



**LAND USE COMMITTEE
MAY 9, 2016
NOON
COUNCIL CHAMBERS**

- 1. COMPREHENSIVE PLAN ENVIRONMENTAL IMPACT STATEMENT**
CHRISTY OSBORN, ASSOCIATE PLANNER
(VERBAL – NO ATTACHMENT)

- 2. JOINT PLANNING WITH THURSTON COUNTY UPDATE**
RICK WALK, COMMUNITY DEVELOPMENT DIRECTOR
(VERBAL – NO ATTACHMENT)

- 3. BUSINESS PARK ZONING TEXT AMENDMENTS**
RYAN ANDREWS, PLANNING MANAGER
(STAFF REPORT ATTACHED)



LAND USE COMMITTEE
May 9, 2016

SUBJECT: Business Park Zoning Text Amendment

RECOMMENDATION: Brief the Land Use Committee on draft changes to repeal and replace the existing Business Park zone (LMC 16.41) with new standards contained within the proposed Community Office zone. No further action is requested at this time.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community Development Director *RW*
Ryan Andrews, Planning Manager *RA*

ORIGINATED BY: Community Development Department

ATTACHMENTS:

1. [Draft Community Office Zoning Standards \(clean version\)](#)
2. [Draft Community Office Zoning Standards \(track changes version\)](#)
3. [Existing Office Commercial \(LMC 16.30\) and Business Park \(LMC 16.41\) Zoning Text](#)

FISCAL NOTE: None.

PRIOR REVIEW: None.

BACKGROUND:

The draft 2016 Comprehensive Plan is an action-oriented document that has identified specific implementation items to further the City's vision. The highest priority of these implementation items are being brought to the Planning Commission for review with the draft Comprehensive Plan so that they may be adopted concurrently with the Plan. An update to the Business Park zone is the first implementation item being brought forward for review.

The draft 2016 Plan identified an update to the Business Park zone to help further the City's vision and economic development policies. The following is from Chapter 3 of the draft Land Use Element, which states:

“Commercial development in Lacey has continued at a steady pace but economic development policies and activities need to continue to evolve to ensure that Lacey remains competitive in the marketplace and to expand job opportunities for Lacey residents to live and work in the community. The current development standards contained in the Business Park District are an example of requirements that need to be reviewed and updated. The current business park standards provide for a 1980’s style suburban development pattern. Business park development no longer utilizes this style of design and instead is defined by allowances for a mix of uses and flexible space allowances.”

Prior to starting on the draft amendments, staff met with Business Park property owners and brokers to discuss their needs in the existing zone. Most had concerns over the inflexibility of the uses allowed in the zone and the additional landscaping and buffering requirements. They also stressed that the office market in Lacey remains soft with an abundance of available space and that the focus should be on a broad variety of uses within the zone rather than just office space.

The existing Business Park zones are located in Lacey Corporate Center near the intersection of Yelm Highway SE and College Street SE, at the intersection of 31st Avenue NE and Willamette Drive NE, and at the intersection of Britton Parkway NE and Gateway Boulevard NE. All three of these areas have distinct challenges and needs which can generally be addressed with adding to the flexibility of permitted uses. Over the past several years, much of the Business Park zone in Meridian Campus within northeast Lacey has been re-designated because of the lack of flexibility in the zone and the over-abundance of office space elsewhere in Lacey.

Staff has drafted the attached amended zoning standards to better reflect the needs of the City’s land use and economic development policies while also meeting the needs of property owners. To better reflect the draft standards, the “Business Park” designation has been changed to “Community Office”. The following represents the major changes between the existing Business Park zone and the proposed standards in the new “Community Office” zone:

- Revise the intent section to better reflect the revised vision for the zone.
- Increase the flexibility in the uses for the zone, including:
 - Removing and replacing the primary and secondary use allowances with one category (permitted uses).
 - Allow professional services as a permitted use.
 - Allow indoor commercial recreation provided that larger users would be subject to Conditional Use Permit requirements.
 - Allow retail uses only on the ground floor of multi-story buildings.
 - Recognize the benefits of assisted living facilities in this zone by allowing them as permitted uses.
 - Allow multi-family residential subject to the same requirements as Chapter 16.18 High Density Residential.

- Revise the site requirements (lot size, setbacks, etc.) to be consistent with other commercial zones.
- Amend the transitional buffer standards consistent with the standards in the Light Industrial zoning district to require buffering where building bay doors and/or parking areas are adjacent to residential zones.
- Revise parking and landscaping requirements to be consistent with other zones rather than specific to the Business Park chapter.

Within Lacey, there is also a similar “Office Commercial” zone located at the intersection of Judd Street SE and Ruddell Road SE. Because of the similarity between the proposed Community Office zone and Office Commercial, staff is recommending that the proposed Office Commercial replace both the Business Park and Community Office zones.

