5 (Exh. C), 2025; 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.~~

~~CB.~~ Conditional uses shall comply with the development standards described for such uses in Chapter [11.09](#) LMC.

~~DC.~~ All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC. (Ord. 1695 §5 (Exh. C), 2025; 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 ~~buildings containing two or more units~~ ~~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 unit dwellings and duplexes. Ten feet for ~~multifamily~~ ~~buildings containing three or more units.~~

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 ~~buildings containing multiple attached units 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 that~~ one side may be reduced to ten feet ~~by the site plan review committee if the design includes 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.

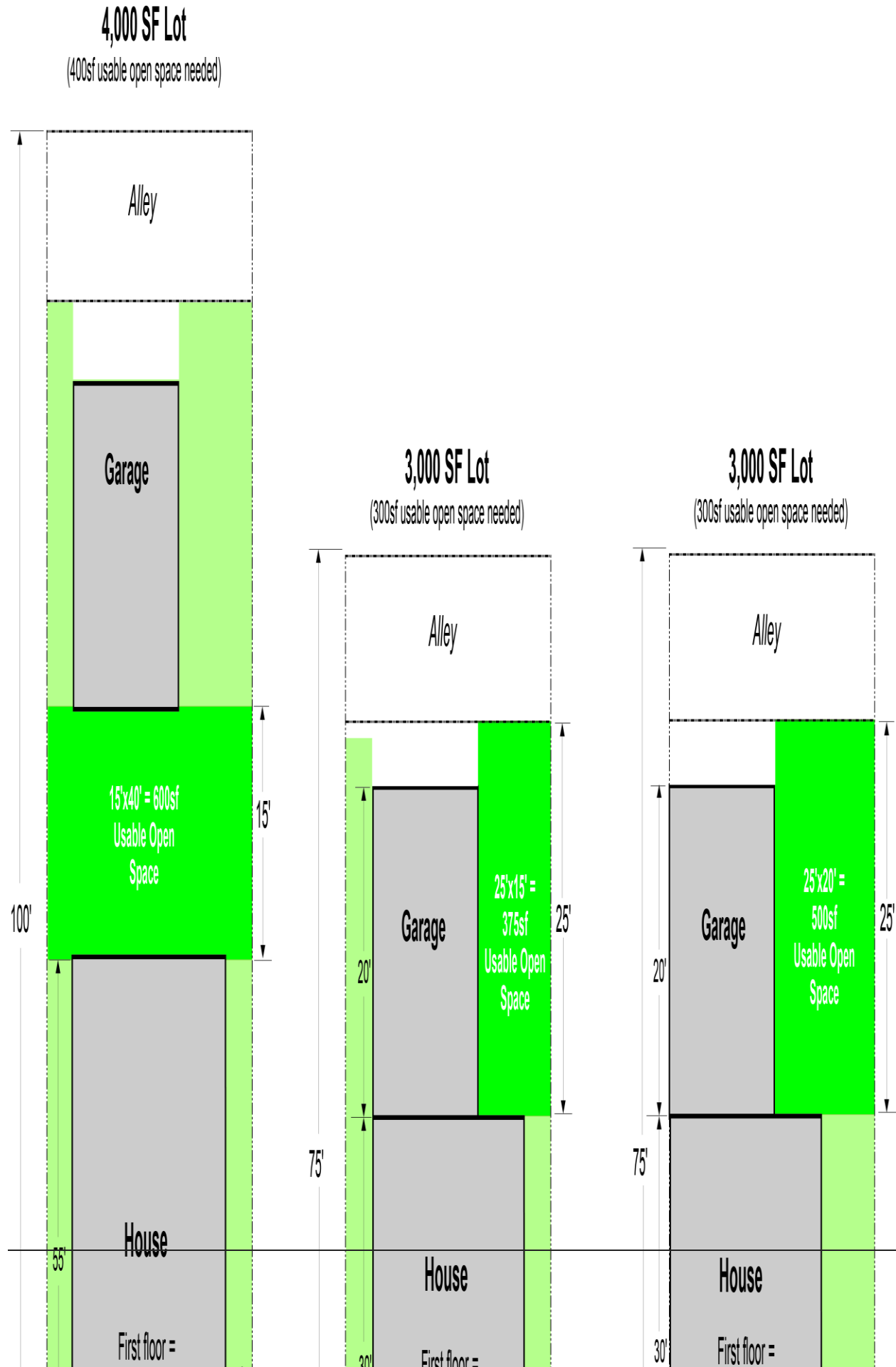
For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.

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

For ~~buildings containing four or more units multifamily developments~~, refer to LMC [14.23.080](#). (See Tables [16T-77](#), [16T-78](#), and [16T-79](#).)

Table 16T-77

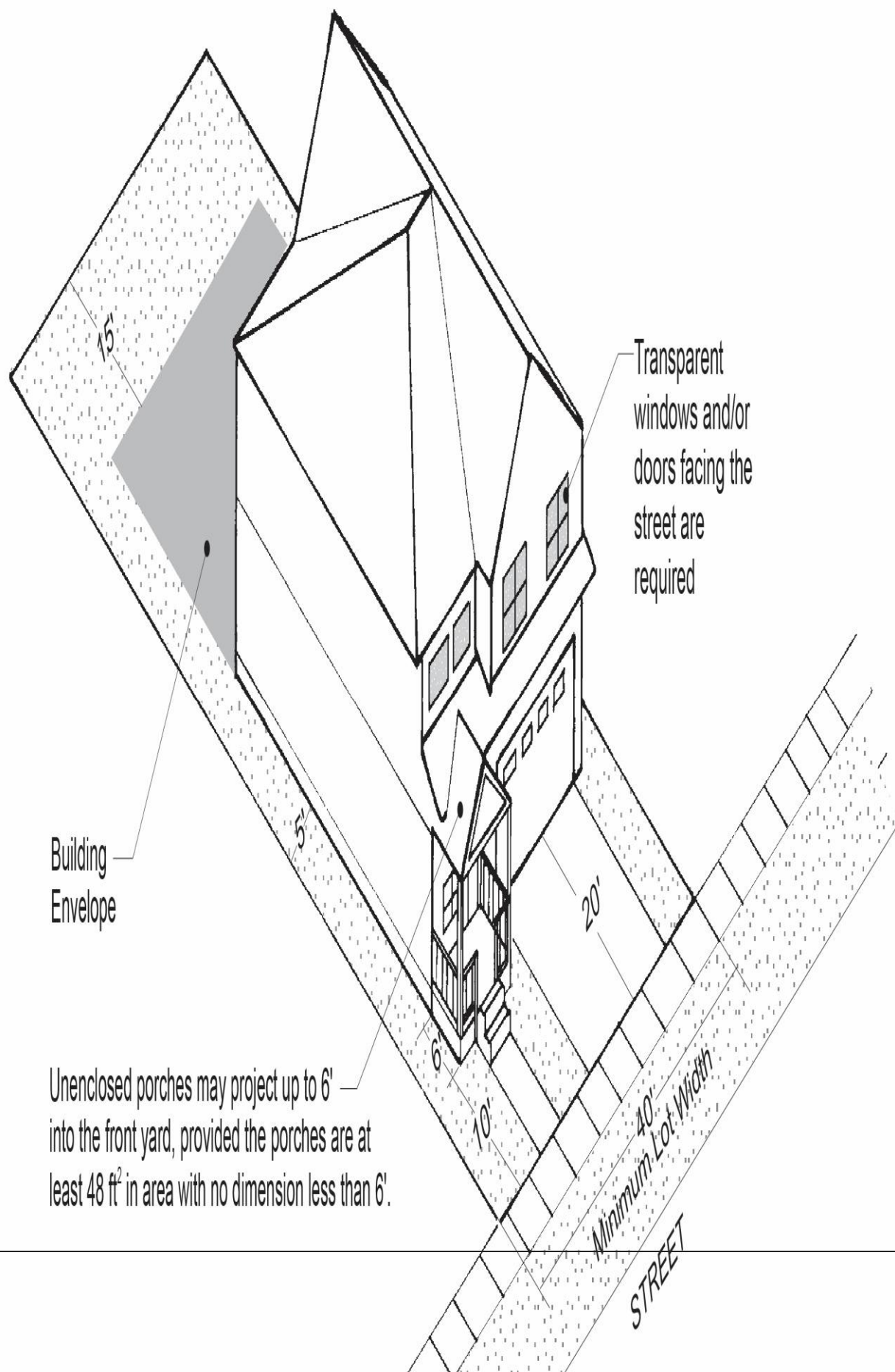
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Example configurations of usable open space on small lots.

Table 16T-78

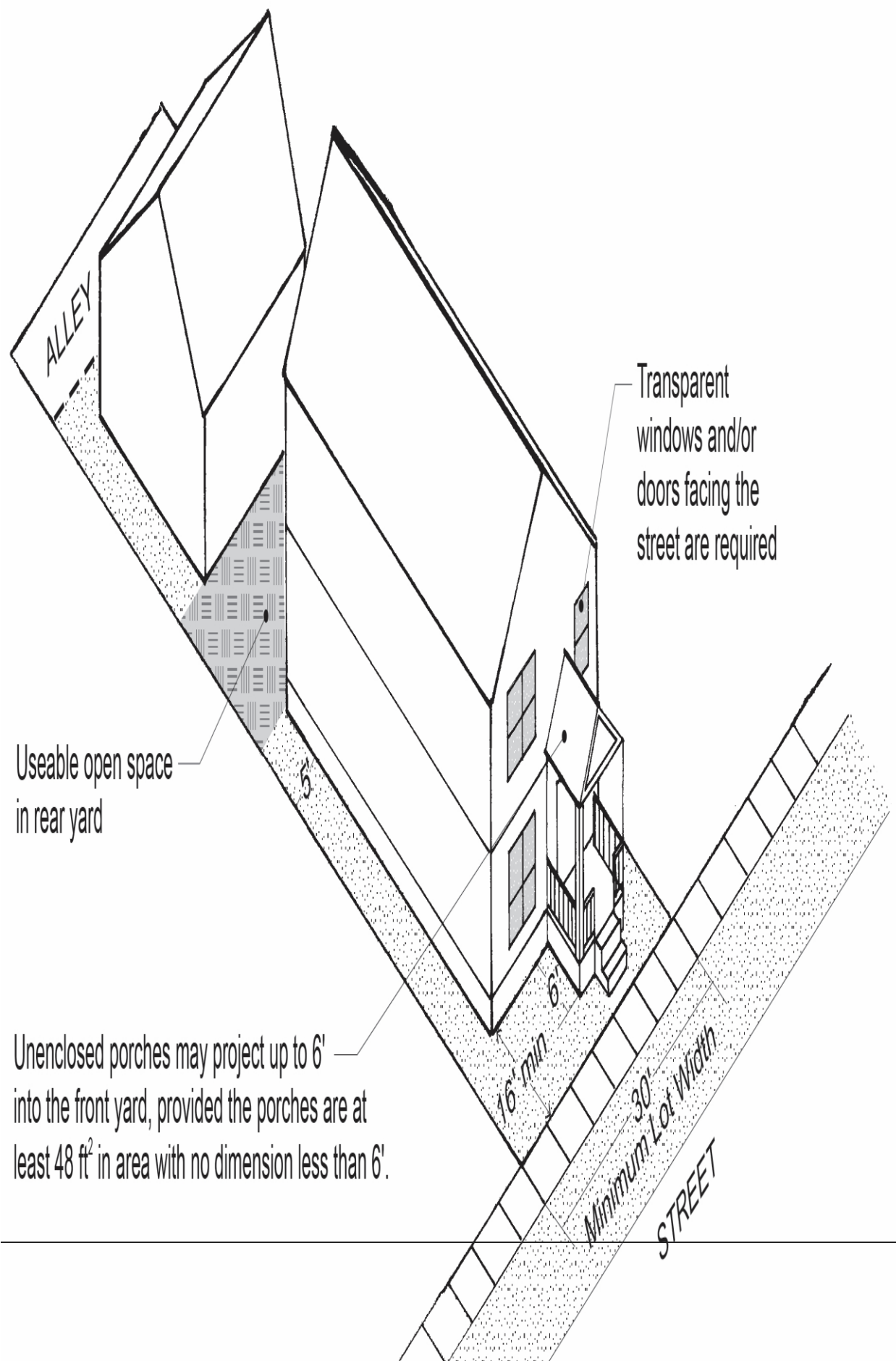
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Minimum standards for front-loaded lots in the Moderate Density Residential District.

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. 1695 §5 (Exh. C), 2025; 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. 1695 §5 (Exh. C), 2025; Ord. 583 §2.13(C)(2)(b), 1980).

16.15.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied. Multi-family unit projects shall also comply with the landscaping requirements of LMC [14.23.080](#). (Ord. 1695 §5 (Exh. C), 2025; 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. 1695 §5 (Exh. C), 2025; 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 1695, passed December 16, 2025.

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Chapter 16.18

HIGH-DENSITY RESIDENTIAL DISTRICT

Sections:

16.18.010	Intent
16.18.0210	Permitted uses
16.18.0250	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. 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. 1695 §6 (Exh. D), 2025; Ord. 1024 §32, 1995; Ord. 583 §2.14(A), 1980).~~

16.18.0210 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.~~ ~~buildings containing multiple dwelling units.~~ 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 are 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](#);

2. Home occupations as provided in Chapter [16.69](#) LMC;

3. Accessory dwelling as ~~provided in Chapter 16.52 LMC.~~ ~~defined in LMC 16.06.055;~~

4. Conditional uses as provided in Chapter [11.09](#) 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. 1695 §6 (Exh. D), 2025; 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).

16.18.0250 Prohibited uses.

- A. Kennels are prohibited.
- B. Uses other than those identified or described in LMC [16.18.020](#) are prohibited. (Ord. 1695 §6 (Exh. D), 2025; 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 [11.09](#) LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC. (Ord. 1695 §6 (Exh. D), 2025; 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 16.06.055, 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. 1695 §6 (Exh. D), 2025; Ord. 1310 §36, 2008; Ord. 1218 §15, 2004).~~

16.18.040 Lot area.

A. The size and shape of ~~single-family detached~~ lots for single-family, duplexes, and triplexes on individual 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 buildings containing two or more units 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 buildings containing three or more units.

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 ~~a building containing multiple attached dwelling units 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.~~

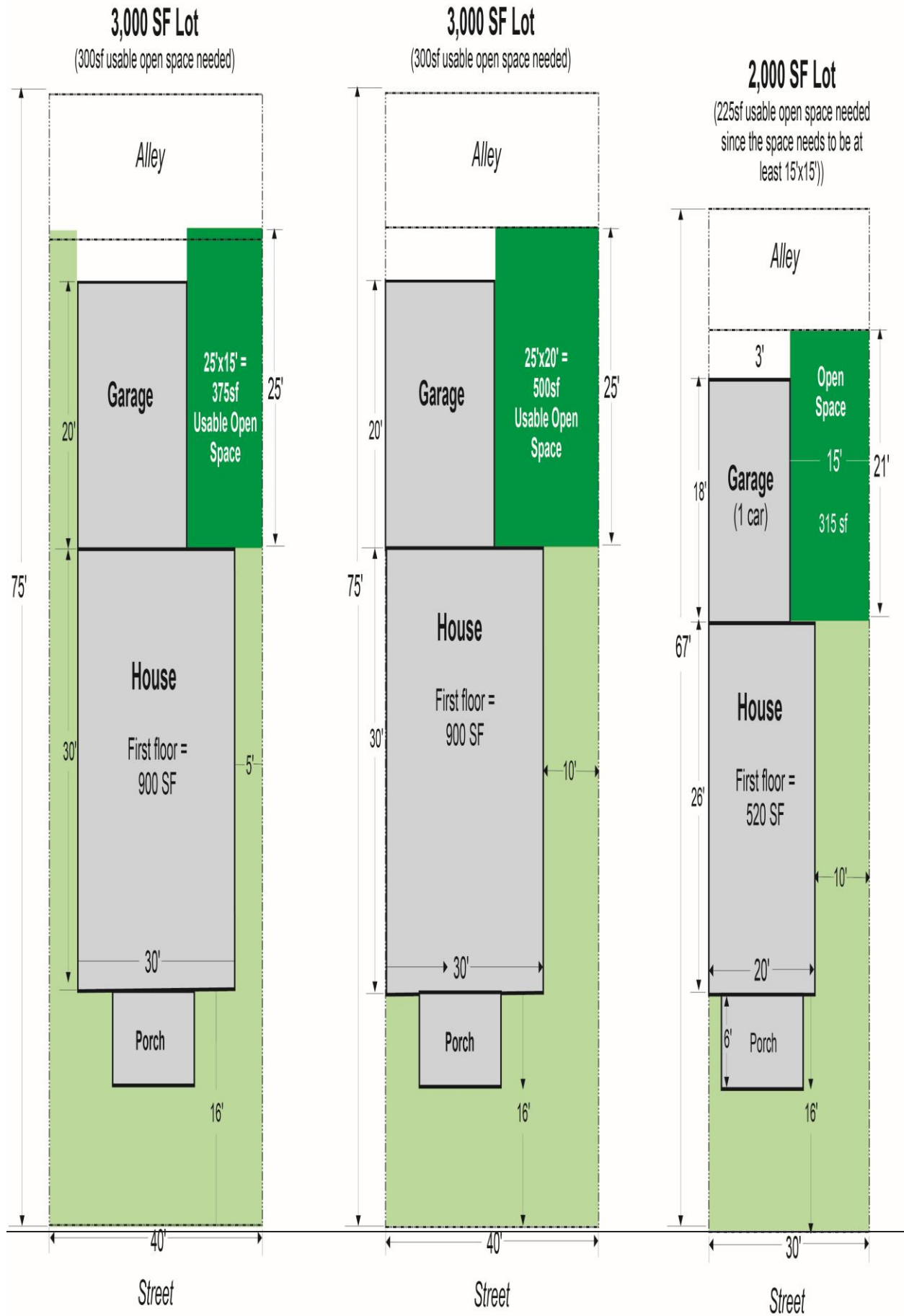
For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.

Up to twenty-five percent of the ~~homes dwelling units~~ 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 [14.23.072\(L\)](#) for the length of the lot provided the subject house is only single-story in height.

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

For ~~buildings containing four or more units multifamily developments~~, refer to LMC [14.23.080](#). (See Tables [16T-80](#), [16T-81](#), and [16T-82](#).)

Table 16T-80



Conventional Lot

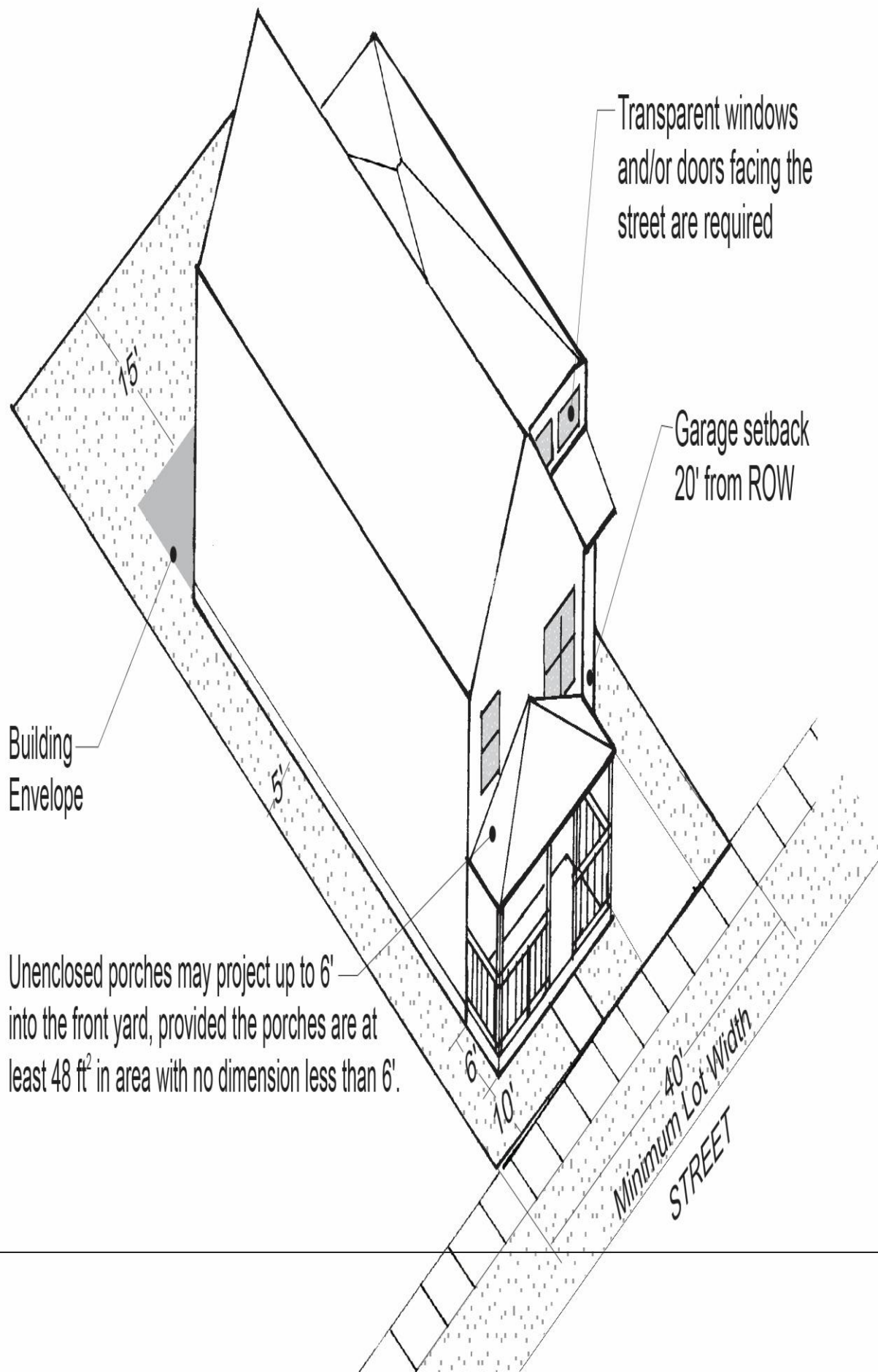
Zero Lot Line Configuration

Zero Lot Line Configuration with 3' Porch

Example configurations of usable open space on small lots.

Table 16T-81

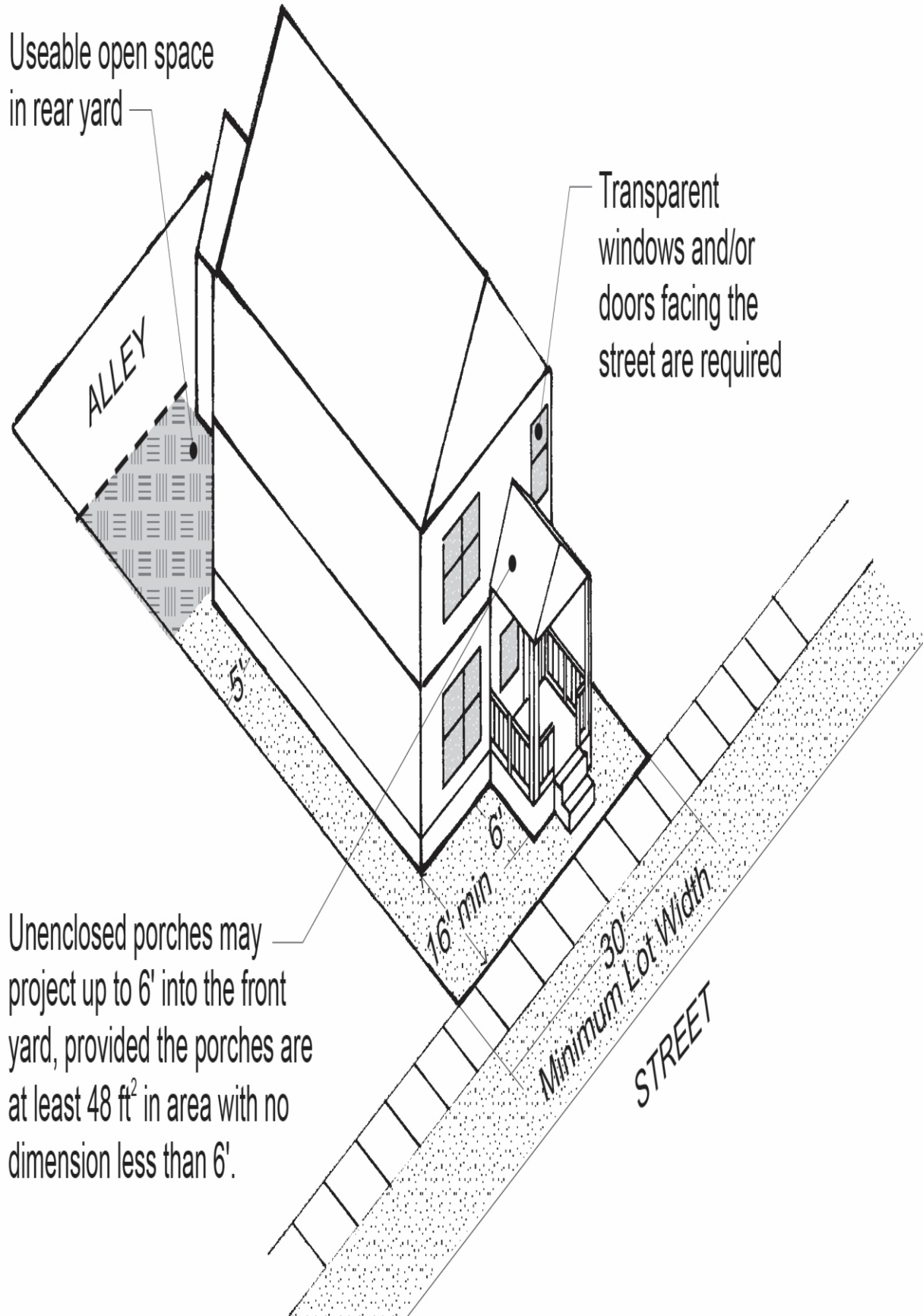
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Minimum standards for front-loaded lots in the High Density Residential District.

