

(Council Minutes 97/02/03)

ORDINANCE NO. 114

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AN ORDINANCE of the City Council of the City of Lakewood, Washington, creating a new definition in Chapter 18.15 of the Lakewood Municipal Code relating to caretaker home, and amending Chapter 18.25 of the Lakewood Municipal Code relating to zone classifications and use tables in connection with an open space/recreation zone

WHEREAS, in anticipation of the impending annexation of the City of Lakewood, the City Council adopted zoning classification and land use tables providing for land use regulations applicable to the City of Lakewood; and,

WHEREAS, since the incorporation of the City of Lakewood, it has been determined that it would be advantageous to the City to provide for designations of open space and recreational zone classifications and uses, in order to provide suitable environments for open space and recreational activities and facilities; and,

WHEREAS, there is nothing within the current provisions of the Lakewood Municipal Code and its zoning and land use provisions that provides protection for open space areas and for recreational properties and facilities that are currently located on public property; and,

WHEREAS, in order to provide such protection and to ensure an adequate buffer around residential neighborhoods adjacent to public properties in the City, it is appropriate to provide such protections; and,

WHEREAS, following the development of draft Ordinance providing for an Open Space/Recreation zone, the proposed language was reviewed and considered by the City of Lakewood Planning Advisory Board at a public hearing held for that purpose, on January 22, 1997, at which public hearing all persons wishing to speak to the issues were heard, and the Planning Advisory Board recommended adoption of the proposed language and incorporation thereof into the City of Lakewood Zoning Code.

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

Section 1.Â That Chapter 18.15 of the Lakewood Municipal Code be, and the same hereby is, amended to add to the definitions included therein the following:

Chapter 18.15

Definitions

Carotaker Home. A carotaker home means a residential dwelling unit providing living accommodations for individual and/or his/her family who is employed as a carotaker for a public recreational or community facility.

Section 2.Â That Chapter 18.25 of the Lakewood Municipal Code be, and the same hereby is, amended to read as follows:

CHAPTER 18.25

ZONE CLASSIFICATIONS AND USE TABLES A

Sections:

AAAAAAAAAAAAAAAA	18.25.0104	AAAAAAAAAAAAAAAA	Purpose
AAAAAAAAAAAAAAAA	18.25.0204	AAAAAAAAAAAAAAAA	List of Zone Classifications
AAAAAAAAAAAAAAAA	18.25.0504	AAAAAAAAAAAAAAAA	Zoning Map
AAAAAAAAAAAAAAAA	18.25.0504	AAAAAAAAAAAAAAAA	Interpretation of Uses and Use Tables
AAAAAAAAAAAAAAAA	18.25.0704	AAAAAAAAAAAAAAAA	Exempted Uses
AAAAAAAAAAAAAAAA	18.25.1004	AAAAAAAAAAAAAAAA	Urban Zone Classifications and Use Table
AAAAAAAAAAAAAAAA	18.25.2604	AAAAAAAAAAAAAAAA	List of Categories
AAAAAAAAAAAAAAAA	18.25.2704	AAAAAAAAAAAAAAAA	Residential Use Category - Description of Use Categories
AAAAAAAAAAAAAAAA	18.25.2704	AAAAAAAAAAAAAAAA	Civic Use Category - Description of Use Categories
AAAAAAAAAAAAAAAA	18.25.2804	AAAAAAAAAAAAAAAA	Utilities Use Category - Description of Use Categories
AAAAAAAAAAAAAAAA	18.25.2904	AAAAAAAAAAAAAAAA	Essential Public Facilities Category - Description of Use Categories
AAAAAAAAAAAAAAAA	18.25.3004	AAAAAAAAAAAAAAAA	Office/Business Use Category - Description of Use Categories
AAAAAAAAAAAAAAAA	18.25.3104	AAAAAAAAAAAAAAAA	Resource Use Category - Description of Use Categories
AAAAAAAAAAAAAAAA	18.25.3204	AAAAAAAAAAAAAAAA	Commercial Use Category - Description of Use Categories
AAAAAAAAAAAAAAAA	18.25.3304	AAAAAAAAAAAAAAAA	Industrial Use Category - Description of Use Categories
AAAAAAAAAAAAAAAA	18.25.4004	AAAAAAAAAAAAAAAA	Auxiliary Uses and Structures
AAAAAAAAAAAAAAAA	18.25.5004	AAAAAAAAAAAAAAAA	Temporary Use/Temporary Hoisting
AAAAAAAAAAAAAAAA	18.25.5104	AAAAAAAAAAAAAAAA	Ortal Overlay Use Category

18.25.010A AAAAAAAAAAAAAA **Purpose.** The purpose of this chapter is to list and describe the zone classifications and their purposes; provide interpretation of uses allowed in each zone classification; and classify uses according to a limited number of categories on the basis of common functional, product or compatibility characteristics. A

18.25.020A AAAAAAAAAAAAAA List of Zone Classifications. Zones are grouped into Urban Classifications based on their locations inside of an urban growth boundary. See list of zone classifications and their symbols below. Descriptions and purposes can be found in **Section 18.25.100, Urban Zone Classifications and Use Table.**

Zone Classifications and Their Symbols

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Open Source/Berkeley

18.25.100 A A A A A A A A A A A Zone Classifications and Use Table

AAAAAAAAAA Employment Centers.