The Planning Commission has reviewed the proposed amendments and outreach continues with property owners. The amendments will be subject to a public hearing which will be conducted with the public hearing for the Comprehensive Plan held in late June and forwarded to the City Council for adoption later in the summer.

ADVANTAGES:

1. Amending the Business Park zone will complete a priority implementation item within the 2016 Comprehensive Plan Update.
2. Completing this implementation item will further Economic Development goals to be competitive in the marketplace and to expand job opportunities for Lacey residents to live and work in the community
3. The additional flexibility provided by the draft regulations will eliminate a barrier to the type of development envisioned by the 2016 Comprehensive Plan.

DISADVANTAGES:

1. None identified.

Chapter 16.41

COMMUNITY OFFICE DISTRICT

(This section will repeal and replace LMC 16.30 Office Commercial District and 16.41 Business Park.)

Sections:

- 16.41.010 Intent
- 16.41.020 Permitted uses
- 16.41.030 Prohibited uses
- 16.41.040 Environmental performance standards
- 16.41.050 Site requirements
- 16.41.060 Off-street parking and loading
- 16.41.070 Landscaping
- 16.41.080 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 users including administrative facilities, research institutions, professional offices, and medical uses;;
- 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 multi-family residential, limited retail uses, and commercial recreation uses;
- D. Provide development standards to enhance the compatibility of the District adjacent to commercial or residential areas.

16.41.020 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 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 10,000 square feet requires approval of a Conditional Use Permit LMC 16.66;
- J. Retail uses are permitted only on the ground floor of multi-story 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. Multi-family residential subject to the standards of Chapter 16.18 LMC High Density Residential District;
- M. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC;
- N. 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 LMC 16.41.020 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.
- O. Conditional uses may be permitted as provided for in Chapter 16.66 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. 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; Ord. 1380, §1, 2012).

16.41.030 Prohibited uses.

Uses other than those identified or described in LMC 16.41.020 are prohibited, including but not limited to:

- A. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or byproducts which, if uncontrolled, would contaminate the environment to a degree unacceptable by contemporary community standards; or which would exceed the acceptable limits established by competent and recognized public and quasi-public agencies for the protection of industrial and/or environmental health.
- B. Examples of prohibited uses are:
1. Uses which would generate extensive heavy truck traffic;
 2. Warehouse/distribution facilities meeting the definition of primary use LMC 16.06.660;

3. Gasoline outlets. (Ord. 770 §1 (part), 1986).

16.41.040 Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to make adequate provision for the transportation, use, storage, containment and disposal of all chemicals and materials used on the site. A complete list of all chemicals to be used or stored on the property shall be provided at the time of application. All storage handling methods shall conform to the hazardous material laws administered by the Washington Department of Ecology. Consideration shall be given to protect surface and ground water quality.

The operator and/or proprietor shall provide such reasonable evidence and technical data as the enforcing officer or the site plan review committee 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.

All applications shall be submitted to and reviewed by the city for compliance with good sanitary practice, appropriate aquifer protection, and hazardous waste management planning.

Failure of the enforcing officer or site plan review committee to require such information shall not be construed as relieving the operator and/or proprietor from compliance with the environmental performance standards of this title. (Ord. 770 §1 (part), 1986).

16.41.050 Site requirements.

Minimum requirements shall be as follows:

A. Minimum lot size. The lot size shall be sufficient to accommodate the use(s) and requirements of the Lacey Municipal Code and Development Guidelines and Public Works Standards;

B. Setbacks:

1. Front Yard. The front yard shall be a minimum of fifteen feet.
2. Yard area on Flanking Street or Corner Lot. The yard area on a corner lot shall be the same as the front yard under LMC 16.41.050(B)(1).
3. Side Yards. The side yards shall be a minimum of fifteen feet.
4. Rear Yards. The rear yards shall be a minimum of fifteen feet
5. Setbacks required by this section may waived by the site plan review committee pursuant to the policies of this chapter.

C. Transitional Buffer. When adjacent to residential zones (LD 0-4, LD 3-6, MD, or HD) and where parking areas, truck bay doors and/or loading or unloading areas face the residential use, a yard of not less than fifty feet shall be provided. Where placement of a building without bay doors and/or loading or unloading areas face the residential zone, standard yard requirements apply provided that the requirements of LMC 16.80.050(B). is met for Type 1 landscaping.

D. Height Limitation. Building heights are limited to sixty feet.

16.41.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter 16.72 LMC.

16.41.070 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied.

16.41.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to review and approval, and shall moreover, comply Chapter 15.22 LMC pertaining to community facilities.

Chapter 16.41

BUSINESS PARK COMMUNITY OFFICE DISTRICT

(This section will repeal and replace LMC 16.30 Office Commercial District and 16.41 Business Park.)