Table 16T-82

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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. 1695 §6 (Exh. D), 2025; 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. 1695 §6 (Exh. D), 2025; 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 unit projects shall also comply with the landscaping requirements of LMC [14.23.080](#). (Ord. 1695 §6 (Exh. D), 2025; 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. 1695 §6 (Exh. D), 2025; 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 1695, passed December 16, 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.](#)

DRAFT

Chapter 16.19 SHORELINE ZONING OVERLAY

Sections:

- ~~16.19.010~~ — ~~Intent~~
- 16.19.0150** **Application**
- 16.19.020** **Permitted Uses**
- 16.19.030** **Prohibited Uses**
- 16.19.035** **Residential Density for Shoreline Designations**
- 16.19.040** **Residential Form Permitted**
- 16.19.050** **Conformance with Shoreline Master Program Requirements**

~~16.19.010~~ — ~~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 area within shoreline jurisdiction;~~
- ~~B. Provide a zoning overlay based upon the local Shoreline Master Program wherein the designations and related development standards are applied to property under the jurisdiction of such program.~~
- ~~C. Provide the integration of local GMA documents and plans with shoreline management under the local Shoreline Master Program. (Ord. 1695 §6 (Exh. D), 2025; Ord. 1381 §1, 2012; Ord. 1375 §15, 2011).~~

16.19.0150 **Application.**

~~...~~

Chapter 16.21

URBAN AGRICULTURE

Sections:

16.21.005	Purpose
16.21.010	Intent
16.21.0150	Urban agriculture activities
16.21.018	Repealed
16.21.020	Repealed
16.21.030	Repealed
16.21.040	Environmental performance standards
16.21.050	Lot area

~~16.21.005~~ — ~~Purpose.~~

~~The City of Lacey finds there is a need to accommodate farming activity commonly referred to as urban agriculture. This can include a range of activities, such as production of food on a single-family residential lot for a family's personal use, urban vegetable gardens on common-property for community use, or a small commercial farm activity.~~

~~Urban agricultural activities managed in a responsible way, with sensitivity to urban density and land use compatibility issues, can benefit the individuals participating in the activity and the community at large by providing fresh produce, additional food choices, economic development opportunity, a more sustainable lifestyle and urban neighborhoods with more variety and interest. (Ord. 1695-57 (Exh. E), 2025; Ord. 1368-59, 2011).~~

~~16.21.010~~ — ~~Intent.~~

~~It is the intent of this chapter to:~~

~~A. Develop opportunities for a range of urban agricultural activities, at a level and intensity that is compatible with Lacey's urban environments.~~

~~B.— Establish design standards to ensure urban agricultural activities do not compromise the livability of neighborhoods by introducing nuisances that could degrade the quality of life for surrounding residents. Nuisances include, but are not limited to, such things as:~~

- ~~1.— Noise.~~
- ~~2.— Odors from poor care and cleanup of animal waste.~~
- ~~3.— Pest problems from improper feeding techniques.~~
- ~~4.— Aesthetic impacts.~~
- ~~5.— Other issues that are disruptive to the neighborhood or distract from the quality and enjoyment of the neighborhood environment.~~

~~C.— Encourage and support personal urban agricultural opportunities for individuals and families, community groups, religious organizations, homeowner associations and food co-ops.~~

~~D.— Encourage the preservation of good agricultural uses for their value as economic assets as well as their value as open space, contribution to sustainability and healthy lifestyle and food choices for the community;~~

~~E.— Retain the Open Space Institutional designation to serve as a place holder with a viable use pending the need for transition to other urban uses. This is intended to facilitate the orderly transition of properties that are being used for agricultural production to more intensive uses, if and when such agricultural uses are no longer feasible for economic, cultural or technical reasons. (Ord. 1695 §7 (Exh. E), 2025; Ord. 1368 §10, 2011).~~

16.21.015 Urban agriculture activities.

A. Urban agriculture activities are described and permitted according to expected compatibility with other urban uses. It is expected that urban agricultural uses will be located on a single-family residential lot with space to adequately accommodate the use. However, a ~~multifamily~~ lot ~~with five or more dwelling units~~ may accommodate an urban agricultural activity if all of the following requirements are satisfied:

- The use is approved in writing by the owner of the building(s);

- Land area is assigned in writing by the owner of the building(s) to accommodate the planned agricultural activity;
- Area assigned to accommodate the urban agricultural activity meets applicable thresholds of this title to adequately accommodate the use;
- The intent of this section to provide an urban agricultural opportunity while adequately mitigating impacts to neighbors can be fully satisfied;
- The director of community and economic development or their designee determines the use is appropriate to the context of the multifamilyunit complex given assigned area and design.

1. *Urban Agricultural Uses Permitted on Residential Lots Less Than One Acre in Size.* The following urban agricultural activity is permitted as an accessory use to a residence:

a. All horticultural activity for personal use and incidental sales or distribution on site and off site at a farmers market or approved retail area; provided commercial sales may be accommodated subject to the FDA food code, Chapter [246-215 WAC](#), and requirements of a home occupation pursuant to Chapter [16.69 LMC](#).

b. Limited animal husbandry of small farm animals for personal use; provided commercial sales may be accommodated subject to the FDA food code, Chapter [246-215 WAC](#), and requirements of a home occupation pursuant to Chapter [16.69 LMC](#).

This activity shall be limited to the following:

(1) Domestic fowl and rabbits:

(a) The maximum number of all fowl permitted accessory to a ~~single-family residential home- building or use~~ on an urban lot shall be one per one thousand square feet of lot area, up to a maximum of ten.

(b) Roosters, geese, turkeys, peacocks and exotic species are prohibited.

(c) Rabbits kept in accordance with recommendations of the American Rabbit Breeders Association (ARBA) and a minimum three and one-half square feet of hutch space per rabbit up to a maximum of two dozen rabbits.

(d) Structures housing domestic fowl or rabbits must be located and designed as follows:

- Located ten feet away from property lines provided no such structure shall be located closer to the front property line than a dwelling.
- Designed to prevent rodents by incorporation of one of the following:
 - Raising the floor area eight to twelve inches above grade.
 - Portable pens moved every few days with cleanup of ground.
 - Other techniques that have similar results.

(2) Miniature goats commonly known as pygmy, dwarf and miniature goats provided:

(a) Male miniature goats are neutered.

(b) Lots accommodating miniature goats must be a minimum of seven thousand five hundred square feet and may be allowed at a ratio of four miniature goats per one acre of property.

(3) Beekeeping provided:

(a) Beekeeping may include honey bees, mason bees, cutter bees, cavity nesting bees or similar bees used for honey or pollination purposes.

(b) Honey bees must be registered with the State Department of Agriculture according to provisions of RCW [15.60.021](#) and meet the following restrictions:

- A maximum of four honey bee hives is permitted as ~~a residential an-~~
~~accessory use to a single-family home;~~

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Chapter 16.23

MIXED USE HIGH DENSITY CORRIDOR

Sections:

16.23.010	Intent
16.23.0210	Permitted uses in all mixed high density corridor zones
16.23.024	Repealed
16.23.0250	Conditional uses
16.23.024	Repealed
16.23.030	Similar or related uses
16.23.040	Prohibited uses
16.23.050	Environmental performance standards
16.23.060	Site Area
16.23.070	Parking
16.23.080	Landscaping
16.23.085	Design review
16.23.090	Stormwater runoff

~~16.23.010~~ ~~Intent.~~

~~A. Over time, that portion of the Martin Way designated mixed use high density is intended to gradually change from an area dominated by strip commercial development, light industry, warehousing, and other low intensity or non-pedestrian uses into mixed use, high density residential and commercial area with an established street grid where people enjoy walking, shopping, working and living.~~

~~B. To create two mixed high density corridor zones designed to reflect a desire to move away from traditional commercial strip development to a mixed high density corridor. The two zones are intended to reflect an emphasis on existing uses which are already established within the area to help promote a healthy business climate for existing uses.~~

~~C. Create a specific mixed high density corridor zone for the western portion of Martin Way (areas west of Marvin Road) that will make the transition away from strip commercial auto-~~

oriented development. Low intensity and motor vehicle-oriented uses are not desirable within this area. Low intensity and motor vehicle-related uses are considered to be those which are relatively large in scale and which primarily serve patrons arriving by motor vehicle because:

1. The uses primarily sell products of such size or weight as to require motor transport by necessity, such as boats; and/or
2. They require substantial areas for outdoor storage of product or equipment or they are not pedestrian-oriented at all, such as warehousing or light industry;
3. Exception may be made for food and general merchandise stores where design of the site is integrated to serve local pedestrian traffic and compatible and complementary to adjacent uses.

D. Create a mixed high density corridor zone for the eastern portion of Martin Way (areas east of Marvin Road) that will make the transition away from classic strip commercial development to a full range of commercial uses with attractive street fronts, multimodal improvements and a design which is compatible in an environment where residential uses and commercial uses are located adjacent to one another.

E. Allow for commercial uses and other mixed use development in a way that serves the needs of the neighborhood and the community and enhances the appearance and identity of the mixed high density corridor.

F. Provide for a type, configuration, and density of development that will entice pedestrian shoppers to frequent the area, encourage pedestrian traffic between businesses, facilitate efficient mass transit, and require less reliance on motor vehicles.

G. Encourage a variety of businesses which offer retail goods or consumer services that appeal to pedestrians and/or serve the needs of the surrounding neighborhood.

H. Integrate new development with existing uses to achieve a better environment for pedestrians and to maintain or enhance the livability of the adjacent residential neighborhood.

I. Provide development standards which require direct, convenient pedestrian and vehicular access to businesses.

~~J. Balance the needs of motorists and businesses serving a community-wide market with the needs of pedestrians and neighborhood residents. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1220 §15, 2004; Ord. 1098 §13(A), 1999; Ord. 1024 §38, 1995).~~

16.23.0210 Permitted uses in all mixed high density corridor zones.

A. *Commercial Uses and Public Administration.* The following uses are permitted as an allowed use or by conditional use permit as noted if they have a gross floor area of no more than fifteen thousand square feet and require no outside storage. The square footage limitation may be waived by the site plan review committee for general merchandise stores, food stores, hotels and motels, rooming houses, educational services, and museums. To waive this requirement the site plan review committee must find that the proposed use can conform to other requirements of the high density corridor, is designed to accommodate the pedestrian emphasis and is compatible and complementary to surrounding uses in the zone. Noted conditional uses may also be approved with a greater or lesser square footage under the same conditions of pedestrian emphasis, compatibility and complementary design.

Uses allowed include:

1. *Retail Uses.* Preferred retail activities are those that promote a shopping experience for pedestrians and can accommodate design that is easily integrated into the corridor's mixed use vision. Preferred retail uses include activities such as:
 - a. General merchandise;
 - b. Food;
 - c. Apparel and accessories;
 - d. Eating and drinking establishments;
 - e. Drug and proprietary;
 - f. Shopping goods stores.
2. *Finance, Insurance and Real Estate.* Preferred uses include finance, insurance and real estate servicing needs of surrounding neighborhood and community residents. Such uses

will have a design that promotes the immediately surrounding mixed use high density corridor. Such uses include:

- a. Finance depository institutions, non-depository institutions, holding companies, other investment companies, brokers and dealers in securities and commodity contracts and security and commodity exchanges;
- b. Insurance, including carriers of all types of insurance and insurance agents and brokers;
- c. Real estate, including owners, lessors, lessees, buyers, sellers, agents and developers of real estate.

3. *Services.* Preferred service uses are establishments primarily engaged in a variety of services for individuals, business and government establishments and other organizations and have a design promoting the service needs of the mixed uses within the corridor.

Preferred service uses include activities such as:

- a. Hotels and lodging places;
- b. Personal services: laundry, photo studios, beauty shops, shoe repair and funeral service;
- c. Business services: advertising agencies, commercial art and computer programming;
- d. Repair services: radio and TV repair;
- e. Theaters;
- f. Amusement and recreation: physical fitness facilities and health clubs;
- g. Health services: office and clinics of doctors, dentists, health practitioners, veterinarian clinics and medical laboratories;
- h. Educational services: establishments involved in academic and technical instruction and libraries;
- i. Social services: childcare and residential care;

- j. Museums, art galleries and botanical and zoological gardens;
- k. Membership organizations;
- l. Engineering, accounting, research, management and related services.

4. *Public Administration.* Preferred uses include activities involving the executive, legislative, judicial, administrative and regulatory activities of federal, state, local and international governments. However, activities of the state of Washington shall be allowed only if such location and use also conform with the state's current Preferred Leasing Areas Plan provided said Preferred Leasing Areas Plan meets the city's adopted goals and policies and further is endorsed by the city of Lacey.

Preferred public administration uses are those promoting the mixed use of the corridor by servicing the residents of the neighborhoods and within the corridor. Such uses include activities like a post office, satellite police stations and fire stations.

5. *Transportation Activities.* Preferred uses are transportation activities which promote a multi-modal environment or can be easily integrated into the mixed use vision for the corridor. Such uses include activities such as:

- a. Bus terminals;
- b. Taxi cab services;
- c. Transportation services;
- d. Travel agencies;
- e. Tour operators;
- f. Commercial parking facilities may be allowed provided they are limited to twenty-five cars. Commercial parking facilities shall be prohibited on corner lots.

B. *Residential Uses.* Multifamily Residential uses are permitted provided they are generally mixed use and/or located away from primary district frontages and high activity corners. A minimum density of at least twelve units per acre is required. No density maximum shall be imposed provided any density beyond twenty units per acre shall be obtained by purchase of transfer of development rights; low income housing density bonuses or other incentive density

bonuses as may be available or determined in the best interest of the community by the site plan review committee.

C. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1539 §68, 2019; Ord. 1368 §26, 2011; Ord. 1220 §16, 2004; Ord. 1098 §13(B), 1999; Ord. 1045 §1, 1996; Ord. 1024 §38, 1995).

~~16.23.024~~ Repealed

Repealed by [Ord. 1695](#). **~~16.23.025~~ Conditional uses.**

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~~16.23.024~~ Repealed

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Chapter 16.24

WOODLAND DISTRICT

Sections:

16.24.010	Intent and Organization
16.24.020	Definitions
16.24.030	Uses
16.24.040	General standards required for all development
16.24.050	Streets, through connections and connection spacing
16.24.060	Building, form, siting and site design
16.24.070	Building and landscape frontage
16.24.080	Design toolbox
16.24.090	Form-based code review
16.24.100	Appeals
16.24.110	Amendment of an approved development application
16.24.120	Submittal requirements
16.24.130	Additional information for review

16.24.010 Intent and ~~o~~Organization.

~~A. It is the intent of this chapter to:~~

- ~~1. Encourage density and a diverse mix of uses in the core area;~~
- ~~2. Create a core area that is strongly pedestrian-oriented and transit friendly;~~
- ~~3. Create a strong identity for the core area that supports the policies of the Downtown Comprehensive Plan, the Downtown 2000 Plan, and the Woodland District Strategic Plan;~~
- ~~4. Create places that provide for the needs of a diverse population;~~
- ~~5. Provide a comfortable pedestrian experience and commercial-retail opportunities;~~
- ~~6. Promote the development of an office hub within the Woodland District that supports the surrounding retail component; and~~

~~7. Promote high density residential in mixed-use patterns throughout the Woodland District.~~

BA. *Woodland District Urban Neighborhoods Intent Statements.* The Woodland District is divided into three subdistricts as shown in Figure 16.24.010-1:

1. *Urban Neighborhood 1--Woodland Square.* The goals for Urban Neighborhood 1 promote development that strives to combine commercial and housing uses on a single site or in close proximity. The form-based code (FBC) allows increased development on busier streets without fostering a strip commercial appearance. Development will support transit use and provide new housing opportunities in the city. The emphasis of the commercial uses is primarily on commercial, service, medical, educational, office, and locally-serving retail. Development is intended to consist primarily of businesses on the ground floor with services and/or housing on upper stories. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk, especially at corners, with through block connections that provide access between properties, and a pedestrian-scale grid of streets.

2. *Urban Neighborhood 2--Pacific Avenue.* The goals for Urban Neighborhood 2 promote low- and medium-intensity development with a local or regional emphasis along Pacific Avenue SE. This subdistrict is intended to prevent the appearance of strip commercial development. Development is expected to balance the needs of pedestrians, bicycles, automobiles, and transit with a mixture of commercial, service, and residential uses. Although Pacific Avenue is the primary street for lots and parcels, infill blocks that have multiple frontages where the site (parcel) abuts the Woodland Trail development may use the trail as a ground level street-facing elevation of buildings and will take advantage of pedestrian connection to the trail. Development will balance the needs of autos, pedestrians, and transit users.

3. *Urban Neighborhood 3--Master Plan Areas.* The goals for Urban Neighborhood 3 promote development that strives to combine regional commercial-retail and housing uses on a single site or in close proximity. The development standards allow increased development on busier streets without fostering a strip commercial appearance. Development will support transit use and provide new housing opportunities in the city. The emphasis of the commercial uses is primarily on commercial, service, medical, educational, office, and local-serving and region-serving retail. Development is intended to consist primarily of

businesses on the ground floor with services and/or housing on upper stories.

Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk, especially at corners with through block connections that provide connections between properties and an overall modified grid of streets.

The Woodland District Master Plan requirements strive to achieve a finer-grained network of streets and paths than currently exists, while permitting property owners flexibility regarding location, alignment and design, or type of streets and paths. New streets and paths will be located within easements or rights-of-way, and new infill blocks will be created as a result. Once a new infill block is created, the FBC development standards will apply in the same way that they will apply to legally defined sites and street-bounded blocks within the rest of the Woodland District. FBC development standards include stormwater regulations, height limits, setbacks and frontage type requirements.

EB. *Regulating Plan.*

1. *Description of the Regulating Plan.* The Regulating Plan translates the community vision into a map. The Regulating Plan designates the locations, subdistricts and streets that are intended to embody specific physical characteristics. It specifies the location and applicability of specific design treatments and maps where they are required. The Regulating Plan works in tandem with the development standards, tables and figures to define the shape, size and location of streets, through connections, infill blocks, buildings and landscaping.

The Regulating Plan for the Woodland District is set out in Figure 16.24.010-1, Regulating Plan, Subdistricts; Figure 16.24.050-1, Regulating Plan, Street Types; and Figure 16.24.060-1, Regulating Plan, Building Heights. The Regulating Plan specifies the subdistricts, street types and building heights that apply to each lot, parcel of land, or infill block.

The street type that applies to a specific street or section of a street is indicated by the color and corresponding name shown on the Table 16.24.050-2, Overview of Streets and Through Connection Types.

On Figure 16.24.050-1, Regulating Plan, Street Types, where the street type, as indicated by color, extends through an intersection, that street type shall be considered as the higher order street and shall apply to the intersection, and to the intersecting street until a

distance of one hundred feet from the confluence of lot lines at the corner, or until the next lot line away from the corner, whichever distance is shorter.

Allowable building heights are shown on Figure 16.24.060-1, Regulating Plan, Building Heights.

DC. *Organization of This Chapter, Woodland District Hybrid Form-Based Code.*

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Chapter 16.25

CENTRAL BUSINESS DISTRICTS AND ST. MARTIN'S UNIVERSITY

Sections:

16.25.010	Statement of intent
16.25.0210	Permitted uses
Table 16T-06	
16.25.0320	Similar or related uses
16.25.0430	Prohibited uses
16.25.0540	Nonconforming uses
16.25.0650	Dimensional requirements
Table 16T-07	Dimensional Requirements in CBD and SMU Districts
16.25.0760	Environmental performance standards
16.25.090	Pedestrian circulation requirements
16.25.100	Landscaping requirements
16.25.110	Off-street parking
16.25.120	Design review
16.25.130	Stormwater runoff
16.25.140	Woodland Creek protection

~~16.25.010~~ — ~~Statement of intent.~~

~~The Central Business District is the financial and business hub of the community. It is to be developed as an aesthetically attractive area of intense use. Toward this end, the city shall encourage the development of regional retail shopping facilities, and major office complexes along with specialty retail, business support services, urban residential, hotel and institutional uses. Development must enhance people orientation, and provide for the needs, activities and interests of people. The city will encourage land uses that emphasize variety, mixed uses and unity of form within buildings or complexes. Specific land use districts in the form of sub-areas have been established within the Central Business District (CBD) to permit variation in use and development standards in order to implement the CBD goals and policies of the Lacey Comprehensive Plan.~~

~~A. *Transitional Business District (TBD)*. The purpose of this land use district is to provide an area for general commercial and limited business activities. This district also serves as a transition area between more intensive core area activities and neighboring residential areas.~~

~~B. *Depot Business District (DBD)*. The purpose of this land use district is to provide an area for general commercial activities along with mixed use activities, office complexes and public facilities.~~

~~C. *Martin Business District (MBD)*. The purpose of this land use district is to provide an area for general commercial activities, along with mixed use activities, office complexes, hotels and public facilities.~~

~~D. *Saint Martin's University*. The purpose of the Saint Martin's University land use district is to provide an area for college campus activities, such as classrooms, dormitories, pavilions, athletic fields and facilities, and associated uses and activities. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1355 §2, 2010; Ord. 1131 §1 (repeals), 3, 2000; Ord. 1098 §14(A), 1999; Ord. 1080 §9, 1998; Ord. 965 §1, 1993; Ord. 871 §2 (part), 1989).~~

16.25.0210 Permitted uses.

Specific categories of permitted uses are listed, by land use district, in Table [16T-06](#). In addition to such listings, child day care centers will be allowed subject to the provisions of Chapter [16.65](#) LMC as a permitted use. Also, within the Saint Martin's University zoning district, churches, religious institutions, and monasteries are permitted uses. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1539 §78, 2019; Ord. 1368 §28, 2011; Ord. 1355 §3, 2010; Ord. 1220 §21, 2004; Ord. 1131 §1 (repeals), 3, 2000; Ord. 1098 §14(B), 1999; Ord. 965 §3, 1993; Ord. 927 §10, 1992; Ord. 902, 1990; Ord. 871 §2, 1989).

Table 16T-06

...

Category: Residential

(Not Listed in SIC Codes)

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBD	DBD	MBD	SMU
	Single-Family	P1			
	<u>Multifamily (2-4 Units) Duplexes, Triplexes, Fourplexes</u>	P1			
	<u>Multifamily (Attached Dwellings of 5+ Units)</u>	P1	P1	P1	
	Other Households		P1		

NOTES TO GENERALIZED LAND USES IN CBD ZONE: Land Use Code Category

Manufacturing: Notes applicable to all manufacturing activities in CBD zones:

- 1 Manufacture of flammable, dangerous or explosive materials is excluded in CBD districts.
- 2 Office space is permitted only if accessory and subordinate to a manufacturing use in DBD. No more than twenty-five percent of the gross floor area of the structure shall be devoted to non-manufacturing uses.

Transportation and Public Utilities: Notes specific to those uses as notated in the chart:

- 1 Permitted only as a subordinate use to a permitted or conditional use.

Wholesale and Retail Trade: Notes specific to those uses as notated in the chart:

- 1 Display and sales only; limited on-site inventory storage.
- 2 Drive-through as an accessory use to a pharmacy, bakery, cafe, or coffee shop with indoor seating (not permitted between the street and building, or in locations where vehicles would impede pedestrian access to storefront).

Finance, Insurance, and Real Estate:

Services and Public Administration: Notes applicable to all Services and Public Administration uses in CBD districts:

- 1 Permitted only as a subordinate use to a permitted use.

2 Commercial lots and garages are those lots which provide vehicular parking for the public generally for a fee and do not include lots and garages which provide the required parking for other uses.

3 The location of any off-site parking facility must be approved by the enforcing officer and/or site plan review committee.

4 All types of commuter pooling facilities shall be regulated as a park-and-ride. A park-and-ride providing no more than twenty-five parking spaces, and utilizing the parking area of an existing use, shall be regulated as an accessory use. Any other park-and-ride requires a conditional use permit.

5 Excludes zoos.

6 Excludes drive-in theaters.

7 To reserve prime retail commercial buildings and sites for retail commercial use, government offices shall not be permitted in binding site plans, subdivisions or building complexes designed for commercial retail use unless the original design specifically included a mixed use concept anticipating such use. Provided, however, the city may consider government offices in commercial retail buildings and sites through a conditional use permit process if it can be demonstrated the use is complementary to adjacent commercial retail activity, enhances the retail environment and will develop strategies for the zone in which it is located. Provided further existing structures that have been used for government offices shall be considered to have been determined appropriate for such use under original approvals and will require only normal site plan review approval when new government tenants are proposed.

Residential: ~~Multifamily~~ Residential where permitted as a secondary use to listed commercial uses within this chapter. Residential uses shall be located above ground floor commercial and/or away from primary district frontages and high activity corners:

1 Density and standards must comply with Chapter [16.18](#) LMC.

(Ord. 1695 §9 (Exh. F), 2025; Ord. 1539 §78 (part), 2019; Ord. 1474 §§3 (Exh. B), 4 (Exh. C), 2015; Ord. 1395 §3 (Exh. A), 2012; Ord. 1380 §2, 2012; Ord. 1355 §5, 2010).

16.25.0320 Similar or related uses.

A. Uses similar to, or related to, those listed in LMC [16.25.020](#) are permitted upon a finding of the enforcing officer and/or the site plan review committee that a particular unlisted use is consistent with the intent of this chapter and compatible with the policies of the Lacey

Comprehensive Land Use Plan. The officer and/or committee shall make the determination according to the characteristics of the operation of the proposed use and based upon the Standard Industrial Classification Manual and/or the North American Industry Classification System.

B. The criteria for such finding of similarity shall include but not be limited to the following:

1. The proposed use is appropriate in this area.
2. The development standards for a similar or related use can meet those of a permitted use.
3. The public need is served by the proposed use.

