

Ordinance No. 00100

[Council Minutes 96/11/04](#)

ALTERNATE AB@

ORDINANCE NO. 100

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending the provisions of Title 18 of the Lakewood Municipal Code, amending definitions in Chapter 18.15, amending Section 18.25.100 Paragraphs C, D & F, regarding zoning classifications and use table, amending Section 18.25.260 G regarding residential use categories, creating a new Paragraph H in Section 18.25.260 regarding two-unit housing, amending Section 18.25.400 regarding accessory uses and structures, amending Section 18.35.020 Paragraphs B, D & F regarding density and dimensions, and repealing figures 2 & 5 of Section 18.35.020 F

WHEREAS, in connection with the incorporation of the City of Lakewood, it was incumbent upon the City to provide for interim Zoning and Land Use Codes to address zoning and land use issues until permanent zoning and land use codes have been developed and adopted; and,

WHEREAS, included among the provisions in the interim Zoning Code were definitions and provisions for the location of single family residences as distinguished from other types of residential uses; and,

WHEREAS, in an effort to protect existing residential characters of neighborhoods in the City, it is appropriate that the City develop and implement code provisions which will enhance and maintain the high quality of residential uses in the community; and,

WHEREAS, in order to assist in such protection, it would be appropriate to define with particularity residential uses so as to be able to distinguish those residential uses and allow for appropriate zoning and land use factors relating to those uses; and,

WHEREAS, a public hearing was held by the City of Lakewood Planning Advisory Board on October 2, 1996, at which hearing all persons interested in addressing the proposals for clarification and distinction between residential uses spoke, after which upon motion duly made and approved by the Board, it was recommended that modifications and amendments to the interim Zoning Code of the City be made as reflected herein below.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as Follows:

Section 1. That Chapter 18.15 of the Lakewood Municipal Code, providing for definitions in the interim Zoning Code of the City is amended to add definitions for Attached single family dwelling unit@, and Adetached single family dwelling unit@ and to amend the definition of Aduplex@, with those definitions to read as follows:

Chapter 18.15 Definitions

Attached Single Family Dwelling Unit: Is a two-family housing type where the individual single family residences are physically attached by a roof line and are on separate legal lots.

Detached Single Family Dwelling Unit: Is the same as single-unit, detached.

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Is a two-family housing type where the individual single family residences are physically attached by a roof line and are on separate legal lots.

Detached Single Family Dwelling Unit: Is the same as single-unit, detached.

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Duplex: ~~(See "Two-unit")~~ Is a two-unit housing type that is typically located on one lot. Attached Single Residences are considered duplex even though they may be located on separate legal lots.

Section 2. That Section 18.25.100 Paragraph C Part 2 of the Lakewood Municipal Code is hereby amended to provide urban district descriptions as follows:

18.25.100 Zone Classifications and Use Table

C. Urban Districts.

2. Description. There are two Urban Districts zone classifications: Mixed Use Districts and High Density Residential Districts.

a. Mixed Use Districts. The Mixed Use District zone classification includes areas that are concentrations of commercial, office and multi-unit developments located along major arterials. Commercial activity in Mixed Use Districts caters to a customer base beyond the surrounding neighborhoods or community due to its placement on a roadway used by residents of more than one community. Auto-oriented commercial and land intensive commercial with a low number of employees per acre is the primary use within Mixed Use Districts.

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b. High Density Residential Districts. The High Density Residential District zone classification includes areas that are composed of multi-unit ~~and~~, high density single-unit and two-unit housing (duplexes and attached single family residences) which are located along major arterials, state highways and major transit routes that connect to Activity, Community or Employment Centers.

. The High Density Residential District zone classification includes areas that are composed of multi-unit ~~and~~, high density single-unit and two-unit housing (duplexes and attached single family residences) which are located along major arterials, state highways and major transit routes that connect to Activity, Community or Employment Centers.

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Section 3. That Section 18.25.100 Paragraph D of the Lakewood Municipal Code is amended to provide for residential zoning classification descriptions as follows:

18.25.100 Zone Classifications and Use Table

D. Residential.

1. Purpose. To provide for single-unit (single family) ~~and two-unit dwelling unit living in a variety of~~ residential environments.

2. Description. One Urban Residential zone classification is included in Title 18, Moderate Density Single Family.

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Moderate Density Single-Family unit. The Moderate Density Single-Family unit zone classification covers geographic areas which fall outside of an Employment Center, Urban Center or Urban District. The primary use of the classification is single ~~and two-unit~~ residential.