Sections:

- 16.41.010 Intent
- 16.41.020 Permitted uses
- 16.41.030 Prohibited uses
- 16.41.040 Environmental performance standards
- 16.41.050 Site requirements
- 16.41.060 Off-street parking and loading
- 16.41.070 Landscaping
- 16.41.080 Stormwater runoff

16.41.010 Intent.

It is the intent of this chapter to:

~~A. A. Provide an environment exclusively for and conducive to a the broad range of office users including development and protection of a broad range of business park activities including modern, administrative facilities, research institutions, and professional offices, and medical uses; specialized manufacturing organizations, all of a non- nuisance type under controls to protect the nearby uses of land and to encourage comprehensive planning of the entire site within a campus type setting;~~

~~B. Provide the opportunity for specialized manufacturing operations, subject to appropriate controls, to protect nearby land uses;~~

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~~C. Allow for a broad range of complementary uses including multi-family residential, limited retail uses, and commercial recreation uses;~~

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~~A-D. Provide development standards to enhance the compatibility of the District adjacent to commercial or residential areas.~~

~~B. Provide the opportunity for the development of business parks to be planned and coordinated for the site as a whole;~~

~~C. Provide standards for business park development in order to create quality development compatible with surrounding areas and to be particularly attractive to research and development and less intense assembly and manufacturing industries;~~

~~D. Provide development controls for nuisance creating features such as noise, dirt, odor, vibration, air and water pollution, traffic circulation, open space and landscaping requirements;~~

~~E. Ensure that business park development will be reviewed for consistency with the following guidelines:~~

~~1. All uses must be served by sewer unless alternate means of treatment are identified as acceptable by the LOTT Phase 2 Study.~~

~~2. Uses which would generate extensive truck traffic through residential areas will not be allowed.~~

~~3. Uses which would create a risk of hazardous waste spills must provide hazardous waste containment provisions that meet health and environmental regulations to prevent air, ground and surface water contamination.~~

~~4. The development may be required to participate in off site improvements to the road network.~~

~~5. The development may be required to utilize alternate truck routes. (Ord. 770 §1 (part), 1986).~~

16.41.020 Permitted uses.

~~A. Primary Uses. Primary uses permitted in the business park district provide a broad range of activities including research institutions and light assembly and light manufacturing facilities. Specific primary types of uses allowable include:~~

~~1A.~~ 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;

~~2B.~~ Printing, publishing and book binding;

~~3C.~~ Manufacturing, processing and packaging of food, pharmaceuticals, toiletries, cosmetics, optical goods, scientific instruments and equipment, and precision instruments and equipment;

~~4D.~~ Scientific research, testing and experimental development laboratories;

~~5E.~~ Corporate headquarters, regional headquarters and administrative offices of commercial, industrial, financial, or charitable institutions, ~~limited to five thousand square feet or more in floor area. Such uses shall be limited collectively to occupying no more than fifty percent of the developable floor area of each business park zone.~~

~~B. Secondary Uses. Secondary uses are uses that complement the primary uses, but do not conflict with the primary use. Secondary uses cannot be used to justify the need for additional secondary uses. Specific secondary types of uses allowable include:~~

~~F. 4. 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 LMC 16.06.070;~~

~~2. Engineering, development, administrative or executive offices which are part of a primary use;~~

~~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 10,000 square feet requires approval of a Conditional Use Permit LMC 16.66;~~

~~J. Retail uses are permitted only on the ground floor of multi-story 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;~~

~~3. Retail. Retail development may be permitted where it can be demonstrated that the business park will be clearly and primarily benefited by the convenience of such retail facilities. The total square footage devoted to retail development shall not exceed ten percent of the developable floor area of the business park district. Except as provided below for day care centers, the total square footage of a retail use may not exceed five thousand square feet or, if incorporated within a building containing other uses, the square footage may not exceed twenty five percent of the building gross floor area, and an individual retail use may not exceed five thousand square feet. A building containing a retail use may not be located closer than one hundred feet to an arterial street or four hundred feet if the retail use stands alone. Signs for retail uses shall be visible only within the business park area and attached to the building wall. Retail uses include:~~

~~a. Convenience stores, such as food and drug stores, banks and office supplies;~~

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- ~~b. Personal services such as barber and beauty shops, dry cleaning, laundry,~~
- ~~e. Business services, such as printing and copying, photo processing, postal/mail, word processing, travel agencies,~~
- ~~d. Delicatessen,~~
- ~~e. Restaurants, except drive ins,~~
- ~~f. Recreation facilities, (exceptions: mechanical or electronic games, theaters (live and movie) and games of skill such as bowling),~~
- ~~g. Day care centers not exceeding 10,000 square feet,~~
- ~~h. Museums and art galleries;~~

~~4. Professional Services. The following professional service uses are allowed:~~

- ~~a. Offices and clinics for businesses such as medical, dental, chiropractic, optical, etc.;~~
- ~~b. 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, etc.~~

~~The total square footage devoted to professional service activities shall not exceed fifteen percent of the developable floor area of the business park district.~~

~~5. Multi family Residential. Fifteen percent of the total acreage of a business park district may be developed with multi family residential units for the purposes of providing a transition buffer.~~