C. Any decision of the community and economic development department or the site plan review committee may be appealed in accordance with Chapter [11.05](#) LMC. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1539 §79, 2019; Ord. 1220 §22, 2004; Ord. 1131 §1 (repeals), 3, 2000).

16.25.0430 Prohibited uses.

Uses other than those specifically identified or described in LMC [16.25.020](#) are prohibited; provided, however, that the enforcing officer and/or site plan review committee may consider uses similar to, or related to, those of LMC [16.25.020](#) upon a finding that a particular unlisted use is consistent with the general intent of this chapter and is compatible with other land uses. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1131 §1 (repeals), 3, 2000).

16.25.0540 Nonconforming uses.

Nonconforming uses shall be regulated by Chapter [16.93](#) LMC. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1131 §1 (repeals), 3, 2000; Ord. 871 §2 (part), 1989).

16.25.0650 Dimensional requirements.

Area and dimensional requirements by land use district are identified in *Table 16T-07*. Any specific exemptions or variations to the requirements in the chart are given in subsection [A](#) of this section. All parcels and structures shall conform to these requirements. In addition to the requirements of *Table 16T-07*, the following additional standards shall also apply:

A. *Upper-Level Setbacks*. An upper-level setback of ten to twenty feet from all street property lines shall be required for all buildings between forty and sixty feet in height and an additional upper level setback of ten to twenty feet for each additional forty-foot to sixty-foot interval shall be required.

Additional upper-level setbacks may be imposed at the discretion of the enforcing officer and/or site plan review committee to preserve significant views and vistas. An owner/developer may appeal such a decision to the hearings examiner following procedures and requirements specified in Chapter [11.07](#) LMC.

B. *Dimensional Requirements in CBD Districts*. See *Table 16T-07*.

C. *Maximum Building Heights*. See *Table 16T-08*. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1220 §23, 2004; Ord. 1131 §1 (repeals), 3, 2000; Ord. 965 §4,5, 1993; Ord. 871 §2 (part)), 1989).

Chapter 16.27

GENERAL COMMERCIAL DISTRICT

Sections:

16.27.010	Intent
16.27.0210	Permitted uses
16.27.0320	Prohibited uses
16.27.0430	Environmental performance standards
16.27.0540	Site area
16.27.0650	Building location
16.27.070	Adjacent areas
16.27.080	<i>Repealed</i>
16.27.090	<i>Repealed</i>
16.27.100	Off-street parking
16.27.110	Height
16.27.120	Landscaping
16.27.130	Stormwater runoff

~~16.27.010~~ ~~Intent.~~

It is the intent of this chapter to:

- ~~A. Permit, in designated areas, commercial uses and activities which depend more heavily on convenient vehicular access than pedestrian access, and which do not require locations in other commercial districts, or which may be inappropriate in other commercial districts;~~
- ~~B. Limit location of general commercial areas to sites having safe and efficient access to major transportation routes;~~
- ~~C. Identify the types of commercial uses appropriate or acceptable in the general commercial district;~~
- ~~D. Provide development standards to enhance the efficient operation of these districts, and to achieve minimum adverse impact on the community as a whole, especially on adjacent~~

~~properties having different land use characteristics. (Ord. 1695 §9 (Exh. F), 2025; Ord. 583 §2.19(A), 1980).~~

16.27.0210 Permitted uses.

16.27.0320 Prohibited uses.

...

16.27.0430 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

B. An environmental determination shall be made by the responsible official in accordance with the procedures contained in Chapter [11.07](#) LMC. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1220 §30, 2004; Ord. 583 §2.19(C)(1), 1980).

16.27.0540 Site area.

The minimum size of any parcel to be developed in this district shall be ten thousand square feet. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1220 §31, 2004; Ord. 583 §2.19(C)(2)(a), 1980).

16.27.0650 Building location.

Location of buildings or structures on site, if adjacent parcels are in same zoning district or in another commercial or light industrial district, shall be as follows:

- A. Setbacks from side property lines, fifteen feet;
- B. Setbacks from rear property lines, fifteen feet;
- C. Setbacks from front property lines fifteen feet.

Setbacks required by this section may be waived by the site plan review committee pursuant to the policies of this chapter. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1539 §82, 2019; Ord. 1220 §32, 2004; Ord. 1130 §8, 2000; Ord. 583 §2.19(C)(2)(b), 1980).

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Chapter 16.36

NEIGHBORHOOD COMMERCIAL DISTRICT

Sections:

16.36.010	Permitted uses
16.36.015	Prohibited uses
16.36.020	Environmental performance standards
16.36.030	Building scale
16.36.040	Public right-of-way, frontage
16.36.050	Parking
16.36.060	Landscaping
16.36.070	Architectural compatibility and site design
16.36.080	Stormwater runoff

16.36.010 Permitted uses.

A. The following uses are permitted in the Neighborhood Commercial zone provided the use meets the requirements of this chapter and the design review standards of Chapter [14.23](#) LMC:

1. Neighborhood Commercial zones within the designated McAllister Springs Geologically Sensitive Area shall be limited to those uses the Thurston County Health Department determines are appropriate to the sensitive area.

Residential Uses above ground floor commercial (consistent with LMC [14.23.080](#))

Ground Floor ~~Multifamily~~ Residential Uses (consistent with LMC [14.23.080](#)) are permitted within Neighborhood Commercial Districts with a minimum of 15,000 square feet of commercial space.

- 20% of all residential units are required to meet affordable housing definitions as identified within RCW [36.70A.030\(5\)](#).

<ul style="list-style-type: none"> o Units must be maintained as affordable for at least 50 years and record a covenant or deed restriction that ensures continued affordability.
<ul style="list-style-type: none"> • All residential uses within these districts shall comply with LMC 14.23.086; any exemption listed in LMC 14.23.086 shall not apply.
<ul style="list-style-type: none"> • Required commercial space of a district containing ground floor residential uses shall be constructed within the initial phase of any proposed project.
<p>Live/work, home occupations (the “work” component in live/work is limited to those uses permitted within this district). The commercial component of live/work units may account for up to one-third of required ground floor commercial minimums necessary for ground floor multifamily residential uses.</p>
<p>Medical and health services</p>
<p>Community and civic facilities</p>
<p>Commercial uses, professional services, offices</p>
<p>Brewpub and public house (consistent with RCW 66.24.580)</p>
<p>Drive-through as an accessory use to a pharmacy, bakery, café, or coffee shop with indoor seating (not permitted between the street and building, or in locations where vehicles would impede pedestrian access to storefront). These uses are exempt from LMC 14.23.082(I)(4).</p>
<p>Eating and drinking establishment (non-drive-through)</p>
<p>Grocery stores and supermarkets</p>

Retail (retail uses are required to primarily conduct in-person, direct customer sales along the designated pedestrian street storefront)

Services (all activities must occur within buildings)

Rooftop Community Solar (as accessory to permitted use)

Gasoline fueling stations existing or vested on the effective date of the ordinance codified in this section. These existing uses are exempt from Chapter [16.93](#) LMC.

B. Uses similar to those listed above may be approved by the site plan review committee upon finding the use is consistent with the remaining sections of this chapter and the design standards of LMC [14.23.080](#), [14.23.082](#), [14.23.084](#), and [14.23.086](#). (Ord. 1695 §11 (Exh. G), 2025; Ord. 1662 §2, 2024).

16.36.015 Prohibited uses.

...

16.36.020 Environmental performance standards.

...

16.36.030 Building scale.

The size of buildings shall be as follows:

A. Maximum gross floor area of an individual building for single commercial use, six thousand square feet;

1. Full-service grocery stores have a maximum building coverage of thirty thousand square feet provided they remain consistent with all other elements of this chapter.
 2. Preschools have a maximum gross floor area of ten thousand square feet provided they remain consistent with all other elements of this chapter.
- B. Maximum gross floor area of individual buildings for multi-commercial, seventeen thousand square feet; maximum individual building coverage of eight thousand five hundred square feet.
- C. Maximum gross floor area of individual buildings for ~~multifamily~~ residential uses, twenty-five thousand square feet; maximum individual building coverage of eight thousand five hundred square feet.
- D. Maximum gross floor area of individual buildings for mixed-uses (commercial and residential), forty thousand square feet; maximum individual building coverage of ten thousand square feet.
1. For districts greater than five acres, maximum gross floor area of individual buildings for multi-commercial and ~~multifamily residential~~, thirty thousand square feet; maximum individual building coverage of ten thousand square feet.
 2. For districts greater than five acres, maximum gross floor area of individual buildings, for mixed-uses (commercial and residential), sixty thousand square feet; maximum individual building coverage of fifteen thousand square feet.
- E. Maximum total building coverage, fifty percent;
1. *Fifteen Percent Bonus*. Projects providing a shared pedestrian-oriented plaza of at least one hundred fifty square feet along a pedestrian walkway, at an intersection, corner, bus stop, or other key pedestrian area approved by the site plan review committee.
 - a. Such areas shall contain seating for at least six people, a trash and recycling receptacle, drinking fountain, bike rack, pedestrian scale lights, pavers or textured walkways, trees, and landscaping.
 2. Maximum total building coverage may be increased by up to twenty-five percent proportional to the amount of required parking located on street, within the building, or below grade at a ratio of 2:1 consistent with the following table:

Table 16T-87.

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16.36.040 Public right-of-way, frontage.

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16.36.050 Parking.

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16.36.060 Landscaping.

- A. Requirements of Chapters [14.32](#) and [16.80](#) LMC shall be satisfied.
- B. 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.
- C. Create common open spaces that are inviting to district patrons, residents, and the neighborhood in which it is located.
- D. A plan of all proposed landscaping shall be submitted along with the site plan for review by the site plan review committee.
- E. *Minimum Tree Threshold.* ~~Multifamily lot Residential~~ standards consistent with Table [14T-18](#) shall apply to all portions of the district.
 - 1. When evaluating sites with existing trees, site and project design shall be consistent with LMC [16.80.040](#), Preservation of significant trees. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1662 §2, 2024).

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Chapter 16.37

HAWKS PRAIRIE BUSINESS DISTRICT¹

Sections:

16.37.010	Intent
16.37.0210	Permitted uses
16.37.040	Prohibited uses
16.37.050	Conditional uses
16.37.060	Site requirements
16.37.070	Design standards
16.37.080	Site plan requirements
16.37.090	Landscaping requirements
16.37.100	Stormwater runoff
16.37.110	Common open space
16.37.120	Environmental performance standards

~~16.37.010~~ — ~~Intent.~~

~~It is the intent of this chapter to:~~

- ~~A. Encourage development of an integrated, planned community where people will want to live and work, by permitting residential and compatible business uses to develop in close proximity to each other, with strong functional and aesthetic links, through the implementation of strict performance standards.~~
- ~~B. Assure that development is site sensitive, user efficient, and furthers the mixed-use policies of the Comprehensive Plan.~~
- ~~C. Assure that early development does not unnecessarily foreclose options for later projects and that new uses can be added without jeopardizing uses already established or planned.~~
- ~~D. Encourage originality, flexibility, and innovation in site planning and development, including architecture, landscaping, and graphic design, as well as circulation and infrastructure systems.~~

~~E. Assure that the natural and environmental characteristics and attributes of the district are preserved and enhanced.~~

~~F. Encourage and facilitate the use of mass transit and other forms of transportation alternatives to the single-occupancy vehicle.~~

~~G. Provide for development consistent with the vision represented on the conceptual Hawks Prairie Business District site plans. This vision is of an area with distinctive character which includes such things as focal points at intersections and special site planning and building design considerations, all of which create a distinctive place to gather. The conceptual Hawks Prairie Business District site plans, Tables 16T-67 through 16T-70, are intended to serve as a guide in fulfilling the intent and provisions of the Hawks Prairie Business District.~~

~~H. Preserve an adequate supply of commercial areas located to maximize future market potential and to ensure the city is able to provide services for the projected growth in the region. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1139 §4, 2000; Ord. 1054 §2, 1997).~~

16.37.0210 Permitted uses.

~~...~~

Chapter 16.39

LIGHT INDUSTRIAL/COMMERCIAL DISTRICT

Sections:

16.39.010	Intent
16.39.0210	Permitted uses
16.39.0320	Prohibited uses
16.39.0430	Environmental performance standards
16.39.0440	Master SPR requirement
16.39.04250	Sites of forty acres or more
16.39.0560	Site requirements
16.39.0670	Building allowance
16.39.0780	Off-street parking
16.39.0890	Landscaping
16.39.090100	Stormwater runoff
16.39.093110	Design review

~~16.39.010~~ — ~~Intent Purpose.~~

It is the intent of this chapter to:

~~A. Provide for the development of areas in which certain types of industrial activities may be located to promote job generation consistent with the Economic Development Element of the Lacey Comprehensive Land Use Plan.~~

~~B. Implement the policies of the Comprehensive Land Use Plan for light industrial/commercial areas in the Hawks Prairie Planning Area.~~

~~C. Mandate that an essential consideration in review of development in the light industrial/commercial zone will be the overall impact to road infrastructure and the impact on the accommodation of other uses on the city road network. Particular attention must be paid to~~

~~impacts that could discourage retail commercial development because of road capacity and level of service at key intersections.~~

~~D. Prohibit uses which are not primarily conducted indoors, or involve hazardous materials, or truck terminals or cross dock facilities and result in significant heavy truck traffic. These uses are generally considered heavy industrial uses under this title and are not appropriate for this designation.~~

~~E. Recognize that an essential aspect of this zone is the need to create and maintain a quality of development that attracts further investment in the light industrial/commercial zoning district and surrounding zoning districts. Consequently, the site activities and structures should be regulated within this zone including a design review element.~~

~~F. Permit in the same areas such commercial uses as may be compatible with the industrial activities.~~

~~G. Protect light industrial/commercial areas from other uses which may interfere with the purpose and efficient functioning of said areas.~~

~~H. Protect living areas from adverse or damaging impact of any kind emanating or resulting from activities in the light industrial/commercial areas.~~

~~I. Provide criteria for the location and standards for the development of said areas. (Ord. 1695-§11 (Exh. G), 2025; Ord. 1264 §3, 2006; Ord. 583 §2.23(A), 1980).~~

16.39.0210 Permitted uses.

~~...~~

16.39.0320 Prohibited uses.

...

16.39.0430 Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title. (Ord. 1695 §11 (Exh. G), 2025; Ord. 583 §2.23(C)(1), 1980).

16.39.0410 Master SPR requirement.

When multiple buildings are located on a single parcel a master site plan shall be required. The master site plan will be reviewed through the site plan review requirements of Chapter [11.07](#) LMC. The review shall consider requirements similar to the city land division standards in Chapter [15.12](#) LMC, landscaping requirements of Chapter [16.80](#) LMC and design review requirements of Chapter [14.23](#) LMC. The site plan review committee shall determine whether the standards referenced are appropriate for the project being reviewed. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1264 §6, 2006).

16.39.04250 Sites of forty acres or more.

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16.39.0560 Site requirements.

Minimum site requirements shall be as follows:

- A. Lot area, ten thousand square feet.
- B. Lot width, one hundred feet.
- C. Side yard setback, fifteen feet unless the property abuts residentially zoned property, in which case the side yard setback shall be twenty-five feet.
- D. Rear yard setback, fifteen feet unless the property abuts residentially zoned property, in which case the rear yard setback shall be twenty-five feet.
- E. Front yard setback, fifteen feet. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1130 §11, 2000; Ord. 647 §3, 1982; Ord. 618 §8, 1981; Ord. 583 §2.23(C)(2)(a), 1980).

16.39.0670 Building allowance.

Maximum building allowance shall be as follows:

- A. Development coverage, eighty percent of site;
- B. Height:

Lot Area	Max. Bldg. Height
Less than 1 acre	35 feet
1 to 2 acres	45 feet
More than 2 acres	60 feet

- C. Floor area, one square foot of floor area per foot of land area. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1044 §17, 1996; Ord. 583 §2.23(C)(2)(b), 1980).

16.39.0780 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC. (Ord. 1695 §11 (Exh. G), 2025; Ord. 583 §2.23(C)(2)(c), 1980).

16.39.0890 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1496 §78, 2016; Ord. 1220 §41, 2004; Ord. 1044 §§18-19, 1996; Ord. 647 §4, 1982; Ord. 583 §2.23(C)(2)(d), 1980).

16.39.090100 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. 1695 §11 (Exh. G), 2025; Ord. 1496 §79, 2016; Ord. 1380 §1, 2012; Ord. 583 §2.23(C)(2)(e), 1980).

16.39.093110 Design review.

All industrial and commercial buildings and uses shall comply with design review standards of Chapter [14.23](#) LMC. Design review shall promote the development of an attractive and functional light industrial site and contribute to the city's economic development by promoting healthy, vibrant and attractive industrial areas that will attract additional private investment. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1264 §7, 2006).

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Chapter 16.40

LIGHT INDUSTRIAL DISTRICT

Sections:

16.40.010	Intent
16.40.0210	Permitted uses
16.40.0320	Prohibited uses
16.40.0430	Environmental performance standards
16.40.0540	Site requirements
16.40.0510	Master SPR requirement
16.40.052	Sites of forty acres or more
16.40.060	Building allowance
16.40.070	Off-street parking
16.40.080	Landscaping
16.40.085	Refuse
16.40.090	Stormwater runoff
16.40.093	Design review

~~16.40.010~~ ~~Intent.~~

It is the intent of this chapter to:

~~A. Provide for the development of areas in which certain types of light industrial activities may be located to promote job generation consistent with the Economic Development Element of the Lacey Comprehensive Land Use Plan.~~

~~B. Implement the policies of the Comprehensive Land Use Plan for light industrial areas in the Hawks Prairie Planning Area.~~

~~C. Protect light industrial areas from other uses which may interfere with the purpose and efficient functioning of said areas.~~

~~D. Protect adjacent areas from adverse or damaging impact of any kind emanating or resulting from activities in the light industrial areas.~~

~~E. Provide criteria for the location and standards for the development of said areas.~~

~~F. Prohibit uses which are not primarily conducted indoors, involve hazardous materials, or involve truck terminals or cross dock facilities where materials are unloaded from an incoming semi-trailer truck and loaded directly into outbound trucks with no storage in between and result in significant heavy truck traffic. These uses are generally considered heavy industrial uses under this title and are not appropriate for this designation.~~

~~G. Recognize that an essential aspect of this zone is the need to create and maintain a quality of development that attracts further investment in the light industrial and surrounding zone districts. Consequently, the site activities and structures should be regulated within this zone including a design review element.~~

~~H. Use design review to ensure that development is of a scale and look that is complementary to the rest of the zone and the surrounding area.~~

~~I. Meet Lacey's goals for diversification of its industrial base and expansion of its employment base. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1539 §87, 2019; Ord. 1348 §1, 2010; Ord. 1264 §8, 2006; Ord. 758 §1 (part), 1985).~~

16.40.0210 Permitted uses.

~~...~~

16.40.0320 Prohibited uses.

~~...~~

16.40.0430 Environmental performance standards.

...

16.40.0540 Site requirements.

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16.40.0510 Master SPR requirement.

When multiple buildings are located on a single parcel a master site plan shall be required. The master site plan will be reviewed through the site plan review requirements of Chapter [11.07](#) LMC. The review shall consider requirements similar to the city land division standards in Chapter [15.12](#) LMC, landscaping requirements of Chapter [16.80](#) LMC and design review requirements of LMC [14.23.083](#). The site plan review committee shall determine whether the standards referenced are appropriate for development of the project being reviewed. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1264 §12, 2006).

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Chapter 16.41

COMMUNITY OFFICE DISTRICT

Sections:

16.41.010	Intent
16.41.0210	Permitted uses
16.41.0320	Prohibited uses
16.41.0430	Environmental performance standards
16.41.0540	Site requirements
16.41.0650	Off-street parking and loading
16.41.0760	Landscaping
16.41.0870	Stormwater runoff

~~16.41.010~~ ~~Intent.~~

It is the intent of this chapter to:

- ~~A. Provide an environment conducive to a broad range of office uses including administrative facilities, research institutions, professional offices, and medical offices;~~
- ~~B. Provide the opportunity for specialized manufacturing operations, subject to appropriate controls, to protect nearby land uses;~~
- ~~C. Allow for a broad range of complementary uses including multifamily residential, limited retail uses, and commercial recreation uses;~~
- ~~D. Retail uses in this zone shall be limited because of the community office district's proximity to zoning districts that provide retail services;~~
- ~~E. Provide development standards to enhance the compatibility of the district adjacent to commercial or residential areas. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1539 §89, 2019; Ord. 1493 §15, 2016; Ord. 770 §1 (part), 1986).~~

16.41.0210 Permitted uses.

- A. Assembly, manufacture, packaging, compounding or treatment of articles or merchandise from the following previously prepared materials: cloth, glass, lacquer, leather, paper, plastics, precious or semi-precious metals or stones, wood (excluding sawmills, lumber mills and planing mills), paint, clay, sand, rubber;
- B. Printing, publishing and book binding;
- C. Manufacturing, processing and packaging of food, pharmaceuticals, toiletries, cosmetics, optical goods, scientific instruments and equipment, and precision instruments and equipment;
- D. Scientific research, testing and experimental development laboratories;
- E. Corporate headquarters, regional headquarters and administrative offices of commercial, industrial, financial, or charitable institutions;
- F. Warehousing and distribution facilities and the storage of goods or products clearly subordinate to, and an integral part of, the primary permitted use. Such warehousing and distribution facilities shall meet the definition of accessory use in LMC [16.06.070](#);
- G. *Professional Services*. The following professional service uses are allowed:
 - 1. Offices and clinics for businesses such as medical, dental, chiropractic, optical, etc.;
 - 2. Professional offices offering direct business or professional services to consumer/clients, including but not limited to: real estate and security agents and brokers, accountants, attorneys, engineers, planners, architects, financial planners, travel agencies, etc.;
- H. Daycare centers;
- I. Indoor commercial recreation facilities such as indoor soccer, ice skating, playgrounds, athletic clubs, and gymnasiums; provided, that any use exceeding ten thousand square feet requires approval of a conditional use permit as provided in Chapter [11.09](#) LMC;
- J. Retail uses are permitted only on the ground floor of multistory buildings where the upper floors are used for office and/or residential uses;

K. Long-term residential care facilities for elderly individuals including assisted living facilities, memory care, continuing care retirement communities, and skilled nursing facilities;

L. ~~Multifamily r~~Residential as a secondary use to other listed commercial uses within this chapter subject to the standards of Chapter [16.18](#) LMC, High Density Residential District, and generally located above ground floor commercial and/or away from primary frontage and activity corners of parcel;

M. Similar, related or compatible uses permitted, and criteria for determination of similarity, relatedness or compatibility, include:

1. Uses similar to, or related to, or compatible with those listed or described in this section are permitted upon a finding by the site plan review committee that a proposed use does not conflict with the intent of this chapter or the policies of the Lacey Comprehensive Plan;
2. The criteria for such finding of similarity, etc., shall include but not be limited to the following:
 - a. The proposed use is appropriate in this area,
 - b. The development standards for permitted uses can be met by the proposed use,
 - c. The public need is served by the proposed use;

N. Conditional uses may be permitted as provided for in Chapter [11.09](#) LMC.

The city may consider administrative offices of governmental institutions as a conditional use. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent uses, enhances the marketability of the community office zone and will not adversely impact the city's economic development strategies for the zone. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1493 §16, 2016; Ord. 1380 §1, 2012; Ord. 1368 §37, 2011; Ord. 1284 §1, 2007; Ord. 1192 §147, 2002; Ord. 1066 §3, 1997; Ord. 1044 §21, 1996; Ord. 852 §1, 1989; Ord. 835 §11, 1988; Ord. 770 §1 (part), 1986).

16.41.0320 Prohibited uses.

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16.41.0430 Environmental performance standards.

...

16.41.0540 Site requirements.

...

16.41.0650 Off-street parking and loading.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1493 §19, 2016; Ord. 1130 §10, 2000; Ord. 770 §1 (part), 1986).

16.41.0760 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1493 §20, 2016; Ord. 1380 §1, 2012; Ord. 1208 §63, 2003; Ord. 770 §1 (part), 1986).

16.41.0870 Stormwater runoff.

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Chapter 16.43

PLANNED INDUSTRIAL PARK DEVELOPMENTS (OVERLAY)

Sections:

16.43.010	Intent
16.43.0210	Where permitted
16.43.0320	Permitted uses
16.43.0430	Relationship to other ordinance provisions
16.43.0540	Development standards
16.43.0650	Environmental performance standards
16.43.0760	Preliminary review and approval--Application--Eligibility and procedure
16.43.0870	Preliminary review and approval--Application--Required documentation
16.43.0980	Final review and approval--Application--Filing time limitation
16.43.10090	Final review and approval--Application--Partial PID area
16.43.110100	Final review and approval--Application--Required documentation
16.43.120	<i>Repealed</i>
16.43.130	Adjustments
16.43.140	Duration of control
16.43.150	Parties bound
16.43.160	Commencement of construction

~~16.43.010~~ ~~Intent.~~

~~It is the intent of this chapter to:~~

- ~~A. Encourage imaginative design by permitting greater flexibility in zoning requirements than is generally permitted by other chapters of this title;~~
- ~~B. Preserve or create environmental amenities superior to those generally found in conventional developments;~~

~~C. Encourage comprehensive planning of large industrial sites in order to create a park-like environment;~~

~~D. Preserve to the greatest possible extent the natural characteristics of the land, including topography, natural vegetation, waterways, views, etc.;~~

~~E. To establish development standards which provide compatibility with surrounding residential, commercial or other developments and offer protection from industrial blight;~~

~~F. Provide for maximum efficiency in the layout of streets, utility networks, open space, landscaping requirements and other public improvements;~~

~~G. Provide a guide for developers and city officials in meeting the purpose and provisions of this chapter. (Ord. 1695 §11 (Exh. G), 2025; Ord. 758 §1 (part), 1985).~~

16.43.0210 Where permitted.

Planned industrial park developments may be permitted in the following land use districts consistent with the development standards in LMC [16.43.050](#):

A. Light industrial/commercial;

B. Light industrial. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1539 §91, 2019; Ord. 768 §1 (part), 1986).

16.43.0320 Permitted uses.

Subject to the provisions of this title, the following uses are permitted in planned industrial developments:

A. All uses permitted as a matter of right in the underlying district;

B. Industrial-related commercial/office uses. (Ord. 1695 §11 (Exh. G), 2025; Ord. 758 §1 (part), 1985).

16.43.0430 Relationship to other ordinance provisions.

A. *Zoning Requirements.* The provisions of the zoning ordinance pertaining to land use of the underlying zoning district shall govern the use of land in a planned industrial development.

