AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, August 16, 2016 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Call to Order: 7:00 p.m.

A. Roll Call
B. Approval of Agenda & Consent Agenda Items*
Approval of the July 19, 2016, Planning Commission Meeting Minutes

*Items listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

Public Comments: 7:01 p.m.

Commission Members Reports: 7:03 p.m.

Director's Report: 7:05 p.m.

Public Hearing: 7:10 p.m.
LID Code and Stormwater Design Manual Update: Doug Christenson, Stormwater Engineer; Samra Seymour, Associate Planner. The Planning Commission will conduct a public hearing to take formal testimony on the proposed revisions to the Lacey Municipal Code and the City of Lacey Stormwater Design Manual associated with the NPDES Phase 2 permit mandate for LID integration. At the conclusion of the public hearing, the Planning Commission is requested to make a recommendation to the City Council or schedule a work session for a future date to consider testimony received.

New Business: 7:45 p.m.
Woodland District Design Guide: Ryan Andrews, Planning Manager. The Planning Commission will review the Woodland District Design Style Guidelines developed to supplement the architectural requirements for the Woodland District Form-Based Code. The Guidelines will be scheduled for a future public hearing and recommendation.

Old Business: 8:15
2016/2017 Work Program Discussion: Ryan Andrews, Planning Manager; Christy Osborn, Associate Planner. The Planning Commission will review the implementation measures identified in the 2016 Comprehensive Plan in preparation of the 2016/2017 work program for review at the joint meeting with the City Council to be held on September 1.

Communications and Announcements: 8:55 p.m.

Next Meeting: September 6, 2016.

Adjournment: 9:00 p.m.

CITY OF LACEY PLANNING COMMISSION
WORK SCHEDULE

Planning Commission Meeting **August 16, 2016** **Packets due: August 11th**	1. **Public Hearing:** Stormwater LID Code and Design Manual Update 2. **Work Session:** 2016/2017 Work Program Follow-up 3. **Work Session:** Woodland District Form-Based Code Design Handbook
Joint Work Session **September 1, 2016** **Packets due: August 17th**	1. **Joint Work Session with City Council:** 2016/2017 Work Program
Planning Commission Meeting **September 6th, 2016** **Packets due: September 1st**	1. **Work Session:** Stormwater LID Code and Design Manual Update Follow-up
Planning Commission Meeting **September 20th, 2016** **Packets due: September 15th**	1. **Work Session:** Development Guidelines and Public Works Standards Revisions

Pending items:
September 29th, Planning Short Course at Lacey Community Center

MINUTES
Lacey Planning Commission Meeting
Tuesday, July 19, 2016 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Meeting was called to order at 7:00 p.m. by Mike Beehler.

Planning Commission members present: Mike Beehler, Carolyn Cox, Sharon Kophs, Paul Enns, and Mark Morgan. Michael Goff arrived after the approval of the agenda and minutes. Staff present: Rick Walk, Ryan Andrews, Christy Osborn, Samra Seymour, Doug Christenson, and Leah Bender.

Mike Beehler noted a quorum present.

Mark Morgan made a motion, seconded by Sharon Kophs, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Sharon Kophs made a motion, seconded by Carolyn Cox, to approve the July 5 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Member's Report:** None.

3. **Director's Report:**
   - Rick Walk noted that at the July 21st worksession, Council will review the 2016 Comp Plan Update that was referred to them by Planning Commission. The Council will also be discussing bike lanes on College Street, and taking a tour of Judd Street.
   - Council authorized the purchase of the building next to the original train depot and it will be tied in with the new museum.
   - The mayor and staff are reviewing applications to replace Jason Gordon's vacant Planning Commission position and interviews will be set up soon.

4. **New Business:**
   Stormwater Design Manual LID Integration:
   - Doug Christenson gave some background information. Doug explained that the manual has been updated to meet code updates, make it equivalent to the Ecology 2014 Western Washington Manual, and to make it more readable and useful to developers.
   - Doug went over the Table of Contents and summary of contents of each chapter.
   - Doug shared a handout for Chapter 2 which outlined the nine core requirements and flow charts for determining requirements for new development and redevelopment.
   - Doug distributed a handout on core requirement #5, On-Site Stormwater Management.
   - Doug went over the Summary of Ecology's Changes and Resulting Impacts.
   - Samra Seymour noted that she and Doug will attend the Thurston County Planning Commission meeting. Samra pointed out that all of the draft documents are available for review on the City website.
   - An open house will be held on August 9.

   2016/2017 Work Program Discussion:
   - Rick went over the items on the Draft Work Program and asked that Planning Commission prioritize them.
   - Ryan Andrews went over the development code audit/amendments and noted that some of the other items can be wrapped into the audit.
   - The other categories of the work plan were discussed.
   - Staff noted that Timberland Regional Library is conducting a service point analysis for library services in the Lacey area. The analysis will help inform future planning for library services in Lacey.

5. **Communications and Announcements:** None.

6. **Next meeting:** August 16, 2016.

7. **Adjournment:** 9:02 p.m.

PLANNING COMMISSION
PUBLIC HEARING
August 16, 2016

SUBJECT: **Low Impact Development (LID) City Code Updates and 2016 Stormwater Design Manual (SDM)**

RECOMMENDATION: Conduct a public hearing on the proposed revisions to the Lacey Municipal Code to allow for the use of LID strategies as well as the 2016 Stormwater Design Manual. At the conclusion of the hearing, refer the LMC revisions and 2016 SDM to the City Council for adoption or schedule a follow-up worksession to consider comments received.

STAFF CONTACTS: Rick Walk, Director of Community Development RW
Ryan Andrews, Planning Manager RA
Samra Seymour, Associate Planner SLS
Doug Christenson, Stormwater Engineer DC

ORIGINATED BY: Lacey Community Development and Public Works Departments

ATTACHMENT(S):
1. Draft revisions to LMC Title 12 Streets and Sidewalks
2. Draft revisions to LMC Title 14 Buildings and Construction
3. Draft revisions to LMC Title 15 Land Division
4. Draft revisions to LMC Title 16 Zoning
5. Draft 2016 Stormwater Design Manual

BACKGROUND:

"Low Impact Development" (LID) is an approach to land use and stormwater management that strives to mimic natural hydrologic processes to protect water resources. LID uses a site's natural soil and vegetation, along with reduction of impervious surfaces and integrated infiltration facilities, to minimize polluted stormwater runoff.

The 2013-2018 Western Washington NPDES Phase 2 Municipal Stormwater Permit mandated two significant modifications to our local development-related codes, rules and standards: (1) incorporate and require LID for new development and redevelopment projects, and (2) be as protective of surface water and groundwater as the Department of Ecology's 2012/2014 Stormwater Management Manual for Western Washington. The implementation deadline for these regulatory revisions is December 31, 2016. To meet this mandate, two significant tasks were conducted: (1) The Lacey Municipal Code was reviewed, and pertinent sections were revised, to promote and remove barriers to LID; and (2) the City of Lacey's 2010 Stormwater Design Manual was extensively revised to provide updated criteria and requirements for the design and submittal of plans for stormwater management systems, including LID techniques.

PROCESS:

During the summer of 2015 City staff and the consultant team (Herrera Environmental Consultants) began two interrelated projects: Code Revisions for LID, and the 2016 Stormwater Design Manual Update.

The Code Revisions for LID began by auditing the existing ordinances in order to identify gaps or barriers to LID implementation. Following the gap analysis the findings were categorized by priority in terms of whether an identified gap would necessitate a required modification, whether a modification was preferred or whether a code change was optional.

During this phase of the project staff went through several rounds of internal review and developed a set of preliminary code changes. In October 2015, a task force of citizen stakeholders was formed, representing a broad range of interests related to development. The preliminary code changes were presented to the task force for input and further refinement. The results of the taskforce input and subsequent staff discussion and feedback during briefings to the Planning Commission resulted in the draft revisions to the LMC.

The concurrent 2016 Stormwater Design Manual Update process evolved into a complete rewrite of the SDM, including revisions to the chapter layout and contents to improve flow and clarity, and to make the manual as user-friendly as possible, given its inherent complexity. A technical subcommittee of the task force met several times to provide feedback on the manual's content. The subcommittee's input helped resolve issues and contributed insight toward creation of the draft 2016 SDM.

Public involvement and participation in the SDM update process continued this summer. The draft codes and 2016 SDM have been posted on the City of Lacey website for public review since July 15th, and on August 9th an open house at Lacey City Hall provided information on LID, the draft code revisions, and the 2016 SDM.

LACEY MUNICIPAL CODE - NOTABLE REVISIONS:

The main goals of the LID code update process were to identify and remove barriers to LID implementation, and to provide opportunities and methods to encourage and incorporate LID into development projects. The existing language in the LMC did not present many outright barriers to LID strategies, as Lacey has been at the forefront of the LID approach by allowing LID practices since the late 1990s. Most of the proposed changes to the code language represent areas where LID strategies are explicitly listed, promoted or defined. Listed below is a brief summary of several areas and topics where key changes have been made.

<u>Landscape and vegetation standards</u>
LID methods emphasize the retention and planting of native and drought tolerant vegetation. All LMC code references to required landscaping have been modified to reflect this emphasis. As part of this modification, staff has developed a definition of "native vegetation" in response to taskforce concern that using Ecology's definition would result in "too narrow a palette." Native vegetation is now proposed to mean "vegetation including trees, comprised of plant species that are either indigenous or naturalized to the Puget Sound region. Native vegetation does not include noxious weeds."

Surfacing standards
Reducing the amount of impermeable surfaces is a basic component of LID, but can often conflict with density, growth and urban design policies. However, allowing use of permeable pavement in areas such as parking lots, bike paths and sidewalks will help reduce impervious surfaces while continuing to meet the need of urban development. Allowing for the use of permeable paving on development sites has been incorporated into development standards.

Vegetated LID facilities
With LID becoming the "preferred and commonly-used approach" there will be an increasing number of vegetated LID facilities (VLF) such as bioretention, both on private development sites and in the public rights-of-way. Locating these facilities on development sites where space is already limited can be challenging. The draft code changes address this conflict by allowing VLF to perform "double duty" in a variety of ways: locating VLF in most building setbacks, allowing VLF to be used for required landscaping and passive recreation areas, as well as for use in traffic-calming devices and in lieu of a traditional planter strip.

2016 STORMWATER DESIGN MANUAL - NOTABLE CHANGES & IMPACTS:

The City of Lacey's 2010 Stormwater Design Manual (SDM) is our current local regulatory document for stormwater management on new development and redevelopment projects. The SDM is used by developers and their design engineers to create plans and documentation in support of development projects in Lacey, and is also used internally for city projects.

The 2016 version of the Stormwater Design Manual is required to be "technically equivalent" to Ecology's 2012/2014 Stormwater Management Manual for Western Washington, including the following major changes:

- Definitions:
  New and revised terms and definitions have been incorporated into the 2016 SDM, which in turn affected definitions in the Lacey Municipal Code.

- Thresholds:
  Stormwater requirements are triggered by "hard surfaces" rather than impervious surfaces.

- LID Requirements:
  While the revised LMC codes promote the LID approach, the 2016 SDM provides the technical criteria for LID implementation and design for development project sites.

- Submittals:
  Significantly more up-front effort will be required of project applicants prior to submittal of initial stormwater plans for proposed development projects.

- Construction Practices:
  Construction-site stormwater pollution prevention plans (SWPPPs) will now need to address not just standard practices such as silt fencing and stabilization of exposed soils, but also a new element relating to protection of LID infiltration locations.

- Hydrologic Standards and Analysis:
  In addition to the current flow control standard (which requires attenuation of storm flows to prevent flooding and erosion), a new LID performance standard will also be implemented to further reduce runoff.

- Infiltration Facilities:
  Significant changes were made to the procedures for field testing, modeling, and design of infiltration systems.

- On-site Stormwater Management:
  New types of facilities and practices were added, design criteria for existing BMPs were updated, and infeasibility criteria were added for bioretention and permeable pavement.

Suggested Findings of Fact & Conclusions of Law

The Planning Commission will take testimony on the proposed revisions to the Lacey Municipal Code to allow Low Impact Development and the 2016 Stormwater Design Manual. At the conclusion of the hearing, the Planning Commission is requested to refer the revisions and SDM to the City Council for adoption or schedule a follow-up worksession to consider comments received. Should the Planning Commission refer the items to the City Council, listed below are recommended findings of fact and conclusions of law:

Findings of Fact

General Requirements:

1. The City of Lacey is subject to the Western Washington Phase II Municipal Stormwater Permit issued by the Washington State Department of Ecology on August 1, 2012. The updated 2013- 2018 permit became effective on August 1, 2013. This permit is issued under the Environmental Protection Agency's National Pollutant Discharge Elimination System (NPDES) stormwater program.

2. The Western Washington Phase II Municipal Stormwater Permit requires the City of Lacey to reduce the discharge of pollutants to the "maximum extent practicable" and protect water quality by making Low Impact Development the preferred and commonly used approach to stormwater management.

3. A gap analysis, or audit, was performed with the purpose of identifying barriers to Low Impact Development within the City's existing development regulations and ensuring consistency within the City's regulatory framework.

SEPA

4. In accordance with the State Environmental Policy Act (RCW 43.21C) and the Washington Administrative Code (WAC 197-11) a Determination of Nonsignificance was issued on July 27, 2016 by the City of Lacey Community Development Department.

Public Participation

5. The City of Lacey established a public participation program in accordance with RCW 36.70A.130(2) that identified procedures and schedules for reviewing and revising development regulations.

6. A taskforce representing various stakeholder groups within the community was involved in a seven month review process of the proposed code revisions. The groups represented included builders, property/business owners, citizens, affordable housing advocates, environmental and clean water interests, technical design professionals and other local jurisdictions. A technical subcommittee was formed from the larger group to provide guidance and feedback on the technical elements of the Stormwater Design Manual.

7. An open house was held on August 9, 2016 in Lacey City Council Chambers. Several members of the public attended and stayed for the duration of the event in order to discuss the impact of the proposed regulations.

8. Drafts of both the code revisions and the 2016 Stormwater Design Manual were published to the City's website. Notice of the drafts' availability was sent to numerous public agencies, community groups and organizations and was posted to the City's social media accounts. No comments were received.

9. The Planning Commission has held three worksessions on the draft documents and has scheduled a hearing for August 16, 2016 to take public testimony on the draft code revisions and 2016 Stormwater Design Manual.

10. Draft versions of both the proposed LMC revisions and the 2016 Stormwater Design Manual have been submitted to the Washington State Department of Commerce Growth Management Services in order to fulfill the 60-day notice requirements of RCW 36.70A.130.

Conclusions of Law

1. The draft code revisions and 2016 Stormwater Design Manual are consistent with the requirements of the 2013-2018 Western Washington Phase 2 Municipal Stormwater Permit issued by the Washington State Department of Ecology.

2. The City of Lacey has followed its adopted public participation program throughout the various public participation elements of the review process associated with the Low Impact Development updates.

3. The proposed code revisions and 2016 Stormwater Design Manual are consistent with the 2016 City of Lacey Comprehensive Plan Update.

4. The proposed code revisions and 2016 Stormwater Design Manual are consistent with the City of Lacey 2013 Stormwater Comprehensive Plan.

5. The proposed revisions to the Lacey Municipal Code and the adoption of the 2016 Stormwater Design Manual will not be detrimental to the public health, safety and general welfare.

TITLE 12

STREETS AND SIDEWALKS

Chapters:

12.04 Uniform Street Naming and House Numbering
12.05 Street Name Adoption
12.08 Classification of Streets
12.10 Repealed
12.11 Repealed
12.12 Hauling Materials on City Streets
12.14 Building Moving
12.16 Obstruction of Streets
12.20 Street Trees
12.22 Underground Communication Facilities
12.24 Sidewalk, Curb and Gutter Construction
12.28 Development Standards and Public Works Standards
12.32 Street or Alley Vacations
12.36 Arterial Street Access
12.40 Lacey Transportation Benefit District

CHAPTER 12.12

HAULING MATERIALS ON CITY STREETS[1]

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12.12.050 Damage to property--Restoration--Failure to restore deemed nuisance.
Any person, who in the course of actions described in Section 12.12.040, causes damage to any public property, including roadways, stormwater control facilities as defined in Chapter 15.22.010, vegetated areas, and rights-of-way over which control and use has not been exercised, shall restore such public property to a condition at least equal to the condition immediately prior to the person's action that resulted in the damage to the public property. Soils in damaged vegetated areas shall be restored and amended in accordance with the current City of Lacey Stormwater Design Manual. Such restoration will be to the satisfaction of the city engineer, within a time frame stipulated by the city engineer, and further conditioned that the person causing or responsible for such damage will maintain such public property for a period of one year. Failure to effect such restoration within the time frame presented by the city engineer, or to maintain such restoration for a period of one year from the date of restoration which results in the necessity for the city to undertake such restoration and/or maintenance in the public interest shall cause the violator to be deemed to have created a public nuisance and shall cause the violator to be liable for all costs incurred by the city incident to the abatement of the public nuisance. Such a nuisance shall be abated with or without legal action and such other proceedings shall be taken with respect thereto as are authorized by law and the ordinances of the city for the prevention, abatement, and punishment of nuisances; and it shall be no defense to any prosecution or proceeding under this section that the person violating the same has a franchise to use or occupy such public property. Failure to abate such nuisance which results in action being taken by the city for such abatement shall result in the violator being liable for all expenses incurred by the city in its abatement action. (Ord. 154 §2, 1970; Ord. 152 §5, 1970).

…

Comment [HEC1]: Adds language related to native vegetation, soils, and stormwater facilities. Requires damaged vegetated areas to be restored with compost amendments.

[1] Editor's Note: Ch. 12.16 was readopted in its entirety by Ord. 733, passed March 28, 1985.

CHAPTER 12.20

STREET TREES

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12.20.030 Standards for trees located in the right-of-way.

A. Maintenance. ~~Reserved.~~ Stormwater control facilities in Chapter 15.22.010 shall be maintained in accordance with the current City of Lacey Stormwater Design Manual.

…

Comment [HEC2]: Adds a reference to the maintenance requirements in the SDM.

TITLE 14

BUILDINGS AND CONSTRUCTION[1]

Chapters:

14.01 Definitions
14.02 Residential Building Rental Registration Program
14.03 ICC Performance Code for Buildings and Facilities
14.04 International Building and International Residential Code
14.05 International Mechanical Code
14.06 Uniform Plumbing Code
14.07 International Fire Code
14.08 Repealed
14.09 Energy Code
14.10 Repealed
14.11 Theft Detection and Holdup Alarm Systems
14.12 Uniform Sign Code
14.13 Electrical Code
14.14 Manufactured Home Standards
14.15 International Existing Building Code
14.16 Property Maintenance Code
14.17 Violations and Enforcement
14.18 Building Construction and Life Safety Codes Generally
14.19 Standards for Parking Lot Construction
14.20 Public Works Construction
14.21 Traffic Mitigation and Concurrency
14.22 Plan Checking Fees
14.23 Design Review
14.24 Environmental Policy
14.26 Shoreline Master Program
14.28 Wetlands Protection
14.30 Removal of Topsoil
14.31 Zero Effect Drainage Discharge
14.32 Tree and Vegetation Protection and Preservation
14.33 Habitat Conservation Areas Protected
14.34 Flood Hazard Prevention
14.36 Critical Aquifer Recharge Areas Protection
14.37 Geologically Sensitive Areas Protection
14.38 Outside Construction Activities
14.40 Civil Violations and Abatement

[1] For statutory provisions authorizing cities and towns to adopt by reference codes relating to the construction of buildings, the installation of plumbing, the installation of electric wiring and health and sanitation, see RCW 35A.70.040 and 35A.70.050. For regulations pertaining to hauling materials on streets, see Chapter 12.12 LMC; obstructing streets, Chapter 12.16 LMC. For permits for private sewage disposal system construction, see LMC 13.08.050.

CHAPTER 14.01

DEFINITIONS

Comment [HEC1]: Adds definitions for LID, bioretention, rain gardens, vegetated roofs, permeable paving, etc.

Definition for native vegetation has been modified from the SWMMWW definition.

A. "Bioretention" means engineered facilities that store and treat stormwater by passing it through a specified soil profile, and either retain or detain the treated stormwater for flow attenuation. Refer to the current City of Lacey Stormwater Design Manual for bioretention design standards.

B. "Low Impact Development (LID) facility" means distributed stormwater management practices, integrated into a project design that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID facilities include, but are not limited to: bioretention, rain gardens, permeable paving, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.

C. "Low Impact Development (LID) principles" means land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff.

D. "Native vegetation" means vegetation including trees, comprised of plant species that are either indigenous or naturalized to the Puget Sound region. Native vegetation does not include noxious weeds.

E. "Permeable paving" means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir. Refer to the current City of Lacey Stormwater Design Manual for permeable paving design standards.

F. "Rain garden" means a non-engineered shallow, landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.

G. "Vegetated LID facility" means bioretention, rain gardens, dispersion, and vegetated roofs.

H. "Vegetated roofs" (also known as ecoroofs and green roofs) mean thin layers of engineered soil and vegetation constructed on top of conventional flat or sloped roofs. Refer to the current City of Lacey Stormwater Design Manual for vegetated roof design standards.

CHAPTER 14.19

STANDARDS FOR PARKING LOT CONSTRUCTION

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14.19.020 Permit--Application.
The application for a permit shall be accompanied by plans and specifications to be reviewed by the city in order to assure compliance with the city's requirements. This will include:

A. Emphasis on pedestrian comfort, convenience and safety (LMC 16.72.050(B)(8) (development standards, parking area design));

B. Integration of transit access as described in LMC 14.23.084 as well as design features to accommodate the needs of Intercity Transit;

C. ~~Storm drainage discharge and on-site retention or detention~~Stormwater management in accordance with the current City of Lacey Stormwater Design Manual;

D. Matching street and/or sidewalk grades;

E. Access locations;

F. Consideration and conformance with future street improvements;

G. Accessibility regulations;

H. Required landscaping; and

I. Zoning regulations, particularly Chapter 16.72 LMC. (Ord. 1434 §1, 2014: Ord. 1097 §41, 1999; Ord. 875 §14 (part), 1990).

14.19.030 Materials and workmanship.
Materials and workmanship for all parking lot construction, regardless if a parking lot construction permit is required, must comply with city adopted standards and specifications as set forth in LMC 14.20.010. Parking lot surfacing materials shall satisfy the requirement for a permanent all weather surface. Pervious concrete, porous asphalt, permeable pavers, ~~A~~asphalt concrete pavement and cement concrete pavement satisfy this requirement and are approved materials. To meet pedestrian comfort improvement requirements, special color and texture ~~need to~~shall be designed into pedestrian lanes and crossings.

Gravel surfaces are not acceptable or approved surface material types. Combination grass/paving systems are approved surface material types; however, their use requires submittal of an overall parking lot paving plan showing the limits of the grass/paving systems and a description of how the systems will be irrigated and maintained. If the city engineer determines the grass/paving system is not appropriate for the specific application, alternate approved surfacing materials shall be utilized.

Other types of surfacing materials will be considered subject to the approval of the city engineer prior to construction. (Ord. 1434 §2, 2014: Ord. 875 §14 (part), 1990).

…

Comment [HEC2]: Modifies retention/detention terminology to the broader "stormwater management" and adds a reference to the SDM.

Comment [HEC3]: Allows other types of permeable pavement in addition to combination grass/paving systems.

CHAPTER 14.20

PUBLIC WORKS CONSTRUCTION

…

14.20.025 Maintenance bond required.

Prior to the commencement of work, the permittee or the contractor for the permittee shall post with the city a maintenance bond for guarantee of such public works improvements with a surety qualified to do business in this state, a cash deposit, an assigned savings account or other security acceptable to the city in an amount equal to twenty percent of the estimated cost of the public works improvements for a period of ~~one~~ two years after the completed job is accepted by the city. Release of bond or other security will occur ~~one~~ two years from city acceptance if all maintenance has been accepted by the city. (Ord. 875 §15 (part), 1990).

Comment [HEC4]: Increases 1-year bond to 2 years for consistency with DG&PWS; allows for plant establishment and greater care in installation and maintenance during years 1 and 2.

CHAPTER 14.23

DESIGN REVIEW

…

14.23.071 Design Criteria For Accessory Dwelling Units (ADU).

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B. Design Requirements: In order to assure that the development of all accessory dwelling units and those accessory structures to which this section is applicable are consistent with policies of the Comprehensive Land Use Plan, the following special design features and provisions shall apply to all accessory dwelling units.

1. Size. An accessory dwelling unit shall be limited in size to 50% of the size of the main unit and not to exceed 850 square feet in floor area, except as provided in subsection C of this section.

2. Density Calculations. For the purposes of calculating residential density, accessory dwelling units shall not count as a dwelling unit.

3. Only one ADU per lot permitted. There shall not be more than one accessory dwelling located on a lot in addition to the single family dwelling.

4. Subordinate to main use. The accessory dwelling unit shall be clearly subordinate to the primary use as demonstrated in the building design and location. Design for this purpose shall include the following considerations:

a. Integrations with main unit and appearance. If the unit is integrated into the main unit, design shall present the overall appearance of the structure as an individual single family residence. Designs which give the impression of a "duplex" shall not be permitted. A separate entrance to the accessory dwelling may be in view from public right of way, but should blend in to the primary unit in a way that does not indicate its function as an entrance to a separate unit.

b. Detached from main unit and appearance. If the accessory dwelling is detached from the main unit, it shall be located in a position on the lot that presents a less dominant focus than the primary use. Design shall present the general impression that it is clearly an accessory building to the primary use.

c. Above the garage and appearance. If the unit is located on top of a detached garage, design shall complement the architectural style of the main residence while maintaining the primary unit as the main emphasis and focus for the lot.

5. Privacy for residents is a main focus. Maintain privacy of adjacent residences by using a combination of native and drought tolerant landscaping, vegetated LID facitilities, screening, fencing, and window and door placement to reduce the opportunity of accessory dwelling units having direct visibility into windows, porches and decks. Care shall be given to location of windows so that they do not intrude onto the private space of adjacent neighbors. If the garage and ADU are rear loaded, for enhanced security, windows are encouraged to provide eyes on the alley.

Comment [HEC5]: Promotes the use of native and drought tolerant vegetation and vegetated LID facilities (such as bioretention) for screening.

…

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

…

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

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

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

Comment [HEC6]: Promotes the use of native and drought tolerant vegetation and vegetated LID facilities (such as bioretention) for screening.

…

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

1. Rear-loaded lots with garages off of alleys are encouraged.

2. For lots less than 4,000 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 food 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. Carports are not allowed because they result in a poorer quality appearance and lend themselves to storage activities visible to the general public.

6. Driveways shall be as narrow as possible to minimize impervious surfaes, and shared where possible to minimize disruption of the sidewalk by curb cuts.

Comment [HEC7]: Adds minimizing impervious surfaces as a goal.

7. No more than one driveway is permitted per dwelling unit.

8. 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 with the remainder of the dwelling.

9. 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, as determined by the director. (See *Table 14T-27*.)

…

14.23.073 Design Criteria For Duplexes And Triplexes In Low Density Zones Or Areas Predominantly Built Out With Single Family Detached Structures.

…

E. Landscaping. Utilize native and drought tolerant landscaping and/or vegetated LID facilities that complements the architecture of the unit. ~~Underground automatic sprinkler system shall be provided~~.

(Ord. 1310 §6, 2008; Ord. 1124 §7, 2000; Ord. 1024 §3, 1995).

…

14.23.076 Design Criteria for Townhouses.

…

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

1. Enhance entries with a trellis, small porch, or other architectural feature that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.

2. Provide a rain garden, where feasible, or planted area in front of each pedestrian entry of at least twenty square feet in area, with no dimension less than four feet. Provide a combination of native and drought tolerant shrubs or groundcover and a street tree. (Refer to city arborist or street tree list~~, if available~~.)

…

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

The following criteria will be utilized by staff in review of a project's design. Additional design strategies may be considered if they meet the intent of this section to provide for an attractive development that is complementary to the existing neighborhood and addresses functional components of design in the context of the needs of future residents and surrounding neighbors.

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.

2. 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.

Comment [HEC8]: Promotes native and drought tolerant vegetation and vegetated LID facilities. Removes irrigation language (addressed in Section 16.80).

Comment [HEC9]: Promotes native and drought tolerant vegetation and rain gardens to treat downspout runoff.

c. Buildings shall also provide windows that face the street to provide "eyes on the street" for safety. See Guidelines LMC 14.23.080(E)(3) for 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.

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

3. 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*.)

4. Parking garages.

a. Parking garage entries. 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 ~~landscaped berms~~Type II or III Landscaping (as defined in LMC 16.80.050), or incorporate contextual architectural elements that complement adjacent buildings or buildings in the area to the satisfaction of the director. Upper level parking garages must use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest. (See *Table 14T-46*.)

Comment [HEC10]: Adds a reference to Title 16 which allows vegetated LID facilities to count towards screening requirements and promotes native and drought tolerant vegetation.

…

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.

2. Internal paths and circulation. An on-site pedestrian circulation system meeting the following standards shall be provided:

a. Pathways 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 where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space. (See *Table 14T-47*.)

b. The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard. For multiple-family developments, pedestrian connections 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 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 to create a physical separation between pedestrians and vehicle access areas and 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 windows to maximize privacy while allowing for surveillance from dwelling unit. For example, where ground floor units are raised three or more feet above the level of a walkway, pedestrians have limited views into dwelling units.

e. Pedestrian walkways should be defined by Type II or Type III Landscaping (as defined in LMC 16.80.050) for a combination of overstory and understory vegetation.

f. 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. Meet all requirements of LMC 14.23.086.

3. Materials standards for pathways.

a. The pedestrian circulation system must be ~~hard-surfaced~~ 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.

Comment [HEC11]: Adds a reference to Title 16 which allows vegetated LID facilities to count towards screening requirements and promotes native and drought tolerant vegetation.

b. Except as allowed in subparagraph c, below, the pedestrian circulation system shall be clearly defined and designed so as to be separated from driveways and parking/loading areas through the use of raised curbs, elevation changes, bollards, landscaping, different paving materials, and/or other similar method. Striping 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 within an auto travel lane if the auto travel lane provides access to sixteen or fewer parking spaces and the entire auto travel lane is surfaced with paving blocks, bricks, or other special paving as approved by the director. Trees and other landscaping elements shall be integrated into the design of a shared auto/pedestrian court. (See *Table 14T-50*.)

…

D. Architectural character and scale.

…

5. Roofline standards. Single-purpose residential buildings must provide a pitched roof with a minimum roof pitch of five feet vertical to twelve feet horizontal. Alternative roof designs such as vegetated roofs ~~will be considered~~are allowed, provided design elements are included to help the building and its roofline fit into the site's context. (See *Table 14T-57*.)

Comment [HEC12]: Specifically allows vegetated roofs as an alternative roof design

…

F. Service elements and outdoor storage.

…

3. 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 LMC 16.80 or by architectural features. (See *Tables 14T-61 & 14T-62*.)

4. 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.

…

14.23.083 Industrial Design Guidelines

…

C. Additional site design guidelines.

1. For those industrial uses that utilize outdoor storage area, inventory shall be placed in an orderly manner and shall be screened from right of way areas in accordance with LMC 16.80.

…

D. Architecture and building design

…

6. To avoid flat walls building modulation shall be used to reduce the mass and bulk of the structure. This can be achieved by utilizing the following techniques:

a. Building setbacks on upper floor levels;

b. Recessed or clearly defined entryways;

c. Building ornamentation;

d. Varying roof lines, pitches, and shapes;

e. Overhangs, awnings and marquees;

f. Dormers, balconies, porches, staircases;

g. Window and door fenestration.

h. Architectural technique that will have a modulation effect and meet the intent of this section.

i. Landscaping trellises with climbing vegetation or art work may be utilized for building walls that are located within public viewing.

j. Vegetated roofs

k. Use of glass and storefront window systems;

l~~k~~. Use of reveals to create patterning in the concrete

m~~l~~. Main entrances to the buildings shall be well defined.

…

Comment [HEC13]: Adds a reference to Title 16 which allows vegetated LID facilities to count towards screening requirements and promotes native and drought tolerant vegetation.

Comment [HEC14]: Promotes vegetated roofs as another potential screening technique.

Comment [HEC15]: Adds a reference to Title 16 which allows vegetated LID facilities to count towards screening requirements and promotes native and drought tolerant vegetation.

Comment [HEC16]: Promotes vegetated roofs as another technique.

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

…

D. Circulation and design for multimodal corridors and key pedestrian intersections.

1. Multimodal corridors and key pedestrian intersections 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.

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 LMC 14.23.086(D)(5).

3. Bikeways 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 Urban Transportation Plan. Bikeways ~~may~~ 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.

Comment [HEC17]: Lists permeable pavement as an approved surface for bikeways.

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.

Comment [HEC18]: Promotes use of permeable pavers

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. 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 12-24 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. 1208 §54, 2003; Ord. 1154 §4, 2001; Ord. 1124 §12, 2000; Ord. 1024 §5, 1995).

…

14.23.088 Open Space.

…

C. Residential Open Space Activities. Open space should be designed to accommodate a wide range of activities, ages and abilities. At least half of the open space within a development must be usable for active recreation. An open space shall include some or all of the following, depending upon size, conditions, and context of the open space:

Comment [HEC19]: Allows vegetated LID facilities in private open spaces.

1. Play equipment such as slides, swings or play structures.

2. A paved hard court for activities such as basketball, volleyball, pickleball, tennis, etc.

3. An open grassy area for active play.

4. An area for passive recreation such as walking or sitting.

5. Other elements such as benches, paths, picnic tables or shelters.

6. Pet waste stations.

7. Pedestrian plaza.

8. Vegetated LID facilities, such as rain gardens and bioretention, and permeable paving. LID facilities may not be used to meet active recreation requirements unless the design includes active use components as determined by the Director or their designee.