~~L. Multi-family residential subject to the standards of developments will be reviewed and designed using the following sections of this chapter and Chapter 16.18 LMC High Density Residential District;~~

- ~~a. LMC 16.41.050(G) Transitional Buffer,~~
- ~~b. LMC 16.41.050(H) Height Limitation,~~
- ~~e. LMC 16.41.070 Landscaping,~~
- ~~d. LMC 16.18.020 Permitted Uses,~~
- ~~e. LMC 16.18.030 Environmental Performance Standards,~~
- ~~f. LMC 16.18.040(A) through (G) Lot Area, and~~
- ~~g. LMC 16.18.050 Off Street Parking.~~

~~M. 6. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC;~~

~~NC. 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 LMC 16.41.020(A) and (B) 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 development pPlan;~~
- ~~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.

~~OD.~~ ~~Special-Conditional~~ uses may be permitted as provided for in Chapter 16.66 LMC.

~~Conditional use-~~ 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 ~~business-park~~ uses, enhances the marketability of the ~~business-park~~ Community Office zone and will not adversely impact the city's economic development strategies for the zone. (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; Ord. 1380, §1, 2012).

16.41.030 Prohibited uses.

Uses other than those identified or described in LMC 16.41.020 are prohibited, including but not limited to:

A. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or byproducts which, if uncontrolled, would contaminate the environment to a degree unacceptable by contemporary community standards; or which would exceed the acceptable limits established by competent and recognized public and quasi-public agencies for the protection of industrial and/or environmental health.

B. Examples of prohibited uses are:

- 1. Uses which would generate extensive heavy truck traffic;
- 2. Warehouse/distribution facilities meeting the definition of primary use LMC 16.06.660~~when not related to a permitted use;~~
- 3. Gasoline outlets. (Ord. 770 §1 (part), 1986).

16.41.040 Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to make adequate provision for the transportation, use, storage, containment and disposal of all chemicals and materials used on the site. A complete list of all chemicals to be used or stored on the property shall be provided at the time of application. All storage handling methods shall conform to the hazardous material laws administered by the Washington Department of Ecology. Consideration shall be given to protect surface and ground water quality.

The operator and/or proprietor shall provide such reasonable evidence and technical data as the enforcing officer or the site plan review committee 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.

All applications shall be submitted to and reviewed by the city for compliance with good sanitary practice, appropriate aquifer protection, and hazardous waste management planning.

Failure of the enforcing officer or site plan review committee to require such information shall not be construed as relieving the operator and/or proprietor from compliance with the environmental performance standards of this title. (Ord. 770 §1 (part), 1986).

16.41.050 Site requirements.

Minimum requirements shall be as follows:

- A. Minimum lot size. The lot size shall be sufficient to accommodate the use(s) and requirements of the Lacey Municipal Code and Development Guidelines and Public Works Standards;~~site acreage, ten acres;~~
- ~~B. Lot area, twenty thousand square feet;~~
- ~~C. Lot depth, two hundred feet;~~

~~D. Lot width, one hundred feet;~~

~~E. Maximum building coverage .4 FAR;~~

~~F.B. Setbacks/Yards:~~

~~1. Front Yard. The front yard shall be a minimum of forty five/fifteen feet. In cases where no parking or service occurs between the face of the building and the street, the front yard may be reduced to thirty feet. In addition to the setback reduction for location of parking and service areas out of the front yard the setback may be further reduced to fifteen feet if a pedestrian plaza is developed.~~

~~2. Yard area on Flanking Street or Corner Lot. The yard area on a corner lot shall be the same as the front yard under LMC 16.41.050(FB)(1) including all permitted reductions.~~

~~3. Side Yards. The side yards shall be a minimum of fifteen feet.~~

~~4. Streets. Along all arterial streets there shall be a minimum setback of thirty five feet.~~

~~54. Rear Yards. The rear yards shall be a minimum of fifteen feet. None required except as a transition buffer to residential uses.~~

~~5. Setbacks required by this section may waived by the site plan review committee pursuant to the policies of this chapter.~~

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~~GC. Transitional Buffer. When adjacent to residential zones (LD 0-4, LD 3-6, MD, or HD) and where parking areas, truck bay doors and/or loading or unloading areas face the residential use, a yard of not less than fifty feet shall be provided. Where placement of a building without bay doors and/or loading or unloading areas face the residential zone, standard yard requirements apply provided that the requirements of LMC 16.80.050(B), is met for Type I landscaping. Transitional buffer shall exist when a nonresidential use in the business park adjoins residential development. A yard of not less than fifty feet shall be provided. The yard shall be landscaped with Type II landscape.~~

~~HD. Height Limitation. Building heights are limited to four stories or sixty feet. Provided, however, that when a building exceeds two stories or thirty five feet there shall be added one additional foot of yard setback on all sides for each one foot of additional building height. (Ord. 1044 §22, 1996; Ord. 770 §1 (part), 1986).~~