The specific setback, lot size, height limits, lot coverage and other dimensional requirements are waived, and the regulations for PIDs shall be those indicated in LMC [16.43.050](#).

B. *Platting Requirements.* A PID shall be exempt from the specific design requirements of the subdivision ordinance, except that when any parcel of land in a PID is intended for individual ownership, sale or public dedication, the platting and procedural requirements of the subdivision ordinance and applicable state laws pertaining to the subdivision and conveyancing of land and the preparation of maps shall be followed.

C. *Review Process.* Preliminary applications for PID shall be reviewed pursuant to the quasi-judicial procedures contained in LMC [11.04.050](#). (Ord. 1695 §11 (Exh. G), 2025; Ord. 1192 §149, 2002; Ord. 758 §1 (part), 1985).

16.43.0540 Development standards.

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16.43.0650 Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC. In addition, any outside storage must have sight-obscuring screening around the storage area. All stored materials shall not exceed the height of the screening.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title. (Ord. 1695 §11 (Exh. G), 2025; Ord. 758 §1 (part), 1985).

16.43.0760 Preliminary review and approval--Application--Eligibility and procedure.

A. *Who May Apply.* Any owner or group of owners of property acting jointly, or a developer authorized to act as agent for an owner or group of owners, may submit an application for PID development.

B. *Review Procedure.*

1. Proposed projects on sites less than twenty acres shall be reviewed according to the full administrative review procedures contained in LMC [11.04.040](#) and in accordance with the development and performance standards of this chapter.

2. Proposed projects on sites of twenty acres or more shall obtain a conditional use permit according to the procedures contained in LMC [11.04.050](#). (Ord. 1695 §11 (Exh. G), 2025; Ord. 1192 §150, 2002; Ord. 758 §1 (part), 1985).

16.43.0870 Preliminary review and approval--Application--Required documentation.

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16.43.0980 Final review and approval--Application--Filing time limitation.

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16.43.100090 Final review and approval--Application--Partial PID area.

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**16.43.1~~1000~~ Final review and approval--Application--Required
documentation.**

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Chapter 16.48

OPEN SPACE/INSTITUTIONAL DISTRICT

Sections:

16.48.010	Intent
16.48.0210	Permitted uses
16.48.0320	Prohibited uses
16.48.0430	Development standards
16.48.0540	Environmental impact
16.48.0650	Site area
16.48.0760	Building limitations
16.48.0870	Setback requirements
16.48.0980	Ingress and egress
16.48.10090	Off-street parking
16.48.1100	Landscaping
16.48.1210	Stormwater runoff

~~16.48.010~~—~~Intent.~~

It is the intent of this chapter to:

- ~~A.—Protect and preserve certain areas of land devoted to existing and future use for civic, cultural, educational and similar facilities;~~
- ~~B.—Provide for the social needs of the community as those needs relate to public services, open space and institutions whether publicly or privately sponsored;~~
- ~~C.—Enhance the identity and image of the community as a desirable place for human growth and development;~~
- ~~D.—Provide opportunities and facilities for the various activities and needs of a diverse and dynamic population;~~

~~E. Provide and protect parks, open space and other natural, physical assets of the community to improve the aesthetic and functional features of the community. (Ord. 1695 §14 (Exh. H), 2025; Ord. 583 §2.26(A), 1980).~~

16.48.0210 Permitted uses.

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16.48.0320 Prohibited uses.

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16.48.0430 Development standards.

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16.48.0540 Environmental impact.

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16.48.0650 Site area.

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16.48.0760 Building limitations.

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16.48.0870 Setback requirements.

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16.48.0980 Ingress and egress.

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16.48.10090 Off-street parking.

...

16.48.1100 Landscaping.

...

16.48.1210 Stormwater runoff.

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Chapter 16.49

CEMETERY

Sections:

16.49.010	Intent
16.49.0210	Permitted uses
16.49.0320	Prohibited uses
16.49.0430	Site requirements
16.49.0540	Approval required

~~16.49.010~~ ~~Intent.~~

~~To provide a reserved zone for uses contemplated under RCW Title [68](#) for cemeteries, morgues and human remains. (Ord. 1695 §14 (Exh. H), 2025; Ord. 1080 §13, 1998).~~

16.49.0210 Permitted uses.

- A. All uses allowed under the definition of cemetery business as described in RCW Title [68](#).
- B. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC. (Ord. 1695 §14 (Exh. H), 2025; Ord. 1368 §40, 2011; Ord. 1080 §13, 1998).

16.49.0320 Prohibited uses.

Those uses not contemplated under cemetery business as defined in RCW Title [68](#). (Ord. 1695 §14 (Exh. H), 2025; Ord. 1080 §13, 1998).

16.49.0430 Site requirements.

Cemetery uses shall be conducted under the requirements of RCW Title [68](#). (Ord. 1695 §14 (Exh. H), 2025; Ord. 1080 §13, 1998).

16.49.0540 Approval required.

New cemetery uses proposed and not previously approved under a conditional use permit prior to adoption of the zone shall require site plan review approval pursuant to Chapter [11.07](#) LMC. (Ord. 1695 §14 (Exh. H), 2025; Ord. 1080 §13, 1998).

The Lacey Municipal Code is current through Ordinance 1695, passed December 16, 2025.

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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 permitted uses and density requirements 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 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	<p>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).</p> <p>Bonus: Up to six (6) units per lot may be permitted only when all dwelling units comply with Section 16.52.030 (Affordability Requirements)</p>
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, setbacks, and development coverage; and
 - 2. All applicable residential design review standards in Chapter 14.23 LMC.
- ~~B.~~ B. *Access and driveways.*
 - ~~3.1.~~ 3.1. Access to the lot shall be limited to a single access point and provided in accordance with applicable City standards.
 - ~~4.2.~~ 4.2. Where an existing driveway is present, access for additional dwelling units shall be consolidated.
 - ~~5.3.~~ 5.3. Where alley access is available, driveway access from a public street is not permitted.
- ~~B.C.~~ 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.~~ 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, 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 16.54

ENVIRONMENTALLY SENSITIVE AREAS¹

Sections:

16.54.010	Intent
16.54.0210	Environmentally sensitive/critical areas defined
16.54.0320	General standards
16.54.0430	Review of uses
16.54.0540	Environmental review
16.54.0650	Wetland areas
16.54.0760	Flood hazard areas
16.54.0870	Habitat conservation areas
16.54.0980	Aquifer recharge areas
16.54.10090	Geologically sensitive areas

~~16.54.010~~ ~~Intent.~~

~~It is the intent of this chapter to:~~

~~A. Regulate the use of designated environmentally critical areas consistent with the intent of the Growth Management Act and the Comprehensive Plan.~~

~~B. Recognize there are qualitative differences between and among specific types of critical areas. Not all areas and ecosystems are critical for the same reasons. Some areas are critical because of the hazard they present to public health and safety, some because of the values they represent to the public welfare. In some cases, the risk posed to the public by use or development of a critical area can be mitigated or reduced by engineering or design; in other cases that risk cannot be effectively reduced except by avoidance of the critical area. The classification, designation and protection of critical areas is intended to recognize the differences among these areas, and to develop appropriate regulatory actions in response.~~

~~C. Identify special review procedures, standards and mitigating conditions when construction or other human activity is proposed for any parcel of land within or reasonably close to the boundaries of environmentally sensitive/critical areas as designated on the official zoning map.~~

~~of the city of Lacey or other environmental maps referenced in Chapter [14.28](#), [14.33](#), [14.34](#), [14.36](#), or [14.37](#) LMC or on lands meeting the requirements as an environmentally sensitive area as defined in said code sections.~~

~~D.—Provide environmentally sensitive area designations for exemption policy under WAC [197-11-908](#). (Ord. 1678 §26, 2025; Ord. 935 §3 (part), 1992).~~

16.54.0210 Environmentally sensitive/critical areas defined.

Environmentally sensitive/critical areas are those areas described or referenced in this chapter as wetlands, flood hazard areas, aquifer recharge areas, geologically sensitive areas, or habitat conservation areas. The approximate locations and type of most environmentally sensitive/critical areas are designated on the official zoning map of the city of Lacey. However, environmentally sensitive/critical areas not shown on maps are presumed to exist in the city of Lacey and the Lacey urban growth area and are protected under all the provisions of this chapter. In the event of a conflict between designation shown on the zoning map, referenced environmental maps or specific criteria defining an environmentally sensitive area set forth in this chapter or Chapter [14.28](#), [14.33](#), [14.34](#), [14.36](#) or [14.37](#) LMC, the criteria shall control. (Ord. 1678 §27, 2025; Ord. 935 §3 (part), 1992).

16.54.0320 General standards.

Allowed uses and development standards shall be those of the underlying district except that more restrictive requirements shall be imposed by the city consistent with the intent and according to the processes and procedures described or referenced in this chapter and Chapter [14.28](#), [14.33](#), [14.34](#), [14.36](#) or [14.37](#) LMC. (Ord. 935 §3 (part), 1992).

16.54.0430 Review of uses.

All uses shall be subject to the review process specified or referenced herein dependent upon the type of environmentally sensitive area concerned and the type of proposed action. (Ord. 935 §3 (part), 1992).

16.54.0540 Environmental review.

Chapter [36.70A](#) RCW requires cities to adopt development regulations to classify, designate, and protect critical areas and to assure the conservation of designated agricultural, forest, and mineral lands of long-term commercial significance. RCW [36.70A.172\(1\)](#) requires “best available science” be included in policies and regulations to protect the functions and values of critical areas and give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

Pursuant to WAC [365-196-830\(4\)](#), development regulations may not allow a net loss of the function and values of the ecosystem that includes the impacted or lost critical areas. If development regulations allow harm to critical areas, they must require compensatory mitigation of that harm.

Pursuant to WAC [197-11-908](#), environmental review shall be required within designated environmentally sensitive/critical areas for uses which may normally be exempt. All categorical exemptions which may be removed from exempt status because of environmentally sensitive area designations pursuant to WAC [197-11-908\(2\)](#) are hereby removed. (Ord. 1678 §28, 2025; Ord. 935 §3 (part), 1992).

16.54.0650 Wetland areas.

All regulated wetland areas as designated or described by Chapter [14.28](#) LMC shall be subject to the review processes, standards and conditions as specified in Chapter [14.28](#) LMC. (Ord. 935 §3 (part), 1992).

16.54.0760 Flood hazard areas.

All flood hazard areas as designated or described by Chapter [14.34](#) LMC shall be subject to the review process, standards and conditions as specified in Chapter [14.34](#) LMC. (Ord. 935 §3 (part), 1992).

16.54.0870 Habitat conservation areas.

All habitat conservation areas as designated or described by Chapter [14.33](#) LMC shall be subject to the review process, standards and conditions as specified in Chapter [14.33](#) LMC. (Ord. 935 §3 (part), 1992).

16.54.0980 Aquifer recharge areas.

All aquifer recharge areas as designated or described by Chapter [14.36](#) LMC shall be subject to the review process, standards and conditions as specified in Chapter [14.36](#) LMC. (Ord. 935 §3 (part), 1992).

16.54.10090 Geologically sensitive areas.

All geologically sensitive areas as designated or described by Chapter [14.37](#) LMC shall be subject to the review process, standards and conditions as specified in Chapter [14.37](#) LMC. (Ord. 935 §3 (part), 1992).

¹ Prior legislation: Ords. [583](#) and [912](#) (repealed by Ord. [935](#)).

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Chapter 16.57

ENVIRONMENTAL PERFORMANCE STANDARDS

Sections:

16.57.010	Intent
16.57.0210	Environmental performance standards
16.57.0320	Noise
16.57.0430	Emissions
16.57.0540	Ground and soil contamination
16.57.0650	Storage
16.57.0760	Compliance with other requirements and standards
16.57.0870	Enforcement

~~16.57.010~~ ~~Intent.~~

~~It is the intent of this chapter to:~~

- ~~A. Protect public health and general welfare;~~
- ~~B. Establish minimum standards for the control of environmental pollution;~~
- ~~C. Minimize the adverse effects of contaminants which may result from the use of land by any activity or person. (Ord. 583 §2.10(A), 1980).~~

16.57.0210 Environmental performance standards.

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16.57.0320 Noise.

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16.57.0430 Emissions.

...

16.57.0540 Ground and soil contamination.

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16.57.0650 Storage.

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16.57.0760 Compliance with other requirements and standards.

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16.57.0870 Enforcement.

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Chapter 16.61

TOWNHOUSE DEVELOPMENT

Sections:

16.61.010	Intent
16.61.020	Definitions
16.61.0310	Where permitted
16.61.0420	Development standards
16.61.0530	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. 1695 §16 (Exh. I), 2025; Ord. 691 §32 (part), 1984).~~

~~16.61.020—Definitions. (relocated to 16.06)~~

~~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. 1695 §16 (Exh. I), 2025; Ord. 691 §32 (part), 1984).~~

16.61.0310 Where permitted.

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

- ~~1. A. Low Density Residential District;~~
- ~~2. B. Moderate Density Residential District;~~
- ~~3. C. High Density Residential District. (Ord. 1695 §16 (Exh. I), 2025; Ord. 1612 §9, 2022; Ord. 1380 §1, 2012; Ord. 691 §32 (part), 1984).~~

~~B. Townhouse developments may be permitted in the following districts, consistent with the development standards and procedures in Chapter 16.52 LMC.~~

- ~~1. Low Density Residential District~~
- ~~2. Moderate Density Residential District~~
- ~~3. Lacey Historical Neighborhood~~

16.61.0420 Development standards.

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, the applicant demonstrates compliance with at least four of the following amenities: that four of the five following environmental and recreational amenities are implemented:

1. *Recreational Amenities.* Develop and equip significant recreational areas within the—
Common open space includes developed recreational amenities such as active or passive
recreation areas, which may include but is not limited to facilities such as play areas, sports
and tennis courts, swimming pools, or with such features as, but not limited to, swimming
pools, tennis courts, bike or pedestrian path systems, children’s play areas.
2. *Vegetation Retention.* Substantial retention of natural ground cover, bushes and trees.
Existing trees and native vegetation are retained to the extent practicable and incorporated
into the site design.
3. *Low Impact Development (LID) Integration.* Vegetated low impact development (LID)
facilities are incorporated into the site design and integrated with landscaped areas or
open space. included in the design and serve as a visual amenity.
4. *Water Access.* The development provides physical or visual access to a Provide significant
access to a lake, river, stream or other natural water body where such features are located
on or adjacent to the site.
5. *Landscaping Enhancements.* Landscaping exceeds minimum code requirements
through additional plantings, preservation of existing vegetation, or enhanced site design.
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. 1695 §16 (Exh. I), 2025; Ord. 1612 §10, 2022; Ord. 1496 §96, 2016; Ord. 1380 §1, 2012).

16.61.0530 Review and approval procedure.

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Chapter 16.62

COTTAGE HOUSING

Sections:

- ~~16.62.010~~ — ~~Intent~~
~~16.62.0210~~ ~~Where permitted~~
~~16.62.0320~~ ~~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 548, 2008).~~

16.62.0210 Where permitted.

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

1. ~~A.~~ Low Density Residential District.
2. ~~B.~~ Moderate Density Residential District.
3. ~~C.~~ High Density Residential District.

DB. 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).

C. Cottage housing development may be permitted in the following districts, consistent with the development standards and procedures in Chapter 16.52 LMC.

1. Low Density Residential District
2. Moderate Density Residential District
3. Lacey Historical Neighborhood

16.62.0320 Development standards.

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Chapter 16.63

MANUFACTURED HOMES

Sections:

16.63.010	Intent
16.63.020	<i>Repealed</i>
16.63.030	Permitted where
16.63.040	<i>Repealed</i>
16.63.050	Development standards--Plot plan requirements
16.63.060	<i>Repealed</i>
16.63.070	<i>Repealed</i>
16.63.080	<i>Repealed</i>
16.63.090	<i>Repealed</i>
16.63.100	<i>Repealed</i>
16.63.110	Manufactured home park design standards--Area and density
16.63.120	Manufactured home park design standards--Site requirements
16.63.130	Manufactured home park design standards--Off-street parking
16.63.140	Manufactured home park design standards--Open space
16.63.150	Manufactured home park design standards--Accessory buildings and structures
16.63.160	Manufactured home park design standards--Landscaping and screening
16.63.170	Manufactured home park design standards--Ingress and egress
16.63.180	<i>Repealed</i>
16.63.190	Manufactured home park design standards--Surfacing requirements
16.63.200	Manufactured home park design standards--Stormwater runoff

~~16.63.010~~—~~Intent.~~

It is the intent of this chapter to:

- ~~A. Permit the location of manufactured homes in specially designed parks as an additional affordable housing option where manufactured homes lots can be leased as a permanent form of dwelling unit in all residential districts;~~
- ~~B. Provide standards for the development and use of manufactured home parks appropriate to their location and use as permanent facilities;~~
- ~~C. Designate appropriate locations for manufactured home parks;~~
- ~~D. Ensure a high quality of development for such parks and dwelling units to the end that the occupants of manufactured homes and the community as a whole are protected from potentially adverse impact of such development or use;~~
- ~~E. Provide for city review of proposed manufactured home parks;~~
- ~~F. Make a distinction between manufactured home parks and other subdivisions, and their development and occupancy characteristics. (Ord. 1695 §17 (Exh. J), 2025; Ord. 1243 §18, 2005; Ord. 1024 §49, 1995; Ord. 583 §2.17(A) (part), 1980).~~

16.63.020 Repealed

Repealed by [Ord. 1243](#).

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16.63.030 Permitted where.

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Chapter 16.68

WIRELESS COMMUNICATION FACILITIES

Sections:

16.68.010	Intent
16.68.0210	Definitions
16.68.0250	Review process
16.68.02630	Conditional use permit exemptions
16.68.02740	Submittal requirements
16.68.03050	Permitted locations
16.68.04060	Permitted height
16.68.05070	Site development standards
16.68.06080	Co-location
16.68.07090	Technical and safety requirements
16.68.080100	Radio frequency standards
16.68.090110	Technological change and periodic review
16.68.100120	Land use permit limitations
16.68.110130	Applicability
16.68.111140	Exempt installations

~~16.68.010~~ — ~~Intent.~~

~~The purpose of this ordinance is to establish appropriate locations, site development standards, and permit requirements to allow for wireless communication services to the residents of the city, in a manner which will facilitate the location of various types of wireless communication facilities in permitted locations so they are consistent with the character of the city. Minimizing the adverse visual impact of these facilities is one of the primary objectives of this ordinance. The ordinance is intended to allow wireless communication facilities which are sufficient to allow adequate service to citizens, the traveling public and others within the city and to accommodate the need for connection of such services to wireless facilities in adjacent and surrounding communities. (Ord. 1695 §18 (Exh. K), 2025; Ord. 1052 §1, 1997).~~

16.68.0210 Definitions.

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16.68.0250 Review process.

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16.68.02630 Conditional use permit exemptions.

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16.68.02740 Submittal requirements.

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16.68.0350 Permitted locations.

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16.68.0460 Permitted height.

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16.68.0570 Site development standards.

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16.68.0680 Co-location.

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16.68.0790 Technical and safety requirements.

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16.68.080100 Radio frequency standards.

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16.68.090110 Technological change and periodic review.

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16.68.10020 Land use permit limitations.

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16.68.1130 Applicability.

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16.68.1140 Exempt installations.

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Chapter 16.70

STREET MERCHANTS

Sections:

16.70.010	Intent
16.70.0210	Definitions
16.70.0320	Licensing, review, and approval of street merchant application required
16.70.0430	Design and development standards for retail stands
16.70.0450	Approved retail stand merchandise
16.70.050	General location standards
16.70.060	Specific location standards
16.70.065	Location and leasing of city property for retail stand activities
16.70.070	Insurance
16.70.080	Permit limitations
16.70.090	Permit revocation
16.70.110	Appeals

~~16.70.010~~ — ~~Intent.~~

~~It is the intent of this chapter to:~~

~~A. Provide an opportunity for street merchants in zones where the use would enhance the pedestrian experience and be supportive of the intent and vision of the commercial zone in which it is located.~~

~~B. Provide regulations for the appropriate siting and design of street merchant activities to provide for the compatibility of such use with adjacent retail activities.~~

~~C. Provide standards that protect the public's health, safety and welfare with operation of these activities. (Ord. 1695 §19 (Exh. L), 2025; Ord. 1163 §1, 2001).~~

16.70.0210 Definitions.

A. "Approving authority" means the site plan review committee or the director according to the provisions of LMC [16.70.030\(B\)](#) (process for approval).

~~B. "Director" shall refer to the director of the community and economic development department, or his or her designee, that is responsible for administration of limited administrative review pursuant to Section 1C of the Development Guidelines and Public Works Standards.~~

~~CB.~~ "Designated food vehicle zone" is an area within a street designated for location of a food vehicles(s) by the director of public works.

~~DC.~~ "Food vehicle" means a licensed and operable motor vehicle or trailer used to serve, vend, or provide food or nonalcoholic beverages for human consumption from a fixed location or along a route in a public place.

~~ED.~~ "Handcrafted goods" means goods produced or created by the vendor from raw or basic materials.

~~FE.~~ "Original art" means art crafted by the vendor or by artists the vendor acts as agent to on consignment of the art work.

~~GF.~~ "Outdoor shopping center activities and events" means activities normally taking place in parking lots of shopping centers from time to time on a temporary basis. Activities include, but are not limited to, promotions or special showings and sale of boats and recreation vehicles or miscellaneous activities such as pony rides and carnival activities. Such activities attract consumers to the shopping center, both the traveling public and pedestrians in the area, and add flavor to the shopping experience. Activities do not significantly impede parking or circulation at the site or adversely affect permanent businesses in the area.

~~HG.~~ "Outdoor food court" means one location (parking lot, plaza, or lot) where more than four street merchants selling food have located offering a choice of foods and vendors.

~~IH.~~ "Public place" means public right-of-way and the space above or beneath its surface, whether or not opened or improved, including streets, avenues, ways, boulevards, drives, places, alleys, sidewalks, planting strips, squares, triangles, and plazas that are not privately owned.

JL. “Retail stand” means a vending cart, street merchant structure, food vehicle or temporary seasonal structure used for retail sale of approved street merchant merchandise. The retail stand is operated from a fixed location within a parking lot, pedestrian plaza, public property, or right-of-way and designed and sized to be readily moved.

KJ. “Street fair, outdoor food court or market” means a location where multiple street merchants and activities are organized as one function, including but not limited to one site, lot or parking lot designed or converted to accommodate multiple street vendors on a permanent or seasonal basis, the Lacey Fun Fair or a seasonal farmers’ market.

LK. “Street merchant” means a merchant selling goods from a fixed location within a parking lot, pedestrian plaza, public property or right-of-way using a vending cart, food vehicle, street merchant structure or temporary seasonal structure.

ML. “Street merchant structure” means a structure typically larger than a vending cart that is not intended to be moved by one vendor. Such structure is intended to be set up and stationary in one location, is less than two hundred square feet and is not permanently affixed to its location by a permanent foundation. Examples include an espresso stand, year-round fruit and vegetable stand, or other similar building intended to be used for street merchant activity as defined in this chapter.

NM. “Temporary/seasonal retail stand” means a stand to sell seasonal retail items on a temporary basis. These include fireworks stands, if allowed, Christmas tree stands and local agricultural fruit stands.

ON. “Vending cart” means a movable cart that is used to serve, vend, or provide food, nonalcoholic beverages, or flowers. (Ord. 1695 §19 (Exh. L), 2025; Ord. 1539 §115, 2019; Ord. 1435 §1, 2014; Ord. 1163 §1, 2001).

16.70.0320 Licensing, review, and approval of street merchant application required.

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16.70.0430 Design and development standards for retail stands.

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16.70.0450 Approved retail stand merchandise.