…

E. Commercial Open Space. The requirements for commercial open space may be different than residential areas because of the different needs and emphasis of open space in commercial areas. In mixed use areas, the various open space needs may be balanced by blending several open space techniques to achieve all required functions. Open space in commercial and mixed use areas may be landscaped, hardscaped (such as plazas) or a combination of both.

Comment [HEC20]: Allows vegetated LID facilities to be included in commercial open space.

In commercial areas, open space will emphasize areas to relax, preservation of trees, landscaped parks or uses providing a pleasant, stimulating experience for shoppers, pedestrians and office workers.

1. Uses that may be counted towards commercial retail open space include:

   a. Pedestrian corridors with landscaping through parking lots.

   b. Pedestrian plazas meeting the requirements of LMC 14.23.086(C)(2).

   c. Landscaped outdoor seating areas for restaurants and cafes.

   d. Pocket parks with public seating, art or fountains.

   e. Vegetated LID facilities and ~~D~~drainage retention areas designed as an aesthetic view area with fountain, seating, trails and exceptional landscaping.

   f. Additional landscaping areas not required by code.

   g. Areas preserved in a pleasant, natural state with trees and shrubs.

   h. Park areas with trees and landscaping designed for active or passive uses.

   i. Other areas deemed to meet the intent of Ordinance 1124 as determined by the city.

2. Uses that do not count towards commercial open space include such areas as:

   a. Required landscape islands in a parking lot.

   b. Required yard areas or setback areas not readily available for use by pedestrians or with no special or significant amenities.

   c. Drainage retention areas with no special or significant amenities. (Ord. 1431 § 3, 2014: Ord. 1154 § 6, 2001; Ord. 1124 §13, 2000).

…

CHAPTER 14.28

WETLANDS PROTECTION

…

14.28.140 Exempt activities.
The following activities shall be exempt from the review requirements of this chapter provided such activities are undertaken using best management practices in a manner that does not adversely impact the wetland or wetland buffer. A permit exemption shall be required to review best management practices applied to the activity. Activities that may be exempted include:

A. Conservation or preservation of soil, water, native vegetation, fish, shellfish and other wildlife in consultation with the State Department of Wildlife and when undertaken by a property owner on his or her property for his or her personal noncommercial purposes;

B. Nonpublic outdoor recreation activities such as fishing, bird watching, hiking, boating and swimming when undertaken by a property owner on his or her property for his or her personal noncommercial purposes;

C. The harvesting of wild crops in a manner that is not injurious to natural reproduction of such crops and provided the harvesting does not require tilling of soil, planting of crops, or alteration of the wetland by changing existing topography, water conditions or water sources;

D. Existing and ongoing agricultural activities including farming, horticulture, aquaculture, irrigation, ranching or grazing of animals. Activities on areas lying fallow as part of a conventional rotational cycle are part of an ongoing operation. Activities which bring an area into agricultural use are not part of an ongoing operation. An operation ceases to be ongoing when the area on which it was conducted has been converted to another use or has lain idle so long that modifications to the hydrological regime are necessary to resume operations;

E. Navigation aids and boundary markers;

F. Site investigative work necessary for land use application submittals such as surveys, soil logs, percolation tests and other related activities. In every case, wetland impacts shall be minimized and disturbed areas shall be immediately restored; and

G. Wetland educational activities and scientific research that will not adversely impact wetland functions;

Comment [HEC21]: Slight modification to existing language related to potential impacts on wetland function.

H. Normal and routine maintenance or repair of existing utility structures or right-of-way;

I. Installation, replacement, alteration or construction and operation of all electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of fifty-five thousand volts or less in improved city road right-of-way;

J. Installation, replacement, alteration or construction and operation of all natural gas, cable communications and telephone facilities, lines, pipes, mains, equipment or appurtenances in improved city road right-of-way. (Ord. 1215 §7, 2003; Ord. 935 §7, 1992; Ord. 912 §1 Sec. 5.4, 1991).

…

CHAPTER 14.31

ZERO EFFECT DRAINAGE DISCHARGE

Sections:

14.31.010 Goal and purpose of chapter
14.31.020 Definitions
14.31.030 Authorized deviations from engineering design and development guidelines and public works standards
14.31.040 Official approval
14.31.050 Evaluation and monitoring

14.31.010 Goal and purpose of chapter.
This chapter is enacted with a goal of retaining the critical functions of a forest including evapotranspiration and infiltration after site development such that near "zero effective impervious surface" is achieved. As part of meeting such goal, this chapter is intended to fulfill the following purposes:

A. Provide those developing land the opportunity to demonstrate zero effective impervious surfaces.

B. Improve the conditions of habitat and ground and surface waters within a watershed with innovative urban residential design and development techniques.

C. Foster broad community acceptance of the use of significantly less impervious surface and greater natural habitat conservation on sites.

D. Provide the opportunity to identify and evaluate potential substantive changes to land use development regulations which support and improve natural functions of watersheds. (Ord. 1113 §1, 1999).

14.31.020 Definitions.
As used in this chapter, the words hereinafter defined shall have the meaning set forth:

A. "Drainage collection system" means a system for conveying, treating and detaining stormwater runoff swales, ponds, and outfalls.

B. "Forested area" means a treed area which functions, or which over time will be restored to function, as a mature forest characterized by an undisturbed understory.

C. "Innovative site design" means development techniques for development using creative approaches to site design, habitat and tree retention, significant reduction of impervious surfaces, changes in traditional site features such as roads and structures in favor of natural habitat features which result in zero or near-zero drainage discharge from the site after development.

D. "Zero effective impervious surface" means impervious surface reduction to a small fraction of that resulting from traditional site development techniques such that usual manmade drainage collection systems are not necessary.

E. "Zero effective impervious surface project" means those projects characterized by a reduction of total impervious surface to a small fraction of that which would result from traditional development. Such projects will place impervious surfaces in increments such that run off travel distance to a vegetative buffer is minimized and does not exceed a maximum of fifteen feet. Further, the landscaped areas within such projects will be minimized and buffered on the down-slope side by a forested area. A forested area shall comprise at least 60 per cent of the land area upon which the project is located, shall be maintained in perpetuity and shall substitute for a traditional drainage system. It is preferred that the site for such projects be characterized by a predominance of Soils Conservation Service Class C or D soils. (Ord. 1113 §1, 1999).

14.31.030 Authorized deviations from engineering design and development guidelines and public works standards.
In order to accomplish the purposes and goal of Chapter 14.31, the site plan review committee may approve or for those projects requiring review and approval by either the hearings examiner or by the city council, recommend approval of deviations from engineering design and the provisions of Lacey's Development Guidelines and Public Works Standards in accordance with the requirements set forth in this chapter. Deviations shall be based on the following criteria:

A. The deviations contribute to and are consistent with the zero effective impervious surface goals of this chapter.

B. The proposed development project offers reasonable assurance that near zero effect impervious surface will be achieved and maintained.

C. The deviations do not threaten public health or safety.

D. The deviations are consistent with generally accepted engineering and design criteria, except as necessary to achieve the purposes set forth in this chapter.

E. The deviations promote one or more of the following:

1. Innovative site or housing design furthering the purposes of the program;

2. Increased on-site stormwater retention using a variety of native vegetation;

3. Retention of at least 60 per cent of natural habitat conditions over the site;

4. Improved on-site water quality beyond that required by current applicable regulations;

5. Retention or re-creation of pre-development and/or natural hydrologic conditions to the maximum extent possible;

6. The reduction of effective impervious surfaces to near zero.

F. The deviations do not allow density greater than what would otherwise be allowed under city regulations then in effect.

The applicant will be required to list and document the justification for each deviation requested. In order for such a project to be approved, it must be demonstrated that the project meets all other requirements of the Lacey Municipal Code except for such specific deviations and that such project has a reasonable assurance of long term success. There shall be submitted in conjunction with each such project, covenants, conditions and restrictions which will be binding upon the property and which require forest retention, no net increases in impervious surface and such other critical features as the city may require. (Ord. 1113 §1, 1999).

14.31.040 Official approval.
All projects proposed under the terms of this chapter shall require approval of either a plat or an official site plan approved pursuant to the provisions of this code in recordable form which shall be binding upon the owners of the real property, their heirs and assigns. Such plat or official site plan shall include a specific land clearing and tree retention plan, which shall be referenced upon the face of the plat, or binding site plan. All development of the land, site design, landscaping, natural drainage features, habitat protection, stormwater design and the design, placement and size of housing or other buildings and any additional site features shall be consistent with the approved plat or site plan. Any changes will require a formal application and amendment of either the plat or the official adopted site plan pursuant to the provisions of the Lacey Municipal Code. (Ord. 1113 §1, 1999).

14.31.050 Evaluation and monitoring.
Each application for approval of a project pursuant to the terms of this chapter shall be accompanied by a proposed monitoring and evaluation process designed to measure the performance of specific elements addressed in the deviations sought for the project. After the approval of a project, the city shall, with such cooperation as may be required of the property owner, document project progress, and in particular, those innovations and code deviations

granted as part of such project approval. Written progress evaluations shall be prepared by the staff of the Public Works Department and provided to the Site Plan Review Committee and City Council. An annual report on all such approved projects shall be prepared for the City Council including a summary description and evaluation of each selected project and any recommendations regarding substantive changes to the Lacey Municipal Code which are supported by such evaluation. (Ord. 1113, §1, 1999).

CHAPTER 14.32

TREE AND VEGETATION PROTECTION AND PRESERVATION

…

14.32.063 Conformance to standards.
All land clearing shall conform to the following standards and provisions unless otherwise recommended in a forest management plan, prepared by the city's tree protection professional and approved by the city, where the alternate procedures will be equal or superior in achieving the policies of this code. In addition, the following minimum standards and provisions shall be the governing criteria for the issuance or denial of land clearing permits under this chapter:

A. **Tree tract**. Land clearing shall meet requirements for tree tracts as specified in LMC 14.32.064.

B. **Soil stability**. The clearing will not create or contribute to landslides, accelerated soil creep, settlement and subsidence or hazards associated with strong ground motion and soil liquefaction.

C. **Preservation**. The proposal shall contain reasonable provisions for the preservation of natural topography, water features, vegetation, drainage and other existing natural features on the site.

D. **Runoff**. The clearing will not create or contribute to flooding, erosion or increased turbidity, siltation or other forms of pollution in a watercourse.

E. **Sensitive areas**. No ground cover or trees which are within the designated buffer area of creeks, streams, lakes and other shoreline or wetland areas shall be removed, nor shall any mechanical equipment operate in such areas; provided, that conditions deemed by the director to constitute a ~~public nuisance~~hazard may be removed; and provided, that a property owner shall not be prohibited from making landscaping improvements where such improvements are consistent with the aims of this chapter. The designated buffer area shall be in accordance with the city's wetland protection ordinance (LMC 14.28) as hereafter amended. Buffer areas shall be consistent with best available science guidelines and recommendations from the Washington State Department of Ecology for classification, protection and designation of wetlands and wetland buffer areas.

Comment [HEC22]: Updates "public nuisance" terminology to "hazard" since the LMC contains a definition for a "hazard tree."

Adds a reference to the City's wetland protection ordinance.

F. **Aesthetic character**. The clearing will be undertaken in such a manner as to preserve and enhance the city's aesthetic character. Vegetative screens or buffer strips shall be maintained or be reestablished in a timely manner with approved plantings along public rights-of-way and adjoining property boundaries.

G. **Erosion control**. Clearing operations shall be conducted so as to expose the smallest practical area of soil to erosion for the least possible time, consistent with an anticipated build-out schedule.

H. **Conformance with laws**. Land clearing activities shall be performed in accordance with all applicable laws, rules and regulations pertaining to air and water pollution, the Washington Forest Practices Act, and the Shoreline Master Program.

I. **Protection of roots**. Except for the use of existing roads and constructed pathways, land clearing machinery shall be kept outside of the root protection zone of any trees designated for retention. Damaging of trees designated for retention by making cuts or fills, trenching, compacting of the soil, draining concrete rinsate, attaching wires or other devices to the trees, piling of materials, modification of drainage within the root protection zone, breaking of tree stems or branches, removal of desirable groundcovers from under tree, or otherwise damaging the roots or root zone of the tree shall be considered a violation of this chapter and shall require mitigation pursuant to the requirements of LMC 14.32.090(C). All requirements for protection of trees and vegetation detailed in plans prepared by the city's tree protection professional or in land clearing conditions required by staff such as fencing and other protection measures shall be satisfied.

J. **Clearing of individual lots with land division approvals prohibited**. Where a land division of property is concerned, only areas where streets and utilities are to be constructed can be cleared of trees and ground cover. No

such rights-of-way clearing of trees or ground cover shall take place until preliminary short plat, preliminary plat or preliminary binding site plan approval has been granted and engineered plans for road construction have been approved by the city and said road areas have been surveyed and staked to enable city staff to confirm road locations. No tree removal or brushing shall take place on lots or in open space areas of a preliminary short plat or preliminary plat except through the provisions of LMC 14.32.069. Additionally, no tree removal or brushing shall take place on lots or in open space areas of a final land division except through the provisions of LMC 14.32.069, or on a lot by lot basis after individual building permit applications have been made and land clearing activities have been approved for said individual lots pursuant to the requirements of LMC 14.32.050, or 14.32.060.

K. **Intent**. Land clearing shall meet the intent and requirements of Lacey's Urban Forest Management Plan. (Ord. 1269 §11, 2006)

14.32.064 Tree tract requirements.

…

D. **Priority of tree types**. Trees to be protected must be healthy, windfirm, and appropriate to the site at their mature size, as identified by a qualified professional forester. In designing a development project's tree tract, the applicant shall protect the following types of trees in designated tract(s) in the following order of priority, unless Endangered Species Act-listed species in accordance with LMC 14.33.117, are present:

1. **Historical trees**. Trees designated as historical trees under LMC 14.32.072.
2. **Specimen trees**. Unusual, rare, or high quality trees.
3. **Critical area buffer**. Trees located adjacent to critical area buffers.
4. **Significant wildlife habitat**. Trees located within or buffering significant wildlife habitat.
5. **Other high quality**. Individual trees or groves of trees. (Ord. 1417 §11, 2013: Ord. 1269 §12, 2006).

…

14.32.068 Solar access considerations.

While trees have long been used to complement solar planning and site design such as providing deciduous trees in strategic locations to cool areas in summer and providing solar access in winter, providing of adequate solar access may sometimes conflict with protection of existing trees, particularly ~~evergreen trees~~conifers. When established city goals designed for different purposes conflict, balancing of different community and individual needs must be accomplished. In implementing the goals of this chapter, the review body shall give due consideration to valid solar access needs together with any specific solar access policies that may hereafter be adopted. (Ord. 1269 §16, 2006).

…

Comment [HEC23]: Adds a reference to ESA and the relevant LMC section.

Comment [HEC24]: Updates terminology (evergreen -> conifer).

CHAPTER 14.33

HABITAT CONSERVATION AREAS PROTECTION

…

14.33.170 Uses allowed in a designated buffer zone.
Non-exempt activities shall not be allowed in a buffer zone recommended in a habitat management plan except for the following:

A. Activities having minimal adverse impacts on the designated priority habitat or priority species present as determined in the management plan. These may include low intensity, passive recreational activities such as ~~previous~~ pervious trails, vegetated LID facilities, nonpermanent wildlife watching blinds, short term scientific or educational activities, and sports fishing or hunting;

B. Denial of a use in a buffer zone would cause extraordinary hardship on the applicant. (Ord. 1192 §65, 2002; Ord. 935 §9 (part), 1992).

…

Comment [HEC25]: Corrects typo

Allows vegetated LID facilities in buffer zones if the nature of the runoff and design of the facility enhance the buffer qualities and functions.

CHAPTER 14.34

FLOOD HAZARD PREVENTION

…

14.34.084 General requirements applicable to exemptions permitted in LMC 14.34.082.
All exemptions to the siting prohibitions listed in LMC 14.34.082 shall meet the following requirements:

A. All applicable requirements of this chapter are satisfied.

B. It does not increase the risk of flood hazard or displace flood waters to adjacent sites.

C. The improvement has no impact to critical habitat or any impacts are fully mitigated as determined by the Washington State Department of Fish and Wildlife.

D. Any impact to the riparian habitat zone (RHZ) is fully mitigated and all critical area buffers and standards of Chapters 14.28 (Wetlands Protection), 14.32 (Tree and Vegetation Protection and Preservation) and 14.33 LMC (Habitat Conservation Areas Protection) are satisfied. This includes a two-hundred-foot buffer along Woodland Creek which exceeds the distance of Woodland Creek's channel migration zone (CMZ) by a distance greater than fifty feet.

E. Stormwater and drainage feature shall incorporate ~~low impact development~~LID techniques ~~that mimic pre-development hydrological conditions, when technically feasible~~in accordance with the current City of Lacey Stormwater Design Manual.

Comment [HEC26]: Adds a reference to the SDM

…

CHAPTER 14.37

GEOLOGICALLY SENSITIVE AREAS PROTECTION

…

14.37.180 Standards for geologically sensitive areas--Specific.

…

E. Hillsides of Fifteen Percent Slope and Greater--Disturbance Limitations. Development on hillsides shall comply with the following requirements regarding disturbance limitations, development location, development design, construction techniques and landscaping.

1. Amount of Disturbance Allowed. The following chart sets forth the maximum slope disturbance allowed on a development site:

Slope	Amount of Slope Which Can be Disturbed	Factor
0-15%	100%	1.00
15-25%	60%	.60
25-40%	45%	.45
40%+	0%	.00

The overall amount of disturbance allowed on development sites which have any combination of the above slope categories shall be determined by the following formula:

(Square footage of site having 0-15% slopes) x 1.00 + (Square footage of site having 15-25% slopes) x .60 + (Square footage of site having 25-40% slopes) x .45 = Total Amount of Allowable Site Disturbance.

The intent of this section shall be to provide reasonable flexibility in site development while promoting the intent of working with existing topography as opposed to against it.

2. Development Location.

a. Structures and improvements shall be clustered to retain as much open space as possible and the natural topographic character of the slope; and

b. Structures and improvements shall conform to the natural contour of the slope, foundations must be tiered to generally conform to the existing topography of the site; and

c. Structures and improvements shall be located to preserve the most sensitive portion of the site and its natural land forms and vegetation.

3. Development Design.

a. The footprint of buildings and other disturbed areas shall be minimized. The least number of buildings is desirable in order to consolidate the development; and

b. Use of common access drives and utility corridors is required where feasible; and

c. Impervious lot coverage shall be minimized. With the exception of detached single family structures, under-structure parking and multi-level structures shall be incorporated where feasible; and

d. Roads, walkways and parking areas shall be designed to parallel the natural contours of the hillsides while maintaining consolidated areas of natural topography and vegetation. Access shall be located in the least sensitive area feasible; and

e. Use of retaining walls which allow the maintenance of existing natural slope areas is preferred over graded artificial slopes.

4. Construction Techniques.

a. Use of foundation walls as retaining walls is preferable to rock or concrete walls built separately and away from the building. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation; and

b. Structures shall be tiered to conform to existing topography and to minimize topographic modification.

5. Excavation and Grading.

a. All requirements of the Grading Chapter of the city's adopted Building Code shall be satisfied. Requirements under this chapter shall be consolidated with review requirements of the Grading Chapter of the Building Code to provide a coordinated review process.

6. Landscaping. The disturbed area of a development site not used for buildings and other improvements shall be landscaped according to a landscape design which will achieve a minimum forty percent coverage by the canopy of trees and shrubs within ten years to provide habitat desirable to native western Washington birds. The trees and shrubs shall be a mix of shade, flowering, and coniferous and broad-leaf evergreens that are either native to the Puget Sound region or are valuable to western Washington birds. The Department of Wildlife "Plants for Wildlife in Western Washington" shall be used as a general guide.

a. Trees shall be the following size at time of planting and shall conform to the "American Standard for Nursery Stock":

(1) Single-stem shade and flowering trees shall be a minimum one and one-half inch to two inch caliper trunk as measured six inches above the ground.

(2) Multi-stem shade and flowering trees shall be a minimum height of eight feet as measured from the ground level to the average uppermost point of growth of the plant.

(3) Coniferous evergreen trees shall be a minimum height of six feet as measured from the ground to the midpoint between the uppermost whorl and the tip of the leader. For species of trees without whorls, minimum height shall be measured to the uppermost side growth. The ratio of height to spread shall not be less than five to three.

(4) Broad-leaf evergreen trees shall be a minimum height of four feet as measured from the ground level to where the main part of the plant ends, not to the tip of a thin shoot.

b. Shrubs shall be the following size at time of planting and shall conform to the "American Standard for Nursery Stock":

(1) Dwarf and semi-dwarf deciduous shrubs shall be a minimum height of two to two and one-half feet above grade, and either a number three container size for container grown plants, ten inch diameter root ball for balled and burlapped plants, or eleven inch root spread for bare root plants.

(2) Strong-growing deciduous shrubs shall be a minimum height of two to three feet above grade, and either a number three container size for container grown plants, ten inch diameter root ball for balled and burlapped plants, or eleven inch root spread for bare root plants.

(3) Coniferous and broad-leaf evergreen shrubs (Types 1, 2, and 3) shall be a minimum height of two to two and one-half feet spread or height, and either a minimum number three container size for container grown plants or twelve inch diameter root ball for balled and burlapped plants.

7. Erosion Control. A special drainage and erosion control plan shall be prepared outlining measures being taken to effectively control drainage and erosion. Landscaping activities and grading and excavation activities may be limited to specific times of the year based upon an analysis of soil types, proximity of wetlands, or other factors that may indicate an unacceptable risk of erosion hazards and related impacts (refer to the current City of Lacey Stormwater Design Manual).

Comment [HEC27]: Adds a reference to the SDM

F. Seismic Hazard Areas. The city of Lacey acknowledges it is in a seismic hazard zone and shall pursue more specific identification of those areas in the city at the greatest risk. Once said areas are identified, specific criteria designed to protect the public safety shall be developed. (Ord. 1208 §59, 2003; Ord. 935 §11 (part), 1992).

…

TITLE 14

TABLES

TABLE 14T-10

(Referred from LMC 14.23.070(A)(5) and 14.23.086(D)(10))

Design Vocabulary

1. Building Massing & Style 75% of buildings shall be two and one half (2 1/2) stories high in residential styles as shown with up to 25% one (1) and one and one half (1 1/2) stories which shall emulate the ground level of the buildings shown. 50% of the principal ridge line shall be parallel to the principal street on which it fronts.		
2. Roofs Roof types shall be gable, ~~or~~ salt box, or vegetated. Roof pitches shall be a minimum of 6 over 12. **Roof Materials** Cedar Wood Shingles Dimensioned Asphalt Standing Seam (on porch and bay windows only)		
3. Facade Treatment Neo-colonial as shown. **Facade Materials** Horizontal siding* Board and batten vertical Indigenous Stone Brick with corner quoining		

*This can be vinyl provided that no butt joints are used.

Comment [HEC28]: Revised language allows for vegetated roofs.

TABLE 14T-18

Comment [HEC29]: Provides clarification on where caliper should be measured.

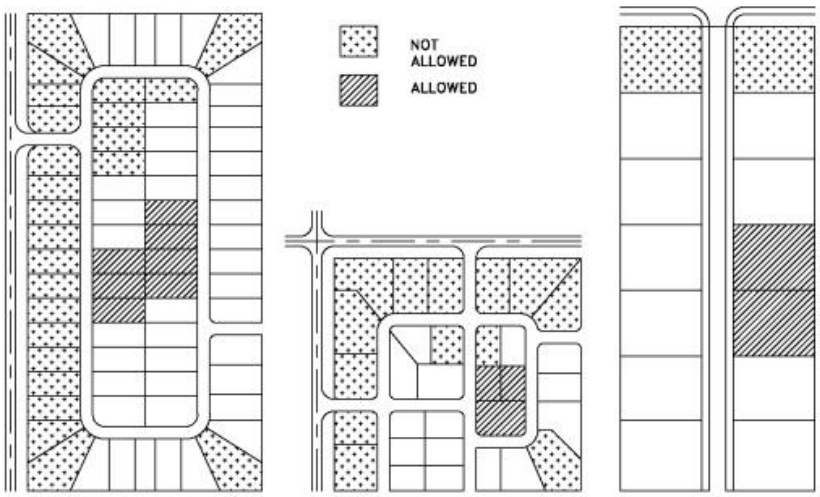
(Referred from LMC 14.32.066)

Type of Development	Lot Size	Required New or Saved Trees	Tree Size **
Developing Single- and Multifamily Lots	Less than 3,500 ft^2	2	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
	3,500 ft^2 to 4,999 ft^2	3	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
	5,000 ft^2 to 6,499 ft^2	4	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
	6,500 ft^2 to 7, 499 ft^2	5	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
	7, 500 ft^2 or over	4 trees per 5,000 ft^2	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
Developed Single-Family and Multifamily Lots	All***	4 trees per 5,000 ft^2*	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
Developing Commercial or Industrial	All	2 Trees per 10,000 ft^2*	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
Developed Commercial/Industrial/Multifamily Proposing an Addition, Tree Removal, or Other Site Disturbance	All	2 Trees per 10,000 ft^2	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
Class IV Forest Practice Activity	All	Replanting required when average stocking (basal area) falls below 80 ft^2 per acre – Tree spacing required is 10 ft on center	Seedlings or transplants 1+1, 2-0, 2-1, P+1, or 1-2

** In addition to all tree tract requirements and landscape ordinance requirements.*
*** Tree species will be selected from the general tree list in the Lacey Urban Forest Management Plan.*
**** Developed single-family lots seven thousand five hundred square feet or larger proposing tree removal in accordance with LMC 14.32.050(D), that do not currently meet the required tree density of four trees per five thousand square feet, shall be required to replant the number of trees equal to the number removed.*
(Ord. 1417 §13 (part), 2013).

TABLE 14T-67

(Referred from LMC 14.23.088)



NOTE:
1. REFER TO LMC 14.23.088 FOR ADDITIONAL INFORMATION.
2. OPEN SPACE SHALL NOT BE LOCATED BEHIND A STORMWATER RETENTION/DETENTION POND UNLESS THAT AREA IS MADE ACCESSABLE TO THE PUBLIC BY A PEDESTRIAN PATH OR TRAIL AROUND THE POND.

OPEN SPACE LOCATIONS	TABLE 14T-67

14T-67

(Ord. 1431, 2014).

Comment [HEC30]: Allows an exception for LID facilities that allows for access of open space behind the facility.

TITLE 15

LAND DIVISION[1]

Chapters:

15.01 General Provisions
15.02 Definitions
15.04 Boundary Line Adjustments and Lot Consolidations
15.05 Plat, Short Plat and Binding Site Plan Alterations and Vacations
15.06 Binding Site Plans
15.07 Condominium Development and Conversion
15.08 Short Subdivision
15.10 Subdivision
15.12 Design Standards for Subdivisions, Short Subdivisions and Binding Site Plans
15.14 Dedications-Plats, Short Plats and Binding Site Plans
15.16 Improvements
15.18 Repealed
15.20 Land Division Fees, Variances, Exceptions, and Enforcement
15.22 Community Facilities
15.28 Repealed
15.32 Repealed
15.36 Repealed

[1] Editor's Note: LMC Title 15, was repealed and replaced by new chapters by Ord. 1235, §1, passed on January 13, 2005. LMC Title 15, as amended by Ord. 660, was readopted in its entirety by Ord. 744, passed March 28, 1985.

CHAPTER 15.02

DEFINITIONS

…

15.02.020 Definitions.

…

D. "Bioretention" means engineered facilities that store and treat stormwater by passing it through a specified soil profile, and either retain or detain the treated stormwater for flow attenuation. Refer to the current City of Lacey Stormwater Design Manual for bioretention design standards.

E. "Block" means a group of lots, tracts or parcels within well defined and fixed boundaries.

~~E~~F. "Buildable lot" means a lot meeting all of the requirements of size, shape, frontage, sanitation, etc., contained in this title and other ordinances of the city, for any specific type of development.

~~F~~G. "Building line" means a line on a plat indicating the limit beyond which any portion of a building, structure, septic tank, etc., may not be placed. This may be applied by the subdivider or required by the city when certain conditions exist which make special setbacks necessary.

~~G~~H. "Building review professional" means a licensed professional with academic training and field experience that makes him or her a recognized expert in review of buildings for compliance with building codes. The building review professional shall have specific experience with review of buildings for code compliance within the state of Washington.

~~H~~I. "Building site" means a parcel of land occupied or intended to be occupied by one main building and its accessory buildings, together with all of the required yards and open space and setbacks.

~~I~~J. "City" means the city of Lacey, Washington.

~~J~~K. City Officials. The word "council" means the Lacey City Council. The word "planner" or "director" means the Lacey community development department. The word "city engineer" means the engineer or director of public works of the city. "Health officer" means health officer of the Thurston County health department.

~~K~~L. "Comprehensive Land Use Plan" means a plan with a number of elements adopted by the city council under the state Growth Management Act (GMA) as a guide to the growth and improvement of the city, including modifications or refinements which may be made from time to time.

~~L~~M. "Concurrency" shall mean concurrent with development as defined in RCW 36.70A.070(6).

~~M~~N. "Condominium Conversion" is a proposed conversion of an existing development or project with land use approvals but not yet constructed to a condominium form of ownership.

~~N~~O. "Condominium Development" is a new development project proposing or declaring a condominium form of ownership with its initial land use permit(s) or land-use application(s).

~~O~~P. "County" means the county of Thurston, state of Washington.

~~P~~Q. "Cul-de-sac" A local street open at one end only which should have a special turning area at the closed end. This turning area should be circular and have a radius appropriate to the types of vehicles expected.

~~Q~~R. "Declaration of short subdivision" is a statement on the face of the short plat signed by all persons having any real interest in the land being subdivided and acknowledged before a notary that they signed the same as their free act and deed. The declaration shall as a minimum contain the elements of:

Comment [HEC1]: Adds definitions for LID, permeable paving, etc.

1. A legal description of the tract being divided;

2. A survey map;

3. Any restrictive covenants;

4. A statement by the signatory that he is in fact the owner of the property being subdivided;

5. An agreement by the signatory to indemnify the city for all costs or damages including attorney's fees incurred by or charged against the city as a result of the signatory not being the owner of the property being subdivided; and

6. A statement by the owner that the short subdivision is made with his free consent.

~~R~~S. "Dedication" means the deliberate appropriation of land by an owner for any general and public uses, reserving to the owner no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat or short plat showing the dedication thereon; and, the acceptance by the public shall be evidenced by the approval of such plat for filing by the appropriate governmental unit.

~~S~~T. "Easement" means a right granted by a property owner to specifically named parties or to the general public for the use of certain areas or strips of land for particular purposes. Where appropriate to the context, "easement" may also refer to the land covered by the grant. This may include pedestrian paths, bicycle paths, utility easements, drainage, open space, etc.

~~T~~U. "Final approval" means the final official action taken by the city on the proposed division of land or dedication or portion thereof as previously received preliminary approval.

~~U~~V. "Flooding" means the inundation of an area of land that is not usually under water.

~~V~~W. "Lacey Coordinate System" means the ground scale coordinate system derived from the Washington Coordinate System NAD 83/91 south zone. Coordinate values for control points of the Lacey Coordinate System are available from the city of Lacey Public Works Department Engineering Division.

~~W~~X. "Land division" is a general term that refers to the division of land by means described in this chapter, including land divided through a plat, short plat or binding site plan.

~~X~~Y. "Lot" means a fractional part of divided land having fixed boundaries, being of sufficient area and dimensions to meet minimum zoning requirements for width and area. The term shall include tracts or parcels. The term shall not include land divided for purposes of financing or taxation.

~~Y~~Z. "Low Impact Development (LID) facility" means distributed stormwater management practices, integrated into a project design that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID facilities include, but are not limited to: bioretention, rain gardens, permeable paving, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.

AA. "Low Impact Development (LID) principles" means land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff.

BB. "Multiunit structure" means two or more units under the same ownership where the land has not been divided, i.e., duplex, triplex, quadraplex, apartment units, or in the case of commercial or industrial development a building with units designed to be rented or leased to two or more tenants.

~~Z~~CC. "Native vegetation" means vegetation including trees, comprised of plant species that are either indigenous or naturalized to the Puget Sound region. Native vegetation does not include noxious weeds.

DD. "Owner" means the owner of record, as determined by the records of the auditor, provided that the owner under a real estate contract is the purchaser-vendee and the owner of mortgaged property is the mortgagor.

EE.~~AA~~ "Permeable paving" means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir. Refer to the current City of Lacey Stormwater Design Manual for permeable paving design standards.

FF. "Person" means every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other group or combination acting as a unit.

~~BB~~GG. "Plat" means a map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions or dedications.

~~CC~~HH. "Plat, final" or "final short plat" means the final drawing of the subdivision or short subdivision and the dedication prepared for filing for record with the auditor and containing all elements and requirements set forth in Chapter 58.17 RCW and in this title adopted pursuant thereto.

~~DD~~II. "Plat, Preliminary" means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks and other elements of a subdivision consistent with the requirements of this title.

~~EE~~JJ. "Plat, Preliminary short" means a neat and approximate drawing of a proposed short subdivision showing the general layout of streets and alleys, lots, blocks and other elements of a short subdivision consistent with the requirements of this title.

~~FF~~KK. "Plat, short" means the map or representation of a short subdivision containing all of the pertinent information as required by this title.

~~GG~~LL. "Preliminary approval" means the official action approving a proposed division of land when provision of improvements or fulfillment of conditions are to occur prior to final approval.

~~HH~~MM. "Rain garden" means a non-engineered shallow, landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.

NN. "Reserve strip" means a parcel of ground located usually at the edge of a subdivision or short subdivision for the purpose of restricting access from the end or side of a street.

~~II~~OO. "Right-of-way" means the area between boundary lines of a dedicated street, alley or easement dedicated to or owned by the city for public use.