16.41.060 Off-street parking and loading.

~~Off-street parking shall be provided in accordance with Chapter 16.72 LMC.~~

~~The number of parking spaces required are found in Table 16 T 13. Parking areas shall be designed according to the requirements in LMC 16.72.050.~~

~~The number of loading spaces required are found in Chapter 16.72 LMC. (Ord. 1130 §10, 2000; Ord. 770 §1 (part), 1986).~~

16.41.070 Landscaping.

~~All requirements of Chapter 16.80 LMC shall be satisfied.~~

~~A.—General.~~

~~All requirements of Chapter 16.80 LMC shall be satisfied except as those requirements may be in conflict with the specific landscaping requirements for the Business Park Zone set forth in subsection B of this section.~~

~~B.—Landscape Area Requirements specific to the Business Park District.~~

~~1.— Front Yard. The front twenty feet shall be improved with permanent Type III landscaping. All ground cover to be sod in this yard.~~

~~2.— Side Yard. At least ten feet of each side yard shall be improved with permanent Type III landscaping. Where property lines are located at the centerline of a driveway, the required landscaping shall be placed adjacent to the building face. In no case shall this area be less than the minimum required. Where property lines pass through a building, the minimum landscaped area shall be located elsewhere. All landscape areas are to be located on that lot.~~

~~3.— Building Wall Landscaping. Except at service yards, storage yards and loading dock faces there shall be a ten-foot landscape area adjacent to the building walls. This area may be counted as landscaping. In no case shall it be counted as the minimum area for displaced property line landscaping.~~

~~4.— Parking Lot Landscaping. Provide a minimum of one, five foot by twenty foot landscape island within the parking area for each ten cars. Provide a five foot by twenty foot island at the end of each row of parking stalls. Provide Type V landscaping.~~

~~5.— Storage Yards. Provide Type I landscaping on all sides except as noted.~~

~~6.— Service Yards and Loading Docks. Where loading docks and service doors are visible to the street, provide a Type II landscape screen.~~

~~7.— All portions of lots not developed with buildings or paving shall be landscaped with a minimum Type IV landscaping.~~

~~8.— Enclosure of Activities. Predominant activities and operations shall be completely enclosed within buildings or structures, except for customary appurtenances, such as loading and unloading areas. The site plan review committee shall be authorized to determine the reasonable application of this provision in cases of operational hardship or other showing of uncommon circumstances when reviewing outdoor crane or lift operations.~~

~~9.— Outside Storage or Operations Yard. Outside storage or operations yards shall be confined to the area to the rear of the principal building or the rear two-thirds of the property, and screened from view from any property line by appropriate masonry walls, wood fencing, earth mounds, and landscaping. Outside storage exceeding a height of fifteen feet shall be so placed on the property as to not detract from the reasonable accepted appearance of the district.~~

~~10.— Loading Areas. Loading areas must be located in such a manner that no loading, unloading and/or maneuvering of trucks associated therewith takes place on public rights of way. A forty five foot clear area is to be provided in front of all drive in doors. A one hundred foot apron with a maneuvering hammer head is to be provided at all dock height doors. In no case when a vehicle is parked in the loading/unloading position adjacent to the building shall it block the movement of other vehicles.~~

~~11.— Improvement and Maintenance of Yards and Open Space. All required yards, parking areas, storage areas, operations yards, and other open uses on the site shall be maintained in a neat orderly manner appropriate for the district at all times. The city shall be authorized to reasonably pursue the enforcement of these provisions where a use is in violation, and to notify the owner or operator of the use, in writing, of such noncompliance. The property owner or operator of the use shall be given a reasonable length of time to correct the condition. (Ord. 1208 §63, 2003; Ord. 770 §1 (part), 1986; Ord. 1380, §1, 2012).~~

16.41.080 Stormwater runoff.

~~Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city and shall be subject to its review and approval, and shall moreover, comply Chapter 15.22 LMC pertaining to community facilities.~~

~~Stormwater generated on site shall not cause pollution to any surface or ground waters so as to violate local, state or federal standards governing the quality of such waters. (Ord. 770 §1 (part), 1986; Ord. 1380, §1, 2012).~~

Chapter 16.30
OFFICE COMMERCIAL DISTRICT

Sections:

[16.30.010 Intent](#)

[16.30.020 Permitted uses](#)

[16.30.030 Prohibited uses](#)

[16.30.040 Environmental performance standards](#)

[16.30.050 Site area](#)

[16.30.060 Off-street parking](#)

[16.30.070 Landscaping](#)

[16.30.080 Stormwater runoff](#)

16.30.010 Intent.

It is the intent of this chapter to:

- A. Provide opportunities for the development of concentrated office complexes in appropriate areas;
- B. To designate areas in which professional and business offices can function with minimum interference to and from retail business establishments;
- C. Create an attractive setting adjacent to other types of business or commercial areas;
- D. Serve as a transition or buffer area between living areas and other types of land use. (Ord. 583 §2.21(A), 1980).