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Chapter 16.72

OFF-STREET PARKING AND LOADING

Sections:

16.72.010	Intent
16.72.0210	General requirements
16.72.0250	Maintenance
16.72.030	District parking requirements
Table 16T-13	
16.72.040	<i>Repealed</i>
16.72.045	<i>Repealed</i>
16.72.050	Development standards

~~16.72.010~~ ~~Intent.~~

It is the intent of this chapter to:

- ~~A. Assure that space is provided for the parking, loading and unloading of motor vehicles on the site of premises or uses which attract said motor vehicles;~~
- ~~B. Provide minimum and maximum standards of space and parking arrangements, and for the movement of motor vehicles into and out of such spaces;~~
- ~~C. Promote implementation of the city of Lacey Transportation Plan policies to support commute trip reduction programs and more use of transportation choices;~~
- ~~D. Provide alternatives and incentives to reduce parking needs by utilizing transportation demand management (TDM) strategies;~~
- ~~E. Reduced parking has benefits, particularly considering opportunities for alternative use of valuable land resources. Less space utilized for parking means additional area for retail space, additional building pads, or more pervious surface and landscaping. Increased retail space can help promote a healthy retail tax base. More pervious surface and landscaping can reduce drainage impacts, and promote more attractive cityscape;~~

F. ~~Calm traffic for pedestrian comfort and security on public streets and parking lots by:~~

1. ~~Controlling access to sites; and~~

2. ~~Allowing parking on the streets in zones with a pedestrian emphasis for separation between the sidewalk and moving automobiles;~~

G. ~~Enhance safety for pedestrians and motor vehicle operators;~~

H. ~~Encourage the creation of an aesthetically pleasing and functionally adequate system of off-street parking and loading facilities. (Ord. 1695 §19 (Exh. L), 2025; Ord. 1434 §3, 2014; Ord. 1130 §1, 2000; Ord. 583 §2.29(A), 1980).~~

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Table 16T-13

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Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
RESIDENTIAL				
Accessory dwelling unit	Per dwelling unit	1		None
Single-family	Per dwelling unit	2 ⁶		None
Duplexes	Per dwelling unit	2		None

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

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Chapter 16.75

SIGN REGULATIONS

Sections:

16.75.010	Intent
16.75.0210	Definitions and abbreviations
16.75.0320	Applicability
16.75.0430	Administration
16.75.0540	Prohibited signs
16.75.0650	General sign provisions
16.75.0760	Permitted signs
16.75.0870	Sign type standards
16.75.0980	Residential district sign standards
16.75.100090	Temporary signs
16.75.11000	Legal nonconforming signs
16.75.1210	Enforcement and sign removal
16.75.1320	Severability

~~16.75.010~~ — ~~Intent.~~

~~The intent of this chapter is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements, including the following purposes:~~

- ~~A. Promote the goals and policies of the Comprehensive Plan;~~
- ~~B. Promote economic vitality of the city's business districts and corridors;~~
- ~~C. Ensure that signs are compatible with the desired character and identity of Lacey and its various districts and corridors;~~
- ~~D. To recognize free speech rights by regulating signs in a content-neutral manner;~~

~~E. To promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting, and/or illegible signage;~~

~~F. To prevent property damage, personal injury, and litter from signs which are improperly constructed, poorly maintained, or of flimsy materials;~~

~~G. To protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape;~~

~~H. To provide consistent sign design standards;~~

~~I. To promote signs that are designed appropriate to the site's existing and planned context, including the size and characteristics of the site, the speed limit of the fronting street, and the envisioned character of the applicable area per adopted plans;~~

~~J. To provide an improved visual environment for the citizens of and visitors to the city and to protect prominent viewsheds within the community; and~~

~~K. To enable the fair and consistent enforcement of these sign regulations. (Ord. 1695 §19 (Exh. L), 2025; Ord. 1454 §2 (part), 2015).~~

16.75.0210 Definitions and abbreviations.

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16.75.0320 Applicability.

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16.75.0430 Administration.

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16.75.0540 Prohibited signs.

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16.75.0650 General sign provisions.

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16.75.0760 Permitted signs.

This section identifies the permitted types of signs by use and/or district.

A. *Permitted Types of Signs by Use and/or District.* Permitted types of signs by use and/or district. An “X” in the table indicates that the particular type of sign is allowed for the applicable land use and/or zone. See applicable sign type provisions in LMC [16.75.080](#) for possible exceptions to the provisions below.

Table 16.75.070

	SIGN TYPE					
Land Use and/or Zone	Freestanding LMC 16.75.080(A)	Wall Sign LMC 16.75.080(B)	Marquee/Awning LMC 16.75.080(C)	Projecting Sign LMC 16.75.080(D)	Under-Canopy LMC 16.75.080(E)	Internal Wayfinding LMC 16.75.080(F)
Nonresidential Uses						

Land Use and/or Zone	SIGN TYPE					
	Freestanding LMC 16.75.080(A)	Wall Sign LMC 16.75.080(B)	Marquee/Awning LMC 16.75.080(C)	Projecting Sign LMC 16.75.080(D)	Under-Canopy LMC 16.75.080(E)	Internal Wayfinding LMC 16.75.080(F)
Any nonresidential use	X	X	X	X	X	X
Multi-occupancy building	X	X	X	X	X	X
Multi-building complex	X	X	X	X	X	X
Large shopping center	X	X	X	X	X	X
Freeway-oriented business	X	X	X	X	X	X
Residential Uses						
Single-family subdivision	X*					
Mixed residential or multifamily	X	X				X

	SIGN TYPE					
Land Use and/or Zone	Freestanding LMC 16.75.080(A)	Wall Sign LMC 16.75.080(B)	Marquee/Awning LMC 16.75.080(C)	Projecting Sign LMC 16.75.080(D)	Under-Canopy LMC 16.75.080(E)	Internal Wayfinding LMC 16.75.080(F)
<u>residential</u> complex						
Home occupation		X*				
Manufactured home subdivisions and parks	X*	X*				

X = Permitted sign

* Subject to the standards contained in LMC [16.75.090](#).

B. One bulletin board limited to fifty square feet in area is allowed for each public, charitable or religious institution where the same is located on the premises of said institution. A sign permit is required. (Ord. 1695 §19 (Exh. L), 2025; Ord. 1539 §124, 2019; Ord. 1454 §2 (part), 2015).

16.75.0870 Sign type standards.

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16.75.0980 Residential district sign standards.

- A. *Nonresidential Uses within Residential Districts.* Each use is permitted one monument sign as described in Table [16.75.080\(A\)\(6\)](#). Internally lit signs in residential districts are prohibited.
- B. *Home Occupations.* Home occupation signs relate to home occupation as defined in the zoning ordinance. The sign shall be flush-mounted and shall not exceed two square feet in area, and cannot be internally illuminated, but may be indirectly illuminated.
- C. *Single-Family Subdivisions and Manufactured Home Parks or Subdivisions.* Two signs may be permitted per entrance from an access street, provided said signs do not exceed eighteen square feet in sign area each and five feet in height. Such signs can be low profile monument or fence-mounted, and can be placed anywhere on the property along access streets, not necessarily at entrances.
- D. ~~Residential Multifamily~~ *Complex.* ~~Multifamily~~ *Residential* complexes shall be permitted freestanding, wall, and internal wayfinding signage in accordance with LMC [16.75.080](#). (Ord. 1695 §19 (Exh. L), 2025; Ord. 1539 §126, 2019; Ord. 1454 §2 (part), 2015).

16.75.10090 Temporary signs.

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16.75.11000 Legal nonconforming signs.

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16.75.1210 Enforcement and sign removal.

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16.75.1320 Severability.

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Chapter 16.80

LANDSCAPING REQUIREMENTS

Sections:

16.80.010	Statement of intent
16.80.0210	General requirements
16.80.0320	Special requirements
16.80.0430	Preservation of significant trees
16.80.0540	Types of landscaping
16.80.0650	Alternative landscaping option
16.80.0760	Species choice
16.80.0870	Maintenance of plant materials
16.80.0980	Performance assurance
16.80.10090	Landscape features
16.80.110	<i>Repealed</i>

~~16.80.010~~ — ~~Statement of intent.~~

~~The purpose of this chapter is to establish minimum requirements and standards for landscaping and screening where needed to promote safety, to provide screening between incompatible land uses, to safeguard privacy and to protect the aesthetic assets of the city. (Ord. 1695-520 (Exh. M), 2025; Ord. 871-52 (part), 1989).~~

16.80.0210 **General requirements.**

A. A plot plan of the proposed landscaping and screening shall be prepared by a licensed landscape architect, Washington-certified nurseryman, or Washington-certified landscaper and incorporated into plans submitted for preliminary plat, site plan review, administrative design review or building permit review. For individual home owners, upon request the city will provide template landscape plans with approved tree species to fulfill this requirement.

B. *Landscaping Plans*. The landscaping plan shall contain the following information (one inch equals twenty feet or larger):

1. Existing plant material and soil to be retained;
2. Proposed plant material to be placed on site. The type, size, number and spacing on plantings must be illustrated (refer to LMC [16.24.040](#), General standards required for all development);
3. Surface parking location and design (refer to Chapter [16.72](#) LMC);
4. Bicycle parking location and design (refer to Chapter [16.72](#) LMC);
5. Loading and service areas location and design (refer to Chapters [16.72](#) and [16.80](#) LMC);
6. Screening and buffering: general; perimeter fencing and walls; parking structures; and surface parking lots (refer to Chapter [16.80](#) LMC);
7. All areas where soils are to be amended (refer to the current City of Lacey Stormwater Design Manual);
8. Locations where plant and soil materials will be stored during construction;
9. Timeline for site preparation and installation of plant materials.

The applicant shall utilize tree protection techniques approved by the enforcing officer, site plan review committee and/or hearings examiner in order to provide for the continued healthy life of retained significant trees including during land alteration and construction. (Ord. 1695 §20 (Exh. M), 2025; Ord. 1496 §105, 2016; Ord. 1310 §49, 2008; Ord. 1179 §10, 2002; Ord. 871 §2 (part), 1989).

16.80.0320 Special requirements.

A. The following uses require Type I landscaping on all sides when located above ground and not housed within a building or accessory to another use, and if located outside a public right-of-way:

1. Utility substation
2. Sewage pumping station

3. Water distribution facility
4. Communication relay station.

B. Whenever a non-residential activity is proposed adjacent to a residential zone or use a minimum fifteen-foot buffer area of Type I landscaping shall be provided along the property boundary between the uses. Alternative configurations may be considered through the design review process, provided the proposed treatment minimizes negative visual and compatibility impacts.

C. The following uses require Type III landscaping along the street frontage and throughout the required front yard area and Type II landscaping between the required front yard area and improvements on the property and along interior property lines unless a more stringent requirement is specifically identified in a land use district:

1. Church.
2. Commercial or public parking lot or structure not serving a primary use.
3. Government service building.
4. Community club.
5. School.
6. Hospital.

D. An area around the base of each utility pole, groundmounted sign or similar fixtures must be landscaped to improve the overall appearance of the area. This landscaping must include vegetation and may include other materials and components such as brick or concrete bases, planter boxes, or decorative framing. All refuse storage container areas shall be constructed and landscaped in accordance with Tables [16T-24](#) and [16T-25](#).

E. In front yard areas required to be landscaped under city requirements, a minimum of sixty percent of the required area shall be landscaped with natural plant materials. This may include grass or other ground cover, trees, shrubs, and other permitted plant materials. Planting areas shall be designed and constructed in a manner that will make possible normal maintenance such as mowing and watering. (Ord. 1695 §20 (Exh. M), 2025; Ord. 1310 §50, 2008; Ord. 1220 §53, 2004; Ord. 1024 §50, 1995; Ord. 965 §§12 and 13, 1993; Ord. 871 §2 (part), 1989).

16.80.0430 Preservation of significant trees.

A. In required landscaping areas, the applicant shall retain significant trees which will not constitute a safety hazard. Areas devoted to access and sight areas as defined in this code, and areas to be cleared for required roads, utilities, sidewalks, trails or storm drainage improvements are exempt from this requirement, provided modifications to design can be required by the city to save vegetation pursuant to the city tree and vegetation protection and preservation ordinance, Chapter [14.32](#) LMC.

B. Outside of the required landscape areas, the applicant shall be required to retain significant trees pursuant to Chapter [14.32](#) LMC. Special attention shall be given to the preservation of the following:

1. The preservation of healthy significant trees over sixty feet in height and sixteen inches in diameter measured twenty-four inches above grade;
2. The preservation of significant trees that form a continuous canopy;
3. The preservation of significant trees that contribute to the character of the environment, and do not constitute a safety hazard.
4. To protect against blowdowns, the city encourages that areas of tall, older tree stands to be retained be at least fifty feet in width. (Ord. 1695 §20 (Exh. M), 2025; Ord. 1310 §51, 2008; Ord. 965 §14, 1993; Ord. 871 §2 (part), 1989).

16.80.0540 Types of landscaping.

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16.80.0650 Alternative landscaping option.

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16.80.0760 Species choice.

The applicant shall utilize native regional plant materials or plant materials that complement the natural character of the Pacific Northwest. (Ord. 1695 §20 (Exh. M), 2025; Ord. 1496 §107, 2016; Ord. 871 §2 (part), 1989).

16.80.0870 Maintenance of plant materials.

- A. It shall be the responsibility of the property owner/developer to ensure the provision of healthy, growing landscaping. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape development proposal and shall maintain all landscape material.
- B. Unless entirely landscaped with significant trees preserved under LMC [16.80.040](#), all areas where new landscaping is being required, excepting new single-family lots, shall be provided with irrigation systems designed by a licensed landscape architect, Washington-certified nurseryperson, Washington-certified landscaper or professional engineer. Said irrigation systems shall be designed, installed and operated to maintain the plant materials to the standards detailed in subsection [A](#) of this section. The city may waive landscape irrigation provided an alternative method to irrigate the plantings for three years is approved by the city and a maintenance assurance device in the amount of one hundred percent of the replacement cost of the landscape materials is provided.
- C. The city shall require a maintenance assurance device to insure compliance with the requirements of this chapter. The value of a maintenance assurance device must equal at least twenty percent of the replacement cost of the landscape materials, and shall be utilized by the city to perform any necessary maintenance, and to reimburse the city for documented administrative costs associated with action on the device. The maintenance assurance shall be for a minimum period of two years from the completion of planting; however, for Type I landscaping, the period shall be three years. The community and economic development director or their designee may adjust the period of maintenance assurances on a case-by-case basis. A separate financial guarantee for maintenance associated with landscaping in the right-of-way and stormwater facilities shall be submitted to the public works department in accordance with Section 3.090 of the Public Works Standards.

D. The city may accept, as an alternative to a maintenance assurance device, a contractual agreement or bond between the owner/developer and a licensed landscape architect, Washington-certified nurseryperson, or Washington-certified landscaper, along with a rider or endorsement specifically identifying the city as a party to the agreement for purposes of enforcement. Nothing in this alternative shall be interpreted to in any way modify the conditions of subsection [B](#) of this section.

E. If a maintenance assurance device or evidence of a similar device is required under subsections [B](#) and [C](#) of this section, the property owner shall provide the city with an irrevocable notarized agreement granting the city and its agents the right to enter the property and perform any necessary work.

F. Upon completion of the two-year maintenance period (three years for Type I landscaping), and if maintenance is not required, the city shall promptly release the maintenance assurance device or evidence thereof.

G. All trees, plant materials and landscaped areas shall receive sufficient water to be kept in a healthy and growing manner. (Ord. 1695 §20 (Exh. M), 2025; Ord. 1539 §129, 2019; Ord. 1496 §108, 2016; Ord. 1480 §26, 2015; Ord. 1310 §54, 2008; Ord. 1179 §11, 2002; Ord. 965 §17, 1993; Ord. 871 §2 (part), 1989).

16.80.0980 Performance assurance.

A. The city may accept, as an alternative to a performance assurance device, a contractual agreement or bond between the owner/developer and a licensed landscape architect, Washington-certified nurseryperson, or Washington-certified landscaper, along with a rider or endorsement specifically identifying the city as a party to the agreement for purposes of enforcement. Nothing in this alternative shall be interpreted to in any way modify the conditions of this subsection A.

B. If a performance assurance device or evidence of a similar device is required under subsection [A](#) of this section, the enforcing officer shall determine the specific type of assurance device required in order to insure completion of the required landscaping in accordance with the approved landscaping plan. The value of this device must equal one hundred fifty percent of the estimated cost of the landscaping to be performed, and shall be utilized by the city to perform any necessary work, and to reimburse the city for documented administrative costs

associated with action on the device. If costs incurred by the city exceed the amount provided by the assurance device, the property owner shall reimburse the city in full, or the city may file a lien against the subject property for the amount of any deficit.

C. The performance assurance shall be held for a maximum period of one year from the date of acceptance by the city until the landscaping has been installed to the satisfaction of the community and economic development director or their designee. Any landscaping not installed after the period of one year shall be grounds for the city to utilize the device to install the necessary landscaping.

D. If a performance assurance device or evidence of a similar device is required under subsection [A](#) of this section, the property owner shall provide the city with an irrevocable notarized agreement granting the city and its agents the right to enter the property and perform any required work remaining undone at the expiration of the assurance device.

E. Upon completion of the required landscaping by the property owner, at or prior to expiration of the assurance device, the city shall promptly release the performance assurance device or evidence thereof. (Ord. 1695 §20 (Exh. M), 2025; Ord. 1539 §130, 2019; Ord. 1208 §72, 2003; Ord. 1179 §12, 2002; Ord. 1044 §27, 1996; Ord. 965 §18, 1993; Ord. 871 §2 (part), 1989).

16.80.~~100090~~ Landscape features.

Landscape features such as decorative paving, sculptures or fountains are permitted in the required landscaping area, except where they conflict with the purpose of this chapter. The area devoted to such a feature may not exceed twenty-five percent of the required area. (Ord. 1695 §20 (Exh. M), 2025; Ord. 1310 §55, 2008; Ord. 871 §2 (part), 1989).

16.80.110 Repealed

Repealed by [Ord. 1480](#). The Lacey Municipal Code is current through Ordinance 1695, passed December 16, 2025.

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

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

[Hosted by General Code.](#)

Chapter 16.93 NONCONFORMING USES

Sections:

16.93.010	Intent
16.93.0120	Nonconforming structures
16.93.01420	Nonconforming uses
16.93.01630	Nonconforming--Prior construction
16.93.02040	Nonconforming lots of record
16.93.03050	Abandonment or discontinuance

~~16.93.010~~ ~~Intent.~~

~~Within the districts established by this title, there exist lots and structures which were lawful prior to the date of adoption of the ordinance codified in this title, but which would be prohibited, regulated, or restricted under the terms of this title. It is the intent of this chapter to permit these nonconformities to continue until they are removed. (Ord. 1695-S21 (Exh. N), 2025; Ord. 691-S45, 1984).~~

~~16.93.0120~~ ~~Nonconforming structures.~~

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~~16.93.01420~~ ~~Nonconforming uses.~~

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~~16.93.01630~~ ~~Nonconforming--Prior construction.~~

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16.93.0~~240~~ Nonconforming lots of record.

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16.93.0~~350~~ Abandonment or discontinuance.

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Chapter 14.23

DESIGN REVIEW

Sections:

14.23.010	Purpose (Repeal)
14.23.0210	Definitions
14.23.0320	Applicability
14.23.035	Consideration Of Design And Modifications To Standards
14.23.040	Design Review Process
14.23.050	Length Of Approval
14.23.060	Extensions
14.23.070	Submittal Requirements
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14.23.120

Severability

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14.23.010—Purpose. (Repeal)

The purpose of this chapter is:

- A. ~~To promote the health, safety and welfare of the public;~~
- B. ~~Ensure that development is designed in a manner that is compatible with surrounding uses and site conditions To encourage the development of visually sensitive functional and pedestrian-oriented commercial and residential developments;~~
- C. ~~To encourage commercial and residential developments that will contribute to the stability and integrity of a safe and attractive neighborhood and planning area;~~
- D. ~~To recognize that aesthetic and functional considerations along with environmental review contribute toward an enhanced environment;~~
- E. ~~To recognize that aesthetic considerations are appropriate in order to protect property values of adjacent properties and to ensure that multi-family developments contribute to desirable neighborhood character.~~
- F. ~~To provide opportunity for higher residential densities and smaller lot sizes through superior design standards.~~
- G. ~~To contribute, through the use of design review, to the city's economic development by promoting healthy, vibrant and attractive residential, commercial and industrial areas that will attract additional private investment. (Ord. 1264 §1, 2006; Ord. 944 §1 (part), 1992).~~

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14.23.0210 Definitions.

Terms used in this chapter that are not defined herein shall have the meanings set forth in Chapter 16.06 LMC.

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

~~BA. "Architectural features" means a prominent or significant part or element of a building, structure, or site.~~

~~CB. "Blank wall" means a wall that meets the following criteria: a ground floor street wall or building wall or segment of a wall which is within fifty feet of the public right-of-way and which is longer than fifteen horizontal feet without having a ground level window door, or building facade modulation at least one foot in depth, or other architectural feature lying wholly or in part within that fifteen feet length.~~

~~DC. "Buffer" means a land area used to visibly separate one use from another or to shield or block noise, lights, or other nuisances.~~

~~ED. "Building prominence" includes the size, scale and bulk of a building or similar features.~~

~~FE. "City" means city of Lacey, Washington.~~

~~GE. "Compatibility" means harmony in the appearance of two or more external design features in the same vicinity.~~

~~HG. "Continuity" means unity of composition between design elements or a building or a group of buildings and the landscape development.~~

~~IH. "Development" means the erection, alteration, enlargement, demolition, maintenance, or use of any structure or the alteration or use of any land above, at or below ground or water level, and all acts authorized by a city of Lacey regulation.~~

~~JL. "Director" or "director of community and economic development" means the director of community and economic development or designee.~~

~~K. "Duplex" means a structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.~~

~~L. "Dwelling unit" means one or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.~~

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

NK. "Human scale or pedestrian scale" means the relationship between dimensions of the human body and the proportion of the spaces which people use. This relationship is underscored by surface texture, activity patterns, colors, materials and details. Places which respect pedestrian/human scale offer walks through visually interesting streets and spaces with opportunity for positive interaction and comfort. Respect is given to normal walking distances, spatial perception in placement of buildings and the physical layout of individual sites and the entire community. The relationship of building height to street width, the placement of buildings with comfortable, protected access and interaction respecting human scale are crucial to a successful pedestrian environment.

OL. "Key multimodal intersections" means key intersections of roads and pedestrian systems that serve as a focus for pedestrians, bike and transit opportunities. Map designations for key multimodal intersections emphasize such opportunities showing conceptual pedestrian links with key components of each neighborhood. Such intersections are to be placed at strategic junctures along the multimodal corridors where they can be the most advantageous to the function and purpose of promoting multimodal activities. Designated intersections are intended to provide guidance or location of pedestrian and other multimodal improvements which may include such things as street furniture, transit improvements, bike racks, drinking fountains, street merchant pads and other similar amenities to improve and enhance pedestrian and multimodal activities. The exact location of such intersections is based upon guidance provided on the zoning map and site specific analysis at the time of development applications.

PM. "Mixed Use Zones" means zoning designations which allow both commercial and residential uses.

~~Q.~~ “Multi-family” means three or more living units under the same ownership where land use has not been divided, i.e., triplex, quadraplex, condominiums, housing cooperatives and apartment units.

~~RN.~~ “Natural features” means vegetation indigenous to the site.

~~S.~~ “Open space” means any parcel or area of land or water essentially unimproved or improved with recreational facilities and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

~~TO.~~ “Performance guarantee” means any security that may be accepted by a municipality as a security that improvements required as part of an application for development are satisfactorily completed.

~~UP.~~ “Proportion” means balanced relationship of parts of a building, landscape, structures, or buildings to each other and the whole.

~~V.~~ “Single-family” means a dwelling unit which is designed for and occupied by not more than one family and under separate ownership. “Single-family detached” means a dwelling unit which is designed for and occupied by not more than one family and surrounded by yards, which is not attached to any other dwelling unit.

~~WQ.~~ “Site plan review committee” means the director of public works, director of community and economic development, and the city manager or designee.

~~XR.~~ “Street wall” means a building wall that faces or is parallel to the street frontage.

~~YS.~~ “Transition areas” shall be that portion of property used to mitigate adverse impacts of proposed development on adjacent, existing developments with incompatible uses. Within the transition area, heights shall be restricted to those compatible with adjacent uses. This height restriction shall apply to that property adjacent to the required landscaping buffer. Beyond this, heights may increase up to the maximum height and density permitted in the underlying zone.

Such impacts may employ the following techniques: buffers, clustering, height limitations, landscaping, landscaping berms and fences.

~~ZI.~~ “Tree protection professional” is a licensed professional with academic and/or field experience that makes him or her a recognized expert in tree preservation and management.

The tree protection professional shall be a member of the Society of American Foresters, the Association of Consulting Foresters, and shall have specific experience with tree management in the state of Washington. Additionally the tree protection professional shall have the necessary training and experience to use and apply the International Society of Arboriculture's guide to evaluation and management of trees, and to successfully provide the necessary expertise relating to management of trees specified in this chapter.

AAU. "Visually integrated" means the use of elements which connect a development to existing environments.

BBV. "Visual linkage" means the usage of building and landscape elements which interconnect with existing ~~housing single- or multi-family~~ developments.

CCW. "Visual relief" is the act of providing building or landscaping variations that add interest to a site.

DDX. "Zones with pedestrian emphasis" means zoning designations based upon Comprehensive Plan language with expressed intent of emphasizing pedestrian-friendly development. This includes all CBD zones, the mixed use corridor zones, the Hawks Prairie Business District, the neighborhood and community commercial zones, and the moderate and high density residential zones. (Ord. 1539 §5, 2019; Ord. 1124 §1, 2000; Ord. 1024 §2, 1995; Ord. 944 §1 (part), 1992).

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14.23.035 Consideration Of Design And Modifications To Standards.

The director or their designee may approve modifications to the standards of this chapter where the applicant demonstrates that the proposed development achieves a functionally equivalent or superior outcome consistent with the applicable standards of this chapter.

Any modification to the requirements of Ordinance 1124 shall be subject to the following considerations:

Consideration for approval and conditioning or design review shall be based on and interpreted in light of the conformance of the development with the intent and requirements of Ordinance 1124, and the Comprehensive Land Use Plan goals and policies.

These standards and requirements are normally to be considered the minimum necessary design criteria to accomplish development objectives of the city. The city may require more stringent standards, or less demanding standards, based upon the specific and unique nature of the site and the surrounding areas. Such decision shall be at the sole discretion of the city, in determining standards necessary to protect the health, safety, and welfare of the citizens of the city and to further the purposes and intent of Ordinance 1124 and the Land Use Element of the Comprehensive Plan. Any modification of the requirements of Ordinance 1124 shall be subject to the following considerations:

- A. The proposed modification results in a development that is consistent with the purpose of this chapter. The design and improvement of the proposal shall be in harmony with the purpose and intent of Ordinance 1124 and the Comprehensive Land Use Plan.
- B. The proposed modification provides a level of site design, building design, and pedestrian accessibility that is equal to or better than that achieved through strict application of the standards. The design and improvement of the proposal shall generally enhance the site plan, or in any case not have an adverse impact on its physical, visual, or spatial characteristics.
- C. The proposed modification does not reduce the usability, safety, or accessibility of the site or adjacent rights-of-way. The design and improvement of the proposal shall generally enhance

~~the streetscape and neighborhood, or in any case not have an adverse impact on the streetscape and neighborhoods.~~

~~D. The proposed modification does not result in site or circulation patterns that are impractical or unsafe. The modification shall not result in configurations of the site or street systems which shall be impractical or detract from the appearance or functionality of the design.~~

~~E. The applicant demonstrates that the requested modification is the minimum necessary to achieve the desired outcome. Design review principles and other methods, prepared by a certified design professional, shall be used to ensure compliance with the intent of Ordinance 1124.~~

~~F. The proposed modification does not result in adverse impacts to adjacent properties or the surrounding area, including impacts to public safety, access, or site functionality.~~

~~F. The proponent shall demonstrate that the proposed modification will allow for equal or better results and represents the minimum modification necessary.~~

~~G. The modifications shall not detract from the ability of pedestrians to walk in or through the proposal and their access to public transportation.~~

~~If the city determines that the applicant has met these standards, it may grant a modification of the requirements of Ordinance 1124 as part of the normal review process. In granting modifications, the city may impose such conditions as will, in its judgment, secure the objectives and purposes of Ordinance 1124. (Ord. 1539 §6, 2019; Ord. 1124 §2, 2000).~~

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14.23.040 Design Review Process.