1.A.A.A.A.A.A.A.A.A.A.A.A Purpose: To designate adequate industrial areas to meet the needs of a growing job-based economy.

2. AAAAAAAAAAAAA Description. An Employment Center is a concentration of office parks, manufacturing, other industrial development, or a combination of activities. It may also include commercial development as a part of the center, so long as the commercial development is incidental to the employment activities of the center and supports and serves the needs of the workforce.

The Employment Center zone classification accommodates light industrial type uses, warehousing and corporate offices which have a low impact on the surrounding land uses.

B. A A A A A A A A A Commercial Centers

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1. AAAAAAAAAAAAA Purpose: To provide for major concentrations of employment, shopping, services and multi-unit housing.

2. A A A A A A A A A A Description There are three urban center zone classifications:

a. **Major Urban Center.** The Major Urban Center zone classification is a highly dense concentration of urban development with a commercial focus. A significant high density multi-unit residential presence in the area is encouraged.

b. A A A A **Community Center.** The Community Center zone classification has, as its focus, a significant

Agricultural Sales	P1	P1	P1	P		P1	P1
Agricultural Services	P			P			
Animal Production/Boarding	C						C
Crop Production	P2						P1
Fish Hatcheries and Aquaculture							C
Forestry	P	P1	P1	P1	P1	P1	P1
Mineral Extraction	C,PFP						C,PFP
Commercial Use Category							
Adult Business					C		
Amusement and Recreation		P	P1,2;	P1,2;	P		C3
			C3				
Billboards	P	P			P		
Building Materials and Garden Supplies		P	P1,C2	P1	P		
Bulk Fuel Dealers	P				P		
Business Services	P	P	P	P	P		
Buy-Back Recycling Center	P	P	P	P	P		
Commercial Centers		P	C	C	C		
Eating and Drinking Establishment	P	P	P	P	P	P1	C
Food Stores	P1	P	P	P1,2	P	P1	C1
Lodging		P2	P2	P2			
Mobile, Manufactured and Modular Home Sales	P				P		
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,4	P1,2	P1,2	P,2	P		
Personal Services	P1	P	P	P1	P	P1	
Storage					P	C	
Pet Sales and Services		P	P	P1	P		
Rental and Repair Services	P	P	P	P1	P		
Sales of General Merchandise		P	P	P1,2	P		
Wholesale Trade	P	P1	P1,C2	P			
Industrial Use Category							
Basic Manufacturing	C						
Contractor Yards	P		C		P		
Food and Related Products	P	C1	C1		C1		
Industrial Services and Repair	P						
Limited Manufacturing and Assembly	P				C	C	
Motion Picture, Television and Radio Production Studios	P	P			P		
Offshore Hazardous Waste Treatment and Storage Facilities	C						
Printing, Publishing and Related Industries	P	P	P1		P		
Recycling Processor	P						
Salvage Yards/Vehicle Storage Facilities	1; C2					P1,C2	
Warehousing, Distribution and Freight Movement	P		C		C		

8.25.260A AAAAAAAAAAAAAA List of Categories. Uses shown on the Use Tables in Sections 18.25.100 are grouped into the 8 major categories listed below. Each category includes a number of use types and associated levels. A description of all the use types by use category is provided in Sections 18.25.260 to 18.25.290. A See Section 18.25.050 for interpretation of the use categories, types and levels.

AAAAAAAAAAAA Residential
BAAAAAAAAAAAA Civic
CAAAAAAAAAAAAA Utilities
DAAAAAAAAAAAA Essential Public Facilities
EAAAAAAAAAAAA Office/Business
FAAAAAAAAAAAAA Resource
GAAAAAAAAAAAA Commercial
HAAAAAAAAAAAA Industrial

18.25.260A AAAAAAAAAAAAA Residential Use Category - Description of Use Categories

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The Residential Use Category includes permanent or transient living accommodations for individuals, families or people with special needs. The residential category has been separated into the following types based upon distinguishing features such as: type of structure; number, age and special needs of individuals who reside in the structure; and state and local licensing requirements.

AAAAAAAAAAAA **Fraternity and Sorority House.** Fraternity and Sorority Use Type refers to living accommodations for unrelated individuals belonging to a fraternity or sorority who share a residential structure in affiliation with a school of higher education.