16.30.020 Permitted uses.

- A. Specific types of uses permitted include:
 - 1. Corporate headquarters or regional administrative offices of commercial, financial, charitable, fraternal or governmental institutions;
 - 2. Smaller offices offering direct business or professional services to consumers or clients, including, but not limited to: real estate and security brokers, insurance, accountants, attorneys, engineers, medical, dental and optical;
 - 3. Child day care centers as provided in Chapter 16.65 LMC.

4. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC.

B. Similar or related uses permitted, and criteria for determination of similarity or relatedness shall be as follows:

1. Uses similar to, or related to, those listed in LMC [16.30.020\(A\)](#) are permitted upon a finding of the enforcing officer and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the land development plan.

2. The criteria for such finding of similarity 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.

C. Conditional uses may be permitted as provided for in Chapter 16.66 LMC. (Ord. 1368 §30, 2011; Ord. 1192 §142, 2002; Ord. 927 §12, 1992; Ord. 583 §2.21(B)(1-3), 1980).

16.30.030 Prohibited uses.

Uses other than those identified or described in LMC [16.30.020](#) are prohibited. (Ord. 583 §2.21(B)(4), 1980).

16.30.040 Environmental performance standards.

A. 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.

B. 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. 583 §2.21(C)(1), 1980).

16.30.050 Site area.

The size and shape of sites shall be as follows:

- A. Minimum lot area, ten thousand square feet.
- B. Minimum lot width, seventy feet.
- C. Minimum side yard, ten feet.
- D. Minimum rear yard, twenty feet.

- E. Minimum front yard, fifteen feet.
- F. Maximum building coverage, forty percent.
- G. Maximum development coverage, seventy percent.
- H. Maximum building height, forty feet. (Ord. 1130 §13 2000; Ord. 583 §2.21(C)(2)(a), 1980)

16.30.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter 16.72 LMC. (Ord. 583 §2.21(C)(2)(b), 1980).

16.30.070 Landscaping.

A. All required minimum yard areas shall be landscaped with suitable ground cover and deciduous or evergreen trees. Such trees shall be used in not less than forty percent of each required yard area and not less than fifteen percent of the site. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements.

The exterior edges of yards which abut a residential district shall be densely planted with site screening vegetation having a minimum height of four feet at the time of planting. Screening can be in lieu of the forty percent requirement for that yard area only, and if in excess of forty percent will not affect the percentage rate of other yard areas.

B. The perimeters of all parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the site.

C. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times. (Ord. 583 §2.21(C)(2)(c), 1980; Ord. 1380, §1, 2012).

16.30.080 Stormwater runoff.

All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city and shall be subject to its review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities. (Ord. 583 §2.21(C)(2)(d), 1980; Ord. 1380, §1, 2012).

**Chapter 16.41
BUSINESS PARK DISTRICT**

Sections:

[16.41.010 Intent](#)

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16.41.010 Intent.

It is the intent of this chapter to:

- A. Provide an environment exclusively for and conducive to the development and protection of a broad range of business park activities including modern, administrative facilities, research institutions, and specialized manufacturing organizations, all of a non-nuisance type under controls to protect the nearby uses of land and to encourage comprehensive planning of the entire site within a campus-type setting;
- B. Provide the opportunity for the development of business parks to be planned and coordinated for the site as a whole;
- C. Provide standards for business park development in order to create quality development compatible with surrounding areas and to be particularly attractive to research and development and less intense assembly and manufacturing industries;
- D. Provide development controls for nuisance-creating features such as noise, dirt, odor, vibration, air and water pollution, traffic circulation, open space and landscaping requirements;
- E. Ensure that business park development will be reviewed for consistency with the following guidelines:
 - 1. All uses must be served by sewer unless alternate means of treatment are identified as acceptable by the LOTT Phase 2 Study.
 - 2. Uses which would generate extensive truck traffic through residential areas will not be

allowed.

3. Uses which would create a risk of hazardous waste spills must provide hazardous waste containment provisions that meet health and environmental regulations to prevent air, ground and surface water contamination.
4. The development may be required to participate in off-site improvements to the road network.
5. The development may be required to utilize alternate truck routes. (Ord. 770 §1 (part), 1986).

16.41.020 Permitted uses.

A. Primary Uses. Primary uses permitted in the business park district provide a broad range of activities including research institutions and light assembly and light manufacturing facilities. Specific primary types of uses allowable include:

1. 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;
2. Printing, publishing and book binding;
3. Manufacturing, processing and packaging of food, pharmaceuticals, toiletries, cosmetics, optical goods, scientific instruments and equipment, and precision instruments and equipment;
4. Scientific research, testing and experimental development laboratories;
5. Corporate headquarters, regional headquarters and administrative offices of commercial, industrial, financial, or charitable institutions limited to five thousand square feet or more in floor area. Such uses shall be limited collectively to occupying no more than fifty percent of the developable floor area of each business park zone.