A. The design review process shall be conducted administratively by the director of community and economic development. Decisions will be determined pursuant to LMC [14.23.071](#) through [14.23.110](#). The director or their designee shall implement design review concurrent with the underlying planning review process or building permit application consistent with 11.03.030 LMC. An example of concurrent review for design review and site plan review can occur as follows:

1. *Presubmission Conference.*
 - a. Land use meeting with SPR Committee.
 - b. Design review meeting with assigned staff member. Drawings can be conceptual.
2. *Site Plan Review Meeting.*
 - a. Approval of project for land use and environmental review. Subject to completion of meetings for design review approval.
 - b. If design review is not completed prior to SPR approval, a second design review meeting to determine approval of formalized design plans may be requested as necessary.

B. The decision shall accompany the underlying land use approval. Any person aggrieved by a decision by staff may appeal pursuant to LMC [14.23.090](#). (Ord. 1539 §7, 2019; Ord. 1218 §1, 2004; Ord. 1124 §3, 2000; Ord. 1024 §2, 1995; Ord. 944 §1 (part), 1992).

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14.23.070 Submittal Requirements.

At the presubmission conference, the site plan and landscaping plan may be conceptual in form. After presubmission, the application for the following design review meeting shall contain the following items:

A. *Plans.* Four copies of the set of plans are required. The license stamps of the architect and landscape architect shall be on each appropriate page.

1. *Site Plan.* A site plan is required containing the following information:

- a. Scale and north arrow;
- b. Address of site;
- c. Vicinity map showing location of site and surrounding landmarks;
- d. Property dimensions and names of adjacent roads;
- e. Existing and finished grades at two-foot contours;
- f. Location and dimensions of existing and proposed structure(s), accessory structures with appropriate setbacks, parking dimensions, and driveways. Also, include ingress and egress patterns through the site with directional arrows;
- g. General location of trees as determined by the Lacey tree protection professional;
- h. Location, dimensions, and nature of any proposed easements or dedications;
- i. Location, dimensions, and description of common open space and recreation areas;
- j. For all **multifamily residential dwellings containing multiple unit** proposals a description of compliance with crime prevention through environmental design techniques (CPTED).

2. *Landscaping and Irrigation Plan.* The landscaping and irrigation plan shall contain the following information:

- a. Existing vegetation to be retained;

- b. Proposed vegetative materials to be placed on site. The type, size, number and spacing of plantings must be illustrated;
 - c. Proposed irrigation system to be installed including general location of irrigation main lines and sprinkler head locations;
 - d. Stamp from a licensed landscape architect or nursery person shall be placed on the plan.
3. *Elevations*. Complete elevations of all proposed construction and related elevations of existing structures (if any) are required containing the following information:
 - a. Dimensioned elevations of building drawn at 1/8" = 1' or a comparable scale. Elevations should show the type of exterior materials;
 - b. Color and exterior finishes for buildings and accessory structures;
 - c. Location and elevations of exterior lighting for buildings and parking areas;
 - d. Perspective drawings, photographs, color renderings or other graphics which accurately represent the proposed project.
4. *Section Profiles*. Two section profiles through the site are required containing the following information:
 - a. Scale;
 - b. Building(s) details;
 - c. Landscaping against the building when installed;
 - d. Lighting fixtures and standards;
 - e. Signs.
5. *Design Vocabulary*. A design vocabulary shall be established for each application subject to these design requirements and shall include the general design qualities as well as the specific architectural standards to be used. Provided a design vocabulary may be waived by the director or their designee if building plans and other application materials are detailed enough to review compliance with the provisions of Chapter [14.23](#) LMC. The design

vocabulary shall respond to the general and specific design standards as specified in this chapter.

A listing of significant compatible features that will be incorporated into the design of the buildings and streetscape shall be prepared in matrix form or other form approved by the director. Photographs, colored images, drawings, or a combination can be used. The horizontal axis of the matrix shall include all the categories of residential, commercial, parks and open space, and industrial if used. The vertical axis of the matrix shall include the following:

- a. Building mass and style--which includes the bulk, mass or size of the selected building types and the style selected;
- b. Roofs and roof materials--the various types and pitches of roofs;
- c. Facade treatment and facade materials--the types of materials, textures and colors;
- d. Entry and doors--door openings and the area immediately surrounding;
- e. Windows--window types with detailing;
- f. Eaves, porches and arcades--decorative building elements, like pergolas, cupolas, shutters, etc.;
- g. Decorative trim;

Details of these features in elevation and section that reflect the architectural styles selected both vertical and horizontal:

- h. Towers;
- i. Cross gables and dormers;
- j. Gutters;
- k. Chimneys;
- l. Walls, fences, and hedges (front yard);
- m. Walls, fences, and hedges (side yards);

- n. Colors;
- o. Driveway;
- p. Pavement materials and textures;
- q. Curb treatment;
- r. Streetlights;
- s. Street signs;
- t. Street furniture.

Under each category specific written instructions can be included. See *Table 14T-10*. (Ord. 1539 §10, 2019; Ord. 1124 §4, 2000; Ord. 1024 §2, 1995; Ord. 944 §1 (part), 1992).

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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.](#))~~

~~BA. *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.](#))~~

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

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

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

DC. 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: one or more of the following features shall be provided.~~

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 features that provide comparable privacy treatments, as determined by the director or their designee. ~~that adds visual interest along the privacy wall is encouraged.~~ (See [Table 14T-23.](#))

ED. 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 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, oOpen metal, prefabricated stairs and railings are discouraged. (See [Table 14T-24.](#))

FE. 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 lot, per dwelling unit~~.
7. Garage sidewalls that face the street (e.g., as a result of garages being aligned at an angle or perpendicular with the house) shall appear to contain habitable space. This can be accomplished by incorporating windows and other design elements into the garage wall that are ~~in character 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 meet the intent, achieve a similar level of visual articulation and garage de-emphasis as the features listed above, as determined by the director or their designee. (See *Table 14T-27.*)

GE. 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 six feet in height.
- c. Zero-lot-line configuration without transparent windows on the privacy wall.
- d. Other screening treatments that are functionally equivalent to the options listed above.

HG. *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.

HH. *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. Alternative treatments that provide comparable faced articulation may be permitted. Exceptions will be considered where buildings employ other distinctive window or facade treatment that adds depth and visual interest to the building. (See [Table 14T-30](#).)

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

1. Duplicative house designs adjacent to each other are prohibited. Simple reverse configurations of the same house design on adjacent lots are not sufficient to meet architectural variety goals. Exceptions may be granted by the director or their designee where the applicant demonstrates that a consistent architectural design contributes to a cohesive development pattern, such as clustering around common open space or along a defined streetscape. ~~in special circumstances where similar architectural consistency provides a distinct character for a cluster of homes surrounding an open space or on a particular street (cottage homes around a common open space are an example).~~

2. Generally, the more houses in a subdivision, the greater the number of different facade elevations will be required. Specifically:

- a. Ten to nineteen homes, a minimum of four different facade elevations shall be used.
- b. Twenty to thirty-nine homes, a minimum of five different facade elevations shall be used.
- c. Forty to sixty-nine homes, a minimum of six different facade elevations shall be used.
- d. Seventy or more homes, a minimum of seven different facade elevations shall be used.

e. Alternatives compliance may be achieved where the design demonstrates comparable variation in building form, materials, and layout. 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 helps to distinguish one facade elevations as the features listed above, as determined by the director or their designee. 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).~~

~~4. Residential subdivisions and developments shall avoid uniform development patterns by incorporating variation in lot size, building size or building form. This standard may be satisfied through a range of lot areas, dimensions, building heights, floor areas, footprints, or through an alternative design approach that archives a functionally equivalent level of variation.~~

KJ. 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.](#))

LK. 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.~~

ML. 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).

~~**M. Accessory structures over sixteen feet in height shall comply with the roof design, siding type and color requirements contained within this chapter and are subject to design review. Accessory structures shall demonstrate scale and design compatibility with the primary structure, or an alternative approach that achieves a functionally equivalent result.**~~

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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 Relationship to Single-Family Design Standards. Detached Structures.~~ 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 provisions of this section design criteria herein shall apply.

1. *Entry Design.*

a. ~~Use either a single entry providing access to multiple units with appearance of a single entry to a single-family house or separate distinct covered entries 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~~ habitable space, or designed as single or tandem configurations. living units of one or more of the units, except where designed with adjacent single or tandem garages. No more than two single or tandem garages may be placed in a row.

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

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

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

D. *Complementary Design.* Units shall incorporate complementary design features 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 such as:

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

E. *Landscaping.* ~~Utilize~~ native and drought-tolerant landscaping and/or vegetated LID facilities that are integrated with the overall site design. complement the architecture of the unit.

F. *Privacy Standards.*

1. Window Placement. Placement of windows shall consider privacy so residents from one unit to the next cannot look directly into another unit. 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.

32. *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, hereby 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 ~~meet the intent of the criteria~~ are functionally equivalent to the options listed above 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 Historical 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, including large lot sizes and single-family traditional housing styles.

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

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

1. A ~~pedestrian scale 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. Narrow local access streets with ~~out no~~ sidewalks, ~~typical of existing streets consistent with existing neighborhood patterns~~, are permitted.

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

D. ~~Accessory structures shall be designed to be architecturally compatible with the primary structure on the lot and consistent with the established historic character of the neighborhood.~~

Compatibility may be demonstrated through building form, materials, roof style, and architectural detailing.

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14.23.076 Design Criteria For ~~Townhouses~~ Fourplexes.

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

~~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.)~~

~~BA. Street Access. Townhouse Fourplexes 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 view. ~~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.~~~~

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

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

DC. Garage Configuration. For any ~~townhouse fourplex~~ 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](#).)

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

FE. Building Articulation. ~~Townhouse Fourplex~~ buildings shall be articulated to emphasize individual 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.

GF. Repetition with Variety. ~~Townhouse~~ ~~fourplex~~ 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 ~~townhouse fourplexes~~.
2. Providing different building elevations for external ~~townhouse fourplex~~ 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 ~~do not sufficiently provided variety. 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 More than Four Attached Units 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.~~

21. *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 applicable standards specific requirements. (See Table 14T-44.)
- d. Avoid locating parking spaces directly in front of the building entrance or in such a way as to interfere with visibility and access. Parking shall not be located directly in front of the building or where it would interfere with visibility or pedestrian access.
- e. Provide diversity in the layout of multi-building developments. For example, avoid linear arrangement and utilize offset building footprints.

32. Surface Parking Location. Parking lots shall be located to the side or rear of buildings. Parking lots may not be located adjacent to street corners. (See Table 14T-45.)

43. Parking Garages.

- a. ~~Parking 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 in the area, as approved by the director or their designee.~~ or buildings in the area to the satisfaction of the ~~director.~~ Upper level parking garages ~~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 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 parking areas spaces (on-site) 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 load/unload parking zones near the entry of the building. These spaces shall be located in such a manner as to minimize interferences with the entryway.

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.~~

87. 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 and be direct where feasible.~~ ~~between dwelling units and the street are required. Such pathways between the street and buildings fronting on the street should be in a straight line.~~ Exceptions may be allowed by the director ~~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 ~~street fronting dwelling units the sidewalk may satisfy this requirement.~~ ~~townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard.~~ For multiple-family developments, ~~p~~pedestrian connections ~~shall be provided between building 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.~~

c. Elevated external stairways or walkways which provide 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. ~~Appropriate~~ Screening or buffering ~~shall be provided~~ to create a physical separation between pedestrians ~~pathways, and~~ vehicle access areas, and ~~ground floor residential unit windows.~~ ~~the windows of residential units shall be provided.~~

Acceptable treatments include:

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

(2) Site ~~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 ~~adjacent~~ walkways, ~~pedestrians have limited views into dwelling units.~~

e. Pedestrian walkways ~~should~~ may be defined ~~by~~ with Type II or Type III landscaping (as defined in LMC [16.80.050](#)) for a combination of overstory and understory vegetation.

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

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

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

3. *Materials Standards for Pathways.*

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

b. Except as allowed in subsection [\(C\)\(3\)\(c\)](#) of this section, the pedestrian circulation system shall be clearly ~~distinguished defined and designed so as to be separated~~ from driveways and parking/loading areas through the use of raised curbs, elevation changes, bollards, landscaping, ~~distinct different~~ 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 enhanced special 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

elements shall be ~~incorporated~~ integrated into the design of a shared auto/pedestrian court. (See Table [14T-50](#).)

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

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

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

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

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

(2) Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than fifteen feet in width (except for front porches). Alternative configurations may be approved ~~considered~~ by the director or their designee where the applicant ~~can successfully~~

demonstrates that the common open space ~~meets the intent of the standards. provides usable area(s) for recreational or leisure activity and is comparable in function to the required dimensional standard.~~

(3) Spaces (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity.

(4) Spaces shall feature paths, landscaping, seating, and lighting. ~~Other amenities that make the area more functional and enjoyable are encouraged.~~

(5) Individual ~~ground floor dwelling units entries~~ shall be provided ~~onto~~ common open space, ~~from adjacent ground floor residential units, where applicable. Small, Ssemi-private open spaces serving for~~ adjacent ground floor units ~~may be provided where they that~~ maintain visual ~~connection to the common areas. 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 ~~shall should~~ be oriented to receive sunlight, ~~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:

No dimension is less than eight feet.

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

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

7. *Private Open Space*. In addition to the common open space requirements noted in subsection ~~(C)(6) of this section, multi-family uses must~~ at least fifty percent of the required open space shall be provided as private open space. ~~Private open space~~ This may include ~~private~~ balconies, porches, decks, or patios. Semi-private open space ~~areas concepts, 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 the treatments below:

(1) For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or one-tenth of the wall height (finish grade to top of wall).

(2) For gable, hipped, or shed roofs--a minimum slope of five feet vertical to twelve feet horizontal.

(3) Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are no more than thirty feet in width (measured horizontally).

f. Change in building material or siding style, coordinated with building modulation and/or color variation. ~~(perhaps coordinated with horizontal building modulation and a change in color).~~

g. Alternative methods may be as approved by the director or their designee where the applicant demonstrates that the proposed design achieves a level of façade articulation and building scale consistent with the requirements of this section. ~~that effectively reduce the perceived bulk and scale of the buildings and add visual interest. For example, buildings using high quality materials such as brick and special facade~~

~~detailing may not need much modulation to provide visual interest.~~ (See Tables [14T-53](#) and [14T-54](#).)

3. *Facades of Large Buildings.* Buildings visible from the street must use design techniques to break up long continuous building walls, reduce the architectural scale of the building, and add visual interest. ~~Specifically, A~~any building facade longer than one hundred twenty feet in width ~~shall use 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, to meet the intent of the standards~~ as determined by the director ~~or their designee~~. (See Table [14T-55](#).)

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

6. *Raised Ground Floor.* ~~Where feasible, Developments are encouraged to raise the 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. *Street Corner Buildings*. Buildings located at street corners ~~shall be encouraged to incorporate design features to utilize prominent building elements~~ to emphasize the corner, these highly visible locations. This could include a corner facing building ~~entrance, entry, change variation~~ in building materials, ~~distinct 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 be enhanced with appropriate details. Each of the types of details listed below are worth one point unless otherwise noted. ~~Multi-family b~~ Buildings must achieve the equivalent of four points worth of architectural details. Chosen details must be compatible with the chosen architectural style. All new residential buildings shall include at least two of the following elements on their facades:

- a. Decorative porch design with distinct design and use of materials.
- b. Decorative treatment of windows and doors, such as decorative molding/framing details around all ground floor windows and doors, bay windows, decorative glazing, door designs, and/or unique window designs.
- c. Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.
- d. Decorative light fixtures with a diffuse visible light source, such as a globe or "acorn" that is non-glaring or a decorative shade or mounting for each building entry on the facade.
- e. Brick or stonework covering more than ten percent of the facade (two points).

- f. Decorative building materials ~~that add visual interest~~, including:
- (1) ~~Individualized patterns or continuous Patterned or detailed~~ wood ~~elements.~~
details.
 - (2) Decorative moldings, brackets, wave trim or lattice work.
 - (3) Decorative brick or stonework. ~~(may be in addition to the brick or stonework credits noted above if they are arranged in a decorative manner that adds visual interest to the facade).~~
 - (4) Other materials with decorative or textural qualities 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 architectural detail as the elements listed above adds visual interest to the building as approved by the director or their designee. (See Table [14T-58](#).)

32. 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 facing the street ~~shall be should aligned to reflect floor levels and shall not be located between floors. indicate floor levels and should not occur between floors.~~ Exceptions may be granted for stairwells.
- c. Building facades shall incorporate at least one of the following employ techniques:
- i. ~~Windows to~~ recessed or projected individual windows above the ground floor at least two inches from the facade above ground floor; or
 - ii. ~~or incorporate W~~ window trim at least four inches in width that contrasts features color that contrasts with the base building color; ~~or;~~
 - i.iii. Alternative window or façade treatments that provide comparable depth or articulation ~~Exceptions will be considered as approved 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](#).)

43. Exterior Materials.

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

54. 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. Service elements shall be sited adjacent to an off of the alley, where available. Where ~~there is~~ no alley is available, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on- and off-site) residents or other uses, and pedestrian areas.

b. Service elements shall be sited and designed to provide sufficient visibility for safety and security. ~~to prevent hiding places for unwanted persons.~~

c. The designated spot for service elements shall be paved.

d. Service elements shall be enclosed using materials and design features consistent with the primary structure and shall incorporate screening such as fencing, walls 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. Enclosures shall be designed to meet the following standards: Requirements and considerations:

(1) ~~The design of any detached service enclosure shall be compatible with the design of the primary structure or structures on the site. This could include similar building materials and/or detailing. The six-foot fence~~ 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 ~~must shall~~ be screened ~~by with~~ Type I landscaping ~~(as defined in accordance with LMC 16.80.050).~~

~~(23) Service enclosures shall be located to maintain separation from adjacent residential units where feasible. 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, ~~s~~Service enclosures ~~are~~ may be integrated into the building itself. (See Table [14T-60](#).)

~~32.~~ 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](#).)

~~43.~~ *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.

~~54.~~ 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. If recreational storage is utilized, it shall be screened by a six-foot fence that matches the architectural style of the buildings on site. The six-foot fence may be constructed of concrete block, brick, or wood.

G. *Privacy and Relationship to Adjacent Sites.*

~~1. Intent.~~

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

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

~~2.1~~ *Privacy and Relationship to Adjacent Sites.* Adequate solar access and privacy for ~~multi-family~~ dwelling units shall be provided along the side yard. Specific standards and guidelines:

- a. Buildings or portions thereof containing dwelling units whose solar access is only from the side of the building (facing towards the side property line) shall be set back from the property line at least fifteen feet.
- b. Transparent windows shall occupy no more than ten percent of any facade within fifteen feet of the side property line.
- c. Balconies or rooftop decks located within fifteen horizontal feet of a side property line ~~must~~ shall utilize opaque guard rails to ~~minimize~~ enhance 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.~~

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

- a. Provide Type I landscaping (as defined in LMC [16.80.050](#)) at least ten feet deep along side and/or rear property lines. where a strong visual buffer to the adjacent use is desired. A screen fence up to six feet tall in height may be used in conjunction with the landscaping.
- b. Provide Type II or III landscaping (as defined in LMC [16.80.050](#)) at least ten feet deep along side and rear property lines. where a visual separation of uses is desired. The width of the planting strip may be reduced to five feet if used in conjunction with a screen fence approximately six feet tall in height.
- c. Other treatments may be that meet the intent of the criteria as approved by the director or their designee where they achieve functionally equivalent screening and separation as the options listed above and address factors such as views, applicable uses, connectivity, and privacy. 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 sShared pathway along or adjacent to the property line with landscaping; This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of the space. This treatment requires a recorded agreement with applicable adjacent property owner(s).
 - (2) Tall- A privacy fence or hedge (up to six feet tall). in height; or
 - (3) A Llow screen fence or hedge (up to three feet tall). in height. 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.

3.2 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.~~

5.4 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 all~~ 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 ~~must shall include have~~ landscaping along any exposed foundation. ~~The~~ landscaped 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 that provide building access for pedestrians or vehicles. ~~to the building.~~ The foundation landscaping must shall meet the following standards:

a. The landscaped area must be at least three feet wide in width.

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 ~~feature include~~ 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 ~~planting strip required buffer width~~ may be reduced to five feet ~~if when~~ a decorative masonry wall (approximately three feet in height) is incorporated with the landscaping. ~~bed (preferably behind the landscaping).~~
- c. Other landscaping types ~~may be approved by the director or their designee, will be considered by the director~~ 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 required for entryways, parking lots, carports, swimming pools, play areas, and along pedestrian pathways. The on-site pedestrian circulation system must be lighted to a level where pedestrians can identify faces from a reasonable distance.

~~32.~~ Lighting shall be activated by photo electric cells or timer.

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

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

J. *Sign Guidelines.* 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 ~~the a~~ required front yard setback area and between any street and 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 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 1695, passed December 16, 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.](#)

14.23.086 Design Requirements For Zones With Pedestrian Emphasis And Key Multimodal Corridors And Intersections.

~~A major emphasis of the Comprehensive Plan is to create more opportunities for pedestrians and multimodal transportation. Key multimodal corridors and intersections designated in the Comprehensive Plan and zoning map will be the heart of the city's circulation system. If the city's goals of a more pedestrian-friendly city are to be realized, these multimodal corridors and intersections and surrounding road networks must develop with amenities and designs that will entice pedestrians, bicyclists and transit riders.~~

A. *Applicability.* Standards listed under subsections [B](#) and [C](#) of this section apply to all zones with pedestrian emphasis. Standards for circulation and design for multimodal corridors and key pedestrian intersections apply to all zones along such corridors and at key pedestrian intersections. Provided ~~multifamily condominium and townhouse~~ residential development with less than five units and all single-family short plats and permits for individual single-family detached homes and accessory uses shall be exempt.

B. *General Requirements.*

1. Increase pedestrian amenities and function along key multimodal corridors, at intersections, and in pedestrian-oriented zones.
2. Provide a network of ~~comfortable and interesting~~ pedestrian streets which link residential areas with commercial zones throughout the growth area.
3. Reduce dependence on the automobile in zones with pedestrian emphasis by providing increased emphasis on other modes of transportation, such as walking, bicycling and transit through the provision of pedestrian-oriented, multimodal streets.
4. Provide ~~a high quality,~~ compact pedestrian-oriented street environment that is ~~easily and pleasantly~~ traversed on foot.
5. Increase architectural continuity and compatibility within and between zones.
- ~~6. Encourage business and pedestrian areas and spaces that are active throughout the day and evening.~~
- ~~7. Improve sidewalk and building integration, which increases human comfort and activity.~~

86. Incorporate “human-scaled” elements into building design.

97. Provide direct visual contact between activities occurring inside buildings and the street environment. (See also subsection (C)(4) of this section, Blank Wall Limitation.)

C. *Specific Pedestrian Requirements.*

1. *Reduced Setbacks.* Placement of building walls shall be such that they enclose and define the street space. The location, height, and massing of walls shall provide human-scaled street enclosure and building edge continuity on pedestrian-oriented streets (multimodal corridors). To provide a more continuous building edge, buildings shall be placed forward on lots adjacent to designated multimodal corridors. Street wall location adjacent to the sidewalk shall bring building activities into physical and visual contact with the sidewalk environment. ~~and increase the liveliness of the street.~~

a. Key commercial designations with pedestrian emphasis (central business districts, neighborhood commercial and mixed use corridors) have maximum front yard setbacks of fifteen feet and allow zero feet. Residential zones allowing moderate to high densities also provide for reduced setbacks.

b. *Exceptions to Reduced Setbacks.* The street wall may be set back to provide transition to residential neighborhoods, to provide more separation of public and private space in residential development, to meet centerline setback requirements, for building entrances, for pedestrian plazas, and to allow existing setback buildings as conforming uses.

(1) *Building Entrances Allowance.* Large entryways which are integral to a building design may be set back more than fifteen feet.

(2) Pedestrian plazas.

2. *Pedestrian Plazas.* Pedestrian plazas are intended to be open to the public (but are not required to be). They are spaces which people will use along intensively developed streets (multimodal corridors) and in some commercial and all mixed use corridors. Facilities and buildings can be grouped around small pedestrian plazas to create places where people may congregate.