BAAAAAAAAAAAA **Group Home.** Group Home Use Type refers to living accommodations for related or unrelated individuals with special needs who share a single-unit detached dwelling unit. Individuals may be provided with a combination of personal care, social or counseling services and transportation. Examples of uses include group homes for the physically/mentally challenged, foster homes, women's shelters, drug abuse rehabilitation, and home-based incarceration for up to 16 individuals. A See Essential Public Facilities Use Category for group living situations involving more than 16 individuals.

CAAAAAAAAAAAAA **Mobile/Manufactured Home Park.** Mobile or Manufactured Home Park Use Type refers to developments maintained under single or multiple ownership with unified control, where two or more spaces or pads are provided solely for the placement of mobile or manufactured homes which serve as living accommodations for families. Mobile or manufactured home parks do not include mobile or manufactured home subdivisions or recreational vehicle parks.

DAAAAAAAAAAAA **Multi-unit Housing.** Multi-unit Use Type refers to three or more joined dwelling units, which provide living accommodations for families. A "Ground Level Multi-unit" and "Multiple Level Multi-unit" are forms of multi-family housing.

EAAAAAAAAAAAA **Nursing Home.** Nursing Home Use Type refers to multi-unit or multi-bed facilities that are licensed or approved to provide living accommodations, health care, and medical supervision for 24 or more consecutive hours.

FAAAAAAAAAAAAA **Senior Housing.** Senior Housing Use Type refers to living accommodations where at least one member of the family or an individual is age 55 or over and no member of the household is under 18 years of age. A Housing types consist of independent living units comprised of grouped multi-unit housing where elderly individuals or families reside and care for themselves. A Assisted living facilities provide rooms, meals, personal care, supervision or self-administered medication, recreational activities, financial services, and transportation.

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

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HAHA **Campsite Home.** Campsite home means a residential dwelling unit, providing living accommodations for individual and/or their family who is employed as a caretaker for a public recreational or community facility.

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18.25.270A AAAAAAAAAAAAA Civic Use Category - Description of Use Categories

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Civic Use Category includes facilities or services that are strongly associated with public need or social importance, such as educational, cultural, medical, protective, and governmental.

AAAAAAAAAAAA **Administrative Government Facilities and Services.** Administrative Government Facilities and Services Use Type refers to the executive, legislative, judicial, administrative and regulatory activities of local, state, federal, and international governments that may perform public services and work directly with citizens. A Typical uses include courthouses, human and social service offices, health offices, and government offices.

BAAAAAAAAAAAA **Daycare Facilities.** Daycare Facilities Use Type refers to the use of a building or any portion thereof for the care of individuals needing supervision and care on a less than 24-hour basis. A The term shall also include facilities commonly known as "day care facilities", "day care centers", and "pre-schools". Also see Section 18.30.070, Day Care.

CAAAAAAAAAAAAA **Community and Cultural Services.** Community and Cultural Services Use Type refers to establishments primarily engaged in the provision of services that are strongly associated with community, social, or public importance. Typical uses include libraries, museums, art galleries, senior centers, community centers, performing arts theaters, community clubs and organizations, groups, blood banks, food banks, and shelters for the homeless. A Also see Essential Public Facilities, Residential and Commercial Use Categories.

Level 1A: Uses that serve primarily the neighborhood in which they are located and are open to the general public on an equal basis, with or without fee. A Examples include: community clubs, senior centers, campsites, garage halls.

Level 2: Uses that generally serve more than one neighborhood and are open to the general public on an equal basis, with or without fee. A Examples include: boys and girls clubs, libraries, museums, blood banks, food banks, shelters for the homeless.

Level 3A: Uses that serve one or more neighborhoods and are restricted to members who are chosen through invitation and their guests. Examples include: fraternal organizations, but excluding fraternities or sororities with on-site living quarters, and private clubs.

DAAAAAAAAAAAA **Education.** Education Use Type refers to educational services provided by public, private or parochial institutions. A Typical uses include elementary, junior and senior high schools, community colleges, public and private colleges, universities, and private colleges not otherwise considered business or trade schools. A Also see Office/Business Use Category and Educational Services Use Type.

Level 1A: Primary and secondary educational facilities such as kindergarten, junior high schools, and high schools.

AAAAAAAAA Health Services. Health Services Use Type refers to any health related facilities and services that are not listed elsewhere such as hospitals, surgical facilities, ambulance services, emergency medical facilities providing twenty-four hour walk-in services, and respite facilities for the elderly, terminally ill, or handicapped. Also see Office/Business Use Category - Administrative Professional Office Use Type for medical and dental offices.

Level 1: Postal facilities serving neighborhoods, such as contract stations or branch offices.

Level 1: Neighborhood Parks and Open Space. Neighborhood Parks range in size from approximately 3 to 10 acres. Open space may be unlimited in size and may or may not have public access.

Level 2: Community Parks Community Parks exceed 10 acres in size.