B. Secondary Uses. Secondary uses are uses that complement the primary uses, but do not conflict with the primary use. Secondary uses cannot be used to justify the need for additional secondary uses. Specific secondary types of uses allowable include:

1. Warehousing and distribution facilities and the storage of goods or products clearly subordinate to, and an integral part of, the primary permitted use;
2. Engineering, development, administrative or executive offices which are part of a primary use;
3. Retail. Retail development may be permitted where it can be demonstrated that the business park will be clearly and primarily benefited by the convenience of such retail facilities. The total square footage devoted to retail development shall not exceed ten percent of the developable floor

area of the business park district. Except as provided below for day care centers, the total square footage of a retail use may not exceed five thousand square feet or, if incorporated within a building containing other uses, the square footage may not exceed twenty-five percent of the building gross floor area, and an individual retail use may not exceed five thousand square feet. A building containing a retail use may not be located closer than one hundred feet to an arterial street or four hundred feet if the retail use stands alone. Signs for retail uses shall be visible only within the business park area and attached to the building wall. Retail uses include:

- a. Convenience stores, such as food and drug stores, banks and office supplies,
 - b. Personal services such as barber and beauty shops, dry cleaning, laundry,
 - c. Business services, such as printing and copying, photo processing, postal/mail, word processing, travel agencies,
 - d. Delicatessen,
 - e. Restaurants, except drive-ins,
 - f. Recreation facilities, (exceptions: mechanical or electronic games, theaters (live and movie) and games of skill such as bowling),
 - g. Day care centers not exceeding 10,000 square feet,
 - h. Museums and art galleries;
4. Professional Services. The following professional service uses are allowed:
- a. Offices and clinics for businesses such as medical, dental, chiropractic, optical, etc.;
 - b. 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, etc.

The total square footage devoted to professional service activities shall not exceed fifteen percent of the developable floor area of the business park district.

5. Multi-family Residential. Fifteen percent of the total acreage of a business park district may be developed with multi-family residential units for the purposes of providing a transition buffer.

Multi-family residential developments will be reviewed and designed using the following sections of this chapter and Chapter 16.18 LMC high density residential district:

- a. LMC [16.41.050](#)(G) Transitional Buffer,
- b. LMC [16.41.050](#)(H) Height Limitation,

- c. LMC [16.41.070](#) Landscaping,
 - d. LMC 16.18.020 Permitted Uses,
 - e. LMC 16.18.030 Environmental Performance Standards,
 - f. LMC 16.18.040(A) through (G) Lot Area, and
 - g. LMC 16.18.050 Off-Street Parking.
6. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC.
- C. 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 LMC [16.41.020](#)(A) and (B) 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 development 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.
- D. Special uses may be permitted as provided for in Chapter 16.66 LMC.

Conditional use the city may consider administrative offices of governmental institutions. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent business park uses, enhances the marketability of the business park zone and will not adversely impact the city's economic development strategies for the zone. (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; Ord. 1380, §1, 2012).

16.41.030 Prohibited uses.

Uses other than those identified or described in LMC [16.41.020](#) are prohibited, including but not limited to:

- A. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or byproducts which, if uncontrolled, would contaminate the environment to a degree unacceptable by contemporary community standards;

or which would exceed the acceptable limits established by competent and recognized public and quasi-public agencies for the protection of industrial and/or environmental health.

B. Examples of prohibited uses are:

1. Uses which would generate extensive heavy truck traffic;
2. Warehouse/distribution facilities when not related to a permitted use;
3. Gasoline outlets. (Ord. 770 §1 (part), 1986).

16.41.040 Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to make adequate provision for the transportation, use, storage, containment and disposal of all chemicals and materials used on the site. A complete list of all chemicals to be used or stored on the property shall be provided at the time of application. All storage handling methods shall conform to the hazardous material laws administered by the Washington Department of Ecology. Consideration shall be given to protect surface and ground water quality.

The operator and/or proprietor shall provide such reasonable evidence and technical data as the enforcing officer or the site plan review committee 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.

All applications shall be submitted to and reviewed by the city for compliance with good sanitary practice, appropriate aquifer protection, and hazardous waste management planning.

Failure of the enforcing officer or site plan review committee to require such information shall not be construed as relieving the operator and/or proprietor from compliance with the environmental performance standards of this title. (Ord. 770 §1 (part), 1986).

16.41.050 Site requirements.

Minimum requirements shall be as follows:

- A. Minimum site acreage, ten acres;
- B. Lot area, twenty thousand square feet;
- C. Lot depth, two hundred feet;
- D. Lot width, one hundred feet;
- E. Maximum building coverage .4 FAR;
- F. Yards:
 1. Front Yard. The front yard shall be a minimum of forty-five feet. In cases where no parking or

service occurs between the face of the building and the street, the front yard may be reduced to thirty feet. In addition to the setback reduction for location of parking and service areas out of the front yard the setback may be further reduced to fifteen feet if a pedestrian plaza is developed.