All commercial subdivisions or binding site plans in mixed use zones or zones with pedestrian emphasis ~~shall provide plazas, unless the city determines that site conditions or project constraints make such provision infeasible or inconsistent with the applicable standards of this chapter, are expected to provide plazas unless the city determines the provision of such is not consistent with the intent of this chapter due to special circumstances of the site or project.~~

Commercial or ~~multifamily residential~~ building projects in the mixed moderate or high density corridors may provide plazas to obtain bonus building or development coverage. Pedestrian plaza designs must meet the following criteria:

- a. *Size and Dimension.* The maximum width of the pedestrian plaza shall normally be sixty feet. (See Table [14T-13.](#))
- b. *Access.* The surface of all pedestrian plazas must be visually and physically accessible from the public right-of-way. Allowances may be made for sites with steep topography.
- c. *Surface.* Paved walking surfaces must be provided.
- d. *Landscaping.*
 - (1) At least ten percent of the plaza area must be landscaped with living plants.
 - (2) The landscaping must be planted and maintained according to Chapter [16.80](#) LMC.
 - (3) Landscaping shall not block visual access to the pedestrian plaza.
- e. *Seating.*
 - (1) Seating shall be provided in all pedestrian plazas.
 - (2) Tops of walls and steps may be considered seating if designed to accommodate this function.
- f. *Exposure to Sunlight.* (See Table [14T-13.](#))
 - (1) Southern locations are encouraged to allow direct sunlight to enter the space and strike the plaza floor.

- (2) Pedestrian plazas shall be designed to allow some direct sunlight to enter the plaza.
- (3) Pedestrian plaza landscaping shall be designed in a manner that does not block the entrance of direct sunlight.

g. *Plaza Edges.*

- (1) *Plaza Enclosure.* All pedestrian plazas must be enclosed on at least two sides by a structure or by landscaping which creates a wall-like effect.
- (2) *Prohibited Edge Conditions.*
 - (a) Unscreened parking lots, chain link fences and other inhibiting conditions are prohibited adjacent to pedestrian plazas.
 - (b) Blank walls in pedestrian plazas are subject to the blank wall limitation standards of subsection (C)(4) of this section.

h. *Uses in Pedestrian Plazas.*

- (1) Permitted uses: playground equipment, fountains, waterfalls, pools, sculptures, works of art, arbors, trellises, benches, trees, planting beds, trash receptacles, drinking fountains, bicycle racks, open air cafes, kiosks, vending carts, outdoor furniture, lighting, flagpoles, public telephones, temporary exhibits, canopies, awnings, and similar uses to support which encourage pedestrian use of these spaces.
- (2) *Allowed Motor Vehicle Use.* Motor vehicle use of pedestrian plazas for passenger drop off and pick up at plaza edge. All other loading or motor vehicle access is prohibited.

- i. *Exceptions.* The site plan review committee may grant exceptions to the pedestrian plaza standards if the proposed design is functionally equivalent to the standards set forth in section 14.23.086(C)(2). meets the intent of this chapter.

3. *Awnings, Marquees and Arcades.* Continuous canopies, awnings, marquees, and arcades keep pedestrians out of the rain and contribute to overall integration of individual buildings

within the streetscape. This pedestrian weather protection also helps define the pedestrian zone on the sidewalk.

a. *Requirements.*

- (1) All commercial uses in zones with pedestrian emphasis shall provide some weather protection for their patrons.
- (2) Awnings, marquees, and arcades must meet the city's adopted Building Code requirements.
- (3) Awnings, marquees, and arcades are encouraged along the street wall, or that portion of the street wall that abuts or is parallel to the sidewalk. The maximum depth (projection from street wall) is regulated in the applicable section of the city's adopted Building Code.
- (4) The lower edge of all awnings, marquees, and arcades must be between the heights of eight and twelve feet above finished grade. Awnings on a given block shall be the same or similar height.
- (5) Canopies, awnings, marquees and arcades may project into the public right-of-way with approval of the site plan review committee.

4. *Blank Wall Limitation.* ~~Blank walls shall be limited along streets and pedestrian areas to ensure building facades incorporate features that support pedestrian activity and visual continuity. A successful pedestrian environment will provide varied, pedestrian-friendly building facades and sidewalk activities. Blank walls and dull building facades can degrade a pedestrian streetscape and the business environment as they deaden the surrounding space and break the continuity of the building edge. Therefore, the construction of blank walls shall be limited to prevent the disruption of existing building patterns and to avoid an uninviting street environment. The regulations in this section are intended to reduce blank wall impacts on the pedestrian and business environment.~~

a. *Blank Wall Limitation Requirements.*

- (1) All commercial ground level walls within fifty feet of a street or pedestrian area shall feature pedestrian-friendly facades. Sixty percent of the street wall facade within fifty feet of the street or pedestrian area is regulated between two and eight

feet in height. (See Table [14T-14](#).) This dimension applies to all options for blank wall treatments (transparent windows, art and architectural treatment, and trellis and planting techniques).

(2) At least sixty percent of a wall facing a street shall consist of transparent window area or display windows which provide visibility into building interiors.

~~Maximum wall coverage with windows is recommended.~~

(3) In addition to subsections [\(C\)\(4\)\(a\)\(1\)](#) and [\(2\)](#), ~~at least two of the following features shall be incorporated into non-window wall areas; of this section, two or more of the following techniques shall be employed to provide interest on non-window areas:~~

(a) ~~Integrated artwork or architectural detailing applied to the wall surface; Sculpture, mosaic, glass block opaque art glass, bas-relief artwork, or similar features of visual interest which are incorporated into the street wall or blank building wall. Structural architectural elements may be acceptable if the design meets the intent of this section.~~

(b) Installation of a ~~permanent~~ vertical trellis in front of the wall with climbing plants or plant materials.;

(c) Pedestrian plazas ~~adjacent to the wall area; may meet this requirement if the design complies with the intent of this section.~~

(d) ~~Other façade treatments that provide a level or articulation functionally equivalent to the features listed above. Any other architectural techniques that meet the intent of this section to provide a pedestrian-friendly, comfortable street environment with architectural interest.~~

b. *Retaining Walls.* Retaining walls on pedestrian streets are considered blank walls and are subject to the regulations in this section with the exception of subsection [\(C\)\(4\)\(a\)\(2\)](#) of this section. Retaining wall treatment may include a stone wall, landscaping treatment, special texture or design. Blank concrete is prohibited.

c. *Exceptions.* Where this section is in conflict with the city's adopted Fire Code, the Fire Code shall govern.

5. *Primary Building Entrance.* Primary building entrances are required on the street or pedestrian and transit access from street to allow people to arrive by foot, by transit, or by other means (in addition to the car), and to increase pedestrian and street activity. For buildings adjacent to a sidewalk entrances shall meet the following minimum requirements:

- a. The primary entrance to all buildings shall face the street or central pedestrian plaza.
- b. All primary building entrances shall be clearly visible from the sidewalk or pedestrian plaza.
- c. Direct access shall be provided either:
 - (1) From the sidewalk if the building facade is adjacent to the sidewalk; or
 - (2) From a pedestrian plaza if the building facade is not directly adjacent to the sidewalk. (See Table [14T-13](#).)

D. *Circulation and Design for Multimodal Corridors and Key Pedestrian Intersections.*

1. Multimodal corridors and key pedestrian intersections shall provide a connected pedestrian circulation system linking residential uses, nonresidential uses, common open space, transit stops, and other key destinations within the development. ~~are intended to provide a focus for multimodal activity in each neighborhood. The corridor shall provide an area of convergence for the pedestrian sidewalk network that interconnects all dwelling units with other units, non-residential uses, common open space, bus stops and sensitive-area tracts. Mid-block crossings shall be utilized where necessary to promote more efficient or strategic interconnections with pedestrian corridors or trail systems. Sidewalk systems shall be separate and distinct from motor vehicle circulation to the greatest extent possible, provide a pleasant route for users, promote enjoyment of the development, and encourage incidental social interaction among pedestrians. Sidewalks shall be of barrier-free design.~~

2. Pedestrian pathways shall be physically separated from motor vehicle circulation where feasible.

3. Mid-block crossings shall be provided where necessary to maintain direct and continuous pedestrian connections.

4. All pedestrian facilities shall be designed to meet applicable accessibility standards.

5. Pedestrian circulation areas shall include features such as seating, landscaping, or street furniture in locations that support pedestrian use.

~~The pedestrian circulation system shall include gathering/sitting areas and provide benches, landscaping, and other street furniture where appropriate. Sidewalks along the corridors and at key intersections shall promote pedestrian activity.~~

2. Sidewalks shall be a minimum of six feet in width, expanding to eight feet or more along major pedestrian routes. Sidewalks in commercial areas shall normally be ten to fifteen feet in width depending upon location of major pedestrian routes and significance of the sidewalk for pedestrian use. The specified sidewalk dimensions shall be in addition to land area used for street functions or the placement of objects in the sidewalk area.

Standard material for sidewalk construction is acceptable; provided, however, key pedestrian intersections shall use special materials. See subsection (D)(5) of this section.

3. Bikeways.

a. Bikeways shall be provided to connect key destinations within the development to designated multimodal corridors. Key destinations may include residential areas, open space, and nonresidential areas.

b. Bikeways are not required on local residential streets with low average daily traffic.

c. Bikeways shall be provided along multimodal corridors, collectors, and arterials.

d. Bikeways shall meet the minimum width and design standards for Class 1,2 or 3 facilities as specified in the Regional Transportation Program and the Lacey Transportation Plan.

e. Bikeways shall be constructed using asphalt, porous asphalt, or other approved surface.

f. Bicycle parking shall be provided at key destination areas, including commercial uses, open space, and other activity areas.

~~— shall be provided to link key components of each neighborhood with the corridor. Bikeways do not have to be marked on local residential streets with low~~

~~average daily traffic. Bikeways are required on portions of multimodal corridor designations, collectors and arterials. The width of bikeways shall be in accordance with the minimum dimensions specified for Class 1, 2, and 3 bikeways as defined in the Regional Transportation Program and the Lacey Transportation Plan. Bikeways shall use asphalt paving, porous asphalt, or other approved surface. Bike racks shall be provided at strategic destination locations along the corridors such as commercial areas, open spaces and other neighborhood focus points.~~

4. Key pedestrian intersections shall be located at the focal point of neighborhoods as shown on the Lacey Comprehensive Plan Land Use Map. All key pedestrian intersections shall have street furniture as well as other significant pedestrian areas along the corridor.

Elements of street furniture, such as benches, waste containers, drinking fountains, planters, phone booth, bus shelters, bicycle racks, and bollards, should be carefully selected to ensure compatibility with the architecture of surrounding buildings, the character of the area, and with other elements of street furniture. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage. Street furniture shall meet all city guidelines for strength, durability, maintenance and safety.

5. At key pedestrian intersections and other areas of special significance to pedestrians along corridors, sidewalks shall be constructed of permeable pavers, brick, colored/textured concrete pavers, concrete containing accents of brick, colored stamped concrete or some combination thereof that is compatible with the style, materials, colors and details of the surrounding buildings and neighborhood. The functional, visual, and tactile properties of the paving materials shall be appropriate to the proposed functions of pedestrian circulation in the immediate area. Such techniques are also recommended for public or semi-public plazas, courtyards, or open spaces along the corridor.

6. Bus stops shall be located along collectors and arterials on the corridor in consultation with Intercity Transit and North Thurston School District and shall be integrated as part of the pedestrian network. Bus stops may also be provided along strategic sections of local access streets if the city of Lacey, North Thurston School District and Intercity Transit determine such location will provide the most convenient coverage for residents. Locations for bus stops shall be designed to make transit services accessible to all residents of the neighborhood.

7. Transit passenger pads and shelters may be provided at focal points in the neighborhood along corridors, such as commercial areas and key pedestrian intersections, if deemed necessary by the city in consultation with Intercity Transit and North Thurston School District. Design and size of shelters and pads will be determined in consultation with Intercity Transit.

8. Bus stops shall be illuminated at night to enhance passengers' safety and sense of security.

9. Pedestrian-scale lighting.

a. Pedestrian-scale lighting shall be provided along local access streets, pedestrian walkways, sidewalks, courtyards, community greens, internal open spaces and designated corridors.

b. Lighting shall be arranged to provide continuous illumination along pedestrian routes. Light poles may be arranged in a staggered pattern on both sides of the street.

c. Lighting fixtures and poles shall be between twelve and twenty-four feet in height.

d. Lighting poles and fixtures shall be constructed of durable materials, including steel, cast iron, aluminum, or other approved materials.

~~Decorative human scale lighting is recommended on all local access streets, pedestrian walkways, sidewalks, courtyards, community greens, internal open spaces and along corridors at intervals adequate to provide pedestrians with safe and comfortable lighting. Light poles may use a staggered pattern when measured and spaced using both sides of the street. Lighting fixtures and poles shall generally be between twelve to twenty-four feet in height and constructed from steel, cast iron, or aluminum, with poles and fixtures complementing the human scale and architectural character of the neighborhood.~~

10. Street lights should be decorative and blend with the architectural style of the plat or development project. (See Design Vocabulary in Table [14T-10](#).) (Ord. 1539 §17, 2019; Ord. 1496 §13, 2016; Ord. 1208 §54, 2003; Ord. 1154 §4, 2001; Ord. 1124 §12, 2000; Ord. 1024 §5, 1995).

The Lacey Municipal Code is current through Ordinance 1695, passed December 16, 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.](#)

DRAFT

Chapter 14.25 IMPACT FEES

Sections:

14.25.010	Title
14.25.020	Authority
14.25.030	Additional definitions
14.25.040	Service areas
14.25.050	Assessment of impact fees
14.25.060	School impact fees
14.25.070	Independent fee calculations
14.25.080	Exemptions
14.25.090	Credits
14.25.100	Tax adjustments
14.25.110	Appeals
14.25.120	Authorization for school interlocal agreement and establishment of school impact account
14.25.130	Refunds
14.25.140	Deferral of impact fees
14.25.150	Use of funds
14.25.160	Administrative guidelines
14.25.170	Review
14.25.180	Administrative fees

14.25.010 Title.

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14.25.020 Authority.

...

14.25.030 Additional definitions.

...

14.25.040 Service areas.

...

14.25.050 Assessment of impact fees.

- A. The city shall collect impact fees based on the adopted city impact fee schedule or an independent fee calculation as provided for in LMC [14.25.070](#) and the applicable interlocal agreement pursuant to LMC [14.25.120](#), from any applicant seeking development approval from the city for development activity within the city limits of Lacey, where such development activity requires the issuance of a building or occupancy permit for new residential development. This shall include the expansion of existing structures that increase the number of dwelling units.
- B. For mixed-use developments, impact fees shall be imposed for the proportionate share of the residential land use, based on impact fee rates in the city impact fee schedule.
- C. Impact fees shall be assessed at the time the complete building permit application is submitted for each unit in the development, using either the impact fee schedules in effect or an independent fee calculation, at the election of the applicant and pursuant to the requirements set forth in LMC [14.25.060](#). The city shall not accept an application for a building permit if short plat, final plat, binding site plan, site plan review or planned community approval is needed and has not yet been granted by the city. Furthermore, the city shall not accept an application for a building permit unless prior to submittal or concurrent with submittal, the fee payer submits complete applications for all other discretionary reviews needed.

D. Applicants that have been awarded credits prior to the submittal of the completed building permit application pursuant to LMC [14.25.090](#), shall submit, along with the complete building permit application, a copy of the letter or certificate prepared by the director pursuant to LMC [14.25.090](#) setting forth the dollar amount of the credit awarded.

E. A feepayer may identify in the application information regarding fees that the feepayer has paid or will be required to pay under the State Environmental Policy Act (Chapter [43.21](#) RCW), or that are being assessed upon the feepayer by other municipalities, in either case which the feepayer believes would duplicate the impact fee. The director will respond to the information in writing, determining whether collection of the impact fee under the circumstances would be lawful under RCW [82.02.100](#) or other applicable law, and the determination may be appealed through procedures provided under this title.

F. Impact fees, as determined after the application of appropriate credits, shall be collected from the feepayer prior to the time the building permit is issued for each unit in the development, unless payment of fees is deferred pursuant to LMC [14.25.140](#). (Ord. 1507 §7 (part), 2017).

G. Impact fees for accessory dwelling units shall be assessed at fifty percent of the rate applicable to detached single-family dwellings.

14.25.060 School impact fees.

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14.25.070 Independent fee calculations.

...

14.25.080 Exemptions.

A. The following shall be exempted from the payment of impact fees:

1. Alteration of an existing nonresidential structure that does not expand the usable space or add any dwelling units;
2. Miscellaneous improvements, including but not limited to, fences, walls, residential swimming pools, mining, dredging, filling, grading, paving, excavation, or drilling operations, storage of equipment or materials, and signage;
3. Demolition or moving of a structure or dwelling unit;
4. Expansion of an existing residential structure that does not increase the number of residential units;
5. Replacement of a structure with a new structure of the same use at the same site or lot when such replacement occurs within six years of the demolition or destruction of the prior structure;
6. Dwelling units located in housing developments intended for and solely occupied by persons fifty-five years and older, including nursing homes and retirement centers, shall be exempt from the payment of school impact fees as long as those uses are maintained, and the necessary covenants or declarations of restrictions in a form approved by the city attorney and the school district attorney, required to ensure the maintenance of such uses, are recorded on the property;
- ~~7. The creation of an accessory dwelling unit including but not limited to family member units, shall be exempt from the payment of school impact fees;~~
- ~~87.~~ A single room occupancy dwelling shall be exempt from the payment of school impact fees;
- ~~98.~~ A partial exemption of not more than eighty percent of school impact fees for any form of low-income housing occupied by households whose income when adjusted for size, is at or below eighty percent of the area median income, as annually adjusted by the U.S. Department of Housing and Urban Development; provided, that a covenant approved by the school district to assure continued use for low-income housing is executed, and that the covenant is an obligation that runs with the land upon which the housing is located and is recorded against the title of the property.

B. The director shall be authorized to determine whether a particular development activity falls within an exemption identified in this section. Determinations of the director shall be subject to the appeals procedures set forth in LMC [14.25.110](#). (Ord. 1507 §7 (part), 2017).

14.25.090 Credits.

...

14.25.100 Tax adjustments.

...

14.25.110 Appeals.

...

14.25.120 Authorization for school interlocal agreement and establishment of school impact account.

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14.25.130 Refunds.

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14.25.140 Deferral of impact fees.

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14.25.150 Use of funds.

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14.25.160 Administrative guidelines.

The director or their designee shall be authorized to adopt forms, applications, brochures, and guidelines for the implementation of this title which may include the adoption of a procedures guide for impact fees. (Ord. 1507 §7 (part), 2017).

14.25.170 Review.

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14.25.180 Administrative fees.

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STAFF REPORT

Planning Commission
May 13, 2026

Subject: Manufactured Home Park - Outreach and Engagement Plan
To: Planning Commission
Prepared by: Jennifer Adams, Housing Coordinator *JA*
Division Review: Ryan Andrews, Community Planning Manager *RA*
Department Director: Vanessa Dolbee, CED Director *VD*

Purpose: Briefing

Recommendation: Review only.

Brief: Staff will brief the Planning Commission on a draft stakeholder outreach and engagement plan to inform future manufactured home park preservation strategies. Feedback will be sought on engagement scope, approach, and stakeholder inclusion. No action is requested.

Prior Review:

Planning Commission – 6/6/2023 [Link](#)

Planning Commission – 10/3/2023 [Link](#)

Attachments:

1. Manufactured Home Parks - Outreach and Engagement Plan (2026)
2. Map - MHPs in City Limits and Urban Growth Area

Policy or Legal Alignment:

1. Housing Element (2025) [Link](#) - **Goal 7:** Mitigate housing displacement and the loss of naturally occurring affordable housing units.
2. Housing Element (2025) [Link](#) - **Policy H-7B:** Develop tools to support the preservation of manufactured home communities by considering strategies such as financial assistance, tax benefits, or voluntary agreements that foster long-term affordability, and prioritize the preservation of naturally occurring affordable housing units.
3. Housing Action Plan (2021) [Link](#) - **1.n.:** Establish a program to preserve and maintain healthy and viable manufactured home parks; **2.c.:** Rezone manufactured home parks to a manufactured home park zone to promote their preservation.

Background

Manufactured home parks (MHPs) represent an important component of Lacey's housing supply, historically providing some of the most affordable housing options within the community. These communities often serve a diverse population, including seniors, individuals on fixed incomes, and working households seeking lower-cost homeownership opportunities.

In recent years, manufactured home parks have come under increasing pressure due to a combination of market forces and broader housing trends. As noted in previous Planning Commission discussions, rising land values, limited new park development, and the growing presence of private equity investment in the manufactured housing market have contributed to increased risks of displacement and loss of existing parks statewide.

In June of 2023, the Planning Commission received a staff study examining the conditions and vulnerabilities of MHPs in Lacey and the Urban Growth Area (UGA), as well as potential policy tools to support long-term preservation.

In October 2023, staff returned to the Commission with the results of a resident survey, which provided additional insight into resident demographics, tenure, and housing cost burden. Survey findings indicated that many residents experience significant rent burden and have limited housing alternatives, reinforcing the importance of preserving this housing type.

Following these discussions, the Planning Commission directed staff to continue research and explore potential strategies to support MHP preservation.

Current Effort

This work has been incorporated into the Community and Economic Development Department's work plan (2026) and includes the development of potential code amendments and policy approaches to support the long-term viability of manufactured home parks and reduce displacement risk.

As a next step, staff has developed a draft stakeholder outreach and engagement plan intended to:

- Better understand the experiences and needs of both park resident and park owners;
- Identify opportunities and constraints related to long-term park viability; and
- Inform the development of potential policies, programs, or regulatory approaches.

The proposed engagement plan reflects a two-track approach:

- **Resident engagement**, focused on understanding lived experiences, housing challenges and priorities



- **Owner engagement**, focused on understanding operational considerations, constraints, and interest in potential preservation tools

The engagement process is designed to be conducted in phases and includes a combination of outreach methods such as community meetings, surveys, and one-on-one discussions.

Key Considerations for Discussion

As the engagement plan is in draft form, staff is seeking Planning Commission input to help refine the approach prior to implementation.

Staff will facilitate discussion and seek feedback on key elements of the proposed engagement strategy, including:

- **Geographic scope of engagement** - Whether outreach should include only parks within City limits or also extend to parks located within the Urban Growth Area (UGA), particularly those that may be considered for future annexation;
- **Engagement approach and methods** - The proposed structure of meetings, surveys, and outreach strategies for both residents and park owners;
- **Stakeholder participation and accessibility** - Strategies to encourage meaningful participation from both residents and park owners, including consideration of barriers to engagement; and
- **Overall direction and priorities** - Whether the proposed approach aligns with Commission expectations for how the City should proceed with this work.

Next Steps

Following Planning Commission discussion and feedback, staff will refine the outreach and engagement plan as appropriate and begin implementation.

The engagement process is anticipated to occur over several months. Staff will return to the Planning Commission periodically, as appropriate, to provide updates on engagement efforts, share key themes and findings, and seek additional input at key decision points.

Information gathered through the engagement process will be used to inform future policy development, including potential code amendments, programmatic strategies, and broader manufactured home park preservation efforts.



Outreach & Engagement Plan

Manufactured Home Parks



Community & Economic
Development
2026

Executive Summary | Manufactured Home Park Outreach and Engagement Plan

Manufactured home parks (MHPs) provide an important source of housing in the City of Lacey, offering both lower-cost rental opportunities and access to homeownership. At the same time, these communities face a range of challenges related to long-term stability, infrastructure deficits, and redevelopment pressure.

The City is initiating a targeted outreach and engagement effort to better understand the needs, experiences, and perspectives of both residents and property owners. Information gathered through this process will inform the future development of a manufactured home park strategy or policy framework.

This effort also aligns with broader housing discussions at the state level recognizing the importance of MHPs as a source of long-term affordable housing. The Stakeholder Outreach and Engagement Plan represents a local, exploratory phase, focused on listening and information gathering.

Two-Track Engagement Approach

Recognizing the distinct roles and perspectives within manufactured home communities, the City will implement a two-track engagement strategy:

- Owner Engagement - focused on understanding operational realities, financial considerations, and interest in potential voluntary incentives or programs.
- Resident Engagement - focused on understanding lived experiences, housing stability concerns, and priorities for potential City action.

This approach reflects best practices for engaging stakeholders with different interests, levels of access, and potential concerns - drawing from planning guidance and prior experience - while ensuring that both groups are meaningfully represented.

Key Engagement Methods

Owner Outreach

- Direct mail outreach to all identifiable MHP owners
- Invitation to participate in confidential, one-on-one interviews
- Focus on voluntary participation and exploratory discussion

Resident Outreach

- Centralized, in-person meetings hosted at an accessible community location
- A series of three structured meetings:
 1. Introduction and engagement launch
 2. Facilitated discussion and priority exploration
 3. Summary of findings and next steps

- A comprehensive resident survey, available in person, online, and over an extended timeframe (60 days)

Approach and Considerations

This outreach and engagement plan is designed to balance:

- Best practices in community engagement
- Practical considerations, including staff capacity, facility availability, and coordination challenges

While best practices often suggest localized, on-site engagement as a preferred method, a centralized meeting model is proposed to ensure:

- Consistent access to engagement opportunities
- Adequate staffing and facilitation
- Clear and structured communication
- Efficient use of staff time

The City will make best efforts to provide an environment that is welcoming, inclusive, and focused on constructive dialogue.

Focus of Engagement

Engagement efforts will prioritize identifying:

- Key concerns and priorities among residents and owners
- Areas where the City can play a meaningful and feasible role
- Potential tools or strategies, such as:
 - Land use or zoning approaches (MHP district)
 - Support for reinvestment of infrastructure
 - Ongoing communication or advisory structures

This process will also clearly communicate the limits of City authority, helping to distinguish between issues that can and cannot be addressed at the local level.

Resource Considerations

While this proposal does not establish a specific budget at this stage, successful implementation of the engagement strategy may require modest resources to support:

- Outreach materials and distribution
- Meeting space and logistics
- Accessibility needs (e.g., translation, accommodations)
- Participation support (e.g., childcare, incentives, refreshments)

The scale of engagement will be influenced by available resources, and additional detail may be provided as the effort moves forward.

Coordination and Oversight

Input from commissions will help refine the approach prior to implementation. This effort will be coordinated with:

- The City's Communications Team to ensure effective outreach and messaging;
- The City's Planning Commission, to offer feedback on alignment with Comprehensive Plan policies and housing goals, and inform future policy considerations related to MHP preservation strategies; and
- The City's Commission on Equity, to support inclusive and equitable engagement practices.