Level 3: Regional Parks. Regional Parks exceed 40 acres in size, and may include golf courses.

Level 4: A Linear Trails. Linear Trails are long, narrow parks used for walking, jogging and bicycling. (Linear Trails are exempt when located in existing rights-of-way; see **Section 18.25.070, Exempted Uses**).

Level 1: A Religious Assembly with seating for 250 or fewer persons within the principal place of assembly.

Level 2: Religious Assembly with seating for greater than 250 persons within the principal place of assembly.

Level 1: Safety services requiring locations throughout the County such as police and fire.

Level 2: Animal control services, such as dog pounds or humane society facilities.

Level 1: Transportation uses serving residential neighborhoods such as bus shelters.

Level 3: Airports, heliports, and landing fields.

Level 1: A Facilities with a building of less than 1,000 square feet, without outdoor storage of equipment, materials, or vehicles.

Level 2.A Facilities with a building of more than 1,000 square feet, or with outdoor storage.

Utilities Use Category - Description Of Use Categories

Level 1: Antennas or satellite dishes not exceeding 60 feet in height, structures not exceeding 2,500 square feet.

Level 2: Structures exceeding 2,500 square feet with or without antennas or satellite dishes not exceeding 60 feet in height.

Level 3: A Antennas or satellite dishes over 60 feet in height with or without a structure of any size.

Level 1: Interim propane storage facilities.

Level 2: Natural gas storage for transportation.

Level 3: A Natural gas gate stations.

Level 4: Natural gas storage facilities.

Level 1: Soil treatment facilities.

Level 2: Composting facility designed to handle more than 40 cubic yards.

Level 3: MSW composting facility.

AAAAAAAAA HAAAAAAAAA Sewage Treatment Facilities. Sewage Treatment Facilities Use Type refers to facilities used to treat any liquid or waterborne waste of domestic origin or a combination of domestic, commercial or industrial origin, and which by its design requires the presence of an operator for its operation, including alternative treatment works and package treatment plants. Also included are all of the various types of associated equipment, structures, and operations as they are currently constructed and operating or will result from technology, including, but not limited to, administrative offices, storage, laboratories, public walkways, recreational and educational uses, and parking.

[illegible]

1.A.A.A.A.A.A.A.A.A.A.A.A.A.A.A.A. Wall signs are permitted, provided they do not total an area more than 15 percent of the building facade on which they are located;

A A A A A A A A A A A A A Freestanding signs:

One freestanding sign not exceeding 32 square feet per sign face, except that the sign area for a medium commercial center may not exceed 36 square feet per sign face and the sign area for a large commercial center may not exceed 60 square feet per sign face, is permitted, provided that the corner letters with a street frontage of more than 100 feet in each of two streets shall be permitted two freestanding signs, one on each frontage and provided further that large commercial centers will be allowed up to two freestanding signs on a frontage;

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h. These properties which contain existing signage as of the effective date of this ordinance, and are permitted two freestanding signs on a frontage, may combine the total sign area of the two freestanding signs onto a single sign to determine compliance.

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c. The maximum height for freestanding signs shall be 12 feet, except that freestanding sign(s) for a small commercial center have a maximum height of 15 feet and for a medium and large commercial center a maximum height of 20 feet is allowed. Provided however, that single businesses whose property is within 150 feet of freeway right of way will be allowed to have signs utilizing the medium commercial center standards.

Section 3.A Adoption of Maps by Reference. That Exhibits A600A, A6 A600B, A6 A600C, A6 A600D, A6 A600E, A6 A600F, A6 A600G and A600H showing the territory included in the new Open Space/Recreation zoning classification, are adopted and incorporated herein by this reference.

Section 4.A 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 5.Â Effective Date.Â 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 3rd day of February, 1997.

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 CITY OF LAKEWOOD

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Bill Harrison, Mayor

Attest:

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Alice M. Bush, CMC, City Clerk

Approved as to Form:

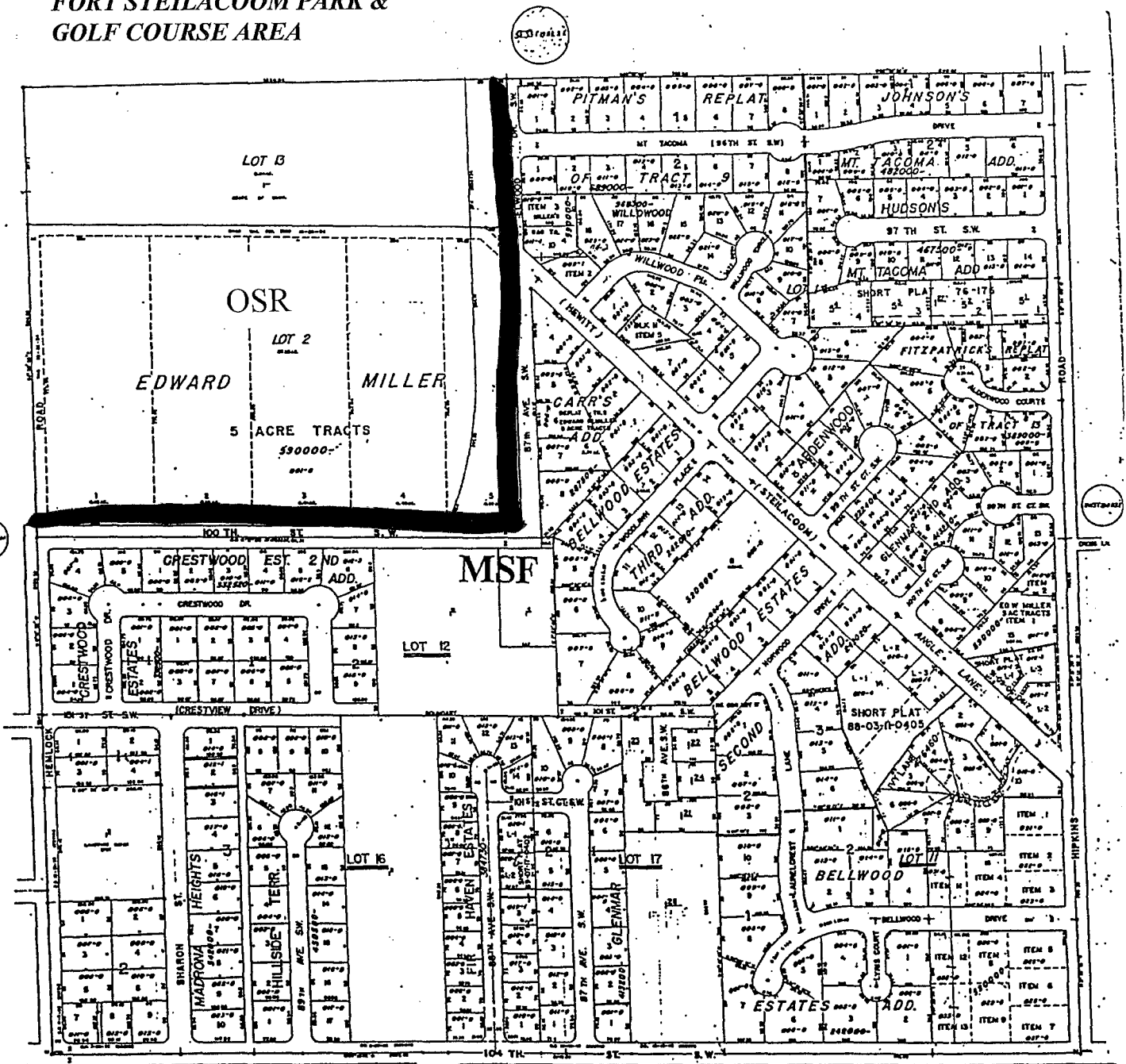
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Daniel B. Heid, Attorney at Law, City