2. Yard area on Flanking Street or Corner Lot. The yard area on a corner lot shall be the same as the front yard under LMC [16.41.050\(F\)\(1\)](#) including all permitted reductions.
3. Side Yards. The side yards shall be a minimum of fifteen feet.
4. Streets. Along all arterial streets there shall be a minimum setback of thirty-five feet.
5. Rear Yards. None required except as a transition buffer to residential uses.

G. Transitional Buffer. Transitional buffer shall exist when a nonresidential use in the business park adjoins residential development. A yard of not less than fifty feet shall be provided. The yard shall be landscaped with Type II landscape.

H. Height Limitation. Building heights are limited to four stories or sixty feet. Provided, however, that when a building exceeds two stories or thirty-five feet there shall be added one additional foot of yard setback on all sides for each one foot of additional building height. (Ord. 1044 §22, 1996; Ord. 770 §1 (part), 1986).

16.41.060 Off-street parking and loading.

The number of parking spaces required are found in Table 16 T-13. Parking areas shall be designed according to the requirements in LMC 16.72.050.

The number of loading spaces required are found in Chapter 16.72 LMC. (Ord. 1130 §10, 2000; Ord. 770 §1 (part), 1986).

16.41.070 Landscaping.

A. General.

All requirements of Chapter 16.80 LMC shall be satisfied except as those requirements may be in conflict with the specific landscaping requirements for the Business Park Zone set forth in subsection B of this section.

B. Landscape Area Requirements specific to the Business Park District.

1. Front Yard. The front twenty feet shall be improved with permanent Type III landscaping. All ground cover to be sod in this yard.
2. Side Yard. At least ten feet of each side yard shall be improved with permanent Type III landscaping. Where property lines are located at the centerline of a driveway, the required landscaping shall be placed adjacent to the building face. In no case shall this area be less than

the minimum required. Where property lines pass through a building, the minimum landscaped area shall be located elsewhere. All landscape areas are to be located on that lot.

3. **Building Wall Landscaping.** Except at service yards, storage yards and loading dock faces there shall be a ten foot landscape area adjacent to the building walls. This area may be counted as landscaping. In no case shall it be counted as the minimum area for displaced property line landscaping.
4. **Parking Lot Landscaping.** Provide a minimum of one, five foot by twenty foot landscape island within the parking area for each ten cars. Provide a five foot by twenty foot island at the end of each row of parking stalls. Provide Type V landscaping.
5. **Storage Yards.** Provide Type I landscaping on all sides except as noted.
6. **Service Yards and Loading Docks.** Where loading docks and service doors are visible to the street, provide a Type II landscape screen.
7. **All portions of lots not developed with buildings or paving shall be landscaped with a minimum Type IV landscaping.**
8. **Enclosure of Activities.** Predominant activities and operations shall be completely enclosed within buildings or structures, except for customary appurtenances, such as loading and unloading areas. The site plan review committee shall be authorized to determine the reasonable application of this provision in cases of operational hardship or other showing of uncommon circumstances when reviewing outdoor crane or lift operations.
9. **Outside Storage or Operations Yard.** Outside storage or operations yards shall be confined to the area to the rear of the principal building or the rear two-thirds of the property, and screened from view from any property line by appropriate masonry walls, wood fencing, earth mounds, and landscaping. Outside storage exceeding a height of fifteen feet shall be so placed on the property as to not detract from the reasonable accepted appearance of the district.
10. **Loading Areas.** Loading areas must be located in such a manner that no loading, unloading and/or maneuvering of trucks associated therewith takes place on public rights-of-way. A forty-five foot clear area is to be provided in front of all drive-in doors. A one hundred foot apron with a maneuvering hammer head is to be provided at all dock height doors. In no case when a vehicle is parked in the loading/unloading position adjacent to the building shall it block the movement of other vehicles.
11. **Improvement and Maintenance of Yards and Open Space.** All required yards, parking areas, storage areas, operations yards, and other open uses on the site shall be maintained in a neat orderly manner appropriate for the district at all times. The city shall be authorized to reasonably pursue the enforcement of these provisions where a use is in violation, and to notify the owner or

operator of the use, in writing, of such noncompliance. The property owner or operator of the use shall be given a reasonable length of time to correct the condition. (Ord. 1208 §63, 2003; Ord. 770 §1 (part), 1986; Ord. 1380, §1, 2012).

16.41.080 Stormwater runoff.

All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city and shall be subject to its review and approval, and shall moreover, comply Chapter 15.22 LMC pertaining to community facilities.

Stormwater generated on site shall not cause pollution to any surface or ground waters so as to violate local, state or federal standards governing the quality of such waters. (Ord. 770 §1 (part), 1986; Ord. 1380, §1, 2012).