~~JJ~~PP. "Roadway" means that portion of the street, including shoulders and bike lanes, for vehicular use.

~~KK~~QQ. "Street" A street is a public way for purposes of travel and includes the entire area within the right of way. A street serves public transit, vehicular, pedestrian and bicycle traffic plus the accommodation of all utility facilities within the right-of-way.

~~LL~~RR. "Subdivider" means a person who undertakes the subdividing of a parcel of land, also referred to as the applicant.

~~MM~~SS. Subdivision, short" means every division or resubdivision of contiguous land into nine or less lots, tracts, parcels, sites, or subdivisions for the purpose of transfer of ownership, sale, or lease.

~~NN~~TT. "Subdivision" or "Subdivision, long" means the division or resubdivision of land into ten or more lots, tracts, parcels, sites or divisions, whether immediate or future, for the purpose of sale, lease or transfer of ownership.

~~OO~~UU. "Treasurer" means the treasurer of Thurston County, Washington.

~~PP~~VV. "Vacation" A process pursuant to the requirements of RCW 58.17.212 of voiding a plat, short plat, binding site plan, or portion thereof, or any area designated or dedicated for public use. (Ord. 1369 §5, 2011; Ord. 1235 §1, 3, 2005).

WW. "Vegetated LID facility" means bioretention, rain gardens, dispersion, and vegetated roofs.

XX. "Vegetated roofs" (also known as ecoroofs and green roofs) mean thin layers of engineered soil and vegetation constructed on top of conventional flat or sloped roofs. Refer to the current City of Lacey Stormwater Design Manual for vegetated roof design standards.

CHAPTER 15.12

DESIGN STANDARDS FOR SUBDIVISIONS, SHORT SUBDIVISIONS AND BINDING SITE PLANS

…

15.12.085 Community design.

…

D. Edges and Fences.

1. "Gated communities," and other residential developments designed to appear as continuous walled-off areas, disconnected and isolated from the rest of the community, shall not be permitted. Design shall consider neighborhood focus points and opportunities to promote participation and integration into the surrounding neighborhood and the Lacey community. While walls and fences may be useful for security, sound attenuation and privacy, these objectives can often be met by creative design that controls the height and length of walls, develops breaks and variations in relief, and uses landscaping, along with natural topographical changes, for screening.

2. Encourage residential developments to face arterials (except for principal arterials) instead of backing up to them and walling off the street. Such lots along arterials could be designed with alleys to provide for garage access.

3. For fences along side yards at the end of a block, a three-foot planting strip with native and drought tolerant shrubs and groundcover is required to help screen the fence and add visual interest. Where more than one house backs up to a public right-of-way, planting strips at least ten feet wide with a combination of trees, and native and drought tolerant shrubs~~,~~ and groundcover sufficient to screen the fence are required. Vegetated LID facilities can also be used to meet screening requirements. The required landscaped areas and fence location shall be noted on the plat.

Comment [HEC2]: Promotes the use of native and drought tolerant vegetation and vegetated LID facilities for screening.

…

15.12.090 Pedestrian features.

…

D. The overall design of the land division shall emphasize the pedestrian and shall provide for pedestrian circulation within the public right of way. However, pedestrian corridors and walks shall be provided outside the public right of way where necessary to provide access and connectivity to key areas within or adjacent to the land division or neighborhood. ~~Generally, t~~The ~~private right of way for such areas should be a minimum of ten feet wide and the paved surface~~pedestrian corridor shall be wide enough to accommodate the anticipated use. Paved areas shall be minimized and permeable paving used where feasible. These areas shall be located where it is most convenient for pedestrians to provide circulation or access to schools, playgrounds, shopping centers, bus stops and other community facilities. Such areas shall be designed as common property and maintained by the home owners/lot owners association or dedicated to a public entity.

Comment [HEC3]: Removes specific widths (addressed elsewhere), incorporates language regarding minimizing impervious surfaces, and allows for permeable paving.

…

CHAPTER 15.22

COMMUNITY FACILITIES

…

15.22.010 Definitions.
The following words and phrases, when used in this chapter, have the meaning as set out in this section:

…

B. "Open space, park and recreation facilities" means any public facility, improvement, development, property or right or interest therein for public park, recreational, greenways~~belt~~, wetlands and wetland buffers, arboretum, athletic, historic, scenic viewpoint, aesthetic, ornamental or natural resource preservation purposes and shall include the surface land over interim common sewerage facilities;

…

D. "Stormwater control facilities" means ~~any facility, improvement, development, property or interest therein, made, constructed or acquired for the purpose of controlling or protecting life or property from any storm, waste, flood or surplus waters wherever located.~~a constructed component of a stormwater drainage system designed or constructed to perform a particular function, or multiple functions. Stormwater control facilities include, but are not limited to, pipes, swales, ditches, culverts, street gutters, detention ponds, retention ponds, constructed wetlands, infiltration devices, catch basins, oil/water separators, bioretention, permeable pavement, and biofiltration swales. ~~(Ord. 1235 §1, 13, 2005).~~

15.22.020 Purpose.
A. The city council finds that stormwater control facilities within subdivisions of the city must be adequately maintained and in some circumstances improved in order to protect property and persons within the subdivisions and also to protect property and persons outside of the subdivision from the effect of storm, flood or surplus storm and surface waters. The city currently requires the construction of adequate stormwater control facilities in accordance with the current City of Lacey Stormwater Design Manual. ~~the standards of the city but existing means of enforcing maintenance and adequate operation of said facilities by p~~Private property owners or homeowners' associations within subdivisions ~~may not be sufficient to accomplish this purpose~~are required to perform ongoing maintenance of private stormwater control facilities or hire a contractor to perform required maintenance.

…

Comment [HEC4]: Updates greenbelt terminology

Comment [HEC5]: Updates definition to match SDM.

Comment [HEC6]: Adds a reference to the SDM and modifies language regarding maintenance responsibilities.

TITLE 16

ZONING[1]

Chapters:

16.03 General Provisions
16.06 Definitions
16.09 Zoning Districts and Boundaries
16.10 McAllister Springs Geologically Sensitive Area Residential District
16.11 Repealed
16.12 Low-Density Residential District (0-4)
16.13 Low-Density Residential District (3-6)
16.14 Lacey Historical Neighborhood
16.15 Moderate-Density Residential District
16.16 Repealed
16.17 Repealed
16.18 High-Density Residential District
16.19 Shoreline Zoning
16.20 Transition Areas for Multi-family Development
16.21 Urban Agriculture
16.22 Mixed Use Moderate Density Corridor
16.23 Mixed Use High Density Corridor
16.24 Woodland District
16.25 Central Business District 4-7 and St. Martin's University
16.27 General Commercial District
16.28 Repealed
16.30 Office Commercial District
16.33 Repealed
16.34 Community Commercial District
16.36 Neighborhood Commercial District
16.37 Hawks Prairie Business District
16.39 Light Industrial/Commercial District
16.40 Light Industrial District
16.41 Business Park District
16.42 Industrial District
16.43 Planned Industrial Park Developments (Overlay)
16.44 Planned Community Review
16.45 Mineral Extraction District
16.48 Open Space/Institutional District
16.49 Cemetery
16.51 Limited Zone District
16.53 Historic Preservation
16.54 Environmentally Sensitive Areas
16.57 Environmental Performance Standards
16.58 Transfer of Development Rights
16.59 Village Center Zone
16.60 Planned Residential Development
16.61 Townhouse Development
16.62 Cottage Housing
16.63 Mobile Homes
16.64 Homeless Encampments
16.65 Day Care Facilities
16.66 Conditional Uses and Permits
16.67 Adult Entertainment Facilities
16.68 Wireless Communication Facilities

16.69 Home Occupations
16.70 Street Merchants
16.72 Off-Street Parking and Loading
16.75 Sign Regulations
16.78 Repealed
16.80 Landscaping Requirements
16.81 Administration and Enforcement
16.82 Development Agreements
16.84 Site Plan Review
16.87 Repealed
16.90 Variances
16.93 Nonconforming Uses
16.96 Amendments and Rezones
16.99 Fees
16.102 Violations

[1] Editor's Note: LMC Title 16, as amended, was readopted in its entirety by Ord. 745, passed March 28, 1985.

Chapter 16.03

GENERAL PROVISIONS

…

16.03.050 Permitted intrusions into required yards.

Comment [HEC1]: Allows LID facilities within front, side, and rear yard setbacks

A. Cornices, eaves and other similar architectural features may project from the foundation wall into any minimum yard setback requirement a maximum distance of two and one-half feet.

B. Open, unwalled and uncovered steps, ramps, not more than four feet in height may extend into the required front or rear yard setback requirement not more than five feet.

C. Decks and patio covers may be permitted to encroach into all residential district rear yard setbacks, provided a minimum setback of five feet is retained, and provided such deck be not more than sixteen inches above existing natural grade measured at deck floor from the highest point, and provided that such patio cover is not enclosed in any manner. A building permit is required.

D. Awnings and marquees may be allowed within required front yards and over sidewalks or public right-of-way in commercial and industrial zones if all the following requirements are satisfied:

E. LID facilities are allowed within front, side, and rear yard setbacks.

1. The director of the department of community development and the director of the department of public works or their designees determine that placement of the awning or marquee within the setback areas or over the public sidewalk does not impede vehicular or pedestrian traffic flow or create any other type of hazard to the public.

2. The awning or marquee is specifically designed to benefit pedestrians by the providing of shelter and creating a friendlier pedestrian environment.

3. That development of an awning or marquee within the setback area or over public sidewalk is consistent with goals of the comprehensive development plan, the standards of the specific zone in which it is proposed to be located and consistent with the character of the surrounding neighborhood.

4. The city's Building Codes and Fire Codes are satisfied for the structure and location. (Ord. 1208 §60, 2003; Ord. 1024 §14, 1995; Ord. 917 §1, 1991; Ord. 817 §1, 1987; Ord. 757, 1985; Ord. 691 §2, 1984).

Chapter 16.06

DEFINITIONS

Sections:

16.06.010 Intent
16.06.020 Use and interpretation generally
16.06.030 Interpretation in case of conflicting definitions
16.06.040 Abutting
16.06.050 Accessory building
16.06.055 Accessory dwelling
16.06.060 Accessory living quarters
16.06.070 Accessory use
16.06.080 Acres or acreage, gross
16.06.090 Repealed
16.06.095 Adult family home
16.06.097 Agricultural use
16.06.100 Alley
16.06.110 Amendment
16.06.115 Arcade
16.06.116 Arcade, shopping
16.06.120 Attic story
16.06.128 Automobile-oriented use
16.06.130 Automobile wrecking
16.06.135 Awning
16.06.140 Basement
16.06.150 Boardinghouse or roominghouse
16.06.160 Buffer
16.06.170 Buildable area
16.06.180 Building
16.06.190 Building coverage
16.06.200 Building height
16.06.210 Building line
16.06.220 Cellar
16.06.230 City
16.06.240 Conditional uses
16.06.250 County
16.06.255 Court, inner
16.06.256 Court, outer
16.06.260 Density
16.06.270 Development coverage
16.06.275 Drive-in use
16.06.280 Dwelling
16.06.290 Dwelling unit
16.06.300 Easement
16.06.310 Enforcing officer
16.06.315 Factory-built home
16.06.320 Family
16.06.330 Federal
16.06.340 Floor area
16.06.341 Floor area, gross
16.06.342 Floor area, net
16.06.343 Floor area ratio (FAR)
16.06.345 Garage, parking
16.06.346 Garage, private customer and employee

16.06.350 Grade, average
16.06.351 Grade, natural
~~16.06.352 Green roof~~
16.06.353 Hazardous waste
16.06.354 Hazardous waste storage
16.06.356 Hazardous waste treatment
16.06.360 Hearings examiner
16.06.370 Home occupation
16.06.372 Homeless Encampment
16.06.373 Horticultural activity
16.06.374 Host Agency
16.06.380 Hotel
16.06.382 Housing for people with functional disabilities
16.06.385 Industrial park
16.06.390 Kennel (commercial)
16.06.391 Key multimodal corridor
16.06.395 Kiosk
16.06.400 Lacey comprehensive land use plan
16.06.403 Large farm animal
16.06.405 Limited animal husbandry
16.06.410 Lot
16.06.420 Lot area
16.06.430 Lot, corner
16.06.440 Lot depth
16.06.445 Lot, flag
16.06.450 Lot line, front
16.06.452 Lot or parcel, fully developed
16.06.454 Lot, infill
16.06.456 Lot or parcel, underdeveloped
16.06.458 Lot or parcel, undeveloped
16.06.460 Lot, interior
16.06.470 Lot line, rear
16.06.480 Lot, through
16.06.490 Lot width
16.06.492 Low Impact Development (LID) facility
16.06.493 Low Impact Development (LID) principles
16.06.495 Major pedestrian corridor
16.06.496 Mall
16.06.496A Manufactured home, designated
16.06.496B Manufactured home, new
16.06.496C Manufactured home park
16.06.497 Marquee
16.06.498 Mixed use development (MUD)
16.06.500 Mobile home
16.06.510 Repealed
16.06.520 Repealed
16.06.530 Motel
16.06.532 Multifamily
16.06.535 Multiple use building
16.06.538 Native vegetation
16.06.540 Nonconforming building or structure
16.06.550 Nonconforming lot
16.06.560 Nonconforming use
16.06.562 Off-site hazardous waste treatment and storage facility
16.06.564 On-site hazardous waste treatment and storage facility
16.06.565 Office

Comment [SS2]: Replaced with 'vegetated roof'

16.06.566 Office, business
16.06.570 Open space
16.06.580 Open space, common
16.06.590 Open space, usable
16.06.600 Parcel
16.06.610 Parking area
16.06.615 Parking, off-street
16.06.620 Parking space
16.06.625 Pedestrian-oriented frontage
16.06.626 Pedestrian scale
16.06.627 Permeable paving
16.06.628 People with functional disabilities
16.06.630 Person
16.06.640 Planning commission
16.06.645 Plaza
16.06.646 Plaza, shopping
16.06.650 Premises
16.06.660 Principal use
16.06.670 Property line
16.06.xxx Rain garden
16.06.671 Religious Organization
16.06.672 Recreational vehicle
16.06.674 Recreational vehicle park
16.06.676 Recreational vehicle site
16.06.677 Reserve lot
16.06.678 Residential care facility
16.06.680 Section
16.06.690 Shoreline
16.06.691 Single family dwelling
16.06.692 Site built
16.06.694 Small farm animal
16.06.695 Solar access
16.06.696 Solar skyspace
16.06.700 State
16.06.710 Street, flanking
16.06.715 Street furniture
16.06.720 Street, major
16.06.730 Street, minor
16.06.740 Structure
16.06.742 Supported living arrangement
16.06.745 Transfer of development rights (TDR)
16.06.746 Transitional urban agricultural use
16.06.747 Urban agriculture
16.06.750 Use district
16.06.760 Variance
16.06.xxx Vegetated LID facility
16.06.xxx Vegetated roofs
16.06.770 Yard
16.06.780 Yard, front
16.06.790 Yard, rear
16.06.800 Yard, shoreline
16.06.810 Yard, side
16.06.820 Zero lot line
16.06.830 Zoning envelope

…

~~**16.06.352 Green roof.**~~
~~"Green roof" means an engineered roofing system that allows for the propagation of rooftop vegetation and the retention of storm water while maintaining the integrity of the underlying roof structure and membrane. (Ord. 1310 §16, 2008; Repealed Ord. 1310 §15, 2008; Ord. 835 §1, 1988).~~

…

16.06.492 Low Impact Development (LID) facility.
"Low Impact Development (LID) facility" means distributed stormwater management practices, integrated into a project design that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID facilities include, but are not limited to: bioretention, rain gardens, permeable paving, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.

16.06.493 Low Impact Development (LID) principles.
"Low Impact Development (LID) Principles" means land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff.

…

16.06.538 Native Vegetation.
"Native vegetation" means vegetation including trees, comprised of plant species that are either indigenous or naturalized to the Puget Sound region. Native vegetation does not include noxious weeds.

…

16.06.627 Permeable paving.
"Permeable paving" means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir. Refer to the current City of Lacey Stormwater Design Manual for permeable paving design standards.

…

16.06.671 Rain garden.
"Rain garden" means a non-engineered shallow, landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.

…

16.06.764 Vegetated LID facility.
"Vegetated LID facility" means bioretention, rain gardens, dispersion, and vegetated roofs, where applicable.

16.06.765 Vegetated roofs.
"Vegetated roofs" (also known as ecoroofs and green roofs) mean thin layers of engineered soil and vegetation constructed on top of conventional flat or sloped roofs. Refer to the current City of Lacey Stormwater Design Manual for vegetated roof design standards.

…

Comment [SS3]: Replaced with 'Vegetated roof' definition

Comment [HEC4]: Add SWMMWW definition

Comment [HEC5]: Add SWMMWW definition

Comment [HEC6]: Developed new definition (modified from the SWMWW definition).

Comment [HEC7]: Add SWMMWW definition

Comment [HEC8]: Add SWMMWW definition

Comment [HEC9]: Add new definition

Comment [HEC10]: Add SWMMWW definition

Chapter 16.10

McALLISTER SPRINGS GEOLOGICALLY SENSITIVE AREA RESIDENTIAL DISTRICT[1]

…

16.10.070 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied. ~~Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community.~~

~~Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement pursuant to Chapter 14.32 LMC of the city's Tree and Vegetation Protection Ordinance. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil. (Ord. 1024 §24, 1995; Ord. 1380, §1, 2012).~~

Comment [HEC11]: Landscaping requirements have been consolidated into Chapter 16.80 LMC with the exception of Light Industrial (LMC 16.40) and Open Space Institutional (LMC 16.48).

16.10.080 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site, or disposed of in a system designed for 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.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ 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. Particular care in design and maintenance shall be given to proper treatment of water prior to absorption into ground water to prevent any contamination of McAllister Springs Geologically Sensitive Area groundwater resources. (Ord. 1024 §24, 1995; Ord. 1380, §1, 2012).

Comment [HEC12]: Adds a reference to the SDM

[1] Chapter 16.10 was repealed and replaced by Ordinance 1024, 1995.

Chapter 16.12

LOW-DENSITY RESIDENTIAL DISTRICT (0-4)

…

16.12.070 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied.~~Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rain water infiltration of the soil and may include sod, shrubs, trees, and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials. (Ord. 1310 §22, 2008; Ord. 691 §9, 1984; Ord. 583 §2.12(C)(2)(c), 1980).~~

Comment [HEC13]: Landscaping requirements have been consolidated into Chapter 16.80 LMC with the exception of Light Industrial (LMC 16.40) and Open Space Institutional (LMC 16.48).

16.12.080 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.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply Chapter 15.22 LMC pertaining to community facilities. (Ord. 583 §2.12(C)(2)(d), 1980; Ord. 1380, §1, 2012).

Comment [HEC14]: Adds a reference to the SDM

Chapter 16.13

LOW-DENSITY RESIDENTIAL DISTRICT (3-6)

…

16.13.070 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied.~~Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community.~~

~~Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil, and may include sod, shrubs, trees, and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials. (Ord. 1310 §27, 2008; Ord. 769 §1 (part), 1986).~~

16.13.080 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site, or disposed of in a system designed for 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.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~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 to violate local, state, or federal standards governing the quality of such waters. (Ord. 769 §1 (part), 1986; Ord. 1380, §1, 2012).

Comment [HEC15]: Landscaping requirements have been consolidated into Chapter 16.80 LMC with the exception of Light Industrial (LMC 16.40) and Open Space Institutional (LMC 16.48).

Comment [HEC16]: Adds a reference to the SDM

Chapter 16.14

LACEY HISTORICAL NEIGHBORHOOD

…

16.14.070 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied.~~Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs, and suitable ground cover. Suitable materials for ground cover are those which permit rain water infiltration of the soil and may include sod, shrubs, trees, and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials. (Ord. 1310 §28, 2008; Ord. 1080 §8, 1998).~~

Comment [HEC17]: Landscaping requirements have been consolidated into Chapter 16.80 LMC with the exception of Light Industrial (LMC 16.40) and Open Space Institutional (LMC 16.48).

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

Comment [HEC18]: Adds a reference to the SDM

Chapter 16.15

MODERATE-DENSITY RESIDENTIAL DISTRICT

…

16.15.070 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied.~~Landscaping is required for the purpose of minimizing surface water runoff and diversion, prevent soil erosion, and promote the aesthetic character of the community.~~

~~Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil and may include sod, shrubs, trees, and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials. (Ord. 1310 §33, 2008; Ord. 583 §2.13(C)(2)(c), 1980).~~

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

Comment [HEC19]: Landscaping requirements have been consolidated into Chapter 16.80 LMC with the exception of Light Industrial (LMC 16.40) and Open Space Institutional (LMC 16.48).

Comment [HEC20]: Adds a reference to the SDM

Chapter 16.18

HIGH-DENSITY RESIDENTIAL DISTRICT

…

16.18.070 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied.~~Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community.~~

~~Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rain water infiltration of the soil and may include sod, shrubs, trees, and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials. (Ord. 1310 §40, 2008; Ord. 691 §14, 1984; Ord. 583 §2.14(C)(2)(d), 1980).~~

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

Comment [HEC21]: Landscaping requirements have been consolidated into Chapter 16.80 LMC with the exception of Light Industrial (LMC 16.40), Open Space Institutional (LMC 16.48), and Village Center (LMC 16.59).

Comment [HEC22]: Adds a reference to the SDM

Chapter 16.22

MIXED USE MODERATE DENSITY CORRIDOR

…

16.22.050 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.

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. Storage. Outside storage of any kind is prohibited.

C. Refuse.

1. Refuse container screening shall be required and be native and drought tolerant landscaping or ~~of a~~ material and design compatible with the overall architectural theme of the associated structure.~~,~~ Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high;

2. No refuse container shall be permitted between a street and the front of a building;

3. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure. (Ord. 1024 §37, 1995).

Comment [HEC23]: Promotes vegetative screening.

16.22.060 Site area.

A. Lots may contain more than one use and will be a shape, size and design appropriate to the zone and intended uses as determined by the city.

B. No minimum setback. The maximum setback shall be fifteen feet from the fronting right-of-way unless the site plan review committee determines it is appropriate for the specific use to have a greater setback finding that other techniques can be used to promote pedestrian emphasis and that the use with application of other techniques will be compatible and complementary to surrounding uses and intent of the zone.

C. Sideyard setback minimum of ten feet, unless waived by the Site Plan Review Committee pursuant to the policies of Chapter 16.22 LMC.

D. Rear yard setback fifteen feet.

E. Maximum building coverage: thirty-five percent, however, this may be increased up to a maximum of eighty-five percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23 LMC.

1. Projects containing mixed uses: five percent bonus.

2. Projects with three story building: five percent bonus.

3. Projects providing a pedestrian oriented plaza or area 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 city. Such areas shall contain seating for at least four people, a trash receptacle and three or more of the following: a pedestrian shelter, a drinking fountain, a bike rack, pedestrian scale lights, pavers on the walkway surfaces, a kiosk, a street vendor station providing food or beverages, trees, an appropriately sized statue or sculpture, or a public restroom.

Interior courtyards with these amenities qualify if they would be readily apparent and accessible to pedestrians on adjoining sidewalks: twenty percent bonus.

4. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the city: ten percent bonus.

5. Projects providing at least fifty percent of their required parking underground or within the building: forty-five percent bonus.

Note: These bonuses are to be added to the base allowable building coverage.

F. Maximum development coverage: Maximum coverage by impervious surfaces sixty percent, unless increased up to a maximum of ninety-five percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23 LMC.

1. Projects providing a pedestrian oriented area consistent with building coverage bonuses: thirty percent bonus;

2. Projects containing mixed uses: five percent bonus;

3. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the city: fifteen percent bonus.

4. Projects providing a vegetated roof: bonus equal to fifty percent of the square footage of the vegetated roof.

Note: These bonuses are to be added to the base allowable impervious surface coverage. The provisions of the Drainage Design and Erosion Control Manual, landscaping requirements and design review requirements may further limit impervious surfaces.

G. Building height: not more than forty-five feet within one hundred feet of a prior existing single family detached subdivision. (Ord. 1220 §13, 2004; Ord. 1024 §37, 1995).

…

16.22.080 Landscaping.
~~The landscaping~~All requirements of Chapter 16.80 LMC ~~and the Development Guidelines and Public Works Standards~~ shall be satisfied. ~~(Ord. 1220 §14, 2004; Ord. 1024 §37, 1995).~~

…

16.22.090 Stormwater runoff.
~~All site or 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~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual ~~-~~and shall be subject to ~~its~~ the City's review and approval and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities. (Ord. 1024 §37, 1995).

Comment [HEC24]: Provides a development coverage bonus for vegetated roofs. The remaining bonuses will be reviewed with future Title 16 updates.

Comment [HEC25]: Landscaping requirements have been consolidated into Chapter 16.80 LMC with the exception of Light Industrial (LMC 16.40), Open Space Institutional (LMC 16.48), and Village Center (LMC 16.59).

Comment [HEC26]: Adds a reference to the SDM

Chapter 16.23

MIXED USE HIGH DENSITY CORRIDOR

…

16.23.050 Environmental performance standards.

A. It shall be the responsibility of the 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.

B. Storage. Outside storage of any kind is prohibited with the exception of nurseries.

C. Refuse.

1. Refuse container screening shall be required and be native and drought tolerant landscaping or ~~of a~~ material and design compatible with the overall architectural theme of the associated structure~~,~~. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high;

Comment [HEC27]: Promotes vegetative screening.

2. No refuse container shall be permitted between a street and the front of a building;

3. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure. (Ord. 1024 §38, 1995).

16.23.060 Site Area.

A. Lots may contain more than one use and will be a shape, size and design appropriate to the zone and intended uses as determined by the city.

B. No minimum setback. The maximum setback shall be fifteen feet from the fronting right-of-way unless the site plan review committee determines it is appropriate for the specific use to have a greater setback finding that other techniques can be used to promote pedestrian emphasis and that the use with application of other techniques will be compatible and complementary to surrounding uses and intent of the zone.

C. Sideyard setback, minimum of ten feet, unless waived by the Site Plan Review Committee pursuant to the policies of this chapter.

D. Rear yard setback, fifteen feet.

E. Maximum building coverage: thirty-five percent, however, this may be increased up to a maximum of eighty-five percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23 LMC.

1. Projects containing mixed uses: five percent bonus.

2. Projects with three or four story building: five percent bonus.

3. Projects providing a pedestrian oriented plaza or area 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 city. Such areas shall contain seating for at least four people, a trash receptacle and three or more of the following: a pedestrian shelter, a drinking fountain, a bike rack, pedestrian scale lights, pavers on the walkway surfaces, a kiosk, a street vendor station providing food or beverages, trees, an appropriately sized statue or sculpture, or a public restroom.

Interior courtyards with these amenities qualify if they would be readily apparent and accessible to pedestrians on adjoining sidewalks: twenty percent bonus.

4. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the city: ten percent bonus.

5. Projects providing at least fifty percent of their required parking underground or within the building: forty-five percent bonus.

Note: These bonuses are to be added to the base allowable building coverage. The provisions of the Drainage Design and Erosion Control Manual, open space, landscaping and design review requirements may further limit building coverages.

F. Maximum development coverage: Maximum coverage by impervious surfaces sixty percent, unless increased up to a maximum of ninety-five percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23 LMC.

1. Projects providing a pedestrian oriented area consistent with building coverage bonuses: thirty percent bonus.

2. Projects containing mixed uses: five percent bonus.

3. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the city: fifteen percent bonus.

4. Projects providing a vegetated roof: bonus equal to fifty percent of the square footage of the vegetated roof.

Note: These bonuses are to be added to the base allowable impervious surface coverage. The provisions of the Drainage Design and Erosion Control Manual, open space, landscaping and design review requirements may further limit impervious surfaces.

G. Building height: not more than forty-five feet within one hundred feet of a prior existing single family detached subdivision. (Ord. 1220 §18, 2004; Ord. 1024 §38, 1995).

…

16.23.080 Landscaping.
~~The landscaping~~All requirements of Chapter 16.80 LMC ~~and the Development Guidelines and Public Works Standards~~ shall be satisfied. ~~(Ord. 1220 §19, 2004; Ord. 1044 §11, 1996; Ord. 1024 §38, 1995).~~

…

16.23.090 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~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual~~.~~ and shall be subject to ~~its~~ the City's review and approval and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.~~.~~ (Ord. 1024 §38, 1995).

Comment [HEC28]: Provides a development coverage bonus for vegetated roofs. The remaining bonuses will be reviewed with future Title 16 updates.

Comment [HEC29]: Landscaping requirements have been consolidated into Chapter 16.80 LMC with the exception of Light Industrial (LMC 16.40), Open Space Institutional (LMC 16.48), and Village Center (LMC 16.59).

Comment [HEC30]: Adds a reference to the SDM

CHAPTER 16.24

WOODLAND DISTRICT

…

16.24.040 General standards required for all development.

…

E. Environmental Performance.

1. It shall be the responsibility of the operator and/or the proprietor of any proposed use to provide such evidence and technical data as the director and/or 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.

2. Failure of the director and/or site plan review committee to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with Chapter 16.57 LMC, Environmental Performance Standards.

3. ~~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~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual ~~specifications provided by the city~~ and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Comment [HEC31]: Adds a reference to the SDM

TABLE 16.24.040-3, DISTRICT WIDE DEVELOPMENT STANDARDS

Section/Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
Stormwater	~~All projects shall meet the amended 2010 City of Lacey Stormwater Design Manual as hereafter amended, which has square footage thresholds for development and redevelopment (2,000 square feet and 5,000 square feet of new or redeveloped impervious surfaces). No requirement for areas under 2,000 square feet; between 2,000 and 5,000 square feet the stormwater must be retained on site; and over 5,000 square feet full treatment and infiltration is required.~~ All projects shall meet the current City of Lacey Stormwater Design Manual. A Construction Stormwater Pollution Prevention Plan (SWPPP) Short Form is required for development projects with less than 2,000 square feet of new plus replaced hard surfaces. Development projects with 2,000 square feet or more of new plus replaced hard surfaces require a full SWPPP and the retention of stormwater on-site. Development projects with 5,000 square feet or more of new plus replaced hard surfaces also require water quality treatment. Properties that currently discharge or are designed to discharge to regional facilities may continue to do so, provided there is capacity in the existing facility. If a regional facility does not meet current water quality treatment standards then on-site treatment will be required.		
Tree Preservation	Tree protection professional report required. A qualified professional forester shall review the site and provide a report analyzing the site for tree protection consistent with the requirements of this chapter. The report shall provide information important to urban forest management and options for consideration when developing preliminary designs. The report shall suggest options for design to best achieve the purposes of the Urban Forest Management Plan and this chapter. The report shall include but shall not be limited to: a. An analysis of technical information requested by the review body related to trees and forest practices; b. Analysis of what portion of the site is best for designation of the tree tract if required, considering the intent of this chapter, soil type, topography, tree species, health of trees and reasonable project design limitations; c. Recommendations for saving of individual tree specimens based upon the intent of this chapter, soil type, topography, tree species, health of trees, and reasonable project design limitations; d. A plan for protection of trees to be saved during construction including placement of construction fences, monitoring of construction activity and other measures necessary to ensure adequate tree protection;		

Comment [HEC32]: Updates SDM reference and thresholds

Section/Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	e. Consideration of the location of roads, other infrastructure, and buildings and potential options for alternative locations, if applicable, to best satisfy the purposes of the Urban Forest Management Plan; f. A timeline for tree protection activity; and		
	g. The final tree protection plan should be prepared on the site grading plan. All tree protection fences, trees to be saved, and trees to be removed should also be shown on the site demolition plan. Necessary save tree pruning and selective thinning within tree tracts shall be detailed and trees marked as such. The tree protection plan and demolition plan should be part of the submittal to the city of Lacey and shall be approved by the tree protection professional. The tree protection plan shall be part of the contractor bid package and a copy of the tree protection plan shall be available to the contractors on site at all times during logging, clearing, and construction. Development standards may be adjusted on a case-by-case basis to protect priority trees: Priority tree types: Trees to be protected must be healthy, wind firm, and appropriate to the site at their mature size, as identified by a qualified professional forester. In designing a development project, the applicant shall protect the following types of trees in designated tract(s) in the following order of priority: 1. Historical trees. Trees designated as historical trees under LMC 14.32.072. 2. Specimen trees. Unusual, rare, or high quality trees. 3. Critical area buffer. Trees located adjacent to critical area buffers. 4. Significant wildlife habitat. Trees located within or buffering significant wildlife habitat. 5. Other high quality individual trees or groves of trees.		

(Ord. 1487 §3 (part), 2016).