Next Steps

Following review and feedback, the City will:

- Finalize outreach materials and engagement tools
- Initiate owner and resident outreach
- Conduct engagement activities and collect input
- Synthesize findings to inform future development of a manufactured home park strategy and policy direction

Ultimately, this effort will help the City better understand how it can support the long-term viability of manufactured home communities while responding to the needs of both residents and property owners.

Plan Overview at a Glance

Component	Summary
Purpose	Understand resident and owner perspectives to inform future MHP strategy
Approach	Two-track engagement: residents and owners
Owner Engagement	Direct mail + one-on-one interviews
Resident Engagement	Centralized meetings + survey
Key Methods	Meetings, interviews, surveys
Outcomes	Inform policy options and strategic planning
Timeline	Phased approach (outreach → Engagement → Synthesis)
Support Needs	Consideration of baseline budget to support outreach, accessibility needs, childcare, participation incentives

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Introduction | Stakeholder Outreach and Engagement

Manufactured home parks (MHPs) represent an important component of the City of Lacey's housing landscape, often providing some of the most accessible pathways to housing and affordable homeownership within the community. At the same time, these communities exist within a unique ownership and tenure structure that can present both opportunities and challenges when considering future policy or programmatic actions.

Within MHPs, residents and property owners often have distinct and sometimes divergent roles, interests, and experiences.

Residents may:

- Own their home but lease the land beneath it
- Rent their home and lease the land beneath it
- Experience varying degrees of housing stability and financial vulnerability

Park owners, by contrast are responsible for:

- Land ownership and management
- Infrastructure and operational decisions
- Long-term investment and redevelopment considerations

These differing perspectives underscore the importance of a thoughtful and tailored engagement approach.

Purpose of This Outreach and Engagement Effort

The City is initiating a stakeholder outreach and engagement process to:

- Better understand the experiences and perspectives of both residents and MHP owners
- Identify opportunities and constraints related to long-term viability and housing stability
- Inform the development of potential policies or programs that are practical, equitable, and responsive to real-world conditions

This effort represents an early, fact-finding phase, with a focus on listening and information-gathering prior to the development of any formal policy direction.

Policy Context and Alignment

In addition to local policy direction, this effort is consistent with broader housing discussions at the state level. The state of Washington has increasingly recognized the importance of manufactured home parks (MHP) as a source of naturally occurring affordable housing and has encouraged jurisdictions to explore strategies to support their long-term viability across housing landscapes.

While this effort is locally driven and tailored to Lacey's specific context, it reflects a growing emphasis on MHP preservation - generally understood as maintaining these communities as long-term housing options and reducing the risk of displacement - across the state and within the broader housing landscape.

Key guiding documents include:

- **Housing Element of the City of Lacey Comprehensive Plan (2025)**
The plan identifies the need to preserve and support existing affordable housing, including MHPs, and to better understand housing stability challenges among vulnerable populations.
- **Housing Action Plan (2021)**
The plan recommends strategies to address housing affordability and stability, including exploring tools to support MHPs and prevent displacement.
- **Diversity, Equity, Inclusion, And Belonging Strategic Plan (2024-2030)**
The plan emphasizes the importance of inclusive engagement and ensuring that historically underrepresented or impacted communities have meaningful opportunities to participate in City decision-making processes.

A Two-Track Engagement Framework

To effectively reach and engage stakeholders, the City will utilize a two-track engagement framework, consisting of:

- Resident-focused outreach
- Owner-focused outreach

This approach reflects best practices for engaging communities where stakeholders have different roles, levels of access to information, and potential concerns.

Conducting engagement through separate but coordinated tracks allows the City to:

- Create spaces where participants can share perspectives openly
- Tailor communication methods and materials to specific audiences
- Reduce barriers to participation
- Ensure both groups are meaningfully represented in the process

Given the sensitive nature of housing stability and property ownership, this structure is intended to support respectful, transparent, and effective engagement.

Why Engagement with Both Groups is Critical

Engaging both residents and MHP owners is essential to developing a comprehensive understanding of manufactured home communities in Lacey.

Residents provide insight into:

- Housing stability and affordability
- Community needs and lived experiences
- Potential impacts of change or displacement

Owners provide insight into:

- Operational realities and financial consideration
- Maintenance and infrastructure challenges
- Factors influencing decisions about reinvestment or redevelopment

Together, these perspectives help ensure that any future City actions are:

- Grounded in practical feasibility
- Informed by lived experience
- Responsive to both housing needs and property considerations

Acknowledging Engagement Challenges

The City recognizes that engagement with both stakeholder groups may present challenges, including limited availability among some property owners, barriers to participation for residents, and the overall sensitivity of housing-related discussions.

Despite these challenges, the City is committed to making best efforts to reach and engage both groups through multiple methods, clear communication, and a respectful environment for all voices to be heard.

Setting the Stage for the Engagement Plan

The following sections outline the City's proposed engagement strategies for both residents and manufactured home park owners. These strategies are designed to:

- Be intentional and audience-specific

- Reflect community engagement best practices, adapted to available resources and capacity
- Provide meaningful opportunities for participation
- Generate information that will directly inform future policy considerations.

This approach also supports the City's commitment to equitable engagement by recognizing differences in access, power, and lived experience.

Resident Engagement Strategy Overview

Residents of manufactured home parks (MHPs) represent a diverse and, in many cases, vulnerable population. Differences in tenure arrangements and housing stability shape how residents experience risk, access information, and participate in decision-making processes. As a result, engagement strategies must be responsive to varying levels of stability, autonomy, and financial exposure among residents.

Across Lacey's manufactured home parks, conditions and resident experiences differ significantly. Some communities are well-maintained and stable, while others face ongoing challenges related to infrastructure, maintenance, and management practices. As a result, resident perspectives are not uniform and require a thoughtful and inclusive engagement approach.

The City also recognizes that for some residents:

- There may be uncertainty or concern about government involvement
- Previous interactions may have centered on issues outside the City's regulatory authority
- There may be limited awareness of available City tools

These dynamics underscore the need for engagement that is clear in purpose, transparent in limitations, and focused on actionable outcomes.

Resident Engagement Objectives

Unlike the phased approach used for owner engagement, resident engagement is designed to be more flexible and responsive, allowing for multiple points of access and participation over time.

The City's engagement with manufactured home park residents is intended to focus on identifying where the City can meaningfully act - not evaluating issues beyond its authority.

Resident engagement will be guided by the following objectives:

- Understand resident experiences, concerns, and priorities
- Identify areas where City action may be feasible and impactful
- Distinguish between issues within and outside of local jurisdiction influence
- Inform development of a manufactured home park strategy or policy framework
- Encourage participation across a diverse range of residents

Engagement Approach and Strategy

Best practices for engaging residents in manufactured home communities often emphasize localized, on-site engagement and smaller group settings. While these approaches are valuable, they present practical challenges in the Lacey context which include:

- A total of twelve manufactured home parks, many without meeting spaces
- Limited ability to coordinate with on-site management across multiple locations
- Staff capacity constraints associated with hosting multiple on-site meetings for each MHP

Given these factors, the City is proposing a centralized engagement model, supplemented by multiple outreach methods, to ensure:

- Consistent access to engagement opportunities
- Efficient use of staff time and resources
- The ability to provide a structured and well-supported engagement environment

Engagement Format and Methods

The City proposes to host a series of three structured, in-person meetings at a centralized and accessible location (e.g., Lacey Community Center), open to residents from all manufactured home parks within the City limits.

While this approach differs from site-based engagement models, it allows the City to:

Provide adequate staffing and facilitation

- Maintain a focused and productive meeting structure
- Ensure consistent messaging and information sharing

- Offer accessible accommodations (e.g., translation, child care, ADA access) in a single location

The City acknowledges that centralized meetings may present participation barriers for some residents, and will work to mitigate these through:

- Advanced notice via direct mail
- Multiple engagement opportunities
- Supplemental survey options (online and paper)

Proposed Meeting Structure

Meeting 1: *Introduction and Engagement Launch*

- Overview of the City's effort and purpose
- Clear explanation of what the City can and cannot do
- How input will be used
- Introduction of upcoming engagement opportunities
- Launch of resident survey (paper and online options)

Meeting 2: *Guided Discussion and Priority Exploration*

- Facilitated small-group discussions
- Staff-supported table conversations to maintain focus, encourage participation and document input
- Exploration of potential areas of City action, such as:
 - Land use and zoning tools (MHP overlay, a zoning layer that applies additional standards or protections to specific areas)
 - Infrastructure or reinvestment support
 - Ongoing communication structures (e.g., resident advisory group)

Meeting 3: *Synthesis and Next Steps*

- Summary of key themes from meetings and survey data
- Identification of potential focus areas moving forward
- Discussion of how the City may proceed with strategy or policy development

Resident Survey Strategy

To supplement in-person engagement, the City will implement a comprehensive resident survey (Appendix A) designed to gather:

- Demographic and household information (as appropriate)
- Housing conditions and stability indicators
- Key concerns and priorities
- Perspectives on potential City actions

Survey Distribution Methods

- Mailed survey materials to residents (where feasible or requested)
- Online survey platform
- In-person completion opportunities at meetings
- Staff assistance for residents needing support

Survey Timeline

- Open for sixty days to increase participation

Participation Encouragement

The City may explore modest participation incentives (e.g. gift card), subject to available resources, to:

- Encourage broader participation
- Recognize the time required to complete a detailed survey

Facilitation and Engagement Considerations

Based on prior engagement experiences, the City recognizes that:

- Discussions may become highly detailed or emotionally driven
- Participants may raise concerns outside City authority
- Conversations may require active facilitation to remain productive
- Some residents may feel hesitant to participate
- Not all perspectives may be captured through centralized engagement alone
- Trust-building may take time

To address this, the City will:

- Provide clear and consistent messaging in all materials
- Ensure adequate staffing at meetings to support facilitation
- Utilize structured formats (e.g., guided questions, small groups)
- Maintain a focus on identifying actionable areas where the City can play a role

Outcome of Resident Engagement

Information gathered through this process will be used to:

- Help identify priority areas for City action
 - Inform the development of a manufactured home park strategy or policy framework grounded in resident experience and community need
-

Owner Engagement Strategy Overview

Manufactured home park (MHP) owners represent a small but highly influential stakeholder group whose decisions directly impact the long-term availability of some of the City's most affordable housing.

Recognizing this, the City proposes a targeted and tailored engagement strategy designed to build awareness, establish communication, and gather input to inform future policy considerations.

This approach is intentionally distinct from resident engagement and reflects the unique role, perspective, and potential concerns of property owners.

Owner Engagement Objectives

The City's engagement with MHP owners is guided by the following objectives:

1. **Establish direct communication:**
 - Initiate contact with all identifiable MHP owners, including corporate ownership structures where possible
2. **Build trust and establish a foundation for dialogue**
3. **Gather actionable input to better understand:**
 - Operational challenges
 - Redevelopment considerations
 - Barriers to reinvestment
 - Interest in potential incentive-based programs
4. **Assess willingness to engage further:**
 - Identify owners interested in participating in one-on-one interviews or ongoing dialogue

Engagement Approach and Strategy

Engagement with MHP owners requires a deliberate and carefully calibrated approach, particularly given:

- The sensitive nature of housing stability and redevelopment
- Potential skepticism regarding government involvement
- The presence of absentee or corporate ownership structures

To address these considerations, the engagement strategy is grounded in principles designed to build trust, reduce barriers to participation, and support constructive dialogue.

1. **Lead with respect and legitimacy:** Outreach materials will explicitly acknowledge:
 - The role of MHP owners in providing housing
 - The City's respect for private property rights
2. **De-risk participation:** Initial communications will clearly state that:
 - Participation is voluntary
 - No commitments are required
 - The City is not proposing regulatory changes at this stage
3. **Emphasize exploration, not commitment:** The City will frame discussions around:
 - Exploring options
 - Seeking input
 - Understanding feasibility
4. **Keep participation simple and accessible:** The primary engagement opportunity will be:
 - Optional 30–45-minute one-on-one interviews
 - Offered through multiple scheduling methods (phone, email, online)
5. **Signal a listening-first approach:** Outreach materials and engagement structure will reinforce that:
 - The City is seeking to learn before taking action

Initial Outreach Method - Direct Mail

Given the likelihood of limited responsiveness to general outreach, and the potential for absentee or corporate ownership, the City will initiate contact through direct mail to owner addresses listed in county tax records.

This approach ensures:

- Broad and equitable initial contact
- A formal and credible point of entry
- The ability to reach owners who may not otherwise engage

The mailed piece (Appendix B) will include:

- A clear invitation to participate
- A description of the purpose and voluntary nature of engagement
- Examples of potential (but not finalized) policy concepts
- Multiple options for response

Integration with Broader Communications Strategy

This owner-focused effort will be coordinated with the City's communications team to ensure:

- Consistency in messaging across all engagement tracks
- Appropriate timing relative to resident outreach
- Accessibility and clarity of materials
- Alignment with the City's broader public engagement efforts

While direct mail serves as the primary entry point, additional follow-up methods may include:

- Email outreach (where available)
- Targeted follow-up contact
- Coordination with known ownership representatives (on-site managers)

Engagement Phasing

The owner engagement strategy will be implemented in three primary phases, allowing the City to move from initial outreach to deeper understanding in a structured and intentional manner.

Phase 1 → Initial outreach and awareness

Objective: Establish contact, introduce the effort, and invite participation.

Key Actions

- Develop and finalize outreach materials (mailer, contact methods, scheduling tools)
- Distribute direct mail outreach to all identified MHP owners
- Track responses and inquiries

Outcome

- Owners are informed of the City's effort
- Initial interest in owner participation is established

Phase 2 → One-on-one owner interviews

Objective: Gather detailed, experience-based input directly from MHP owners.

Key Actions

- Conduct voluntary 30–45-minute interviews (phone, virtual, or in-person as appropriate)
- Use a semi-structured format to ensure consistency while allowing flexibility
- Document key themes, insights, and areas of alignment or concern

Outcome

- Collection of information to inform future policy development
- Identification of common challenges, opportunities, and constraints

Phase 3 → Synthesis and follow-up**Objective**

Analyze input and determine next steps for policy exploration and continued engagement.

Key Actions

- Compile and synthesize interview findings to identify:
 - Recurring themes
 - Feasible incentive concepts
 - Areas requiring further exploration
- Conduct targeted follow-up with participating owners, if needed, to:
 - Clarify input
 - Validate emerging concepts

Outcome

- Clear understanding of owner perspectives
- Foundation for developing refined policy options or program concepts
- Identification of owners interested in ongoing engagement

Optional Phase 4 → Concept Testing (If Applicable)**Objective**

Test early policy or program concepts with a subset of engaged owners

Key Actions

- Share draft ideas (e.g., incentive structures, agreement models)
- Gather feedback on feasibility and interest
- Refine concepts prior to broader policy development

Outcome

- Increased confidence in proposed approaches
 - Early identification of potential implementation challenges
-

Success Metrics and Evaluation

To evaluate the effectiveness of the stakeholder engagement process, the City will track both **quantitative outputs** and **qualitative outcomes**.

These metrics apply to both the resident and owner engagement tracks and are intended to measure not only participation levels, but also the quality, diversity, and usefulness of information gathered.

Quantitative Metrics

The following indicators will be tracked throughout the engagement process:

- Number of manufactured home park residents and owners contacted
- Number of outreach materials distributed (mailers, surveys, notices)
- Attendance at engagement meetings
- Number of survey responses received
- Number of owner interviews conducted

Engagement Representation

- Participation across multiple manufactured home parks
- Representation across different ownership types (e.g., local vs. corporate)
- Participation across a range of resident demographics (where data is available and appropriate).

Qualitative Metrics

In addition to participation rates, the City will evaluate:

Depth and Clarity of Input

- Degree to which engagement activities provide actionable insight into:
- Resident concerns and priorities
- Owner perspectives and constraints
- Housing stability challenges
- Feasibility of potential City actions

Diversity of perspectives

- Range of viewpoints captured across:
- Different manufactured home parks
- Resident experiences and tenure types
- Ownership structures

Alignment and Themes

- Identification of recurring themes, priorities, and concerns

- Areas of alignment or divergence between residents and owners
- Common barriers or constraints that may inform policy development

Willingness to Engage Further

Level of interest in:

- Continued dialogue
- Participation in future programs or advisory efforts
- Ongoing collaboration with the City

Success Indicators

While participation is voluntary and response rates may vary, the engagement effort will be considered successful if it achieves:

- Meaningful participation from both residents and manufactured home park owners
- Representation across multiple manufactured home park communities
- Collection of actionable, experience-based insights
- Identification of feasible areas for City involvement
- Establishment of a baseline level of trust and communication with participants

Use of Results

Information gathered through this process will be used to:

- Inform development of a manufactured home park strategy or policy framework
- Support future policy discussions and decision-making
- Identify potential programs, tools, or partnerships
- Guide future engagement efforts

Resource and Budget Considerations

Implementation of a meaningful and effective stakeholder engagement process requires a baseline level of resources to support participation, accessibility, and outreach.

At present, funding has not been specifically allocated for this effort beyond staff time.

While staff will make every effort to conduct outreach within existing resources, the depth, reach, and inclusivity of engagement will be influenced by the availability of modest supporting funds.

The City recognizes the importance of fiscal stewardship and will seek to:

- Utilize existing resources where possible
- Coordinate with internal departments to maximize efficiency
- Scale engagement activities based on available funding

Purpose of Resource Allocation

The intent of identifying potential budget needs is not to define a fixed program cost at this stage, but rather to:

- Ensure engagement efforts are accessible and inclusive
- Reduce barriers to participation for both residents and owners
- Support a range of outreach methods appropriate for a sensitive and complex topic
- Align with best practices for engaging historically underrepresented or harder-to-reach populations

Potential Resource Needs

The following categories represent typical and anticipated resource needs associated with the proposed engagement strategy:

Outreach Materials and Distribution

Printing of mailers, flyers, and surveys (twelve communities)

Postage for direct mail outreach

Translation of materials into commonly spoken languages

Meeting Space and Logistics

Rental of community meeting space (e.g., Lacey Community Center) for 3 meetings

Basic event setup and materials

Accessibility and Inclusion Supports

- Interpretation and translation services (live and written)
- ADA accommodations as needed
- Childcare support during in-person meetings (where feasible)

Participant Support

- Light refreshments for in-person engagement events
- Consideration of modest participation incentives, (e.g., gift cards or stipends), particularly in situations where additional support may be needed to achieve participation

These supports are recognized best practices to encourage participation, compensate participants for their time and reduce barriers for individuals balancing work, caregiving, or other responsibilities, while supporting broader and more representative participation.

Not all community members are equally positioned to participate without support, and engagement efforts that rely solely on those with fewer barriers may result in a limited range of perspectives.

Next Steps

As the engagement strategy moves forward, staff will return with:

- A refined scope of work for engagement activities
- A range of potential budget scenarios (e.g., minimal to enhanced)
- Identification of potential funding sources

This approach allows the City to:

- Begin outreach planning
 - Incorporate feedback from boards and commissions
 - Align resource allocation with desired engagement outcomes
-

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Appendix A | MHP Resident Survey | Potential Questions

Household Characteristics		
Category	Potential Question	Purpose
Household size	How many people live in your household?	Understand household composition
Age	What are the ages of household members	Identify age distribution and needs
Children	How many children under 18 live in your household?	Understand household composition
Disability	Does anyone in your household have a disability?	Identify accessibility and support needs
Employment	How many adults in your household are currently working?	Understand economic stability
Demographics & Language		
Category	Potential Question	Purpose
Race/Ethnicity	How do you identify your race and /or ethnicity?	Understand demographic representation
Language	What language(s) are most often spoken at home?	Identify language needs in communities
Translation Needs	Do you need or prefer translation services?	Inform outreach and engagement methods
Housing Tenure & Stability		
Category	Potential Question	Purpose
Tenure Type	Do you own your home or rent your home?	Understand tenure structure
Length or Residency	How long have you lived in your home?	Measure community stability
Risk Perception	How concerned are you about having to move in the future?	Assess displacement risk
Park Sale Concern	Are you concerned about your park being sold to redeveloped?	Identify perceived vulnerability
Household Income & Financial Stability		
Category	Potential Question	Purpose
Income	What is your approximate annual household income?	Identify income ranges represented

Financial Assistance	Do you receive any financial assistance (e.g., social Security, SNAP)?	Understand reliance on support systems
Financial Assets	Do you have savings or other financial resources available for emergencies?	Assess resilience
Financial Strain	How often do you struggle to pay for basic needs?	Identify vulnerability

Housing Costs & Monthly Expenses

Category	Potential Question	Purpose
Lot Rent	What is your current monthly lot (space or pad) rent?	Understand housing cost burden
Utilities	Which utilities are included in your lot rent?	Identify cost structure
Utility Costs	What are your typical monthly utility costs?	Assess affordability pressures
Cost Changes	Have your housing costs increased in recent years?	Identify trends

Transportation

Category	Potential Question	Purpose
Vehicle Access	Does your household have access to a vehicle?	Understand mobility
Transportation Challenges	How often do you experience transportation challenges?	Identify barriers
Barriers	What are the main challenges you face with transportation?	Inform service needs

Home Condition & Repairs

Category	Potential Question	Purpose
Condition	How would you describe the condition of your home?	Assess housing quality
Repairs Needed	What types of repairs are needed in your home?	Identify rehabilitation needs
Urgency	Are any repairs urgent or affecting health/safety?	Prioritize interventions

Park Conditions & Infrastructure

Category	Potential Question	Purpose
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Infrastructure Issues	Have you experienced issues with park infrastructure (water, sewer, roads)?	Identify systemic issues
Utility Disruptions	Have you experienced utility service disruptions in the past year?	Assess reliability
Water Quality	Do you regularly use bottled water? If so, why?	Identify trust/quality concerns
Community & Amenities		
Category	Potential Question	Purpose
Existing Amenities	What amenities currently exist in your park?	Understand baseline conditions
Desired Amenities	What amenities would you like to see in your community?	Inform improvements
Community Spaces	Are there adequate places for residents to gather?	Assess social infrastructure
Community Interest & Future Opportunities		
Category	Potential Question	Purpose
Resident Ownership	Would you be interested in participating in a resident purchase of your park?	Gauge interest in ROC models
Barriers	What would you need to participate in such an opportunity?	Identify support needs
Communications & Engagement Preferences		
Category	Potential Question	Purpose
Preferred Contact Method	What is your preferred way to receive information?	Improve outreach effectiveness
Participation	How would you prefer to participate in future engagement?	Shape engagement strategy
Participation Barriers	Do you have barriers to attending in-person meetings?	Assess participation gaps/needs
MHP Resident Advocacy Group	What is your interest level in participation in an MHP resident advocacy group if established by the City?	Assess interest
Open-Ended Input		

Community Needs	What are the biggest challenges facing your community?	Capture lived experience
Priorities	What improvement would you most like to see?	Inform policy direction
Additional Comments	Is there anything else you would like to share?	Capture unstructured insights

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Appendix B | MHP owner flyer (conceptual)

Front Side:

Manufactured Home Park Owners - We want to hear from you!

The City of Lacey is beginning a focused effort to better understand the **needs, challenges, and future plans** of manufactured home park (MHP) owners.

We recognize that MHPs play an important role in providing **long-term, lower-cost homeownership opportunities** in our community—and we want to ensure that any future City actions are **informed, practical, and respectful of property ownership**.



This Is an Invitation - Not a Requirement


We are reaching out to offer an opportunity for a **confidential, one-on-one conversation** with City staff.

- ✓ No commitments required
 - ✓ No regulatory changes proposed through this outreach
 - ✓ Your participation is completely voluntary
-

Why Participate?

We are exploring **potential tools and incentives** that could support manufactured home park owners, including options such as:

- Financial incentives tied to long-term use
- Flexibility for reinvestment or improvements

 Your input will help shape what options are realistic and worthwhile.



Interested in a One-on-One Conversation?

We would value 30–45 minutes of your time.

Contact Information

City of Lacey – Community & Economic Development

Planning@CityofLacey.org

Jennifer Adams, Housing Coordinator

360-486-8740 *Office*

360-999-9103 *Mobile*

Jennifer.Adams@CityofLacey.org



Or scan the QR code to schedule online

Back Side:

What We Want to Learn



What We're Hoping to Understand

We're interested in hearing directly from owners about:

- Current operational challenges
 - Long-term plans for your property
 - Barriers to reinvestment or improvements
 - Perspectives on redevelopment pressures
 - Interest in potential City-supported programs
 - Interest in a manufactured home park group
-

✦ Early Ideas We Are Exploring

While no programs have been established, the City is currently evaluating options such as:

📄 Incentives for Long-Term Use

Voluntary agreements that provide financial or regulatory incentives in exchange for maintaining manufactured home park use over time.

🏠 Support for Reinvestment

Potential tools to support:

- Infrastructure upgrades
- Replacement of older homes
- Improved site layout or efficiency

*(These are early concepts **only**—your feedback will help determine what moves forward.)*

⚖️ Our Approach

The City is committed to:

- ✓ Respecting private property rights
 - ✓ Exploring voluntary, incentive-based approaches
 - ✓ Avoiding one-size-fits-all solutions
 - ✓ Listening before taking action
-



Even If You're Unsure—We'd Still Like to Hear from You

Whether you are actively planning for the future of your property or simply maintaining current operations, your perspective is valuable.

References

1. City of Kenmore, Washington. (2019). *Ordinance No. 19.0481: An ordinance of the City of Kenmore, Washington, relating to the city's manufactured housing communities.* (April 15, 2019). [638663337789200000](#)
2. City of Tumwater, Washington.

Image Credits

Figure 1. Greenstone Estates, mobile home park in Shingle Springs, CA.

Source: Boavida Communities. [Greenstone-13.jpg \(1600x1067\)](#)

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Mobile Home Parks in Lacey and the Urban Growth Area