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Section 4. That a portion of the zoning classification and use table in Section 18.25.100 Paragraph F of the Lakewood Municipal Code is amended to read as follows:

18.25.100 Zone Classifications and Use Table

F. Zone Classifications Use Tables.

Zone Classifications (Table 18.25.100.F -- a portion of the Table)

Use Categories and Use Types	Employment Centers	Urban Centers			Urban Districts		Urban Residential
	EC Employment Center	MUC Major Urban Center	CC Community Center	NC Neighborhood Center	MUD Mixed Use District	HRD High Density Residential District	MSF Moderate Density Single-Family Unit
Zone	EC	MUC	CC	NC	MUD	HRD	MSF
Single Unit Detached and Two Unit Housing		A	A	A	A	P	P
Single Unit Detached and Two Unit Housing							
Single Unit Detached Housing							
Single Unit Detached Housing		A	A	A	A	A	P
Single Unit Attached Housing		P	P	P	P	P	Permitted in PDD only
Two-Unit Housing (Duplex)		P	P	P	P	P	Permitted in PDD only

(Notes: P: Permitted; A: Requires Administrative Review)

Section 5. That Section 18.25.260 Paragraph G of the Lakewood Municipal Code is amended to provide for residential use categories for single unit housing to read as follows:

18.25.260 Residential Use Category - Description of Use Categories

G. Single-unit/~~Two-unit~~ Housing. Single-unit/~~Two-unit~~ Housing Use Type refers to ~~a~~ residential dwelling units, providing living accommodations for ~~a single individual families~~ family, that ~~are either is~~ not attached to another dwelling unit by any means ~~or are attached in pairs of two~~. Single-unit and ~~two-unit~~ dwelling units include site-built modular homes. ~~A two-family housing structure is commonly known as a "duplex."~~

Section 6. That a new Paragraph H in Section 18.25.260 of the Lakewood Municipal Code, providing for a residential use category for two-unit housing is added to read as follows:

18.25.260 Residential Use Category - Description of Use Categories

H. Two-unit Housing. Two-unit Housing Use Type refers to residential dwelling units, providing living accommodations for individual families, that are attached to another dwelling unit by a roof line or structure. Two-unit dwelling units include site-built modular homes. A two-family housing structure is commonly known as a "duplex."

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Section 7. That Section 18.25.400 Paragraph D of the Lakewood Municipal Code is amended to provide accessory use and structure provisions to read as follows:

18.25.400 Accessory Uses And Structures

D. Residential Standards. Accessory uses and structures customarily incidental to principal residential uses and structures are allowed in all regulatory zones except as otherwise provided herein. The following provision applies to all zone classifications permitting a residential use.

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permitting a residential use.

The following provisions apply to all zoning classification permitting residential uses where the lot is less than an acre in size; No detached accessory structure or combination of detached accessory structures are permitted to exceed 800 square feet; subject to other provisions of this Code.

2. In the MSF, Moderate Density Single Family Unit zone, accessory structures shall be counted in the maximum lot coverage for building square footage.

In the MSF, Moderate Density Single Family Unit zone, accessory structures shall be counted in the maximum lot coverage for building square footage.

Section 8. That Section 18.35.020 Paragraph B of the Lakewood Municipal Code is amended to read as follows:

18.35.020 DENSITY AND DIMENSION

B. Tables.

1. Interpretation of Tables. The density and dimension tables are arranged in a matrix format. Development standards are listed down the left side of both tables and the zones are listed across the top. The matrix cells contain the minimum dimensional requirements of the zone. The footnotes in the matrix identify specific requirements applicable either to a specific use or zone. A blank box indicates that the cell is not applicable.

2. Density and Dimension Tables.

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2. Density and Dimension Tables.

Minimum Lot Width 50 feet (h)

Lot Width to Length Ratio 1 to 2.5 (h)

Setback, State Highways and Principal Arterials

Setback, State Highways and Principal Arterials	35'	35' (6 f)	35' (6 f)	25'	25'	25'	25'
Setback, Other Roads	25'	25' (6 f)	25' (6 f)	25'	25'	25'	25'
Setback, Rear	0' (-4d)	0' (-4d)	0' (4d)	0' (-4d)	0' (-4d)	20' (-4d)	20'
Setback, Interior	0'(4)	0' (-4d)	0' (4d)	0' (-4d)	0' (-4d)	8' (-4d)(4)	8'
Height		60'	60'	40'	40'	40'	35'

Refer to **Tables 1, 2, & 3**, in **Section 18.35.030** for landscaping and buffering requirements.

3. Footnotes. This subsection pertains to the parenthetical numbers in the preceding table, Section 18.25.020.(B).2.

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(a) Base Density. These densities may be achieved outright by following the development standards of Chapter 18.35, Development Standards.

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(b) Maximum Density. These densities shall only be achieved through one of the following methods: the application of residential density incentives, transfer of development rights, planned development district, and/or planned unit developments.

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(c) Minimum Density. If a lot is greater than 300 feet from a sewer hook up and is unable to meet the minimum density requirement due to on-site sewage disposal standards, the minimum density requirement shall not apply.

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(d) Urban Centers and Districts, Setbacks. The minimum setback for any new multifamily or commercial building

abutting a MSF classification shall be 30 feet. The minimum setback for an industrial building or use abutting a MSF or HRD classification shall be 100 feet.