16.24.050 Streets, through connections and connection spacing.

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TABLE 16.24.050-2, OVERVIEW OF STREETS AND THROUGH CONNECTION TYPES

Section/Description	6th Ave	Golf Club	Pacific	College, Sleater Kinney	All Other Streets	Through Block Connection
A. Frontage	Primary	Primary	Primary	Secondary	Secondary	Secondary
B. Type	Collector/ commercial	Collector/ commercial	Arterial	Arterial	Local streets	Local street or path
C. Aesthetic Character/Identity	Mixed-use main street	Urban residential main street	Varies	Woodland District gateways	Varies	Varies
D. Building and Landscape Frontage Types Permitted	Linear Forecourt Low wall and trellis Urban wall or fence	Linear Forecourt Porch-stoop-terrace Low wall and trellis Urban wall or fence	Linear Forecourt Porch-stoop-terrace Landscape building Low wall and trellis Urban wall or fence Landscape setback	Linear Forecourt Porch-stoop-terrace Landscape building Low wall and trellis Urban wall or fence Landscape setback	Linear Forecourt Porch-stoop-terrace Landscape building Low wall and trellis Urban wall or fence Landscape setback	Linear Forecourt Porch-stoop-terrace Landscape building Low wall and trellis Urban wall or fence Landscape setback
E. Role in the Network	District connector	District connector	Regional connector	Regional connector	Bike, pedestrian, local vehicular connectivity	Bike, pedestrian, local vehicular connectivity
F. Design Speed	25 mph	Under 20 mph	25 mph	25 mph	Under 20 mph	Under 20 mph
G. Right-of-Way or Easement Width	81 to 87 feet	60 to 64 feet	90 to 96 feet	Varies	Varies	Varies
H. Location of Build-To Line	At front property line	At front property line	5 feet back from property line	At front property line	At front property line	NA

Section/Description	6th Ave	Golf Club	Pacific	College, Sleater Kinney	All Other Streets	Through Block Connection
I. Curb-to-Curb Width	42 feet	36 feet	62 to 68 feet	Varies	Varies	Varies
J. Travel Lanes (number)	2	2	4	4	2	Optional
K. Travel Lane Width	11 feet	10 feet	12 feet	Varies	9.5 feet for local streets 6 to 8 feet for queuing streets	10 feet (maximum)
L. Center Turn Lane Width	14 feet	NA	14 feet	Varies	Varies	NA
M. Parking Lane Width	8.5 feet	8 feet	NA	NA	NA	8--30 feet (optional; head-in, diagonal, parallel, or combination permitted)
N. Bike Facilities	Shared	Shared	None (Woodland Trail)	NA	NA	Shared street or shared-use path
O. Sidewalk Width	14 to 20 feet	12 to 14 feet	14 feet	Varies	Varies	5 feet (minimum) each side, or 10 feet (minimum) one side, or 10 feet minimum (no travel lane)
P. Planter Strip Width	Varies	Varies	Varies	Varies	Varies	6 feet (minimum)
Q. Planted Median Width	14 feet	NA	14 to 20 feet	NA	NA	NA

Comment [HEC33]: Reduces parking lane width on 6th Ave to 8 feet (the minimum width developed through the FBC revisions).

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16.24.070 Building and landscape frontage.

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B. General Building and Landscape Frontage Standards.

1. Applicability. The applicable street types or subdistricts are stated at the top of each column. Development on any site adjacent to 6th Ave, Golf Club Road or Pacific Avenue shall conform to the regulations set out in the relevant column. Development on any site not adjacent to 6th Avenue, Golf Club Road or Pacific Avenue shall conform to the regulations set out in the Urban District, Master Plan District or Pacific Avenue District columns, as applicable.

2. Soil Amendment. All disturbed areas shall be replanted with native and drought tolerant vegetation and shall meet soil amendment requirements in the current City of Lacey Stormwater Design Manual.

Comment [HEC34]: Promotes soil amendments and adds a reference to the SDM.

~~2~~3. Build-to Line.

a. "Build-to line" means the line up to which buildings or landscaping must be constructed. The build-to line may not be the same as the front lot line; see Table 16.24.050-2.

~~3~~4. Frontage.

a. "Frontage" shall be defined as the linear distance between centerlines of the perpendicular secondary street, other street or through connection, if measuring along a primary street.

b. If on a secondary street, "frontage" shall be defined as the linear distance between centerlines of the perpendicular other street or through connection.

c. All other frontage shall be defined as the linear distance between centerlines of the perpendicular primary street, secondary street, other street or through connection.

d. Where frontage occurs on a curved segment of a street, frontage shall be defined as the linear dimension of the chord.

~~4~~5. Frontage Requirements.

a. Minimum Building Frontage along Street-Facing Build-to Line. All private and public street- or path-facing build-to lines not occupied by buildings or driveways are required to provide building or landscape frontage between the sidewalk and the remainder of the site.

b. Primary Street Frontage. The primary street frontage shall be defined as the portion of the building facing the street (or the higher order street if on a corner). The front facade of the building shall be built to the primary street frontage build-to line.

c. Secondary Street Frontage. The secondary street frontage shall be defined as the portion of the building facing the lower order street, if on a corner. The front facade of the building shall be built to the secondary street frontage build-to line for a minimum of one hundred feet from the corner or the lot width, whichever is shorter. The building and landscape frontage standards of this section shall apply to the portion of the building that occupies the build-to line for one hundred feet from the corner or the lot width, whichever is shorter.

~~5~~6. Ground Floor Height Measurement. If a minimum ground floor height is required, with a specific minimum floor to ceiling measurement, the ceiling shall be considered as the bottom of joists, rafters or supporting structure of the roof or floor structural system above; the floor shall be considered as the highest point of any flooring system. The ceiling does not include any non-structural ceiling surface materials such as suspended acoustical tile. Projections such as pendant lighting, exposed mechanical ducting, exposed electrical or communication raceways, or the bottom chord of structural trusses may extend below the ceiling and shall not be included in the floor to ceiling measurement.

TABLE 16.24.070-1, BUILDING AND LANDSCAPING FRONTAGE TYPE 1--LINEAR

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
a	Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
	Maximum Podium Height	Max. 55 feet					
	Podium Setback from Build-To Line	Max. 10 feet Min. 0 feet		Max. 0 feet Min. 0 feet	Max. 10 feet Min. 5 feet	Max. 10 feet Min. 0 feet	
b	Tower Step Back at Top of Podium	Min. 10 feet Min. 15 feet on lots adjacent to Golf Club Road On through block connections: 10 feet minimum Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet					
	Tower Height	See Regulating Plan for building heights					
c	Ground Floor Height	Min. 18 feet					
	Ground Floor Construction	1 hour fire resistive					
	Ground Floor Depth	Min. 40 feet					
	Vegetated Roofs	Vegetated roofs with public access can be counted towards open space and utility screening requirements.					
	Separation of Ground Floor Residential Uses	Vertical distance from ground: Min. 18 inches/Max. 3 feet Horizontal distance from build-to line: Min. 3 feet/Max. 15 feet					
d	Weather Protection	Protected area: 50 square feet, min.; 5 feet min. horizontal dimension; 10 foot vertical clearance, min.				No requirement	Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum
e	Primary Entry Doors	Shall face street; 40% transparent min.					
	Windows	60% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					

TABLE 16.24.070-2, BUILDING AND LANDSCAPING FRONTAGE TYPE 2--FORECOURT

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
a	Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
	Maximum Podium Height	Max. 55 feet					
	Podium Setback from Build-To Line	Max. 10 feet Min. 0 feet		Max. 0 feet Min. 0 feet	Max. 10 feet Min. 5 feet	Max. 10 feet Min. 0 feet	
b	Tower Step Back at Top of Podium	Min. 10 feet or match Min.15 feet on lots adjacent to Golf Club Road On through block connections: 10 feet minimum Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet Tower step back shall match forecourt maximum depth where tower abuts the forecourt					
	Tower Height	See Regulating Plan for building heights, Figure 16.24.060-1, Regulating Plan, Building Heights					
c	Ground Floor Height	Min.18 feet					
	Ground Floor Construction	1 hour fire resistive					
	Ground Floor Depth	Min. 40 feet					
	Separation of Ground Floor Residential Uses	Vertical distance from ground: Min. 18 inches/Max. 3 feet Horizontal distance from build-to line: Min. 3 feet/Max. 15 feet					
	Vegetated Roofs	Vegetated roofs with public access can be counted towards open space and utility screening requirements.					
	Ground Cover and Planting	Native and drought tolerant ground cover plants must fully cover the remainder of the landscaped area between the building and the sidewalk.					
d	Weather Protection	Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum				No requirement	Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum
	Primary Entry Doors	Shall face street; 40% transparent min.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
e							
	Windows	60% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					
g	Forecourt Depth from Build-to Line	Setback: 10 feet minimum; 30 feet maximum Tower setback shall match forecourt maximum depth					
h	Forecourt Width	Setback: 10 feet minimum; 30 feet maximum					
	Forecourt Frontage	The forecourt frontage shall incorporate the linear frontage type for building faces on the primary and secondary street frontages that are not part of the courtyard.					
	Fence	No greater than 3 feet in height; min. 20% transparent					

TABLE 16.24.070-3, BUILDING AND LANDSCAPING FRONTAGE TYPE 3--PORCH-STOOP-TERRACE

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
a	Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
	Maximum Podium Height	Max. 55 feet					
	Podium Setback from Build-To Line	Max. 15 feet Min. 5 feet		NA	Max. 15 feet Min. 5 feet		
b	Tower Step Back at Top of Podium	Min. 10 feet Min. 15 feet on lots adjacent to Golf Club Road On through block connections: 10 feet minimum Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet Tower step back shall match threshold maximum depth					
	Tower Height	See Regulating Plan for Building Heights, Figure 16.24.060-1 Regulating Plan, Building Heights					
c	Ground Floor Height	Min. 18 feet					
	Ground Floor Construction	1 hour fire resistive					
	Ground Floor Depth	Min. 40 feet					
	Separation of Ground Floor Residential Uses	Vertical distance from ground: Min. 18 inches/Max. 3 feet Horizontal distance from build-to line: Min. 3 feet/Max. 15 feet					
	Vegetated Roofs	Vegetated roofs with public access can be counted towards open space and utility screening requirements.					
	Ground Cover and Planting	Native and drought tolerant ground cover plants must fully cover the remainder of the landscaped area between the building and the sidewalk.					
d	Weather Protection	Protected area: 20 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum				No requirement	Protected area: 20 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum
	Primary Entry Doors	Shall face street; 20% transparent min.					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
e							
	Windows	30% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					
g	Threshold Depth	Min. 4 feet					
h	Threshold Height Above Grade	Max. 5 feet					
i	Threshold Depth Below Grade	Max. 4 feet					
j	Threshold Width	Min. 5 feet					
k	Threshold Area	Max. 150 square feet per building entry					
l	Fences	No greater than 3 feet in height; min. 20% transparent					

TABLE 16.24.070-4, BUILDING AND LANDSCAPING FRONTAGE TYPE 4--LANDSCAPE BUILDING

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
a	Minimum Building or Podium Height	Min. 30 feet		Min. 20 feet	
	Maximum Podium Height	Max. 55 feet			
c	Podium Setback from Build-To Line	Max. 15 feet Min. 10 feet			
	Tower Step Back at Top of Podium	Min. 10 feet Min. 15 feet on lots adjacent to Golf Club Road On through block connections: 10 feet minimum Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet Tower setback shall match threshold maximum depth			
	Tower Height	See Regulating Plan for Building Heights, Figure 16.24.060-1 Regulating Plan, Building Heights			
	Minimum Building Depth	Min. 40 feet			
	Weather Protection	Building entrances shall be either be covered by an awning or canopy or be covered by being recessed behind the front building facade. If an awning or canopy is provided, it must provide a minimum vertical clearance of 8 feet and a maximum clearance of 15 feet. If only a recessed entry is provided, it must be recessed behind the front facade a minimum of 3 feet and a maximum of 5 feet.			
d	Primary Entry Doors	At least one building entrance shall be directly connected to the primary or secondary street with a walkway measuring a minimum of 5 feet wide. A minimum of 40% of each primary entry shall be transparent.			
	Windows	Transparent ground floor windows must be provided along a minimum of 60% of the ground floor, primary and secondary street-facing facade area. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.			
	Service and Utility Equipment	Building service and utility equipment and outdoor storage of garbage and/or recycling is not permitted along a primary or secondary street or within the required setback from build-to line.			
	Vegetated Roofs	Vegetated roofs with public access can be counted towards open space and utility screening requirements.			
	Ground Cover and Planting	Native and drought tolerant ground cover plants must fully cover the remainder of the landscaped area between the building and the sidewalk.			

TABLE 16.24.070-5, BUILDING AND LANDSCAPING FRONTAGE TYPE 5--LOW WALL AND TRELLIS

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas shall be screened with a low wall and trellis along the build-to line.					
a	Setback from Build-to Line	The low wall and trellis shall be set back a minimum of 0 feet and a maximum of 5 feet from the build-to line.					
c	Column Spacing	The trellis shall have masonry, heavy timber, or steel (or similar metal) supporting columns spaced no more than 30 feet on center.					
d	Height of Trellis	The underside of the trellis portion of a low wall and trellis shall be a minimum of 8 feet above grade and a maximum of 14 feet above grade. The trellis shall be heavy timber or steel (or a similar material) and shall consist of open structure with no decking or awning material.					
	Low Wall	The low wall portion of a low wall and trellis shall be a minimum of 1.5 feet and a maximum of 3 feet and have a minimum depth of 1.5 feet. The low wall shall be vegetated wall, wood, masonry, and/or concrete.					
	Low Wall Openings	Openings in the low wall and trellis are allowed for pedestrian pathways, sidewalks, plazas, and driveways.					
b	Surface Parking Setback	Surface parking shall be set back a minimum of 3 feet from the low wall and trellis.					
	Ground Cover and Planting	Any setback area between the sidewalk and the wall shall be planted or paved with stamped concrete, permeable pavers, or masonry pavers. ~~The setback between the low wall and surface parking shall be planted with native and drought tolerant low shrubs, groundcover, and climbing plants.~~ Vegetated LID facilities are allowed in the ground cover and planting area.					

Comment [HEC35]: Incorporates vegetated walls, permeable pavers, and native and drought tolerant vegetation.

Allows vegetated LID facilities in the landscaped area.

TABLE 16.24.070-6, BUILDING AND LANDSCAPING FRONTAGE TYPE 6--URBAN FENCE OR WALL

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas shall be screened with an urban fence or wall along the build-to line.					
a	Setback from Build-to Line	The urban fence or wall shall be set back a maximum of 5 feet from the sidewalk. The area between the urban fence or wall shall be hardscaped with either masonry pavers or stamped concrete.					
d	Wall or Fence Height	Walls shall be vegetated wall, wood masonry, and/or concrete; fences shall be made of wrought iron, steel, or a similar material (but not chain-link) and must be dark in color. The fence shall be at least 2 feet high and no more than 3 feet high. Fences may be no more than 50% sight obscuring. The wall shall be at least 2 feet high and no more than 3 feet high above the grade of the sidewalk.					
c	Tree Spacing	In addition to the required fence or wall, trees and shrubs shall be provided. One large tree is required every 30 linear feet minimum along all public or private street-facing frontages, except where it is necessary to ensure adequate traffic visibility. The shrubs shall be at least as high as the wall or fence, and shall be no more than 6 feet high.					
	Wall or Fence Openings	Openings in the urban fence or wall are allowed for pedestrian pathways, sidewalks, plazas, and driveways.					
b	Surface Parking Setback	The surface parking area shall be set back, at a minimum, an additional 5 feet to provide room for required for vegetated LID facilities and/or native and drought tolerant landscaping~~landscaping and stormwater infiltration and/or retention~~.					
	Ground Cover and Planting	~~Ground~~ Native and drought tolerant ground cover plants must fully cover any remaining landscaped area between the parking area and the urban fence or wall. Vegetated LID facilities are allowed in the ground cover and planting area.					

Comment [HEC36]: Incorporates vegetated walls, permeable pavers, and native and drought tolerant vegetation.

Specifies that shrub height is above the grade of the sidewalk to allow for taller shrubs installed below grade in LID facilities.

Allows vegetated LID facilities in the landscaped area.

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TABLE 16.24.070-7, BUILDING AND LANDSCAPING FRONTAGE TYPE 7--LANDSCAPE SETBACK

	Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas shall be screened with a landscape setback along the build-to line.			
a	Setback from Build-to Line	Along all public or private street-facing frontages, surface parking shall be set back a minimum of 10 feet behind the build-to line.			
b	Shrub and Hedge Height	The surface parking area shall be screened with a continuous row of hedges or shrubs immediately adjacent to the parking area, except where there is a driveway. The shrubs shall be a minimum of 3 feet high and must be mostly opaque year round. A 3-foot-high masonry wall may be substituted for the shrubs but the trees and groundcover plants are still required.			
c	~~Tree Spacing~~Landscape Area	In addition to the required shrubs, one large tree is required every 30 linear feet minimum along all public or private street-facing frontages. The shrubs/hedge shall be interrupted with a gap of up to 2 to 3 feet wide in order to accommodate trees.			
	Walkways	Openings in the setback are allowed for pedestrian pathways, sidewalks, plazas, and driveways.			
	Ground Cover and Planting	~~Grass or~~ Native and drought tolerant ground cover plants must fully cover the remainder of the landscaped area between the parking area and the sidewalk.			

Comment [HEC37]: Allows for additional spacing to accommodate trees.

Removes grass as an option for ground cover.

(Ord. 1487 §3 (part), 2016).

16.24.080 Design toolbox.

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TABLE 16.24.080-1, Low Impact Development Approaches

Urban Mixed Use. Low-impact development approaches (LIDA) should reflect the character of the place. In the most urban areas of the Woodland District, the function of rainwater detention and stormwater re-infiltration should be intense and highly structured. LIDA techniques consistent with this context include green roofs, rainwater harvesting, infiltration planters, permeable paving, and detention vaults.

Urban Mixed-Use LID Approach	Example	Where Permitted
Urban Mixed Use Type A (Street Furnishing Zone and Sidewalk) Site Applicability: For urban sidewalks where there is on-street parking and street furniture. Applicable LID Facilities: Bioretention with raised edge treatments with native and drought tolerant vegetation and street trees are preferred. Permeable paving is the preferred surfacing for sidewalks where feasible. Design Considerations: Designed to accommodate frequent pedestrian traffic between parked cars and retail or service commercial. ~~Planted~~ Vegetated LID facilities ~~area is~~are confined to a portion of the furnishings zone of the sidewalk, and are~~is~~ limited in length.		6th Avenue Golf Club Road Pacific Avenue Other streets Through connections Infill block site area

Comment [HEC38]: Updates terminology.

Removes detention vaults from the list of LIDA approaches since these are considered to be conventional flow control facilities.

Clarifies intent of each type and applicable LID facilities.

Urban Mixed-Use LID Approach	Example	Where Permitted
Urban Mixed Use Type B (Curb Extensions /Bulb Outs and Sidewalk) Site Applicability: For urban sidewalks which include curb extensions, such as at corner curb ramps. Applicable LID Facilities: Bioretention in planters with native and drought tolerant vegetation are preferred. Permeable paving is the preferred surfacing for sidewalks where feasible. Rainwater harvesting to manage roof runoff is encouraged. Vegetated roofs are encouraged for roofs that serve as a gathering space. Design Considerations: Designed to provide pedestrian amenities such as aesthetics, seating, and mobility.		Golf Club Road Pacific Avenue Other streets Through connections Infill block site area
Urban Mixed Use Type C (Courtyards and Forecourts) Site Applicability: For mixed use and residential courtyards and forecourts. Applicable LID Facilities: Bioretention in planters with native and drought tolerant vegetation are preferred. Permeable paving is the preferred surfacing for sidewalks where feasible. Rainwater harvesting to manage roof runoff is encouraged. Vegetated roofs are encouraged for roofs that serve as a gathering space. Design Considerations: Designed to provide pedestrian amenities such as aesthetics, seating, and mobility.		Infill block site area

Comment [HEC38]: Updates terminology.

Removes detention vaults from the list of LIDA approaches since these are considered to be conventional flow control facilities.

Clarifies intent of each type and applicable LID facilities.

Urban Residential. In the more residential settings of the Woodland District the function of rainwater detention and stormwater re-infiltration may include LIDA techniques such as green roofs, rainwater harvesting, infiltration planters, flow-through planters, rainwater gardens, and permeable paving.

Urban Residential LID Approach	Example	Where Permitted
Urban Residential Type A (Front Setbacks) ~~Informal rainwater gardens and planted area~~Bioretention or raingardens with native plants suitable for courtyard or forecourt edges or porch-stoop-terrace frontages. May also be used within the horizontal separation zone required for ground floor residential. Permeable paving is the preferred surfacing for forecourt or Porch-Stoop-Terrace Frontages where feasible.		Golf Club Road Pacific Avenue Other streets Through connections Infill block site area

Comment [HEC39]: Clarifies intent of each type and applicable LID facilities.

Urban Residential LID Approach	Example	Where Permitted
Urban Residential Type B (Street Furnishing Zone) For urban sidewalks in residential areas where there is on-street parking and street furniture. Designed to accommodate pedestrian traffic between parked cars and residential entries. Planted area may be used in conjunction with required street trees and informally planted with native and drought tolerant plants. Permeable paving is the preferred surfacing for sidewalks where feasible.		6th Avenue Golf Club Road Pacific Avenue Other streets Through connections Infill block site area

Comment [HEC39]: Clarifies intent of each type and applicable LID facilities.

Through Connections and Parking Lots. Parking lots, private streets, and multi-use paths should be designed to detain and redirect stormwater runoff. LIDA design includes bioretention in vegetated swales, flow-though planters, and rainwater gardens. Pervious pavement is an effective alternative to conventional curbs, catch basins, sewer pipes, and treatment facilities.

Parking Lot LID Approach	Example	Where Permitted
Parking Lot LID Approach A (Perimeter Landscaping) Bioretention swales, bioretention planters ~~Contained swale~~ or rain~~water~~ gardens with native plants~~suitable for internal parking lot landscaping, and to fulfill parking lot perimeter landscaping requirement wherever~~ a parking lot abuts a street or through connection. Permeable paving is the preferred surfacing for parking lots where feasible.		Pacific Avenue Other streets Through connections Infill block site area

Comment [HEC40]: Updates terminology.

Clarifies intent of each type and applicable LID facilities.

Combines Approach A and C [Note to City: move Approach C example photo to Approach A for a total of two example photos under Approach A]

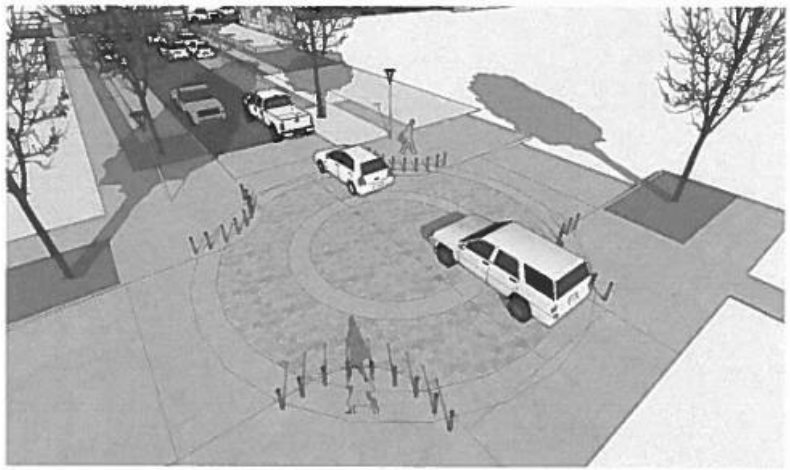
Parking Lot LID Approach	Example	Where Permitted
Parking Lot LID Approach B (Internal Landscaping) Bioretention swales with native plants~~Suitable for internal parking lot landscaping~~. May be used in conjunction with required parking lot tree planting. Permeable paving is the preferred surfacing for parking lots where feasible.		Infill block site area
~~Parking Lot LID Approach C~~ ~~Swale with native plants including small trees and shrubs with vertical habit. Suitable for internal parking lot landscaping, and to fulfill parking lot perimeter landscaping requirement wherever a parking lot abuts a street or through connection.~~		~~Pacific Avenue~~ ~~Other streets~~ ~~Through connections~~ ~~Infill block site area~~

Comment [HEC40]: Updates terminology.

Clarifies intent of each type and applicable LID facilities.

Combines Approach A and C [Note to City: move Approach C example photo to Approach A for a total of two example photos under Approach A]

TABLE 16.24.080-2, Street and Through Connection Crossing Approaches

Crossing Description	Example	Location
Urban Plaza Intersection Raise the intersection to the level of the adjacent sidewalks. Tighten intersection curb radii for slower turning speeds for motorized vehicles. Install vertical projections such as bollards and planters to channel the automobiles and increase the security and safety of pedestrians and bicyclists. Use textured paving and/or contrasting colors to promote a distinctive sense of place. Install permeable paving, unit pavers, textured paving, or other distinctive materials or contrasting colors to the flat surface of the intersection plaza. Vertical speed control elements shall be marked with a warning sign advising drivers.		**Required** 6th Avenue intersection with Golf Club Road[1] **Optional** Pacific Avenue Other streets Through connections [1]City is responsible for construction of raised table intersection once Golf Club Road extension is completed.
Urban Corner Tighten intersection curb radii and encourage slower turning speeds for motorized vehicles. Eliminate the change in grade between sidewalk and drive lane to prioritize pedestrian movement and mark a unique spot in the Woodland District. Flare the curb to meet the grade of the street along the full extent of the radius of the corner. Use bollards to protect pedestrians from automobile turning movements.		**Required** 6th Avenue Golf Club Road between 6th and 7th Avenues **Optional** Pacific Avenue Other streets Through connections

Comment [HEC41]: Allows permeable paving as an option for urban plazas and mid-block crossings

Crossing Description	Example	Location
Pedestrian Corner Install curb extensions to visually narrow the street and alert drivers to exercise more care. Place curb extensions to create shorter and safer crossings for pedestrians. Take advantage of curb extensions to increase the available public realm space for street furniture, benches, street trees, and other amenities. Curb extensions should be installed wherever on-street parking is provided. Combine stormwater management features into curb extensions at corners. Install curb extensions at street crossings to support pedestrian safety. Integrate flow-through planters and rain gardens, on-street parking, parklets, and bicycle parking corrals into the curb extension.		**Required** Golf Club Road south of 7th Avenue Golf Club Road north of 6th Avenue Pacific Avenue Other streets Through connections in Woodland Square Subdistrict Through connections in Master Plan Areas **Optional** All other streets Through connections

Comment [HEC41]: Allows permeable paving as an option for urban plazas and mid-block crossings

Crossing Description	Example	Location
Urban Mid-block Crossing Create shorter and safer crossings for pedestrians. Raise the level of the walkway to match the level of the adjacent sidewalk to prioritize pedestrian crossing and alert drivers to the mid-block crossing. Install permeable paving, unit pavers or other distinctive materials to the flat surface to further define the speed table. Vertical speed control elements shall be marked with a warning sign advising drivers.		**Required** Golf Club Road south of 7th Avenue Golf Club Road north of 6th Avenue Pacific Avenue Other streets within the Woodland Square Subdistrict Other streets within the Master Plan Areas Through connections in Woodland Square Subdistrict Through connections in Master Plan Areas
Mid-block Crossing with Pedestrian Refuge Where streets have more than two travel lanes, pedestrian crossings shall include a pedestrian refuge within the median to provide an additional measure of safety. Incorporate planted beds, flow-through planters and rain gardens within the median island.		**Required** 6th Avenue Pacific Avenue **Optional** Other streets Through connections

Comment [HEC41]: Allows permeable paving as an option for urban plazas and mid-block crossings

Crossing Description	Example	Location

Comment [HEC41]: Allows permeable paving as an option for urban plazas and mid-block crossings

16.24.120 Submittal requirements.

…

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

1. Vicinity Plan. A vicinity plan is required containing the following information (one inch equals five hundred feet or larger):

a. Site boundaries;

b. Site address;

c. Woodland District Neighborhood designation;

d. Plan showing project location within the Woodland District;

e. Names of adjacent streets with street and through connection designation (Refer to Figure 16.24.050-1 Regulating Plan, Street Types); and

f. Names and descriptions of frontage types required and proposed.

2. Site Plan. A site plan is required containing the following information (one inch equals twenty feet or larger):

a. Site address;

b. Woodland District Neighborhood designation;

c. Names of adjacent streets;

d. Location of adjacent buildings on abutting properties;

e. Site dimensions;

f. Existing grade and finished grade (maximum two-foot contours);

g. Location and dimensions of existing and proposed site circulation for automobiles and pedestrians. Indicate location of site ingress and egress and patterns of on-site automobile circulation with directional arrows. Clearly identify any requested adjustments to development standards (refer to LMC 16.24.050, Streets, through connections and connection spacing);

h. Location and dimensions of existing and proposed structure(s), accessory structures with appropriate setbacks;

i. Location of trees as determined by the Lacey tree protection professional;

j. Location, dimensions, and nature of any proposed easements or dedications; and

k. Location, dimensions, and description of common open space and recreation areas (refer to LMC 16.24.040, General standards required for all development).

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

a. Survey of existing trees; trees to be retained; and trees to be removed;

Comment [HEC42]: Adds a requirement for documenting retained and amended soil locations in the landscaping plan.

Added i & j based on input from Thurston County regarding additional items that the County requires for their landscaping plans.

b. Existing plant material and soil to be retained;

c. 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);

d. Surface parking location and design (refer to Chapter 16.72 LMC);

e. Bicycle parking location and design (refer to Chapter 16.72 LMC);

f. Loading and service area location and design (refer to Chapter 16.80 LMC);

g. Screening and buffering: general; perimeter fencing and walls; parking structures; and surface parking lots (refer to Chapter 16.80 LMC).

h. All areas where soils are to be amended (Refer to the current City of Lacey Stormwater Design Manual);

i. Locations where plant and soil materials will be stored during construction;

j. Timeline for site preparation and installation of plant materials

…

Chapter 16.25

CENTRAL BUSINESS DISTRICT 4-7 AND ST. MARTIN'S UNIVERSITY

…

16.25.090 Pedestrian circulation requirements.

…

I. In cases where a minimum six-and-one-half-foot planter strip area cannot be provided because of limitations discussed above, options for different dimensions of the planter area discussed below under subsection R of this section, street tree planting requirements, may be used if approved by the department of community development. Minimum planter strip requirements may not be reduced when a zero-foot front setback is proposed. Where the zero-foot front yard setback is proposed, the front of the building shall have a main pedestrian entrance. Permeable paving sidewalks are required where planter strips are not installed, if feasible.

Comment [HEC43]: Promotes permeable paving for sidewalks in areas where there is not sufficient room for a planter strip.

…

16.25.100 Landscaping requirements.

All requirements of Chapter 16.80 LMC shall be satisfied.~~A. The provisions of Chapter 16.80 LMC apply to development in the CBD land use districts.~~

~~B. It shall be the responsibility of the property owner/developer to ensure the provision of healthy, growing landscaping. (Ord. 1220 §26, 2004; Ord. 1154 §11, 2001; Ord. 1131 §1 (repeals), 3, 2000; Ord. 1044 §45, 1996; Ord. 965, §8, 9, 1993; Ord. 871 §2 (part), 1989).~~

Comment [HEC44]: Landscaping requirements have been consolidated into Chapter 16.80 LMC with the exception of Light Industrial (LMC 16.40), Open Space Institutional (LMC 16.48), and Village Center (LMC 16.59).

…

16.25.130 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~~

Comment [HEC45]: Adds a reference to the SDM

~~with specifications provided by the city~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities. (Ord. 1131 §1 (repeals), 3, 2000; Ord. 871 §2, (part), 1989; Ord. 1380, §1, 2012).

…

Chapter 16.27

GENERAL COMMERCIAL DISTRICT

…

~~16.27.090 Ingress and egress.~~
~~Ingress and egress at the site shall be limited to one driveway for each two hundred feet of frontage. Where only one driveway serves a site, said driveway shall not be less than twenty-five feet nor more than thirty-six feet wide. All driveways shall be not less than one hundred fifty feet from intersecting right-of-way lines, measured from the centerline of the driveway. Curbs and gutters or permanently fixed bollards shall be provided to limit other vehicular access to the site. (Ord. 583 §2.19(C)(2)(d)(2), 1980).~~

…

16.27.120 Landscaping.
All requirements of Chapter 16.80 LMC shall be satisfied. ~~(Ord. 1044 §§14-15, 1996; Ord. 583 §2.19(C)(2)(f), 1980).~~

16.27.130 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.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities. (Ord. 583 §2.19(C)(2)(g), 1980; Ord. 1380, §1, 2012).

Comment [HEC46]: Driveway dimensional requirements should be addressed in the DG&PW standards.

Comment [HEC47]: Landscaping requirements have been consolidated into Chapter 16.80 LMC with the exception of Light Industrial (LMC 16.40), Open Space Institutional (LMC 16.48), and Village Center (LMC 16.59).

Comment [HEC48]: Adds a reference to the SDM

Chapter 16.30

OFFICE COMMERCIAL DISTRICT

…

16.30.070 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied.~~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.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's 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).

Comment [HEC49]: Removes zone specific landscaping requirements and adds a reference to the landscaping requirements in Chapter 16.80 LMC.

Comment [HEC50]: Adds a reference to the SDM

Chapter 16.34

COMMUNITY COMMERCIAL DISTRICT

…

16.34.050 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.

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. Storage. Outside storage of any kind is prohibited with the exception of nurseries.

C. Refuse.

1. Refuse container screening shall be required and be native and drought tolerant landscaping or ~~of a~~ material and design compatible with the overall architectural theme of the associated structure~~,~~. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.

2. No refuse container shall be permitted between a street and the front of a building.

3. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure. (Ord. 1368 §31, 2011; Ord. 1024 §39, 1995; Ord. 962 §3, 1993; Ord. 758 §1 (part), 1985).

…

16.34.090 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.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the Cirty's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities. (Ord. 758 §1 (part), 1985; Ord. 1380, 1, 2012).

Comment [HEC51]: Promotes vegetative screening.

Comment [HEC52]: Adds a reference to the SDM

Chapter 16.36

NEIGHBORHOOD COMMERCIAL DISTRICT

…

16.36.090 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~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities. (Ord. 583 §2.22(C)(2)(f), 1980; Ord. 1380, §1, 2012).

Comment [HEC53]: Adds a reference to the SDM

Chapter 16.37

HAWKS PRAIRIE BUSINESS DISTRICT[1]

…

16.37.090 Landscaping requirements.

All requirements of Chapter 16.80 LMC shall be satisfied.~~All developments in the Hawks Prairie Business District shall be required to meet the requirements of Chapter 16.80 LMC. (Ord. 1054 §2, 1997).~~

16.37.100 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual.~~All stormwater runoff shall be retained and disposed of in accordance with the Drainage Design and Erosion Control Manual for the Thurston Region as adopted by Lacey. It is the intent of this district to manage stormwater in regional or shared facilities wherever possible, provided topographic and geologic conditions allow. Such systems shall be centrally located and designed to function as an amenity to the area in a manner consistent with the conceptual development plans set forth in Tables 16T-67 through 16T-70~~. Systems designed for runoff retention and control shall be subject to review and approval by the city.