Date	Revision	By

EXHIBIT A

FORT STEILACOOM PARK & GOLF COURSE AREA



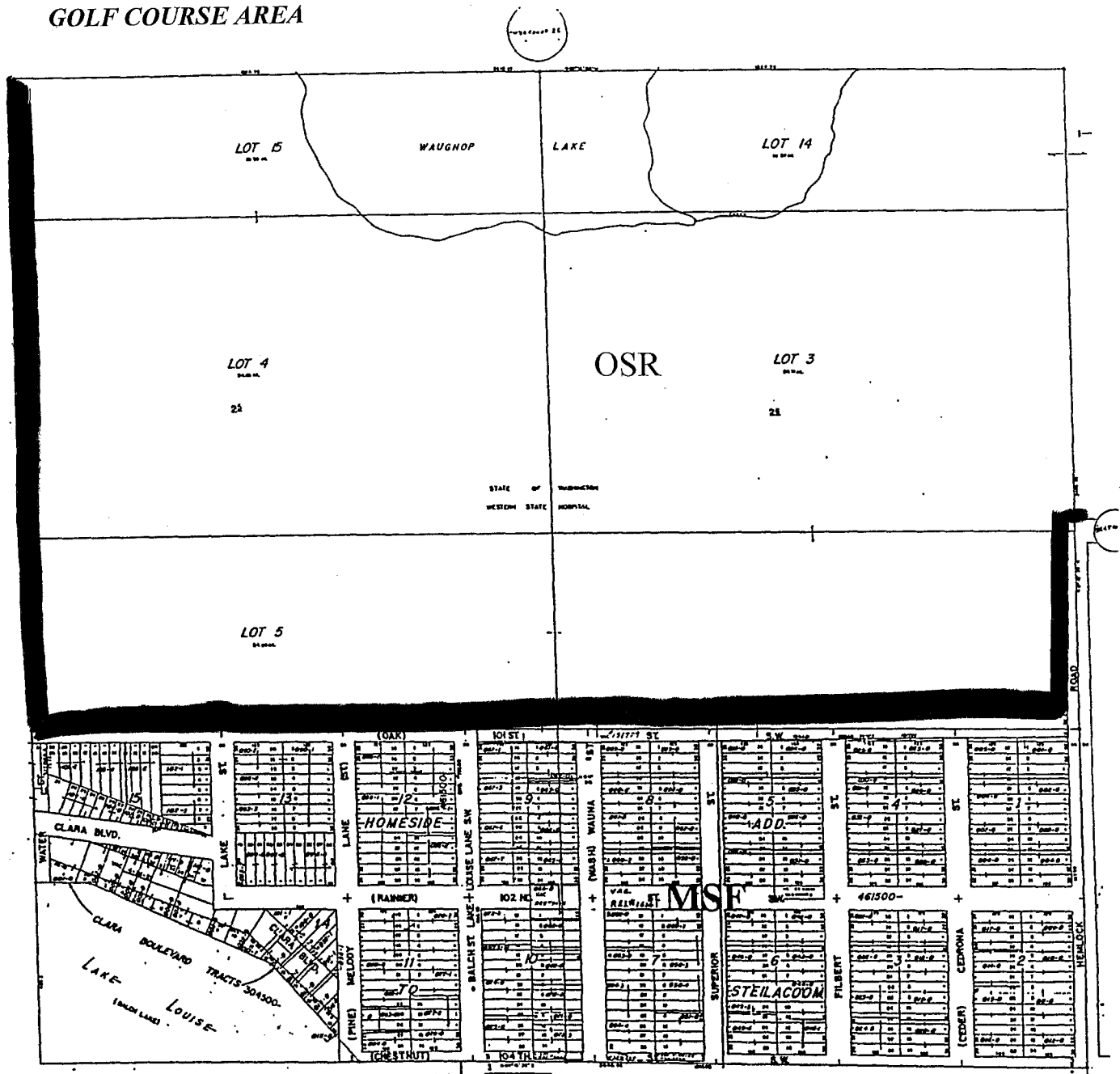
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EXHIBIT A

FORT STEILACOOM PARK & GOLF COURSE AREA



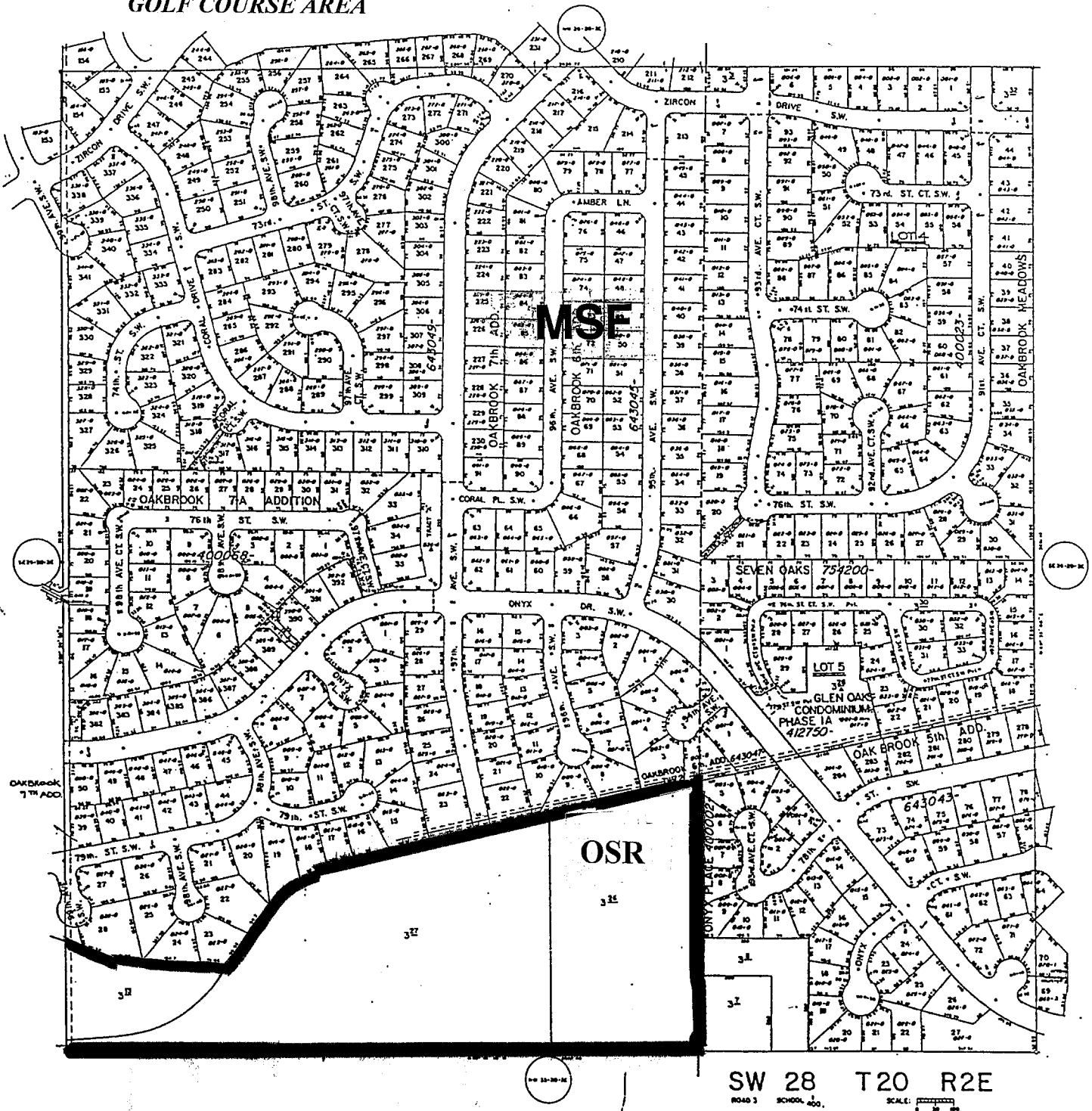
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Date	Revision	By