The minimum setback for any new multifamily or commercial building abutting a MSF classification shall be 30 feet. The minimum setback for an industrial building or use abutting a MSF or HRD classification shall be 100 feet.

(e) Principal and All Other Roads. These setbacks are minimum requirements abutting the specific right-of-way classification except that when abutting right-of-ways that have been identified for improvement in the City road plan, or most current version thereof, the minimum setback shall be 25 feet.

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(f) Community and Major Urban Centers. To meet the intent of providing a pedestrian friendly environment, sidewalks and landscaping shall be provided in lieu of the front yard setback requirement on arterial roads.

. To meet the intent of providing a pedestrian friendly environment, sidewalks and landscaping shall be provided in lieu of the front yard setback requirement on arterial roads.

(g) No Minimum Lot Size Variances. Variances from the minimum lot size requirements, including administrative variances, shall not be allowed. Variances from the minimum lot size requirements, including administrative variances, shall not be allowed.

(h) Setback or Lot Coverage Variances. Variances for relief from dimensional or lot coverage maximums can be considered for both Minor and Major Variances from the standard. Setback or Lot Coverage Variances. Variances for relief from dimensional or lot coverage maximums can be considered for both Minor and Major Variances from the standard.

Section 9. That Section 18.35.020, Paragraph D, Part 7 of the Lakewood Municipal Code, providing for accessory structure setback standards, is amended to read as follows:

18.35.020 DENSITY AND DIMENSION

D. Setback Standards.

7. Accessory Structures, Rear Yard Exception. Accessory structures including One single story garden sheds or greenhouses (or combination of both) ~~not to exceed 120 square feet~~; children=s play equipment; swimming pools, arbors; and gazebos may be placed in a rear yard, but shall not be closer than five (5) feet to a property line, and shall meet the requirements of Section 25.400.D. ~~An accessory garage up to 800 square feet~~ Garages or other accessory buildings may be placed in the rear yard, but must be maintain a minimum five (5) foot setback from the rear property line, and be located at least five (5) feet from the primary structure.

Section 10. That Section 18.35.020, Paragraph F, Part 4 of the Lakewood Municipal Code is amended to provide for minimum lot dimension and shape requirements under general development standards, to read as follows:

18.35.020 DENSITY AND DIMENSION

F. General Development Standards.

4. Minimum Lot Dimension - Shape. ~~Newly created lost shall be of such shape that a circle of the diameter identified in Section 18.35.020.B.2, Density Dimension Tables, can fit within the minimum setbacks of the lot. (See Figure 5)~~

conform to the requirements in the table set forth in Section 18.35.020.B.2, Density Dimension Tables.

~~Newly created lots shall be of such shape that a circle of the diameter identified in Section 18.35.020.B.2, Density Dimension Tables, can fit within the minimum setbacks of the lot. (See Figure 5) conform to the requirements in the table set forth in Section 18.35.020.B.2, Density Dimension Tables.~~

Section 11. That the figures 2 & 5 of Section 18.35.020, Paragraph F of the Lakewood Municipal Code are hereby deleted.

Section 12. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 13. Effective Date. That this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 4th day of November, 1996.

CITY OF LAKEWOOD

/S/

Bill Harrison, Mayor

Attest:

/S/

Alice M. Bush, CMC, City Clerk

Approved as to Form:

/S/

Daniel B. Heid, City Attorney

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Section 10. That Section 18.35.020, Paragraph F, Part 4 of the Lakewood Municipal Code is amended to provide for minimum lot dimension and shape requirements under general development standards, to read as follows:

18.35.020 DENSITY AND DIMENSION

F. General Development Standards.

4. Minimum Lot Dimension - Shape. Newly created lost shall be of such shape that a circle of the diameter identified in ~~Section 18.35.020.B.2, Density Dimension Tables, can fit within the minimum setbacks of the lot. (See Figure 5)~~ conform to the requirements in the table set forth in Section 18.35.020.B.2, Density Dimension Tables.

Newly created lost shall be of such shape that a circle of the diameter identified in **Section 18.35.020.B.2, Density Dimension Tables, can fit within the minimum setbacks of the lot. (See Figure 5)** conform to the requirements in the table set forth in **Section 18.35.020.B.2, Density Dimension Tables.**

Section 11. That the figures 2 & 5 of Section 18.35.020, Paragraph F of the Lakewood Municipal Code are hereby deleted.

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F. General Development Standards.

4. Minimum Lot Dimension - Shape. Newly created lost shall be of such shape that a circle of the diameter identified in ~~Section 18.35.020.B.2, Density Dimension Tables, can fit within the minimum setbacks of the lot. (See Figure 5)~~ conform to the requirements in the table set forth in Section 18.35.020.B.2, Density Dimension Tables.

Newly created lost shall be of such shape that a circle of the diameter identified in **Section 18.35.020.B.2, Density Dimension Tables, can fit within the minimum setbacks of the lot. (See Figure 5)** conform to the requirements in the table set forth in **Section 18.35.020.B.2, Density Dimension Tables.**

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