Stormwater generated on site shall not cause pollution to any surface or ground water so as to violate local, state or federal standards governing the quality of such waters. (Ord. 1054 §2, 1997).

…

Comment [HEC54]: Landscaping requirements have been consolidated into Chapter 16.80 LMC with the exception of Light Industrial (LMC 16.40), Open Space Institutional (LMC 16.48), and Village Center (LMC 16.59).

Comment [HEC55]: Adds a reference to the SDM
Removes regional/shared facility language.

Chapter 16.39

LIGHT INDUSTRIAL/COMMERCIAL DISTRICT

…

16.39.080 Landscaping.

~~A. All areas of the site not developed with impervious surfaces shall be landscaped.~~

~~B. All landscaping shall be irrigated.~~

~~C. 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.~~

~~D.~~ All requirements of Chapter 16.80 LMC, ~~Landscaping~~, shall be satisfied~~met~~. (Ord. 1220 §41, 2004; Ord. 1044 §§18-19, 1996; Ord. 647 §4, 1982; Ord. 583 §2.23(C)(2)(d), 1980).

16.39.090 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.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities. (Ord. 583 §2.23(C)(2)(e), 1980; Ord. 1380, §1, 2012).

…

Comment [HEC56]: Removes zone specific landscaping requirements and adds a reference to the landscaping requirements in Chapter 16.80 LMC.

Comment [HEC57]: Adds a reference to the SDM

Chapter 16.40

LIGHT INDUSTRIAL DISTRICT

…

16.40.040 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, such as native and drought tolerant vegetation, 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. 758 §1 (part), 1985).

…

16.40.085 Refuse.

A. Refuse container screening shall be required and be native and drought tolerant landscaping or ~~of a~~ material and design compatible with the overall architectural theme of the associated structure.~~,~~ Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.

B. No refuse container shall be permitted between a street and the front of a building.

C. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure. (Ord. 1098 §16(B), 1999).

16.40.090 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.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities. Where wetlands are adjacent to the site, low impact development techniques and drainage strategies shall be considered. (Ord. 1264 §14, 2006; Ord. 758 §1 (part), 1985).

…

Comment [HEC58]: Promotes vegetative screening.

Comment [HEC59]: Promotes vegetative screening.

Comment [HEC60]: Adds a reference to the SDM

Chapter 16.41

BUSINESS PARK DISTRICT

…

16.41.070 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied.

Comment [HEC61]: Business Park zone section is currently being revised and this section will be updated for consistency with other redlines (reference to Chapter 16.80).

~~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.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's 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).

Comment [HEC62]: Adds a reference to the SDM

Chapter 16.42

INDUSTRIAL DISTRICT

…

16.42.100 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.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities. (Ord. 583 §2.24(C)(2)(f), 1980; Ord. 1380, §1, 2012).

Comment [HEC63]: Adds a reference to the SDM

Chapter 16.43

PLANNED INDUSTRIAL PARK DEVELOPMENTS (OVERLAY)

…

16.43.050 Development standards.
Site development plans shall conform with the following standards:

…

H. Landscaping.

1. Yard Setback Landscaping. All exterior minimum yard setback areas shall be landscaped with suitable ground cover and deciduous trees or ~~evergreen trees~~ conifers, not to be less than:

a. Front yard, fifteen feet,

b. Side yard(s), five feet,

c. Rear yard, five feet;

The sum total of the site shall have no less than twenty percent landscaping. Landscaping must be included within the interior of the lot. Suitable ground cover may ~~be~~ include native vegetation, grass, ~~ivy,~~or bark mulch~~, river rock, and the like~~. ~~Natural~~ Native vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements. All deciduous trees shall have a minimum of one-and-one-half inch caliper measured six inches above existing grade and all ~~evergreen trees~~conifers shall be six to eight feet tall at time of planting.

2. Adjacent Areas. Parcels or lots which share a common boundary with properties in a residential or open space/institutional district shall, in lieu of the exterior boundary setback required in LMC 16.43.050(D), provide a twenty-five foot strip for landscaping along said common boundary.

The exterior edge(s) of the common boundaries shall be densely planted with site screening vegetation having a minimum height of four feet at the time of planting.

3. 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.

4. Refuse.

a. Refuse container screening shall be required and be native and drought tolerant landscaping or ~~of a~~ material and design compatible with the overall architectural theme of the associated structure.~~,~~ Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.

b. No refuse container shall be permitted between a street and the front of a building.

c. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

5. Plot Plan.

Plan Requirements. The site plan shall be accurately drawn, using an appropriate engineering or architect scale, and showing the following:

a. Boundaries and dimensions of the site;

Comment [HEC64]: Updates terminology (evergreen -> conifer).
Encourages retention of native vegetation.
Removes ivy as a suitable groundcover.
Promotes sustainable materials for groundcover by removing river rock.

Comment [HEC65]: Promotes vegetative screening.

b. Location and identification of all streets, alleys and easements on or abutting the site;

c. Location and approximate dimension of all conforming structures within one hundred feet of the site on abutting properties;

d. Proposed location and dimensions of all on-site buildings;

e. Existing and proposed topography at a maximum of five-foot contours, or by an alternate method approved by the city;

f. Proposed landscaping including location, species and size at time of planting;

g. Existing vegetation in general and identifying all ~~evergreen~~ conifer and deciduous trees four inches and greater in diameter measured at twenty-four inches above grade level;

Comment [HEC66]: Updates terminology (evergreen -> conifer).

h. Details of any proposed architectural barriers;

i. Location of existing and proposed driveways and parking surfaces, curbs and sidewalks.

...

Chapter 16.45

MINERAL EXTRACTION DISTRICT

…

16.45.040 Future uses.

A. Whenever mineral extraction sites are exhausted or their extraction ceases to be economically justified, or are discontinued for any other reason, the site shall be restored to a condition which will:

1. Support regeneration of natural vegetative growth by the reintroduction of topsoil, in accordance with the soil amendment requirements in the current City of Lacey Stormwater Design Manual and appropriate seeding and fertilizing;

2. Eliminate or reduce to a reasonable minimum level the erosion of soil by the action of winds or water runoff.

…

Comment [HEC67]: Adds a reference to the SDM

Chapter 16.48

OPEN SPACE/INSTITUTIONAL DISTRICT

…

16.48.020 Permitted uses.

A. Specific types of permitted uses are those which provide a public service or fill a public need as described in the statement of intent. Uses shall also be appropriate to the specific site and the intent behind each site's designation as OSI. OSI sites designated as the result of a sensitive area designation should only be used for natural resource conservation purposes with associated trails for passive recreation opportunities or such active recreation opportunities as the City concludes is appropriate to the protection, conservation and use of such area. OSI sites designated as such for reasons other than sensitive area classification may be used for such other purposes as allowed in Chapter 16.48 LMC. Such uses include but are not limited to the following:

1. Parks, greenways~~belts~~ and open space for active or passive recreation or enjoyment. (Note: Whenever a park or open space is created as an integral part of a subdivision, such park or open space shall be designated an open space/institutional district on the official zoning map);

2. Government buildings or offices such as city hall, fire stations, schools and colleges, hospitals, community meeting or recreation halls;

3. Libraries, museums, or similar cultural facilities;

4. Churches;

5. Residential uses as an incidental use to the permitted use such as caretaker's quarters, or as an accessory use to institutional facilities such as housing for students, staff or faculty of colleges, hospitals and the like.

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

…

16.48.090 Ingress and egress.

Ingress and egress at the site shall be limited to one driveway for each two hundred feet of frontage. ~~Where only one driveway serves a site, said driveway shall not be less than twenty-five feet nor more than thirty-five feet wide.~~ All driveways shall be not less than one hundred fifty feet from intersecting right-of-way lines, measured from the centerline of the driveway.

~~Curbs and gutters or permanently fixed bollards shall be provided to limit other vehicular access to the site.~~ (Ord. 583 §2.26(C)(2)(d), 1980).

…

16.48.110 Landscaping.

A. The preservation or enhancement of existing native plant materials shall be the predominant characteristic of landscape treatment in this district. Where new plant materials are needed to comply with the screening or aesthetic requirements of LMC 16.48.110, the materials shall be of species native or complementary to or compatible with the species native to the Pacific Northwest.

B. Landscaping is also required in all setback areas and open space. Landscaping may consist of suitable ground cover, shrubs and trees. Suitable ground cover may include native vegetation, grass, or bark mulch. ~~Natural~~ Native vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements.

…

Comment [RD68]: Updates terminology

Comment [HEC69]: Driveway dimensional requirements should be addressed in the DG&PW standards.

Comment [HEC70]: Minor edits for consistency with other sections. Specific landscaping requirements will be retained for OS-I zoning.

16.48.120 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~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual ~~.~~ and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities. (Ord. 583 §2.26(C)(2)(g), 1980; Ord. 1380, §1, 2012).

Comment [HEC71]: Adds a reference to the SDM

Chapter 16.59

VILLAGE CENTER ZONE

…

16.59.020 Definitions.

…

F. Boulevard. A major road with a planted median in the center of two lanes, with greenways~~belts~~ on both outside edges.

…

16.59.060 Village Center Design

…

B. Neighborhood Design

…

6. Open Space and Community Green

a. Not less than fifteen percent of a village center shall be allocated to and shall remain in common open space in perpetuity. Additionally, not less than fifty percent of the required open space must be usable for active recreation purposes. Wetlands, priority habitat sites or other environmentally sensitive areas and resources may only count for up to fifty percent of the common open space requirement.

Common open space shall be deed restricted to prohibit future subdivision or development, except for agricultural or recreational uses which may be permitted with the approval of the city. Common open space shall be used for social, recreational, and/or natural environment preservation purposes. The uses authorized must be appropriate to the character of the common open space, including its topography, size, and vegetation; as well as to the character of the development, including its size and density, the characteristics of the expected population, and the number and type of dwellings to be provided.

b. In most situations, each village center should be designed to have one primary open space which shall be referred to as the community green. Refer to Table 16T-27. The community green shall have a minimum area of 20,000 square feet and the size, shape, and design of the community green should provide adequate space for concerts, outdoor exhibits, and community gatherings based on the number of residents expected in the development. Permeable paving and vegetated LID facilities are encouraged in the community green.

The community green is normally surrounded by a concentration of high density development which may include commercial, residential, and public and semi-public uses, community clubs, and community facilities. If the development includes a main street commercial area, the community green shall either front upon a main street, main street shall terminate at the community green, or main street and the community green shall otherwise be incorporated into a combined community focus for the development. Nothing herein shall preclude a large tract from containing two or more separate phases with two or more separate community greens.

c. The community green should normally be centrally located and should normally be within comfortable walking distance of the majority of dwelling units in the development. This is usually within a one thousand five hundred foot radius from the outermost boundary of the community green main street commercial area. See also Neighborhood Design LMC 16.59.060(B)(10)(a) dispersion of densities and mix of uses.

Comment [RD72]: Updates terminology

Comment [HEC73]: Promotes permeable paving and vegetated LID facilities in community greens.

d. To the greatest extent possible, common open space shall be adjacent to environmentally sensitive areas that can enhance open space options and opportunities, such as wetlands, priority habitats, and other such critical areas as may be determined by the city.

e. Recreational facilities shall be required to serve the anticipated needs of the residents of the development, taking into account the anticipated characteristics and demographic profile of the development's population, the recreational facilities available in neighboring developments, and the relevant provisions regarding recreational facilities contained in the comprehensive plan.

f. The construction schedule of the development shall coordinate the improvement of the common open space with the construction of residential dwellings. At no time in the development of various phases of the village center may the total area of common open space in the developed phases be less than required to serve the developed portion.

…

C. Site Planning

…

2. Residential Expectations: (see Tables 16T-33, 34, 35, 36.)

…

o. Transition Spaces. Transition spaces for residential development shall be considered at the design stage of residential and mixed use developments to define public and private spaces. This can be achieved by physical design and layout.

Defining such transition areas is important since there will be instances where residential units will be placed above commercial establishments or high density multifamily units heavily integrated with commercial uses. Alternatively, providing transition areas can reduce the opportunity or invitation of crime in some cases just by site design.

Transition spaces can be created by utilizing several different elements:

(1) a change in pathway textures

(2) a low wall for plants or draping vines

(3) a change in pathway elevation

(4) use of a trellis or arbor

Any of the above listed elements can be used alone or in combination to create defined transitional spaces. (See *Table 16T-42*.)

Security should also be designed into transition areas such as:

(1) Parking Lot Layout: Parking lot for residents should be located so that distances to dwellings and impervious surfaces are ~~is~~ minimal while permitting easy viewing from nearby windows.

Comment [HEC74]: Adds a consideration for minimizing impervious surfaces

(2) Orientation of Windows: Windows should be oriented so that easy viewing can occur by residents.

(3) Location of Service and Laundry Areas: Laundry rooms should be located in such a way that they can be observed by others. Windows and lighting should be utilized to assure viewing opportunities.

(4) Mailboxes: Should be placed within a central location for easy viewing.

3. Expectations for Commercial Development

…

f. Roofs. Gable, saltbox, or vegetated roofs ~~should be used to the greatest extent possible~~ are the preferred roof types. Flat and mansard roofs are generally discouraged. Where flat roofs are necessary for larger anchor commercial, ~~or~~ community-oriented structures, or vegetated roof designs, gable elements and other architectural elements must be used to break up the roof line and create architectural interest consistent with the design vocabulary. Roof types should be appropriate to the building's architecture. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged. Refer to Table 16T-47.

…

5. Utility Services

a. Sewer and Water. Village centers are required to provide city sewer and water.

b. Stormwater Facilities. Detention basins, headwalls, outlet structures, concrete flow channels, rip rap channels, and other drainage improvements shall be screened with plant material and/or berms, in addition to meeting all normal landscaping and design guidelines specified in the city's Development Guidelines and this zoning code. Vegetated LID facilities are considered to be self-screening. Such drainage structures, if visible, shall be incorporated into the natural curves of the land. Detention basin embankments and the basin itself shall be extensively landscaped with wet site tolerant plant materials with the intention of recreating a seasonal and high water wet ecostructure. The detention facility shall be sized to accommodate the future growth of vegetation planted in the basin. (See *Table 16T-53*.)

In lieu of peripheral fencing, detention basins' edges shall be contoured and shaped to form low angles at primary water line, thereby insuring greater pedestrian safety.

c. Location of Utility Lines. All utility lines shall be undergrounded. Where alleys are present, lines shall be located in the alleys or an easement adjacent to the alley. Because of the emphasis on getting houses closer to the front street (as close as eight feet to edge of right-of-way) every effort should be used to avoid putting utility lines in front yard easements. Where easements are required in front yards, they shall be confined to a three-foot strip immediately adjacent to the right-of-way.

…

9. Landscaping

a. All landscaping requirements of Chapters 16.80 and 14.32 LMC ~~should~~ shall be satisfied. In addition, the following requirements shall be met.

…

16.59.070 Pedestrian Circulation and Streets

A. Streets

1. The street layout shall be a modified grid street pattern with alleys adapted to the topography, unique natural features, environmental constraints of the tract, and peripheral open space areas. The street layout shall take into consideration the location of the community focus, other internal open space areas, gateways, vistas, pedestrian pathways and transit services. Refer to Table 16T-56. A minimum of two interconnections with the existing public street system rated as an arterial or collector shall be provided where possible. Linkages to adjacent developments and neighborhoods with pedestrian and bicycle paths shall be required where possible.

2. The street layout shall form an interconnected system of streets primarily in a rectangular grid pattern with alleys. However, the grid should be modified to avoid a monotonous repetition of the basic street/block pattern and to conform to topographical constraints. The use of cul-de-sacs and other roadways with a single point of

Comment [HEC75]: Revised language allows for vegetated roofs

Comment [HEC76]: Adds language to describe vegetated LID facilities as self-screening

Comment [RD77]: Updates "should" to "shall" for consistency with other code sections, but retains zone specific landscaping requirements.

access shall be minimized. However, if cul-de-sacs are unavoidable because of topography or environmental features, pedestrian connections between cul-de-sacs and adjacent uses shall be developed to the extent possible.

To the greatest extent possible, streets shall be designed to have a range from two hundred to five hundred feet, from intersection to intersection, and, to the greatest extent possible, shall either continue through an intersection, or terminate in a "T" intersection directly opposite the center of a building, an internal open space area, or a view into a peripheral open space area. Refer to Table 16T-57.

~~3. Table 16T-58 sets forth the relationship of the various street types as listed below.~~

~~The street layout shall incorporate a hierarchy of street types as specified:~~

~~a. Type 1 Lane or alley. Refer to Table 16T-59.~~

Comment [HEC78]: Travel lane dimensions are addressed in the DG&PW standards.

~~(1) A lane may be a private street or easement and need not be dedicated to the city. Such streets or easements may be dedicated to the property owners' association of the village center or may be dedicated as common easements across the rear portions of lots.~~

~~(2) Minimum paved width: twelve feet~~

~~(3) Width of easement: twenty feet~~

~~(4) Buildings or fences set back a minimum of three feet~~

~~(5) No parking permitted on either side of the paved portion of the lane.~~

~~(6) Curbing shall not be required except at corners of intersections with other street types. At such corner locations, curbing shall be required for the entire corner radius and five feet preceding same. Such curbing shall not extend more than six inches above the finished pavement.~~

~~(7) Lane or alley lighting shall be provided on all garages or on poles adjacent to parking areas. Lighting fixtures and poles shall be of consistent architectural style and shall complement the predominant architectural theme.~~

~~(8) Design speed shall not exceed ten m.p.h.~~

~~b. Type 2 Two-way residential street (parking on one side). Refer to Table 16T-60.~~

~~(1) Right-of-way width: forty-four feet. Paved width: twenty-four feet~~

~~(2) Curbside parking shall be permitted on one side of the road.~~

~~(3) Five-foot sidewalk with a minimum five-foot wide planter strip shall be provided on both sides of the road.~~

~~(4) Cement concrete barrier curb shall be required.~~

~~(5) Street trees shall be planted in the five-foot planter strips on both sides of the street at a minimum spacing of thirty-five feet on center.~~

~~(6) Design speed shall not exceed twenty-five m.p.h.~~

~~(7) Average daily traffic limited to four thousand.~~

~~(8) Bicycles can use streets without a separate path.~~

~~c. Type 3 Two-way residential street (parking on two sides). Refer to Table 16T-61.~~

~~(1) Right-of-way width: fifty-four feet. Paved width: thirty-four feet~~

~~(2) Curbside parking is permitted on both sides of the street, except within twenty-five feet of any intersection.~~

~~(3) Five-foot sidewalk with a minimum five-foot wide planter strip shall be provided on both sides of the street.~~

~~(4) Cement concrete barrier curb shall be required.~~

~~(5) Street trees shall be planted in the five-foot planter strips on both sides of the street at a minimum spacing of thirty-five feet on-center.~~

~~(6) Design speed shall not exceed twenty-five m.p.h.~~

~~(7) Average daily traffic limited to approximately six thousand.~~

~~d. Type 4 Commercial mixed-use street (main street). Refer to Table 16T-62.~~

~~(1) Right-of-way width: sixty-four feet. Paved width: thirty-four feet~~

~~(2) Parallel parking shall be provided on both sides of the street. Diagonal head-in parking may be permitted along the front of commercial uses and/or the community green. If diagonal parking on both sides is used, the paved width of the street shall be increased to provide the minimum eighteen feet of drive lanes.~~

~~(3) Planter strips with a minimum width of five feet shall be provided. Along commercial uses, brick pavers may be substituted for vegetative ground cover typically found in parkways of residential areas. Provided adequate space shall be left for street trees.~~

~~Sidewalks shall have a minimum width of five feet, except along commercial uses where the sidewalk shall generally be ten feet in width dependent upon the site's relationship to pedestrian traffic. At corners, handicapped ramps shall be provided and sidewalks shall be continued across street surfaces using paving materials to delineate crosswalks.~~

~~(4) Cement concrete barrier curb shall be required with a curb radius not to exceed eight feet.~~

~~(5) Street trees, with a minimum of two and one-half inch caliper shall be planted at a minimum of thirty-five foot intervals. Street trees shall be planted on both sides of the street, in the landscape strip between the curb and the sidewalk if such exists. Existing trees shall be used where possible and practical.~~

~~(6) Design speed shall not exceed twenty-five m.p.h.~~

~~e. Type 5 Collector with bike lane~~

~~The main street (Type 5) shall be used for the primary commercial and civic streets within the small community. The residential street Type 4 is a collector street, while the residential streets Type 2 and 3 are local streets. Lanes or alleys (Type 1) are generally required and may be used to provide service access; they may be treated as private streets and any lot having access from a lane shall additionally front upon one of the other types of streets. All streets shall generally conform to one of the following street categories.~~

B. Pedestrian and Bicyclist Use of Streets. All streets shall be pedestrian-friendly and usable by pedestrians. Streets shall generally utilize a full range of innovative traffic-calming techniques to promote slow speeds throughout the village.

C. Pedestrian Circulation and Design

1. A pedestrian sidewalk network shall be provided throughout the development 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.

The pedestrian circulation system shall include gathering/sitting areas and provide benches, landscaping, and other street furniture where appropriate. Sidewalks shall promote pedestrian activity within each site and throughout the development.

2. Sidewalks shall be a minimum of five feet in width, expanding to six feet 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 considering pedestrian use.

Standard material for sidewalk construction is acceptable, provided however, key pedestrian intersections shall use special materials. See Section C7 below.

3. Walkways shall be raised and curbed along buildings and within parking lots, where suitable. Pedestrian street crossings shall be clearly delineated by a change in pavement color, white paint and reflective materials and/or texture.

4. Bikeways shall be provided, where possible, to link internal open space areas with peripheral open space areas and continuing on routes through peripheral open space areas. Bikeways do not have to be marked on local residential streets with low average daily traffic. ~~Bikeways are required on collectors and arterials. Bikeways shall be a minimum of six feet wide and may use asphalt paving.~~ Bike racks shall be provided to internal open space areas and recreation areas in the peripheral open space.

Comment [HEC79]: Bikeway materials and dimensions are addressed in the DG&PW standards.

5. Clearly delineate pedestrian pathways early in the design stage of development to avoid conflicts with vehicles.

6. Include pedestrian and bicycle amenities such as the following in commercial and residential areas:

a. bike racks in accessible locations;

b. seating so that nearby activities can be observed;

c. a variety of seating locations to allow for sun, shade or rain protection;

d. fountains, gazebos or other amenities in open space areas;

e. planter boxes that incorporate seating.

Elements of street furniture, such as benches, waste containers, drinking fountains, planters, phone booths, 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. All key pedestrian intersections should have street furniture as well as other significant pedestrian areas.

7. At key pedestrian intersections and other areas of special significance to pedestrians, such as main street or areas of transition, sidewalks shall be constructed of brick, colored/textured concrete pavers, concrete containing accents of brick, or some combination thereof that is compatible with the style, materials, colors, and details of the surrounding buildings. The functional, visual, and tactile properties of the paving materials shall be appropriate to the proposed functions of pedestrian circulation. Such techniques are also recommended for public or semi-public plazas, courtyards, or open spaces. Refer to Table 16T-63.

…

16.59.080 Parking

A. Required Off-Street and On-Street Parking

…

5. Parking for all dwelling units shall be prohibited in front yard setback areas. It is recommended that the majority of units access from alleys. With the exception of detached single family dwellings, driveways shall generally not be located in any front yard area. For other dwelling types driveway access should be provided from alleys.

Driveways and parking areas shall be set back a minimum of three feet from the side of dwelling units and twenty feet from the rear of dwelling units.

Driveways shall be set back a minimum of three feet from any side property line, unless such driveway is shared by dwellings on two adjacent lots, in which case the driveway may be located with the driveway center line on the common side lot line.

Parking for townhouses may be provided in a common off-street parking area or in garages or parking spaces with access from an alley. Private driveways for townhouses shall connect to lanes only and not to the street. However, a common driveway serving a minimum of eight units ~~and not exceeding eighteen feet in width~~ may be permitted from a street.

…

Chapter 16.60

PLANNED RESIDENTIAL DEVELOPMENT

…

16.60.140 Design standards.

A. Open space requirements shall be as follows:

…

4. Common open space must meet the following design criteria:

a. Must be useable and accessible. All common open spaces intended for public use shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations accessible to intended users - rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated. Locations integrated with transit stops, for instance, would be encouraged, as there is likely to be pedestrian traffic in the area.

b. Must be inviting. Inviting open spaces feature amenities and activities that encourage pedestrians to use and explore the space. On a large scale, it could be a combination of active and passive recreational uses. It could include a fountain, sculpture, children's play area, special landscaping element, or even a comfortable place to sit and watch the world go by. In order for people to linger in an open space, it must be comfortable. For instance, a plaza space should receive ample sunlight, particularly at noon, and have design elements that lend the space a "human scale," including landscaping elements, benches and other seating areas, and pedestrian-scaled lighting. No use shall be allowed within the open space that adversely affects the aesthetic appeal or usability of the open space. (See *Table 16T-83*.)

c. Must be safe. Safe open spaces incorporate Crime Prevention through Environmental Design (CPTED) principles:

(1) Natural surveillance - which occurs when parks or plazas are open to view by the public and neighbors. For example, a plaza that features residential units with windows looking down on space means that the space has good "eyes" on the park or plaza.

(2) Lighting that reflects the intended hours of operation.

(3) Landscaping and fencing. Avoid configurations that create dangerous hiding spaces and minimize views.

(4) Entrances should be prominent, well lit, and highly visible from inside and outside of the space.

(5) Maintenance. Open spaces shall utilize commercial grade materials that will last and require minimal maintenance costs. Walls, where necessary, shall be designed and treated to deter graffiti. Use and maintain landscape materials that reduce maintenance cost and maintain visibility, where desired.

d. Provides for uses/activities that appropriately serve the anticipated residents and users of the development. For example, common open space that serves a variety of functions will attract greater usage. When designing open spaces, project applicants should consider a broad range of age groups, from small children, to teens, parents, and seniors.

e. Must be designed and placed in consideration of existing and potential open space on adjacent parcels to provide consolidation or opportunities for future consolidation of neighborhood open space areas.

f. Additional Criteria:

(1) Consolidation of open space is encouraged to provide maximum access, visibility, usability, minimization of impacts to residential uses, and ease of maintenance.

(2) Existing trees and significant vegetation shall be ~~maintained~~ retained in open space unless an alternative park/landscaping plan consistent with the criteria herein is approved by the site plan review committee.

…

C. Landscaping ~~Required~~. All requirements of chapter 16.80 LMC shall be satisfied. ~~All common open space shall be landscaped in accordance with the landscaping plan submitted by the applicant and approved by the hearings examiner. Such common open space landscaping plans shall be prepared by a landscape architect or certified nursery person. Natural landscape features which are to be preserved, such as existing trees, drainage ways, rock outcroppings, etc., may be accepted as part of the landscaping plan when, in the judgment of the hearings examiner, such natural features contribute to the attractiveness of the proposed development. (Ord. 1310 §43, 2008; Repealed Ord. 1310 §42, 2008; Ord. 881 §5, 1990; Ord. 691 §24, 1984; Ord. 583 §2.16(F)(8), 1980)~~

16.60.145 Environmental and recreational amenities.
Four of the following five amenities must be provided as part of the PRD in order to receive the density bonus as provided in LMC 16.60.140:

A. Develop and equip significant recreational areas within the common open space with such features as, but not limited to, swimming pools, tennis courts, bike or pedestrian path systems, children's play areas;

B. Substantial retention of natural ground cover, brushes and trees;

C. ~~Landscape the on-site drainage retention facility to make it look more like a naturally occurring feature~~ Vegetated LID facilities are included in the design and serve as a visual amenity;

D. Provide significant access to a lake, river, stream or other natural water body;

E. Provide substantial and exceptional landscaping treatment either as an adjunct to or in lieu of natural landscaping beyond the minimum required. (Ord. 1310 §44, 2008; Ord. 691 §25, 1984).

…

Comment [HEC80]: Updates terminology to avoid confusion with vegetation maintenance.

Comment [HEC81]: Removes zone specific landscaping requirements and adds a reference to the landscaping requirements in Chapter 16.80 LMC.

Comment [RD82]: Provides a specific reference to vegetated LID facilities

Chapter 16.61

TOWNHOUSE DEVELOPMENT

…

16.61.040 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 3-6 District, twenty percent in the Moderate Density District and twenty-five percent in the High Density District, rounded up to the nearest whole number, provided that four of the five following environmental and recreational amenities are implemented:

1. Develop and equip significant recreational areas within the common open space with such features as, but not limited to, swimming pools, tennis courts, bike or pedestrian path systems, children's play areas.

2. Substantial retention of natural ground cover, bushes and trees.

3. ~~Landscape the on-site drainage retention facility to make it look more like a naturally occurring feature~~Vegetated LID facilities are included in the design and serve as a visual amenity.

4. Provide significant access to a lake, river, stream or other natural water body.

5. Provide substantial and exceptional landscaping treatment either as an adjunct to or in natural landscaping beyond the minimum required.

…

Comment [RD83]: Provides a specific reference to vegetated LID facilities

Chapter 16.62

COTTAGE HOUSING

…

16.62.030 Development standards.

….

L. Parking requirements.

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

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

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

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

5. Parking is prohibited in front and interior yard setback areas. The top illustration and photo in *Table 16T-85* provide good examples of parking location.

6. All detached parking structures shall have a pitched roof design.

7. Garages may be attached to individual cottages provided all other design standards have been met and the footprint of the ground floor, including the garage, does not exceed one thousand square feet. Such garages shall be located away from common open spaces to the extent possible.

8. At least fifty percent of the required parking spaces shall be enclosed. Such structures shall be designed consistent with the cottage architecture. This includes similar building materials, rooflines, and detailing.

M. Utility elements. Utility meters and heating/cooling/ventilation equipment shall be located/designed to minimize visual impacts from the street and common areas.

~~N. Low impact development. Cottage developments shall utilize low impact development techniques to accommodate and treat stormwater in accordance with the current City of Lacey Stormwater Design Manual as on-site conditions allow, as determined by the director. Examples include the use of pervious permeable pavingement for walkways, patios, and vehicle access areas; directing runoff from roofs and other impervious areas to bioretention facilities or raingardens; landscaped beds, vegetated ("green") or living roofs; soil amendment requirements; sheet flow, concentrated, and downspout dispersion; and the use of rain barrels.~~

N~~O~~. Existing nonconforming structure and accessory dwelling units.

1. On a lot to be used for a cottage housing development, an existing detached single-family residential structure, which may be nonconforming with respect to the standards of this chapter, shall be permitted to remain, provided the house and any accessory structures are not enlarged and the development meets the standards herein. The existing dwelling shall be included in determining the allowable density for the site.

2. For any cottage development containing an existing house and an accessory dwelling unit, the accessory dwelling unit shall be counted as a cottage for the purposes of determining allowable density for the site.

Comment [HEC84]: Provides an optional minimum consistent with other off-street parking requirements.

Comment [HEC85]: Allows flexibility in clustering for projects that incorporate vegetated LID facilities.

Comment [HEC86]: LID development techniques will be required as part of this update, so this section is unnecessary.

~~P~~O. Clustering groups. Developments shall contain a minimum of four and a maximum of twelve dwellings located in a cluster group to encourage a sense of community among the residents. A development site may contain more than one cluster.

~~Q~~P. Cottage housing developments are subject to design review requirements of Chapter 14.23 LMC.

~~R~~Q. The city desires to form partnerships with nonprofit housing authorities and the private development community in promoting infill, providing affordable housing and achieving GMA smart growth and livable city objectives. To provide for innovation and creativity in achieving housing and livable city objectives of the Plan, flexibility may be permitted where a specific cottage project furthers the Plan's objectives, but zoning code requirements would prevent the project, make it less effective in implementing the Plan's intent, or act as a barrier to implementation of the Plan's vision. The city may waive said code provisions under the following conditions:

1. The city and the private/public partners believe the subject project meets community objectives of smart growth, livable city and sustainability as identified in the city Comprehensive Land Use Plan;

2. Design of the project gives significant attention to place making and functionality that will enhance the livability of the neighborhood in which it is located, as identified in the Comprehensive Land Use Plan and/or the applicable neighborhood plan;

3. Design includes energy conservation features that promote sustainability goals as identified in the Comprehensive Land Use Plan and/or other plans developed to promote energy conservation and sustainability;

4. The project addresses target demographics or specific community housing need as identified in the Comprehensive Land Use Plan's Housing Element and/or the applicable neighborhood plan;

5. Based upon a determination by the director, the proposed project design will better implement objectives of the Comprehensive Land Use Plan. (Ord. 1427 §3, 2013: Ord. 1380, §1, 2012; Ord. 1310 §48, 2008).

Chapter 16.63

MOBILE HOMES

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16.63.160 Manufactured home park design standards--Landscaping and screening.

A. Visual screening and/or landscaping may be required in those developments where such screening is deemed necessary and reasonable by the enforcing officer and/or the hearings examiner.

B. When required, such screening may consist of densely planted vegetation not less than four feet in height at the time of planting, or a solid fence, six feet in height, or a combination of fencing and vegetation which achieves the same screening effect.

C. Landscaping is also required in all setback areas and open space. All requirements of Chapter 16.80 LMC shall be satisfied. ~~Landscaping may consist of suitable ground cover shrubs and trees. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet the landscape requirements.~~

Comment [HEC87]: Removes zone specific landscaping requirements and adds a reference to the landscaping requirements in Chapter 16.80 LMC.