EXHIBIT A

FORT STEILACOOM PARK & GOLF COURSE AREA



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Date	Revision	By
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EXHIBIT A

FORT STEILACOOM PARK & GOLF COURSE AREA

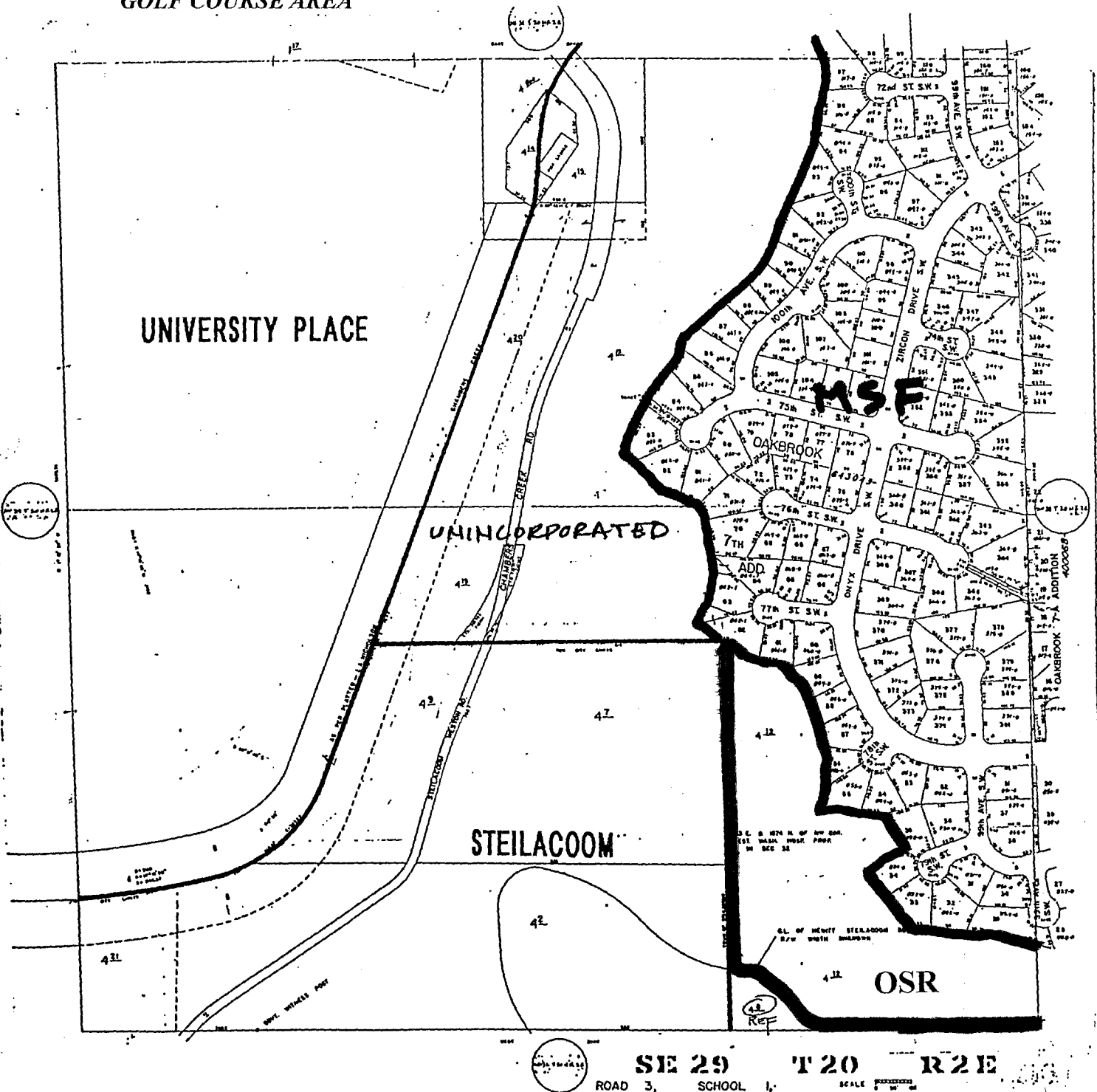