D. Visual interruption with appropriate vegetation between manufactured home units may also be required to relieve visual monotony.

E. The perimeters of common 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 mobile home park.

F. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times. (Ord. 1243 §25, 2005; Ord. 1024 §49, 1995; Ord. 583 §2.17(D)(4)(f), 1980).

16.63.170 Manufactured home park design standards--Ingress and egress.

A. Each manufactured home site shall have access from an interior drive or roadway only.

B. Access to the manufactured home park shall be limited to not more than one driveway from a public street or road for each two hundred feet of frontage. (Ord. 1243 §26, 2005; Ord. 1024 §49, 1995; Ord. 583 §2.17(D)(4)(g), 1980).

~~**16.63.180 Manufactured home park design standards--Interior street dimensions.**~~
~~All interior streets of the park shall have dimensions as follows:~~

Comment [HEC88]: Travel lane dimensions are addressed in the DG&PW standards.

~~A. One-way traffic, twelve feet;~~

~~B. Two-way traffic, twenty feet;~~

~~C. Street with parking permitted, seven feet additional for each side on which parking is permitted. (Ord. 1243 §27, 2005; Ord. 1024 §49, 1995; Ord. 583 §2.17(D)(4)(h), 1980).~~

16.63.190 Manufactured home park design standards--Surfacing requirements.

All streets, roads and driveways shall be hard-surfaced, including permeable paving surfaces in conformance with the current City of Lacey Stormwater Design Manual, to a standard of construction acceptable to the city engineer. Interior pedestrian walkways, carports and parking areas shall also be paved. (Ord. 1243 §28, 2005; Ord. 1024 §49, 1995; Ord. 691 §37, 1984).

Comment [HEC89]: Bikeway materials and dimensions are addressed in the DG&PW standards.

16.63.200 Manufactured home park design standards--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.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover,

Comment [HEC90]: Adds a reference to the SDM

comply with Chapter 15.~~36~~ 22 LMC pertaining to community facilities. (Ord. 1243 §29, 2005; Ord. 1024 §49, 1995; Ord. 583 §2.17(D)(4)(j), 1980).

Comment [SS91]: Corrected reference

Chapter 16.72

OFF-STREET PARKING AND LOADING

…

16.72.030 District parking requirements.

…

D. Commercial, Business Park and Industrial Uses.

…

2. If more parking spaces than the maximum permitted by Table 16T-13 exist on the subject property, an owner/developer may lease those excess spaces or convert excess spaces into LID facilities where feasible, such as permeable paving or bioretention, until conformance with Table 16T-13 is reached.

a. Shared parking is particularly encouraged when:

(1) The total number of parking spaces provided is sufficient to meet expected demand; or

(2) The uses are operating during different hours and number of spaces needed for all uses at any one time are satisfied. If permitted, the total number of spaces for a shared arrangement should be no greater than the maximum number of spaces permitted for all uses operating at the same time.

…

Comment [HEC92]: This section is primarily unutilized; however, requiring excess spaces to be converting into LID facilities could be a good alternative to leasing the spaces.

~~**16.72.040 Off-street loading.**~~

~~Off-street loading shall be required for all commercial establishments which are engaged in the retailing or wholesaling of merchandise requiring regular delivery such as food retailers, lumber yards, hardware stores, department stores and the like.~~

~~Total Gross Floor Area of Building(s)~~	~~Space Required~~
~~Less than 5,000 sq. ft.~~	~~1~~
~~5,000 sq. ft. to 25,000 sq. ft.~~	~~2~~
~~25,000 sq. ft. to 50,000 sq. ft.~~	~~3~~
~~Each additional 50,000 sq. ft. or fraction thereof in excess of 25,000 sq. ft.~~	~~1 additional~~

~~All off-street loading and unloading spaces shall be of adequate size and with adequate access thereto to accommodate a vehicle forty-five feet in length, eight feet in width, and fourteen feet in height. Each loading space shall be surfaced with an asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water. The director may modify, reduce or waive this requirement if it would result in a more attractive and functional urban environment. (Ord. 1434 §8, 2014: Ord. 583 §2.29(D), 1980).~~

Comment [HEC93]: Delete section since it is outdated and not used for City review.

~~**16.72.045 Buffer strips.**~~

~~All parking areas located adjacent to any private street or public street right-of-way shall provide a minimum five-foot planted buffer strip between the parking area and the private street or public right-of-way. Vegetated LID facilities may be installed in the buffer strip. (Ord. 618 §10, 1981).~~

Comment [HEC94]: This is an outdated section and standard

16.72.050 Development standards.

A. Parking lot construction shall comply with LMC 14.19.030.

B. Parking area design shall include:

1. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city engineer.

2. Backing Out Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.

3. Parking Spaces--Access and Dimensions. Adequate provision shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. Maneuvering aisles and parking stall dimensions shall be as shown in Tables 16T-18, 16T-19, and 16T-20.

4. Surfacing. All parking areas for more than four vehicles shall be surfaced with permeable paving surfaces in conformance with the current City of Lacey Stormwater Design Manual, asphalt, concrete or similar pavement so as to provide a surface that is durable and dust free and shall be so graded and drained as to properly dispose of all surface water.

Comment [HEC95]: Specifies permeable paving surfaces as an approved surfacing type.

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

Comment [HEC96]: Adds a reference to the SDM

6. Parking ~~spaces may~~ shall be designed and constructed for a minimum of thirty percent and a maximum of ~~up to~~ fifty percent of the required number of spaces for compact size cars. An applicant must clearly identify all spaces designed and constructed for compact car use. The enforcing officer and/or site plan review committee may approve the design and designation of more than fifty percent of the spaces for use by compact cars if the applicant demonstrates that no adverse impact will result.

Comment [HEC97]: Adds a minimum requirement for compact parking.

7. Parking area for land uses located outside the city shall be prohibited.

8. Convenient and safe pedestrian access shall be provided. At a minimum, pedestrian features shall include:

a. Raised crosswalks with color and texture (preferably brick or brick-like) where pedestrian access crosses automobile access lanes.

b. Pedestrian lanes shall be designed with texture and color, preferably brick or brick-like accents.

c. Planter areas and vegetated LID facilities shall be designed in consideration of pedestrian access to provide separation from automobile access lanes, to help identify areas for pedestrian access and to make pedestrian access more comfortable and inviting.

Comment [HEC98]: Adds vegetated LID facilities

d. Pedestrian access shall be designed through a consideration of on-site activity as well as uses and destination sites that are located in the surrounding area. Where parking areas for other destination sites are adjacent to the site, linkage should be provided so customers from one site will not have to get in a car and drive to the next.

e. Lighting shall be provided along designated pedestrian routes to enhance safe walking conditions and to deter crime. Lighting shall be adequate, focused and shielded to illuminate pedestrian paths and to prevent light impacts to adjacent properties. Lights provided for a parking lot shall be designed to provide coverage for both vehicles and pedestrians and may be of a scale appropriate to both. Where pedestrian routes leave a parking lot, pedestrian scale lighting shall be used.

9. An owner/developer may install parking spaces in phases if a phased schedule has been approved by the enforcing officer and/or site plan review committee. This schedule must specifically indicate when the parking will be provided. The enforcing officer and/or site plan review committee may permit the use of temporary

parking areas with appropriate screening as part of a phasing schedule. In addition, the enforcing officer and/or site plan review committee may require a performance assurance device to insure conformance with the requirements of Ordinance 1130.

10. When adequate vehicular access to an approved lot or development is available from a side street, no such access shall be permitted from the front street. Where lots have double frontage, if vehicular access from a side street or a street of lower functional classification is not available, such access shall be from the street anticipated to carry the least amount of traffic or the street that would have the least conflict with pedestrian traffic.

11. Parking Area and Circulation Design.

Comment [HEC99]: Delete current item "c" – parking aisle widths and sidewalks widths are specified elsewhere.

a. The city public works department shall have the authority to fix the location, width and manner of approach of vehicular ingress or egress from a building or parking area to a public street and to alter existing ingress and egress as may be required to control street traffic in the interest of public safety and general welfare.

b. Internal circulation of the lot shall be so designed as to minimize conflicts with pedestrians with priority given to pedestrians considering convenience, comfort, safety and security. In-and-out driving time, idling time and time spent looking for a parking space should be a consideration, but should not influence design parameters that reduce pedestrian functionality.

~~c. When off-street parking is provided in the rear of a building and a driveway or lane alongside the building provides access to the rear parking area, such driveway or lane shall be a minimum width of twelve feet with an eight-foot minimum width sidewalk adjoining the building and curbed or raised six inches above the driveway surface. Location of required pedestrian features such as a raised crosswalk across automobile lanes must be integrated into the design to provide the most convenient, safe and functional pedestrian linkage possible.~~

~~d~~c. Parking areas shall include landscaping as required by Chapter 16.80 LMC. Landscaping shall be designed to provide both functional and aesthetic benefits.

~~e~~d. Parking circulation and design shall meet requirements for public transportation and pedestrians under LMC 14.23.084.

…

Chapter 16.80

LANDSCAPING REQUIREMENTS

…

16.80.020 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 ~~shall be drawn to scale, including dimensions and distances, and clearly delineate existing and proposed parking spaces or other vehicular use area, access aisles, driveways, the location, size and description of all landscape materials (new and existing), setback lines, buildings (structures) - proposed and existing - and identify existing significant trees and/or other landscape features and topographic elevations.~~
The landscaping plan shall contain the following information (1 inch equals 20 feet or larger):

a. Existing plant material and soil to be retained;

b. Proposed plant material to be placed on site. The type, size, number and spacing on plantings must be illustrated (Refer to § 16.24.030 General Standards Required for All Development);

c. Surface parking location and design (Refer to Chapter 16.72 LMC);

d. Bicycle parking location and design (Refer to Chapter 16.72 LMC);

e. Loading and Service Areas location and design (Refer to Chapter 16.80 LMC);

f. Screening and Buffering: general; perimeter fencing and walls; parking structures; and surface parking lots. (Refer to Chapter 16.80 LMC);

g. All areas where soils are to be amended (Refer to the current City of Lacey Stormwater Design Manual)

h. Locations where plant and soil materials will be stored during construction;

i. 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. 1310 §49, 2008; Ord. 1179 §10, 2002; Ord. 871 §2 (part), 1989).

…

16.80.050 Types of landscaping.

A. All residential and non-residential projects ~~with the exception of individual single family residences~~ shall be required to provide landscaping that satisfies the functions and specific requirements of LMC 16.80.050.

B. Type I

1. Purpose. Type I landscaping is intended to provide a very dense sight barrier and physical buffer to significantly separate conflicting uses and land use districts and to enhance the visual character of the city.

2. Description.

Comment [HEC100]: Updated for consistency with Woodland FBC redlines

Removed tree survey requirement (specific to the Woodland District FBC).

Added h & i based on input from Thurston County regarding additional items that the County requires for their landscaping plans.

Comment [HEC101]: SFR landscaping requirements added to Chapter 16.80 LMC.

Comment [HEC102]: Updates terminology (evergreen -> conifer).

Adds language regarding soil requirements for trees.

Allows vegetated LID facilities to count towards screening requirements.

Promotes native and drought tolerant vegetation.

a. All plant materials and living ground cover must be selected and maintained so that the entire landscape area will be covered within three years.

b. Provide a minimum of one ~~evergreen tree~~conifer at least seven feet tall for every one hundred fifty square feet arranged in a manner to obstruct views into the property. Permitted ~~evergreen tree~~conifer species are those with the ability to develop a minimum branching width of eight feet within five years. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.

c. Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet.

d. Ground cover shall cover the remainder of the landscape strip within three years.

e. A minimum of fifteen feet of width shall be required when Type I landscaping design is utilized.

f. Fences, walls, and/or earthen berms may supplement landscape materials, except where they are inconsistent with other community design goals, policies, and standards in the Lacey Comprehensive Plan or Municipal Code.

g. Any other alternative mix of plantings can be considered provided the intent of the Type I landscaping type is satisfied.

h. Vegetated LID facilities that satisfy the intent of Type I landscaping are allowed to count towards landscaping requirements.

i. Landscaping shall be native and drought tolerant with exception of trees on the City's street tree list.

C. Type II.

1. Purpose. Type II landscaping is intended to provide visual separation of uses from streets, and visual separation of compatible uses so as to soften the appearance of streets, parking areas and building elevation. This landscaping is used around the perimeter of a site and adjacent to buildings and may be mixed with a Type III landscaping to provide interest along parking lot pedestrian corridors.

2. Description.

a. All plant materials and living ground cover must be selected and maintained so that the entire landscape area will be covered within three years.

b. Provide at least one tree per three hundred square feet of landscaped area. At least fifty percent of the trees must be ~~evergreen~~conifers. Trees may be clustered to avoid blocking views between windows and public spaces and/or private yard areas where desirable. Permitted tree species are those with the ability to develop a minimum branching width of eight feet within five years.

c. Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet.

d. Trees shall be a minimum of two inches in caliper measured six inches above the base at planting and shrubs must be capable of growing to a minimum of four feet in height, within five years. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.

e. Provide ground cover to cover the remainder of the planting strip within three years.

f. Any other alternative mix of plantings can be considered provided the intent of the Type II landscaping type is satisfied.

Comment [HEC103]: Updates terminology (evergreen -> conifer).

Adds language regarding soil requirements for trees.

Allows vegetated LID facilities to count towards screening requirements.

Promotes native and drought tolerant vegetation.

g. When Type II landscaping is used to provide partial screening between uses, a minimum planting area of eight feet in width shall be provided. When Type II landscaping is used adjacent to a building, a minimum five-foot planting area shall be provided.

h. Vegetated LID facilities that satisfy the intent of Type II landscaping are allowed to count towards landscaping requirements.

i. Landscaping shall be native and drought tolerant with exception of trees on the City's street tree list.

D. Type III.

1. Purpose. Type III landscaping is intended to provide visual relief where clear sight is desired. This landscaping type is utilized along pedestrian corridors and walks for separation of pedestrians from streets and parking areas while providing an attractive setting and overstory canopy.

2. Description.

a. This type of landscaping consists of street trees for a large overstory canopy along streets and pedestrian corridors and grass or other approved vegetation for ground cover.

b. Ground cover or low shrubs developed for conditions of the northwest shall be planted. Turf grass is desirable in planting strips where on-street parking is present. Low shrubs are desirable in areas without on-street parking to provide both visual and physical separation between moving traffic and pedestrians.

c. Place trees to create a canopy in desired locations without obstructing necessary view corridors.

d. Street trees along arterials and collectors shall be those species described in the city's urban beautification program. Trees used along local access streets or pedestrian walks through parking lots shall be a species approved by the community development department and shall be chosen for attractiveness, rooting habits, disease and pest resistance, and habitat value. All trees shall be a minimum of two inches in caliper measured six inches above the base at planting. Decorative protection may be placed around trees. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.

e. Provide ground cover to cover the remainder of the planting strip within three years.

f. Earthen berms with grass or other vegetative ground cover and other design features may be worked into landscaping, provided the resultant effect of providing a pedestrian friendly environment and visual relief where clear site is required can be achieved.

g. The minimum width for Type III landscaping shall be six feet to provide adequate rooting area for large street trees and to provide adequate streetscape. A four-foot width may be used through parking area pedestrian walks where accent trees are used and less width is required.

h. Vegetated LID facilities that satisfy the intent of Type II landscaping are allowed to count towards landscaping requirements.

i. Landscaping shall be native and drought tolerant with exception of trees on the City's street tree list.

E. Type IV.

1. Purpose. To provide visual relief and shade in parking areas.

2. Description.

a. Required Amount:

Comment [HEC104]: Allows vegetated LID facilities to count towards screening requirements.

Adds language regarding soil requirements for trees.

Promotes native and drought tolerant vegetation.

(1) If the parking area contains no more than twenty-five parking spaces, at least thirty-five square feet of landscape development must be provided for each parking stall proposed.

(2) If the parking area contains more than twenty-five spaces, at least fifty square feet of landscape development must be provided for each parking stall proposed.

b. Design

(1) The minimum width for Type IV landscaping shall be six feet to provide adequate rooting area for large street trees and to provide adequate streetscape. A four-foot width may be used through parking area pedestrian walks where accent trees are used and less width is required.

(2) Each planting area should contain at least one tree. Planting areas shall be provided with the maximum number of trees possible given recommended spacing for species type. Deciduous trees shall have a minimum size of two inches in caliper measured six inches above the base and shall have the ability to reach a mature height of at least thirty-five feet. ~~Evergreens~~ Conifers shall have a minimum height of seven feet at planting. Up to one hundred percent of the trees proposed for the parking area may be deciduous. A minimum of seventy percent must be deciduous. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability. No parking stall shall be located more than fifty feet from a tree.

(3) Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet. Up to fifty percent of shrubs may be deciduous.

(4) Provide ground cover to cover the remainder of the planting strip within three years.

(5) A landscaped area must be placed at the interior end of each parking row in a multiple lane parking area. This area must be at least eight feet wide and must extend the length of the adjacent parking stall.

(6) Landscaping islands must be placed in every parking row with a maximum spacing of at least one island every seven parking spaces. Said islands shall be a minimum of eight feet in width and shall extend a minimum length of ten feet. Provided, that the site plan review committee may approve of a different configuration in order to provide a more attractive and functional design consistent with the intent of this chapter to promote aesthetic values and a pedestrian-friendly parking lot.

(7) Up to one hundred percent of the trees proposed for the parking area may be deciduous. A minimum of seventy percent must be deciduous.

(8) Landscaping islands and landscape portions of pedestrian corridors may be used for drainage treatment and given credit on drainage calculations under Chapter 5 of the Development Guidelines. However, the primary purpose shall remain landscaping and health of trees and ground cover and aesthetic character shall not be compromised. Additionally in no case shall the grade between the parking lot surface edge and the landscape island or pedestrian corridor surfaces be greater than six inches when a swale concept is utilized and it is intended to meet minimum landscaping space requirements. (Ord. 1310 §53, 2008; Repealed Ord. 1310 §52, 2008; Ord. 1080 §15, 1998; Ord. 997 §1, 1994; Ord. 965 §§15 and 16, 1993; Ord. 871 §2 (part), 1989).

(9) Vegetated LID facilities that satisfy the intent of Type IV landscaping are allowed to count towards landscaping requirements.

(10) Landscaping shall be native and drought tolerant with exception of trees on the City's street tree list.

F. Single-family Residential

Comment [HEC105]: Updates terminology (evergreen -> conifer).

Adds language regarding soil requirements for trees.

Allows vegetated LID facilities to count towards screening requirements.

Promotes native and drought tolerant vegetation.

Comment [HEC106]: Moves residential landscaping requirements from several existing sections and consolidates it in Chapter 16.80 LMC. Promotes use of soil amendments and native and drought tolerant vegetation.

Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Native vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall be amended in accordance with the current City of Lacey Stormwater Design Manual and then landscaped with trees, native and drought tolerant shrubs and suitable native and drought tolerant ground cover. Suitable materials for ground cover are those which permit rain water infiltration of the soil and may include sod, shrubs, trees, and/or other native planting materials. Amended soils shall comply with the current City of Lacey Stormwater Design Manual. Single family residential shall also comply with the provisions of LMC 14.32.066.

…

16.80.070 Species choice.
The applicant shall utilize native regional plant materials or plant materials that complement the natural character of the Pacific Northwest. (Ord. 871 §2 (part), 1989).

Comment [HEC107]: Promotes use of native regional plant materials.

16.80.080 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.

Comment [HEC108]: Incorporates landscaping language that is currently in several individual zoning chapters.

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.

Comment [RD109]: Adds new information regarding landscape irrigation requirements

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 ~~one~~ two years from the completion of planting; however for Type 1 landscaping, the period shall be three years. The community development director 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 Development Guidelines and Public Works Standards.

Comment [HEC110]: Updates maintenance assurance to 2 years for consistency with maintenance bonding period.

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 ~~one~~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.

Comment [HEC111]: Updates maintenance assurance to 2 years for consistency with maintenance bonding period.

Adds clarification regarding longer maintenance period for Type I landscaping.

G. All trees, plant materials and landscaped areas shall receive sufficient water to be kept in a healthy and growing manner. (Ord. 1480 §26, 2015: Ord. 1310 §54, 2008; Ord. 1179 §11, 2002; Ord. 965, §17, 1993; Ord. 871 §2 (part), 1989).

...

TITLE 16

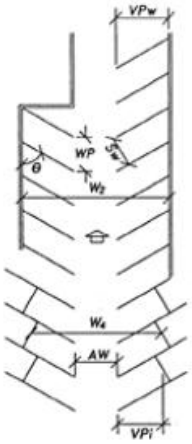
TABLES

TABLE 16T-18

(Referred from LMC 16.72.050)

(Ord. 1130 §15, 2000)

θ Parking angle
Sw Stall width
Wp Stall width parallel to aisle
VPw Stall depth from curb to aisle
VPi Stall depth to interlock
AW Aisle width
W_2 Parking module width (curb to curb), double loaded aisle
W_4 Parking module width (interlock to interlock), double loaded aisle



	θ	Sw	Wp	VPw	VPi	AW	W_2	W_4
STANDARD CAR PARKING	45°	9'	12.7'	18'	16.5'	15'	51'	48'
	60°	9'	10.4'	19.5'	18.5'	18'	57'	55'
	75°	9'	9.3'	20'	19.5'	22'	62'	61'
COMPACT CAR PARKING	45°	8.25'	11.7'	15.5'	14'	15'	51'	48'
	60°	8.25'	9.5'	17'	16'	18'	57'	55'
	75°	8.25'	8.5'	17'	16.5'	20'	62'	61'
PARALLEL PARKING		22'	22'	8'	8'	12'	40'	40'

CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS

PARKING LAYOUT
ONE WAY TRAFFIC

APPROVED Roy G. Schmand 3/28/00
CITY ENGINEER DATE

DWG. NO. 4-5.71

DES.	DWN.	CKD.	DATE
MAH	GGW	LRW	3/28/00

DG45-71.DWG

Comment [HEC112]: Reduces parking stall dimensions

Reduces parking aisle widths. Standard aisle width should be used in cases where compact stalls are intermingled with standard parking stalls.

TABLE 16T-19
(Referred from LMC 16.72.050)

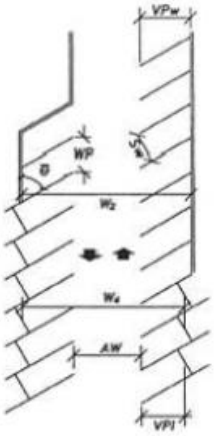
Ordinance 1480, S29, 2015

Comment [HEC113]: Reduces parking stall dimensions

Reduces parking aisle widths. Standard aisle width should be used in cases where compact stalls are intermingled with standard parking stalls.

(Ord. 1130 §15, 2000)

- θ Parking angle
- Sw Stall width
- Wp Stall width parallel to aisle
- VPw Stall depth from curb to aisle
- VPi Stall depth to interlock
- AW Aisle width
- W_2 Parking module width (curb to curb), double loaded aisle
- W_4 Parking module width (interlock to interlock), double loaded aisle



	θ	Sw	Wp	VPw	VPi	AW	W_2	W_4
STANDARD CAR PARKING	45°	9'	12.7'	18'	16.5'	24'	60'	57'
	60°	9'	10.4'	19.5'	18.5'	25'	64'	62'
	90°	9'	9'	18'	19'	24'	64'	64'
COMPACT CAR PARKING	45°	8.25'	11.7'	15.5'	14'	24'	60'	57'
	60°	8.25'	9.5'	17'	16'	25'	64'	62'
	90°	8'	8'	16'	16'	22'	64'	64'
PARALLEL PARKING		22'	22'	8'	8'	18'	40'	40'

Note: For two-sided compact car parking at 90 degree double-loaded aisle W_2 and W_4 should be 59' (16.5' parking stall + 26' aisle + 16.5' parking.

CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS

PARKING LAYOUT
TWO WAY TRAFFIC

APPROVED 3/28/00
CITY ENGINEER DATE

DWG. NO. 4-5.72

DES.	DWN.	CKD.	DATE
MAH	GGW	LRW	3/28/00

DG45-72.DWG

(Ord. 1480 §29 (part), 2015).

TABLE 16T-20

Comment [HEC114]: Reduces parking stall dimensions

(Referred from LMC 16.72.050)

(Ord. 1130 §15, 2000)

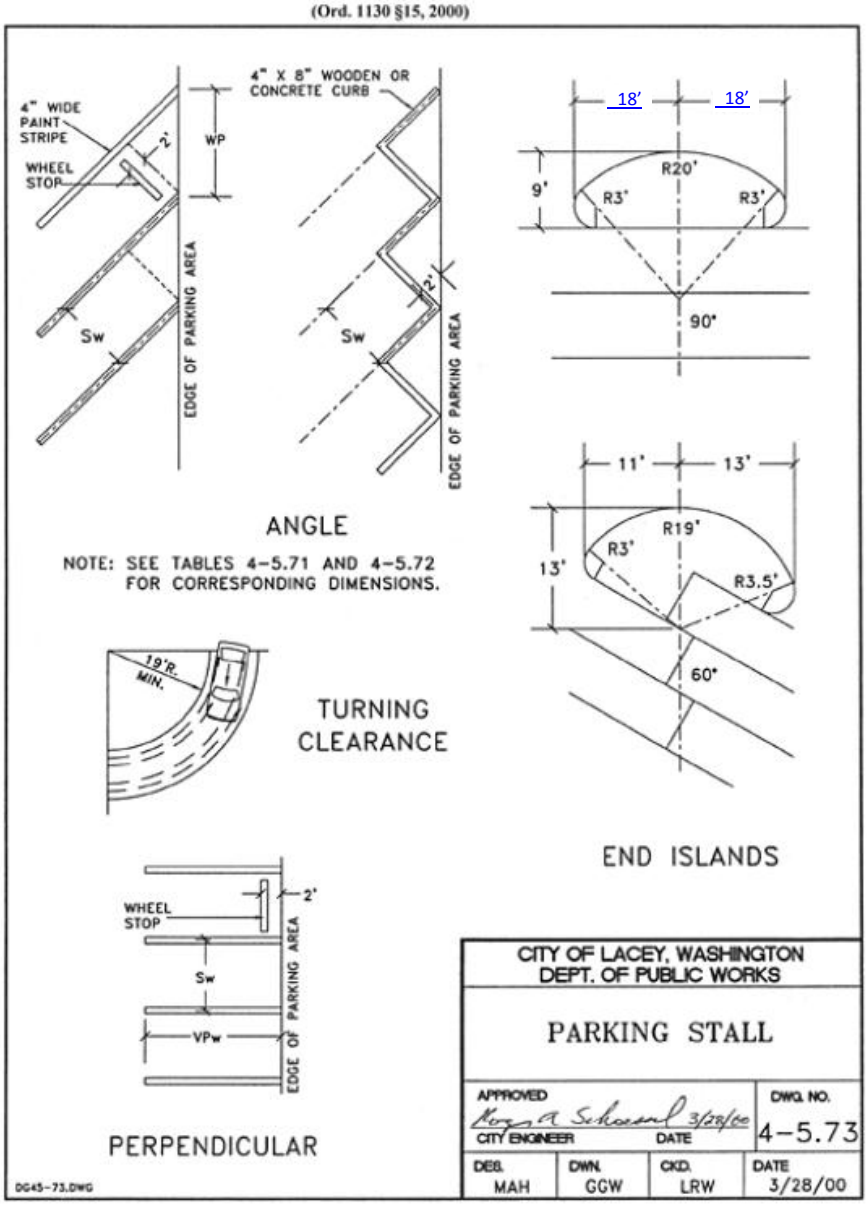


TABLE 16T-26

Comment [HEC115]: Promotes traffic calming devices that incorporate LID. Redline is consistent with updates to the DG and PW standards.

(Referred from LMC 16.59.060)

[Referred from 16.59.060 B-4(b)]

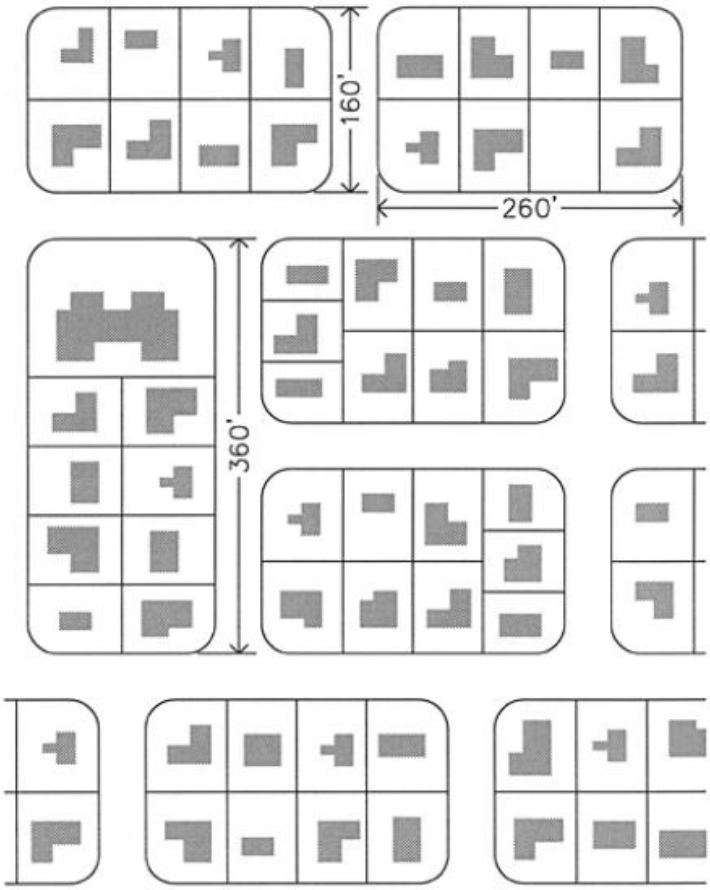


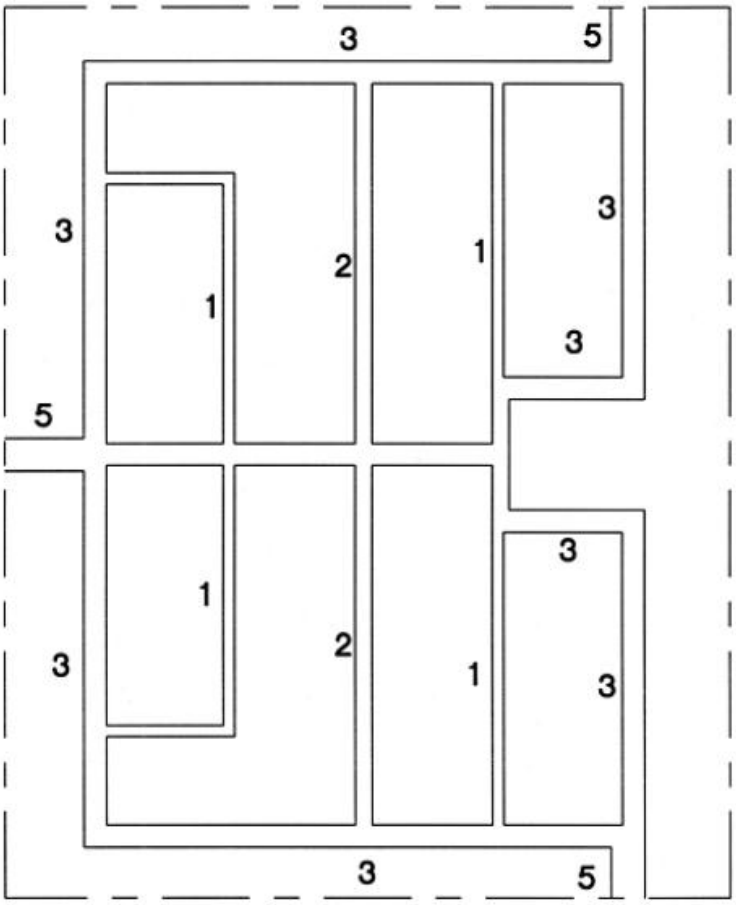
Diagram of a street defining geometrically shaped blocks. Where a street is long, traffic calming devices should be considered and designed to incorporate vegetated LID facilities where feasible. A basic block diagram must be prepared for each village center.

~~TABLE 16T-58~~

Comment [RD116]: Travel lane dimensions are addressed in the DG&PW standards.

~~(Referred from LMC 16.59.060)~~

[Referred from 16.59.070 A-3 (e)]



A diagram illustrating the relationship of various selected street types. This type of graphic illustration must be prepared for each village center.

~~TABLE 16T-59~~

Comment [HEC117]: Travel lane dimensions are addressed in the DG&PW standards.

~~(Referred from LMC 16.59.060)~~

[Referred from 16.59.070 A-3 (e) Type 1]

Section

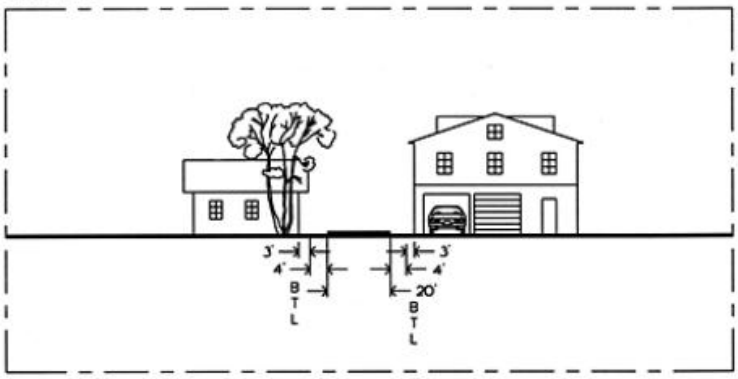
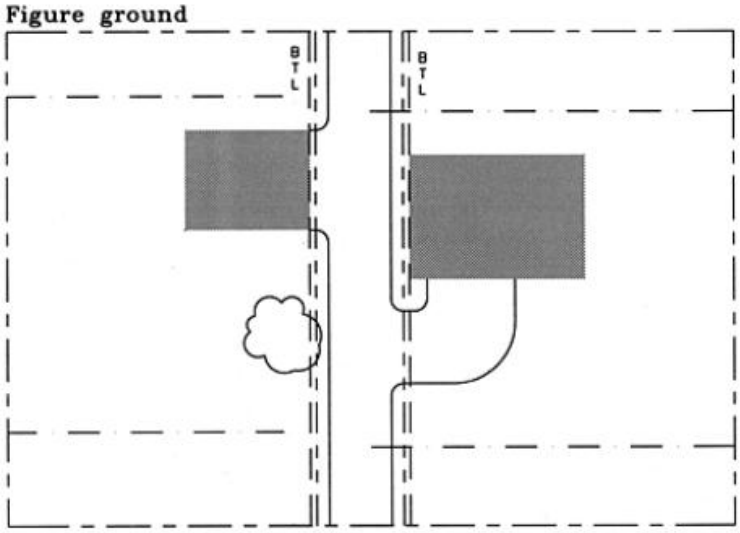


Figure ground

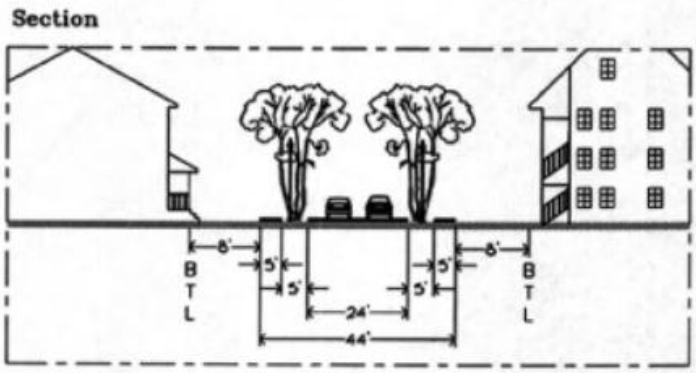


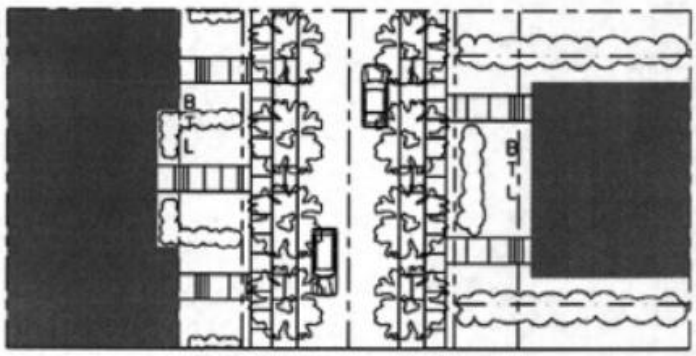
Section and figure ground of alley.

~~TABLE 16T-60~~

Comment [HEC118]: Travel lane dimensions are addressed in the DG&PW standards.

~~(Referred from LMC 16.59.060)~~





Section and figure ground of a narrow, two-way residential street.

~~**TABLE 16T-61**~~

~~**(Referred from LMC 16.59.070)**~~

Comment [HEC119]: Travel lane dimensions are addressed in the DG&PW standards.

Section

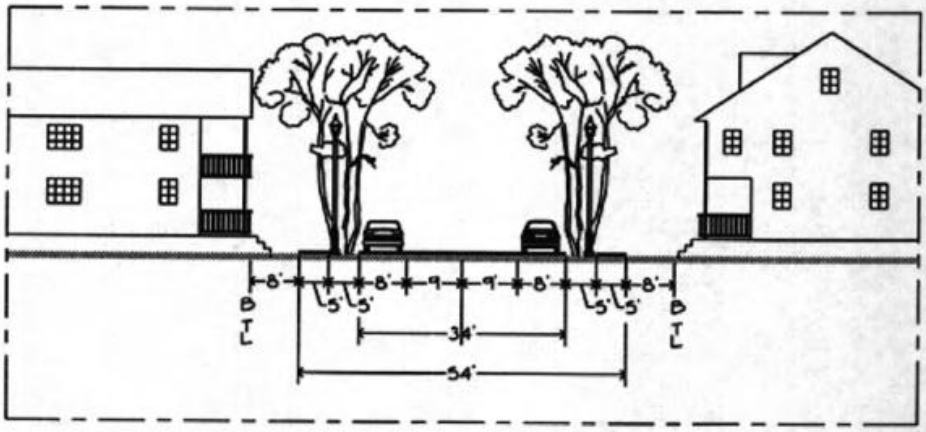
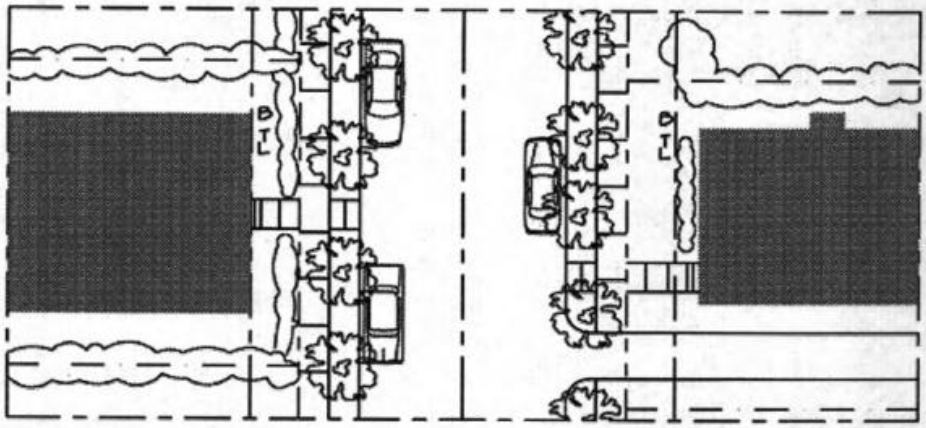


Figure ground



Section and figure ground plan of a wide two-way residential street.

~~**TABLE 16T-62**~~

~~**(Referred from LMC 16.59.070)**~~

Comment [HEC120]: Travel lane dimensions are addressed in the DG&PW standards.

Section

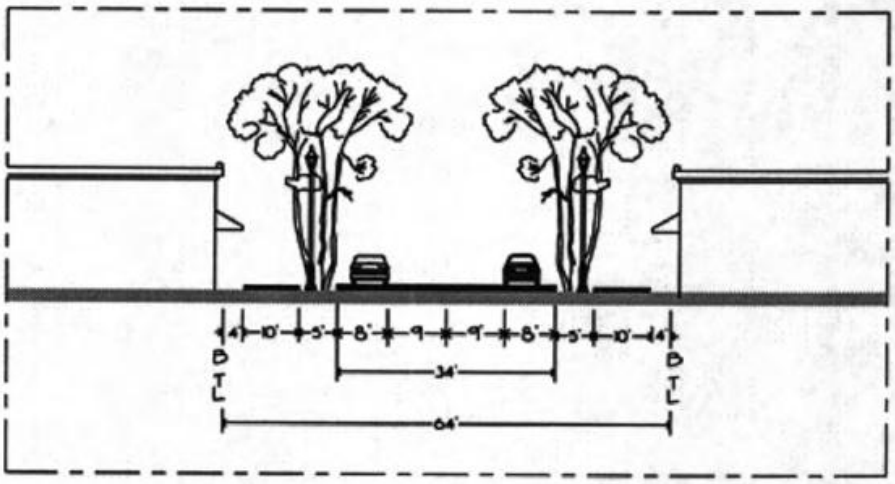
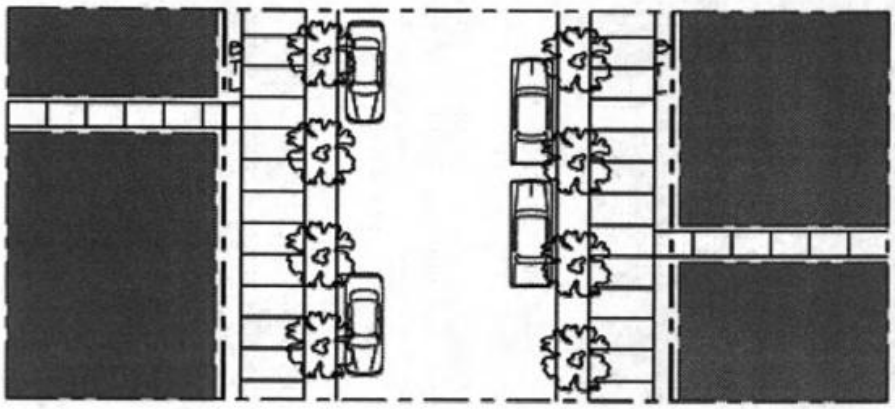


Figure ground



Section and figure ground of a mixed-use/commercial street.

TABLE 16T-66

Comment [HEC121]: Revised language allows for vegetated roofs

(Referred from LMC 16.59.070)

Design Vocabulary

1. Building Massing & Style 75% of buildings shall be two and one half (2 1/2) stories high in residential styles as shown with up to 25% one (1) and one and one half (1 1/2) stories which shall emulate the ground level of the buildings shown.		
50% of the principal ridge line shall be parallel to the principal street on which it fronts.		
2. Roofs Roof types shall be gable, ~~or~~ salt box, or vegetated. Roof pitches shall be a minimum of 6 over 12.		
Roof Materials Cedar Wood Shingles Dimensioned Asphalt Standing Seam (on porch and bay windows only)		
3. Facade Treatment Neo-colonial as shown. **Facade Materials** Horizontal siding* Board and batten vertical Indigenous Stone Brick with corner quoining		

*This can be vinyl provided that no butt joints are used.

PLANNING COMMISSION STAFF REPORT
August 16, 2016

SUBJECT: **Woodland District Style Guidelines**

RECOMMENDATION: Conduct a work session on the Woodland District Design Style Guidelines. The Guidelines will be scheduled for a future public hearing and recommendation.

TO: Lacey Planning Commission

STAFF CONTACTS: Rick Walk, Community Development Director
Ryan Andrews, Planning Manager RA

ATTACHMENT(S):
1. Woodland District Design Style Guidelines
2. Woodland District Promotional Brochure
3. Woodland District Decision Tree

PRIOR COUNCIL/ COMMISSION/ COMMITTEE REVIEW: None.

BACKGROUND:

As part of the scope of work for the Woodland District Form-Based Code, the consultant team prepared a package of promotional materials to inform the development community about the new FBC, associated procedures, and requirements. As part of this package, the Woodland District Style Guidelines were developed to provide additional detail to the code related to architectural style and materials.

The Woodland District Form-Based Code contains specific details when it comes to the public realm requirements for the location of buildings, setbacks, stepbacks, modulation, articulation, pedestrian and vehicular connectivity, and street design. However, the code lacks specificity when it comes to the use of materials to create that "northwest look and feel" desired in the Woodland District. The Guidelines provide details for building material palette, glazing, entrance canopies, and other details that will articulate the vision for the district. Although the guidelines will not be codified in the Lacey Municipal Code, they will apply to development projects as regulations and will be adopted by the City Council. Therefore, the Planning Commission will review the Guidelines in preparation for a future public hearing and recommendation to the City Council.

Also included as attachments are the other promotional materials prepared by the consultant team including a promotional brochure and decision tree. These materials were developed to help better inform the development community on the new code. Unlike the design guidelines, these will not be part of city regulation and will not be part of the public hearing and recommendation; however, staff would like Planning Commission review and feedback before making these materials available to the public.

RECOMMENDATION:

The Planning Commission will conduct a work session on Woodland District Style Guidelines. A public hearing will be scheduled for a future Planning Commission meeting.

The Pacific Northwest Architectural Style Guidelines and Design Character Elements

Strong Simple Forms

Urban places such as the Woodland District are dynamic environments that are active throughout the day. The design emphasis should be on the quality of the public places where activities of daily living take place, rather than on overly complicated building surfaces. Emphasize the spaces created by building massing through strong simple forms.

This guideline may be accomplished by

- » Strong, simple forms that reflect the building's function and use.
- » Strong low-slope projecting roof forms.
- » Building scale, proportions, and design expression that acknowledge the existing context.
- » Outdoor rooms are accessible from the building but also provide privacy from the sidewalk.
- » Strong, clear definition of the building roof cornice against the sky.
- » Visually lighter materials are supported by denser, heavier materials; e.g., wood, metal, and stucco over masonry or concrete.

Projecting roof form accentuates building top

Change of form and material at corner entrance

Semi-protected outdoor courtyard

Irregular roofline contrasts simple building form

Material Expression

The strong simple forms of buildings are best supported with the integration of a limited set of carefully detailed materials.

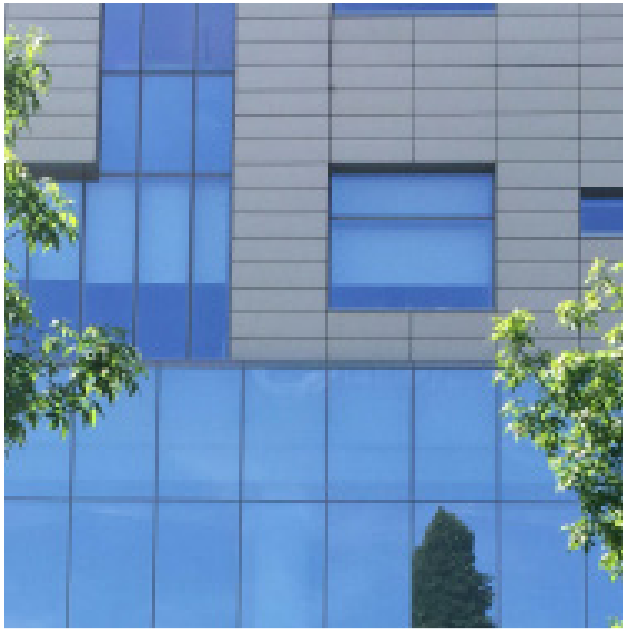
This guideline may be accomplished by

- A limited palette of materials that are simply used, but with careful detailing. Such materials may include: concrete, wood, standing-seam sheet metal, glass, board-and-batten, wood siding, corrugated sheet metal, board-formed concrete, board-and-batten siding, commercial/ industrial terra cotta, stone siding, spaced wood sun screens, ply-formed concrete, horizontal wood siding, brick, sheet metal panels, standing-seam metal roofing, stucco, heavy-timber.
- Structural systems are expressed as design elements, which could include exposed columns and beams or other visible structural frameworks.
- Application of materials creates visual variation and patterning of the façade.
- Plants and landscaping that act as soft material to complement building palette.
- Materials that emphasize strong simple forms and building massing.

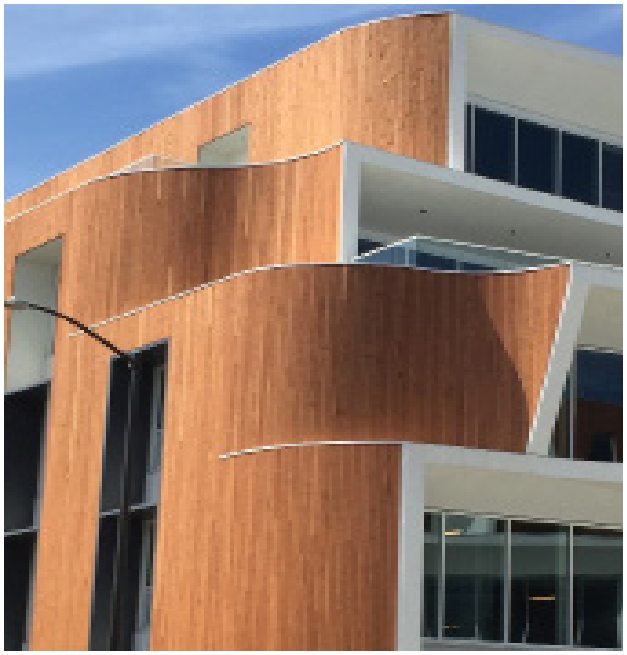
Tube steel columns, glass, metal panels

Light stucco and glass against dark brick

Cast in place concrete, aluminum panels and glass

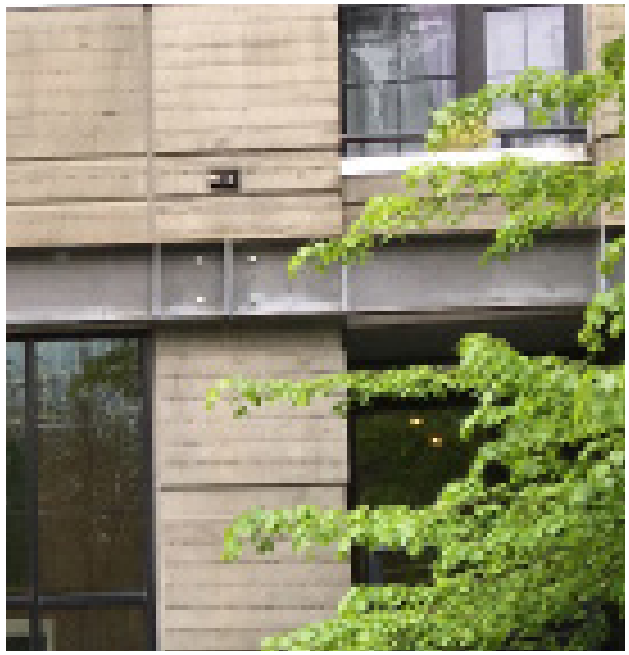


Glass and aluminum panels

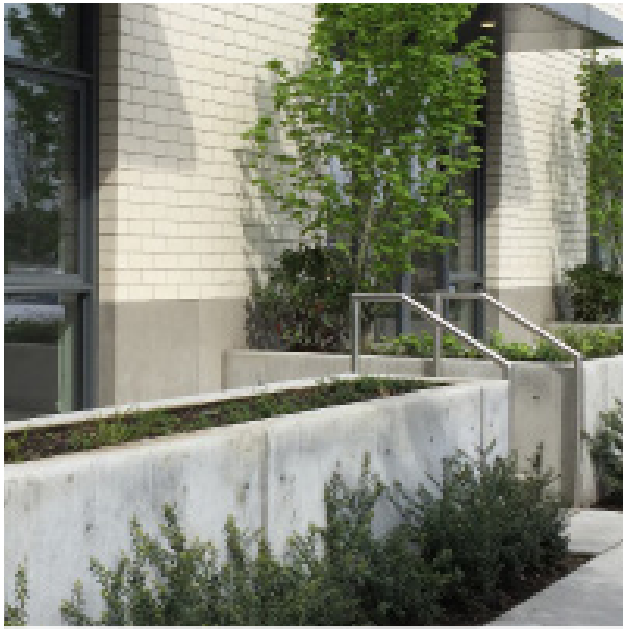


Vertical wood planks, stucco, glass

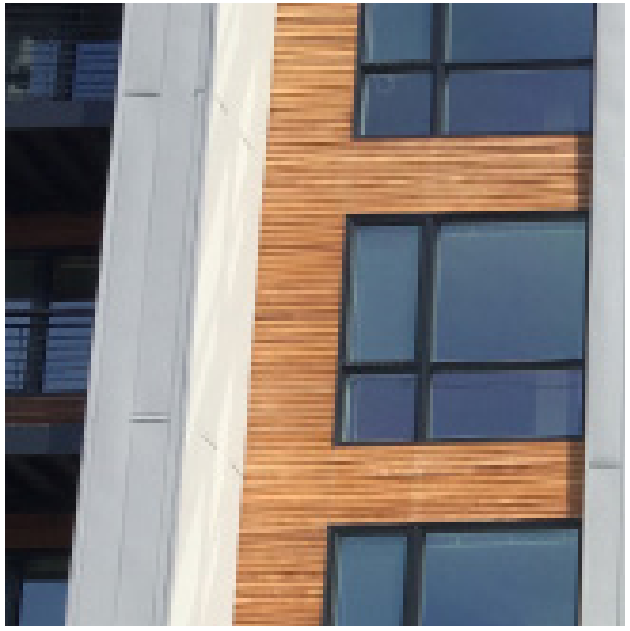
Brick, stucco, glass



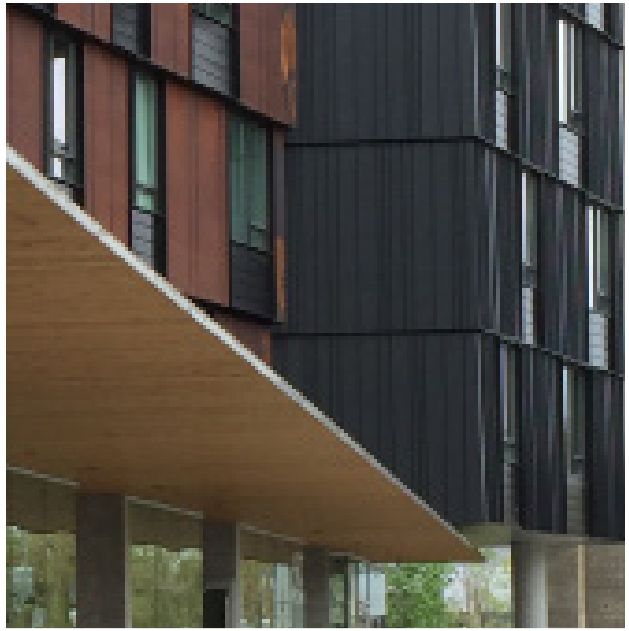
Board formed concrete creates a horizontal pattern



Cast-in-place concrete is softened with green planting



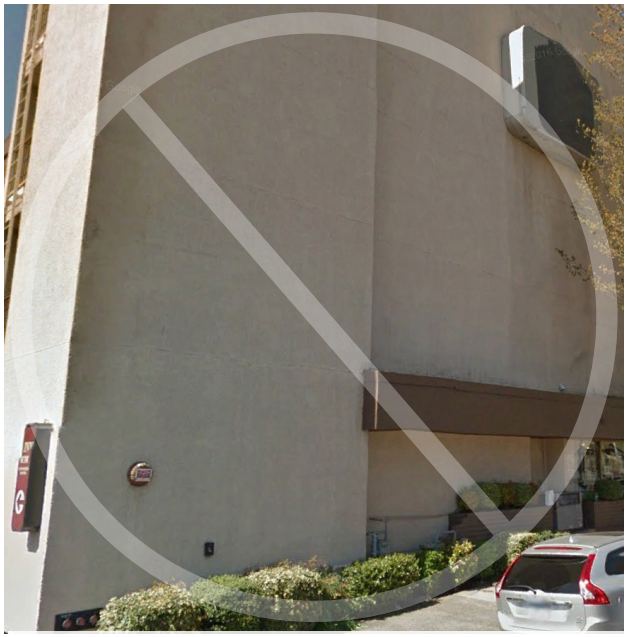
Metal panels, horizontal wood planks, glass



Vertical and horizontal metal panels, wood soffit

Material Expression, Continued

- Use of multiple materials is required; don't rely on one material alone.
- The primary material must be penetrated with openings and meet all of the other guidelines for glazing, canopies and detailing.
- Prohibited materials include vertical T-111 siding, metal siding and stucco as primary material (accent only).



Undesirable material use

Undesirable material use

Single material creates unwanted pedestrian experience

Generous Use of Glazing

The community vision for the Woodland District is as a welcoming center of Lacey. Abundant glazing that connects the street to the interior of buildings reinforces the warm sense of community that extends from the public realm into businesses, offices and homes.

This guideline may be accomplished by

- Generous use of commercial/ industrial glazing that connects the interior function to the public realm.
- Glazing that helps to define the programmatic functions of different parts of the building and can be understood from exterior and interior.
- Additional glazing that helps to define points of entry at each level.

First floor glazing, bold glazing patterns above

Generous storefront glazing invites cafe seating

Vertical glazing delineates building's program

Ground floor residential windows behind setback

Carefully Detailed

The emphasis for the Woodland District is on walking and the human scale of the individual. While building massing and form may be simple, the details of a building—how one material meets another—are extremely important. Pay specific attention to all of the surfaces that people touch in the course of their transit through the Woodland District.

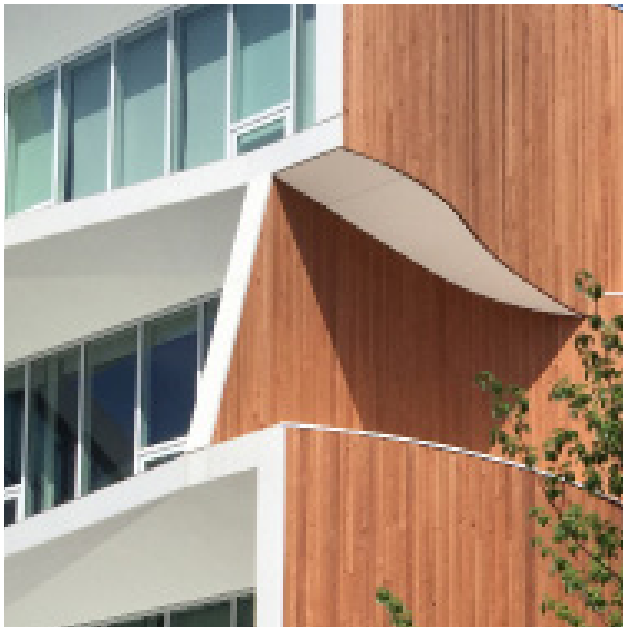
This guideline may be accomplished by

» A balance of horizontal and vertical lines and materials that add interest.

» Building forms look simple at a distance, with details that become apparent as the observer grows closer to the building.

» Clear articulation of the building wall at the roof.

Careful detailing where wall meets roof



Subtle undulating form at building corner above step back

Multiple concrete treatments structure landscaping

Careful detailing where steel meets glass

Entrance Canopy

Canopies create inviting spaces for the pedestrian. They emphasize human-scaled design and comfort and can act as identifiers for businesses by providing clear orientation to the primary entrance. Canopies can incorporate signage of all scales and can include space for gathering, seating and bike parking.

This guideline may be accomplished by

» Integration of canopy design with overall building design.

» Generous protected area both vertically and horizontally, providing good natural light, feeling of openness, and coverage.

» Incorporation of signage into canopy design.

» Canopy height should be thoughtfully considered and should be determined by what function the canopy serves. If the primary function of the canopy is to provide weather protection at the entrance or to offer a protected space for café seating, the canopy could be lower in scale to provide a sense of protection. Other types of canopies create outdoor rooms and are larger in scale and, therefore, should be higher to create a sense of openness.

Canopy over storefront provides protected seating

Tall wood structure creates warm inviting space

Glass awning allows natural light to penetrate

Covered areas for pedestrians and bike parking

Multiple levels of canopy for separate use areas

Prominent entrance with outdoor seating

Integrated canopy design with blade sign and seating

Double height canopy with prominent entrance

Signage above and underneath canopy

Signage incorporated into canopy

Clear Orientation, Inviting and Human Scaled

The most beloved urban places mix clarity of structure and form with mystery and adventure and provide inviting, human-scaled places that encourage interaction and exploration.

This guideline may be accomplished by

- Outdoor rooms accessible from the building.
- Balance of exterior and interior lighting that makes the building equally inviting day or night.
- Strong low-slope projecting roof form at building entrance.
- Bicycle parking adjacent to and visible from the building entrance.
- Facades are subdivided into smaller, human-scaled elements that are defined by a change of materials.
- Vertical circulation (stair) is apparent as one approaches the building which encourages active use.
- Horizontal canopy shields the pedestrian on the sidewalk, defines the commercial realm, and helps to orient visitors to the entries.

Human-scaled terrace with weather protection

Bike parking and cafe seating adjacent to storefront

Bike parking under partially protected overhang

Live/work space setback from sidewalk

Woodland District Form-Based Code Organization

Introduction to Form-Based Codes (FBCs)

What is an FBC?

According to the Form-Based Code Institute (FBCI), a form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.

For more information see http://formbasedcodes.org

Advantages of a Form-Based Code

By focusing on what the community wants, the form-based code promotes the vision established by the community. A form-based code is easier to understand and easier to administer, and regulations are tailored to fit a specific place.

Form-based codes are being used and they are effective. According to the FBCI, since 1981, more than 400 FBCs have been prepared. Of those, more than 250 have been adopted. 80% of FBC adoptions have taken place since 2000.

Form-based codes are the result of public design process, which creates a clear vision for a defined district or neighborhood. The Woodland District Hybrid Form-Based Code (FBC) is based on the Woodland District Strategic Plan, adopted by the City of Lacey on 2013.

The Woodland District FBC is called a "hybrid" form-based code because it is integrated with the City of Lacey's Municipal Code, meaning it uses many of the same review procedures, definitions and development standards.

2013 Woodland District Strategic Plan

Section 1 | Sub-districts and General Standards

This section addresses standards that apply by sub-district as well as general standards that apply to all areas. It begins with the regulating plan for sub-districts, followed by definitions, uses and general standards. The general standards include information about the master plan requirements and **proportional compliance** and other adjustments.

Proportional Compliance

Each sub-district has customized regulations that support the distinct character and personality of that sub-district. The FBC acknowledges that in some sub-districts, because of property ownership patterns, development may occur incrementally over time. Therefore, the form-based code requirements permit a gradual compliance over time, "proportional" to the investment made at the time of approval. Development is permitted to come into compliance gradually over time.

Section Outline

» Regulating Plan, Sub-districts

» Definitions (general)

» Uses

» General Standards Required for all Development

› Master Plan Requirements

› Connectivity Master Plan

› Detailed Master Plan

› Adjustments

› Proportional Compliance Adjustments

› Development Standards Flexibility Adjustment

› Site Plan Review Committee Adjustment

› New and Existing Streets and Through Connections

› Improvement Responsibilities

› Environmental Performance

› District-Wide Development Standards

Figure 16.24.010-1, Regulating Plan. Subdistricts

Regulating Plan, Subdistricts

Section 2 | Streets and Through Connections

This section addresses street types, **through connections**, sidewalks and spacing. It begins with the regulating plan for street types. This is followed by the development standards table for connections and connection spacing which regulates block length, block perimeter and **through connections**. This is followed by an overview table listing all streets and **through connection** types. The overview table specifies which streets are primary and which streets are secondary. Primary streets are those streets where the character and quality of the building façade is a high priority. The overview table includes other physical form requirements that are regulated by street type such as right-of-way width, the building and landscape frontage types that are permitted and required sidewalk widths. Each street type and **through connection** is shown in plan and section and has an accompanying table with specific dimensions.

*A **Through Connection** is a grade level pedestrian, cycling, or vehicle access route that is accessible to the public and extends through a city block and may include a pedestrian walkway, a street, or an access route through public or private land.*

Section Outline

- » Regulating Plan, Street Types
  - › Connections and Connection Spacing Development Standards Table
- » Overview of Streets and Through Connection Types Table
  - › 6th Avenue Requirements
    - › Plan/Section
    - › Sidewalk Improvements
  - › Golf Club Road Requirements
    - › Plan/Section
    - › Sidewalk Improvements
  - › Pacific Avenue Requirements
    - › Plan/Section
    - › Sidewalk Improvements
  - › Through Connection Requirements
    - › Plan/Section
    - › Sidewalk Improvements

Figure 16.24.050-1, Regulating Plan, Street Types

Regulating Plan, Street Types

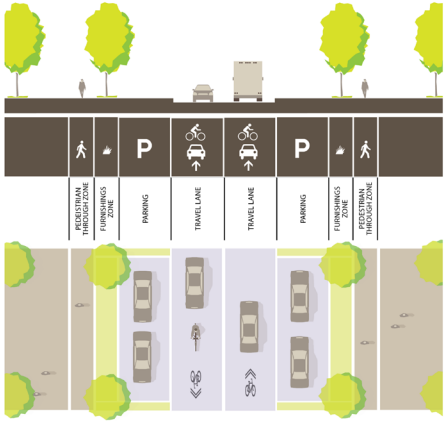


Figure 16.24.050-9, Through Connection, Optional Components

Through Connection Plan/Section

Section 3 | Building Form, Siting and Site Design

This section regulates building heights, **step backs**, setbacks and **build-to lines**. In addition to overall building massing, this section details the building and landscape frontage types. It begins with the regulating plan for building heights, followed by the development standards table for building form, siting and massing. This section includes alternative standards for small footprint buildings to meet the minimum height requirements. The site design and landscape standards table itemizes each requirement for the landscaped edge of surface parking lots. There are four building frontage types and three landscape frontage types. Illustrations call out each detail and and an accompanying table lists each dimensional standard.

A ***step back*** *is an upper façade of a building that is recessed or set back from the lower façade of the building.*

Build-To Line *means the line up to which buildings or landscaping must be constructed. It is usually parallel to or the same as the property line.*

Section Outline

- » Regulating Plan, Building Heights
  - › Building Form, Siting and Massing Development Standards Table
- » Height Options for Small Footprint Buildings
- » Site Design and Landscape Table
- » Building Frontages
  - › Linear
  - › Forecourt
  - › Porch-Stoop-Terrace
  - › Landscape Building
- » Landscape Frontages
  - › Low Wall and Trellis
  - › Urban Fence or Wall
  - › Landscape Setback

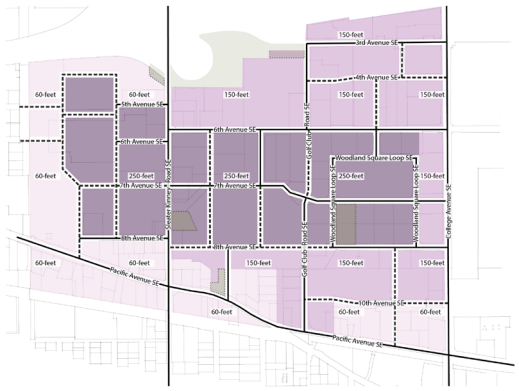
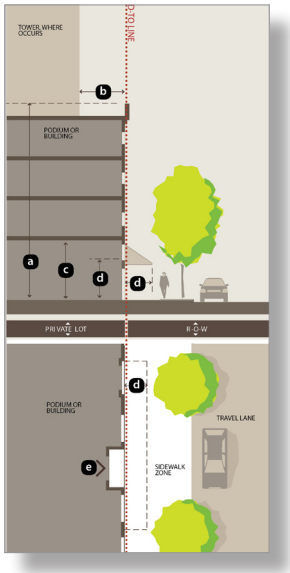
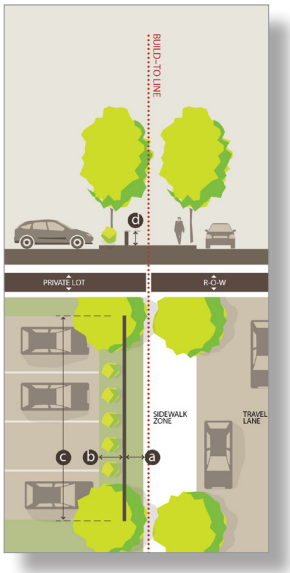


Figure 16.24.060-1, Regulating Plan, Building Heights

Regulating Plan, Building Heights



Building Frontage



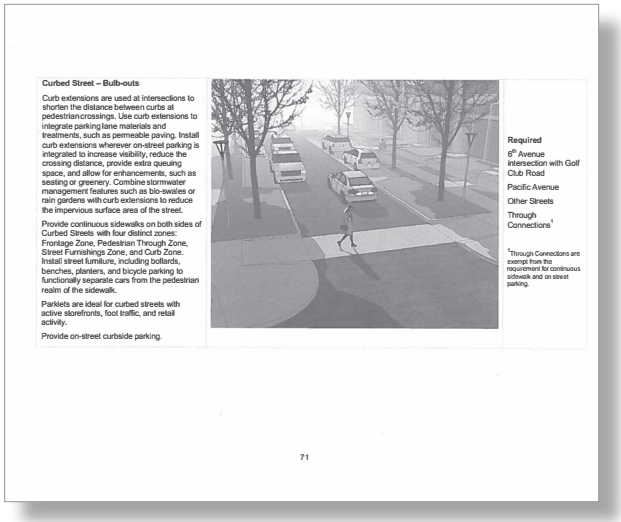
Landscape Frontage

Section 4 | Design Toolbox

There are three design toolboxes in this section: one for low impact development approaches (LIDA), one for street intersection design, and one for traffic calming design. Each design toolbox illustrates and describes in narrative form several different design approaches which are appropriate for each sub-district character. Some toolbox design approaches are required in certain locations.

Section Outline

- » Low Impact Development Approaches (LIDA)
  - › Urban Mixed Use LID Approach
  - › Urban Residential LID Approach
  - › Parking Lot LID Approach
- » Street and Through Connection Crossing Approaches
  - › Urban Plaza Intersection
  - › Urban Corner
  - › Pedestrian Corner
  - › Urban Mid-block Crossing
  - › Mid-block Crossing with Pedestrian Refuge
- » Traffic Calming Approaches
  - › Urban Woonerf
  - › Curbed Street – Bub-outs
  - › Queuing Street (Yield Street)
  - › Chicane Street
  - › Woonerf – Residential



Curbed Street – Bulb-outs

Curb extensions are used at intersections to shorten the distance between curbs at pedestrian crossings. Use curb extensions to integrate parking lane materials and treatments, such as permeable paving. Install curb extensions wherever on-street parking is integrated to increase visibility, reduce the crossing distance, provide extra queuing space, and allow for enhancements, such as seating or greenery. Combine stormwater management features such as bio-swales or rain gardens with curb extensions to reduce the impervious surface area of the street.

Provide continuous sidewalks on both sides of Curbed Streets with four distinct zones: Frontage Zone, Pedestrian Through Zone, Street Furnishings Zone, and Curb Zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.

Parklets are ideal for curbed streets with active storefronts, foot traffic, and retail activity.

Provide on-street curbside parking.

Required

6th Avenue intersection with Golf Club Road

Pacific Avenue

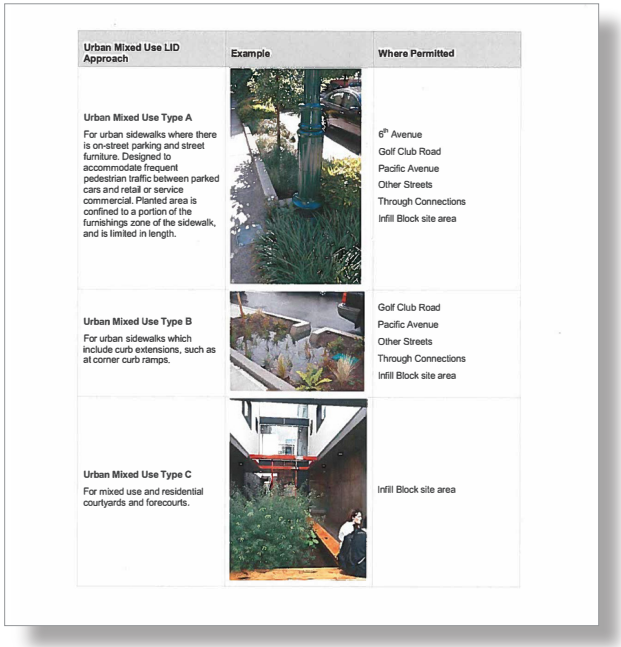
Other Streets

Through Connections[1]

[1]Through Connections are exempt from the requirement for continuous sidewalk and on street parking.

71

Traffic Calming Toolbox



Urban Mixed Use LID Approach	Example	Where Permitted
Urban Mixed Use Type A For urban sidewalks where there is on-street parking and street furniture. Designed to accommodate frequent pedestrian traffic between parked cars and retail or service commercial. Planted area is confined to a portion of the furnishings zone of the sidewalk, and is limited in length.		6th Avenue Golf Club Road Pacific Avenue Other Streets Through Connections Infill Block site area
Urban Mixed Use Type B For urban sidewalks which include curb extensions, such as at corner curb ramps.		Golf Club Road Pacific Avenue Other Streets Through Connections Infill Block site area
Urban Mixed Use Type C For mixed use and residential courtyards and forecourts.		Infill Block site area

Low Impact Development Approaches Toolbox

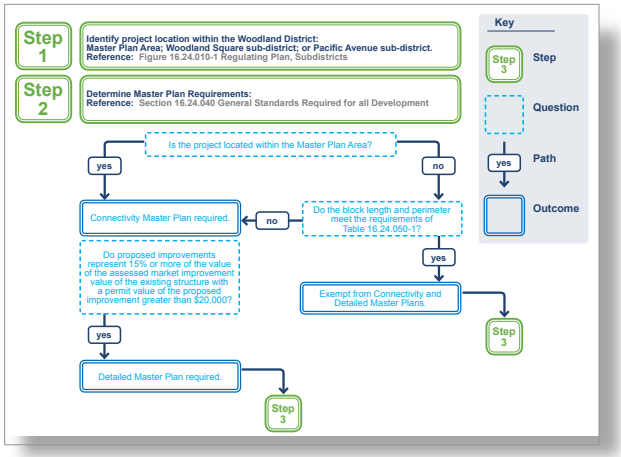
Section 5 | Form-Based Code Review

The fifth section of the form-based code lays out the review process. Appeals, amendments of an approved development application and submittal requirements are detailed in this section.

Supplemental Documents

Woodland District Hybrid Form-Based Code Decision Tree

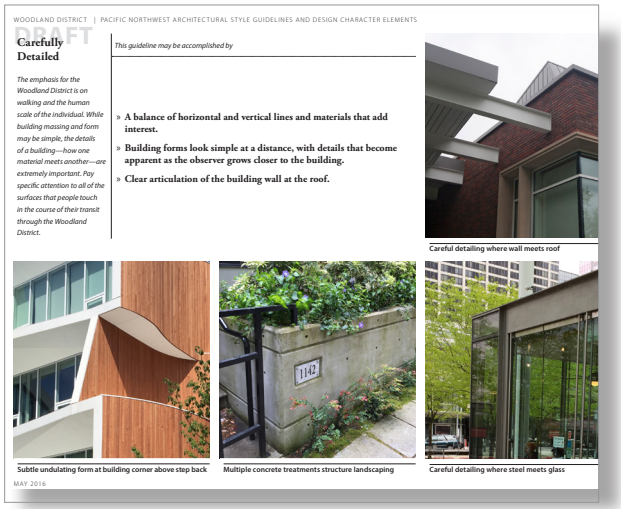
This step-by-step process diagram helps users answer important questions about a proposed development in a certain order in order to maximize efficiency and ease in navigating the sections of the code.



Decision Tree

Pacific Northwest Architectural Style Guidelines and Design Character Elements

This supplement provides architectural guidelines detailing design characteristics that promote attractive buildings and accessible streetscapes. This user-friendly supplement describes in bulleted principle-type statements those elements that make an attractive building. Photographs provide visual examples of how the principles can be achieved. This section is intended to support the numeric development standards of the form-based code and inspire thoughtful design in a broad Pacific Northwest style.


WOODLAND DISTRICT | PACIFIC NORTHWEST ARCHITECTURAL STYLE GUIDELINES AND DESIGN CHARACTER ELEMENTS

DRAFT

Carefully Detailed

The emphasis for the Woodland District is on walking and the human scale of the individual. While building massing and form may be simple, the details of a building—how one material meets another—are extremely important. Pay specific attention to all of the surfaces that people touch in the course of their transit through the Woodland District.

This guideline may be accomplished by

- **A balance of horizontal and vertical lines and materials that add interest.**
- **Building forms look simple at a distance, with details that become apparent as the observer grows closer to the building.**
- **Clear articulation of the building wall at the roof.**

Careful detailing where wall meets roof

Subtle undulating form at building corner above step back

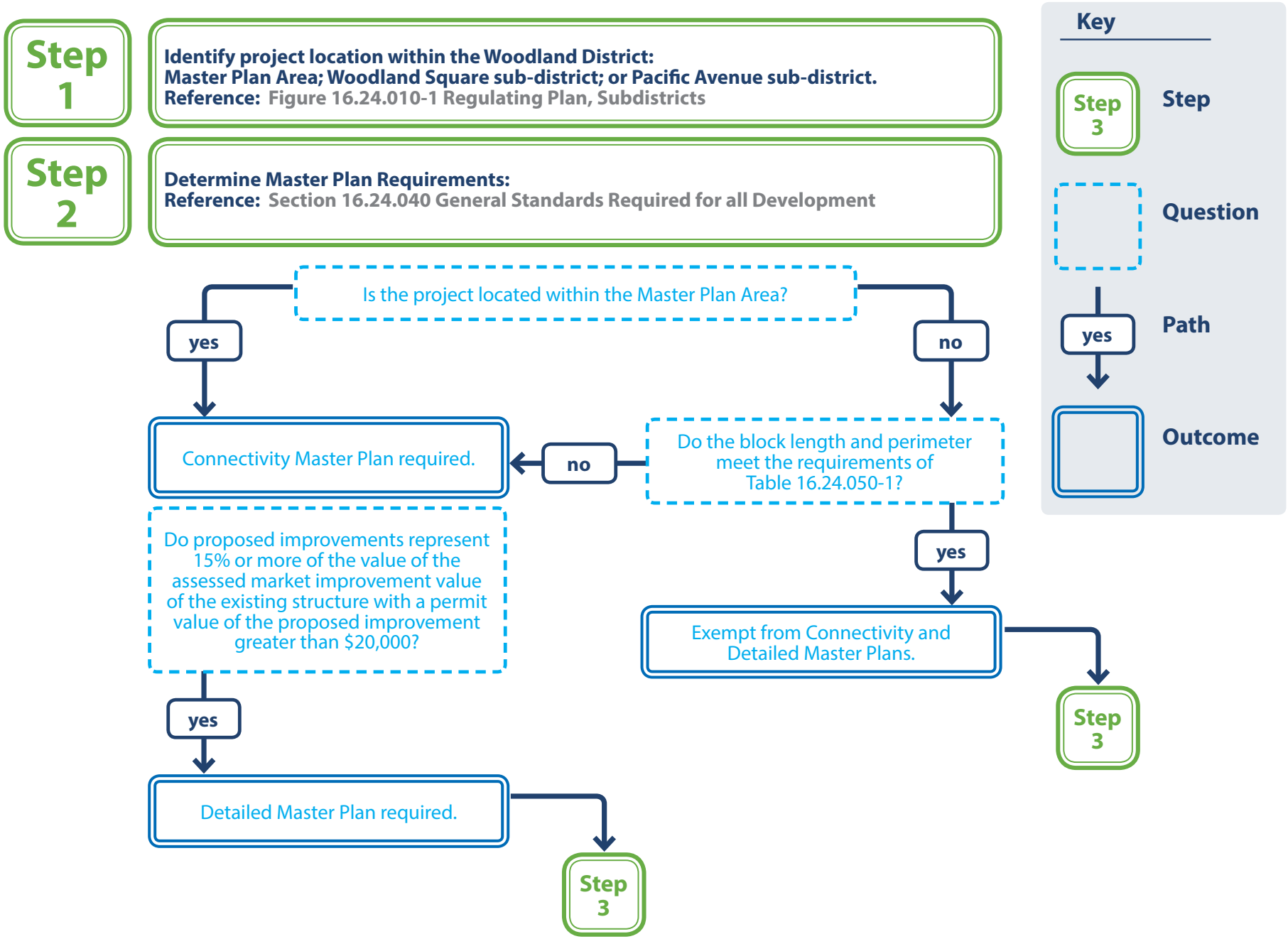
Multiple concrete treatments structure landscaping

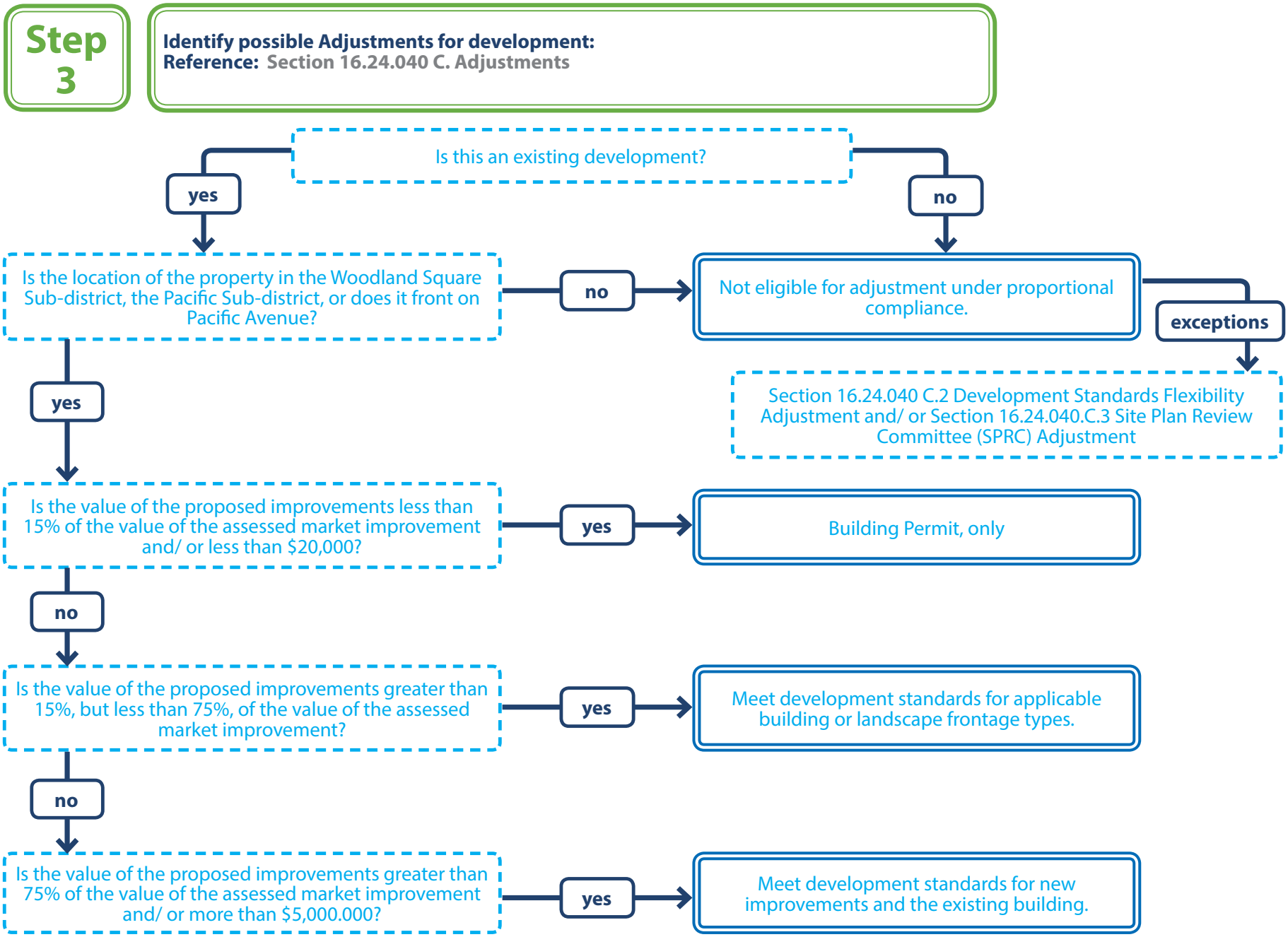
Careful detailing where steel meets glass

MAY 2016

Pacific Northwest Architectural Style Guidelines and Design Character Elements

Woodland District Hybrid Form-Based Code Decision Tree


Step 1
Identify project location within the Woodland District:
Master Plan Area; Woodland Square sub-district; or Pacific Avenue sub-district.
Reference: Figure 16.24.010-1 Regulating Plan, Subdistricts
Step 2
Determine Master Plan Requirements:
Reference: Section 16.24.040 General Standards Required for all Development
Is the project located within the Master Plan Area?
yes
no
Connectivity Master Plan required.
no
Do the block length and perimeter meet the requirements of Table 16.24.050-1?
yes
Exempt from Connectivity and Detailed Master Plans.
Step 3
Do proposed improvements represent 15% or more of the value of the assessed market improvement value of the existing structure with a permit value of the proposed improvement greater than $20,000?
yes
Detailed Master Plan required.
Step 3
Key
Step 3
Step
Question
yes
Path
Outcome


Step 3
Identify possible Adjustments for development:
Reference: Section 16.24.040 C. Adjustments
Is this an existing development?
yes
no
Is the location of the property in the Woodland Square Sub-district, the Pacific Sub-district, or does it front on Pacific Avenue?
no
Not eligible for adjustment under proportional compliance.
exceptions
Section 16.24.040 C.2 Development Standards Flexibility Adjustment and/ or Section 16.24.040.C.3 Site Plan Review Committee (SPRC) Adjustment
yes
Is the value of the proposed improvements less than 15% of the value of the assessed market improvement and/ or less than $20,000?
yes
Building Permit, only
no
Is the value of the proposed improvements greater than 15%, but less than 75%, of the value of the assessed market improvement?
yes
Meet development standards for applicable building or landscape frontage types.
no
Is the value of the proposed improvements greater than 75% of the value of the assessed market improvement and/ or more than $5,000.000?
yes
Meet development standards for new improvements and the existing building.

Step 4

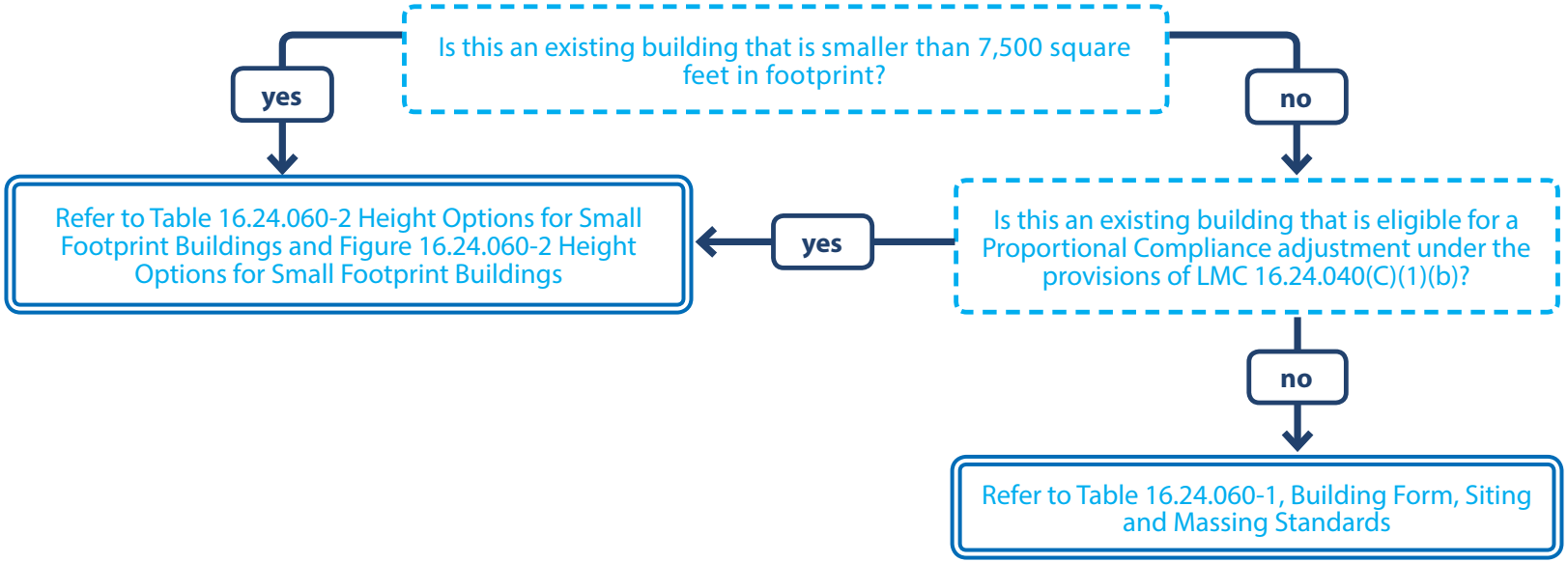
Determine the District-wide Development Standards for stormwater and tree preservation.
Reference: Table 16.24.040-3. District Wide Development Standards

Step 5

Determine Through Connections and Connection Spacing.
Reference: Figure 16.24.050-1 through 9, Regulating Plan, Street Types

Step 6

Determine the Maximum Building Height.
Reference: Figure 16.24.060-1. Regulating Plan, Building Heights



Step 7

Determine the Standards for Building Form, Siting, and Massing.
Reference: Table 16.24.050-2, Overview of Streets and Through Connection Types and Table 16.24.060-1, Building Form, Siting, and Massing

Does the development abut a Primary Street?
Reference Figure 16.24.050-1, Regulating Plan Street Types

- **yes** → Does the development abut more than one Primary Street?
  - **yes** → Higher order Primary Street is main frontage.
  - **no** → Primary Street is main frontage.
- **no** → Secondary Street is main frontage for building, siting, and massing.

Step 8

Determine Site Design and Landscape Standards
Reference: Table 16.24.060-3. Site Design and Landscape Standards

Step 9

Determine Building and Landscape Frontage
Reference: Section 16.24.070, Building and Landscape Frontage

Step 10

Incorporate Design Toolbox Elements
Reference: Section 16.24.080. Design Toolbox

Step 11

Form-Based Code Review
Reference: Section 16.24.090, Form-Based Code Review

Step 12

Submittal Requirements
Reference: Section 16.24.120, Submittal Requirements

PLANNING COMMISSION STAFF REPORT
August 16, 2016

SUBJECT: **2016-2017 Draft Work Program**

RECOMMENDATION: Conduct a work session on the 2016-2017 draft work program in preparation for the joint meeting with the City Council on September 1st. No further action is requested at this time.

TO: Lacey Planning Commission

STAFF CONTACTS: Rick Walk, Community Development Director
Ryan Andrews, Planning Manager RA
Christy Osborn, Associate Planner CO

ATTACHMENT(S): 1. Draft 2016-2017 Work Program

PRIOR COUNCIL/ COMMISSION/ COMMITTEE REVIEW: July 19th, 2016 Planning Commission Meeting

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BACKGROUND:

The joint City Council/Planning Commission meeting has been scheduled for September 1st. The main focus of the joint meeting will be to finalize the 2016/2017 work program.

At the July 19th meeting, the Planning Commission reviewed and prioritized implementation tasks for the work program. Staff has now integrated that information into the attached spreadsheet which lists the individual implementation items, identified their priority for completion, identifies lead staff for the task, and proposed schedule for completion. The implementation tasks also identify where the proposed implementation strategy is identified including several proposed by the recently updated Comprehensive Plan, those work program items that are due for update to meet state mandate requirements, and department priority work items The Planning Commission will review this information and make changes in preparation for the joint meeting.

RECOMMENDATION:

The Planning Commission will conduct a work session on the 2016-2017 draft work program in preparation for the upcoming meeting with the City Council.

2016-2017 PLANNING COMMISSION WORK PROGRAM
8-1-2016

	Plan Amendments	Proposed By:	Description	Anticipated Start - Completion Date	Staff Lead
Priority	**2016-2017 Plan Updates**				
High	**Comprehensive Plan for Outdoor Recreation**	GMA	Review and update the Comprehensive Plan for Outdoor Recreation.	Start: January 2017 Complete: July 2017	Parks Director/Christy Osborn
High	**Pedestrian and Bicycle Plan**	Transportation and Land Use Elements	Develop a pedestrian and bicycle plan to inventory existing facilities, travel patterns, identify deficiencies and identify future capital improvements (funding dependent).	Start: January 2017 Complete: July 2017	Ryan Andrews
High	**Capital Facilities Plan**	Annual Requirement	Complete the annual update the Capital Facilities Plan to coordinate and schedule utility, transportation, and other capital improvements.	Start: January 2017 Complete: April 2017	Tom Palmateer
High	**Annual Six Year Transportation Improvement Program amendment**	Annual Requirement	Review and hold a hearing on the 6-year Transportation Improvement Plan (TIP). This is a required item that will be scheduled for Council's action by July of each year.	Start: May 2017 Complete: July 2017	Martin Hoppe
High	**Reclaimed Water System Plan**	GMA	Prepare a comprehensive reclaimed water system plan to guide the existing reclaimed water distribution system and its future expansion.	Start: August 2016 Complete: July 2017	Brandon McAllister
Medium	**Land Capacity Analysis - 8 Year Update**	GMA, Land Use and Housing Elements	1) Evaluate existing commercial and industrial land use designations and provide additional areas to meet the land demand projections for the planning period. 2) Review and update the development standards to include strategies and provisions that encourage affordable housing and provide housing for special needs populations such as mixed-use development, congregate care facilities, retirement homes, accessory dwellings, and inclusionary zoning. 3) Review land designations to provide for an adequate supply of mixed-use and higher density development patterns.	Start: Complete:	
Low	**Depot District Sub-Area Plan**	Land Use Element	Develop the Depot District Sub-Area Plan for the area around the Pacific Avenue and Lacey Boulevard corridors. With the future construction of the depot museum and public investments made to the area, the sub-area plan will aid in additional revitalization and place making.	Start: Complete:	
Low	**Golf Club Road Sub-Area Plan**	Land Use Element	Develop the Golf Club Road Sub-Area Plan for the area south of Lacey Boulevard near Golf Club Road as the City's first neighborhood-oriented sub-area plan.	Start: Complete:	
Low	**Shoreline Master Program Update**	Shoreline Management Act	Update the shoreline master program by June 30, 2020 statutory deadline. Initial efforts to collect information on deadline requirements, collection of baseline information, and formulate process improvements.	Start: Complete:	
Priority	**2016-2017 Joint Planning**				
High	**City of Lacey and Thurston County Joint Land Use Plan for the Lacey Urban Growth Area**	GMA/CWPP/MOU	Work with Thurston County staff and Planning Commission to review and adopt the Comprehensive Plan for the Lacey UGA. Address issues specific to the unincorporated UGA that include: require sewer for all new development; increase minimum density requirements for MD and HD zones, reviewing agricultural designations within UGA and identifying "Urban Holding Areas" in the Pleasant Glade and McAllister Geological Sensitive Areas.	Start: September 2016 Complete: July 2017	Ryan Andrews
High	**Martin Way Sub-Area Plan**	Land Use Element	As part of the review of the Mixed Use High Density Corridor zone jointly with Thurston County, consider developing a subarea plan for the Martin Way area between Carpenter Road and Galaxy Drive.	Start: Complete:	
Low	**Agricultural Designation Review**	Land Use Element	Re-examine designated agricultural lands for compatibility and intensity of nearby land uses, land values, and availability of public facilities to determine if more appropriate zoning should be put in place. Alternatively, consider re-designating the "Agriculture" zoning district to an "urban holding area" so that Agriculture zones are precluded from developing until rezoned and/or sewer is available.	Start: Complete:	

2016-2017 PLANNING COMMISSION WORK PROGRAM
8-1-2016

	2016-2017 Code Updates				
High	**Lacey Municipal Code Audit**	Land Use Element	Audit the zoning and design review codes to address the following: 1) amend codes to implement goals and policies of adopted comprehensive plan; 2) review design review standards for infill and high density development to ensure adjacent property compatibility and impacts are minimized; 3) identify redundancies, inconsistencies, and language conflicting with comprehensive plan intent; 4) include provisions for reasonable accommodations in planning and building standards that comply with Fair Housing Act and Washington Housing Policy Act.	Start: September 2016 Complete: February 2017	Ryan Andrews
High	**Woodland District Form-Based Code Design Guide**	Woodland District Strategic Plan	Adopt by reference the Woodland District Form-Based Code design brochure to provide guidance in acceptable materials and architectural building designs in the Woodland District.	Start: August 2016 Complete: December 2016	Ryan Andrews
High	**Stormwater LID Code Update**	Department of Ecology	Updates to City regulations to comply with the Phase 2 NPDES permit to integrate low impact development techniques into the Development Guidelines & Public Works Standards and land use regulations.	Start: September 2014 Complete: December 2016	Samra Seymour Doug Christenson
High	**Critical Areas Ordinance Update**	GMA	Update the suite of critical area ordinances to meet best available science requirements and adopted Comprehensive Plan Policies. Amend the development code to require a two hundred foot buffer on all properties abutting Woodland Creek.	Start: September 2016 Complete: Spring 2017	Christy Osborn
High	**Development Guideline Updates**	Periodic Update	Conduct a regular update to the Public Works Development Guidelines and Public Works Standards for standards applicable to all new construction and upgrading of facilities related to transportation, storm drainage, sewer, water, and reclaimed water facilities.	Start: August 2016 Complete: December 2016	Tom Stiles
High	**Impact Fee Ordinance**	SEPA/State Law	Work with NTPS and LFD 3 to develop an impact fee ordinance to provide mechanism to off-set impacts to schools and fire facilities. This ordinance is needed as part of amendments to the threshold exemptions in LMC 14.24 Environmental Policy. The amendments will also include establishment of a program for the deferral of payment of impact fees as required by recent changes in state law.	Start: Spring 2015 Complete: December 2016	Christy Osborn
Medium	**Street Connectivity Ordinance**	Land Use and Transportation Elements	Establish regulations that coordinate street layout and connections and require development to conform to planned street connections.	Start: Complete:	
Medium	**LMC 16.68 Wireless Communications**	Utilities Element/Federal FCC Regulations	Review and update siting and design standards for wireless communication facilities and permit timing requirements in accordance with recent changes to federal law.	Start: Complete:	
Low	**LMC 16.45 Mineral Extraction District**	Environmental Element	Develop review criteria to Chapter 16.45, Mineral Extraction District, to require an analysis of designating new mineral resource lands in the UGA to determine if significant cost savings can be obtained from using minerals close to their source; the potential for reusing the mined land for other purposes once mining is complete; potential conflicts and impacts to adjacent urbanized areas; and impacts to designated critical areas.	Start: Complete:	
	2016-2017 Community Development Work Program				
High	**Transit Extension to NE Lacey**	Land Use and Transportation Elements	Continue to work with Intercity Transit to extend regular fixed-route bus service to northeast Lacey.	Ongoing	Rick Walk
High	**Economic Development Work Plan**	Economic Development Element	Implement the economic development work plan to implement the Economic Development Element and associated Economic Development Strategy.	Ongoing	George Smith
Medium	**Multi-family Tax Exemption Designations**	Land Use and Economic Development Elements	Analyze targeted areas for expansion of the use of the multi-family tax exemption program to accommodate projected residential growth in priority nodes and along major corridors.	Start: Complete:	
Medium	**Review and Audit Land Use Permitting Process**	Economic Development Element	Ensure Lacey's development process remains clear, predictable, timely, and efficient, by conducting a review and audit of ordinances, rules, permitting processes, and policies from the perspective of its business customers to avoid creating unnecessary obstacles.	Start: Complete:	

2016-2017 PLANNING COMMISSION WORK PROGRAM
8-1-2016

Medium	**Retrofit Program for Aging Infrastructure**	Utilities Element	Continue to plan for and replace aging infrastructure. Ensure replacement is coordinated with the individual utility plan and the Capital Facilities Plan.	Ongoing	
Medium	**Support Regional Efforts to Plan for Affordable Housing**	Housing Element	Participate in ongoing regional efforts to plan for adequate affordable housing for very low, low, moderate, and middle income households.	Ongoing	
Low	**Establish Criteria for Request for Redesignation of Industrial Lands to Residential**	Economic Development Element	Consider establishing criteria for when redesignation of industrial-zoned lands to residential uses are proposed. The criteria should ensure that the city maintains an adequate supply of industrial lands for job creation purposes consistent with the Economic Development Element and other city goals.	Start: Complete:	
Low	**CR2 Phase II Implementation**	CR2 Plan	Implement Phase II of the Carbon Reduction and Resiliency Plan to reduce community-wide carbon dioxide emissions to 15% below 2005 levels by the year 2020.	Start: Complete:	