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FORT STEILACOOM PARK & GOLF COURSE AREA

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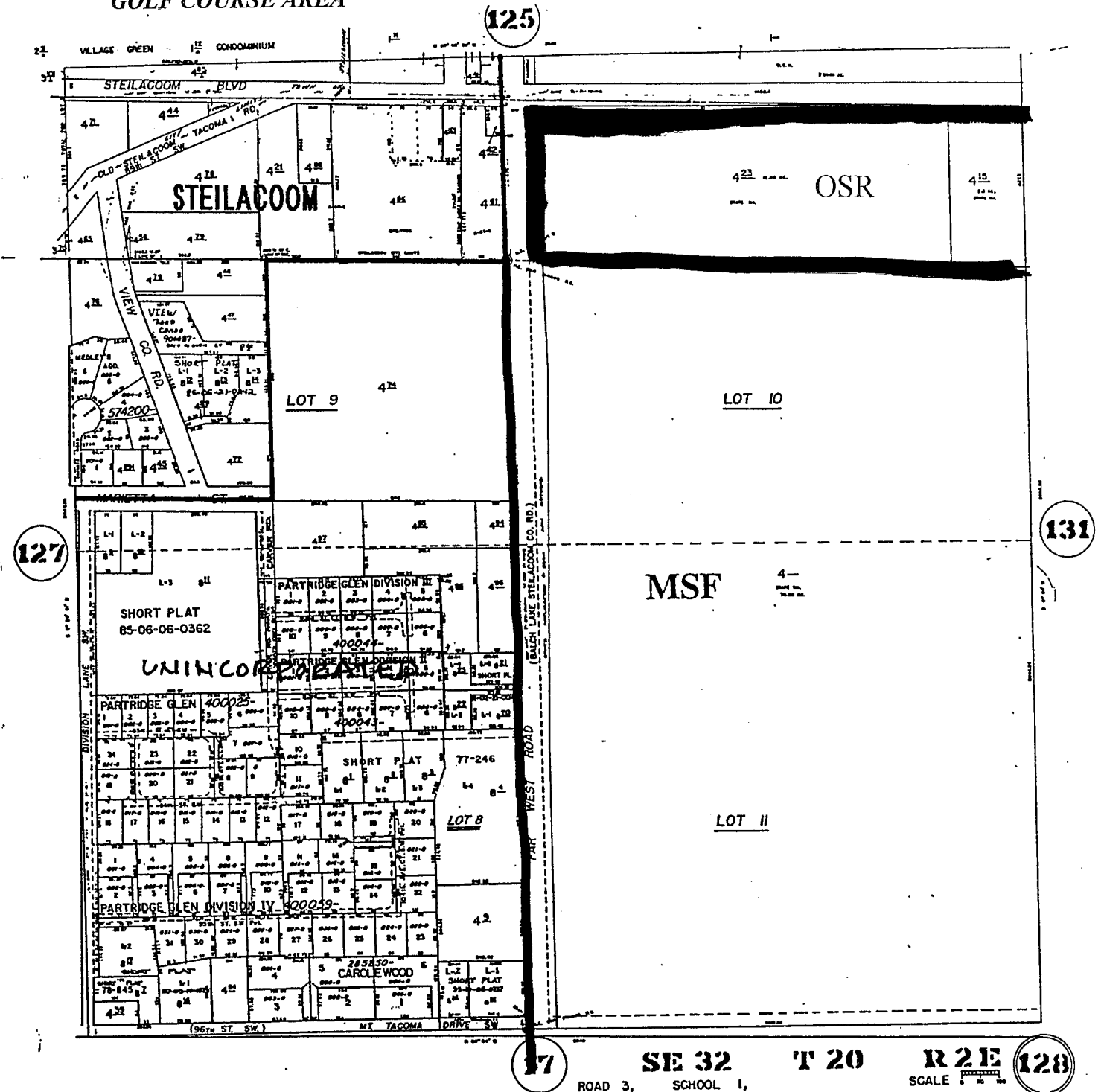


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FORT STEILACOOM PARK & GOLF COURSE AREA

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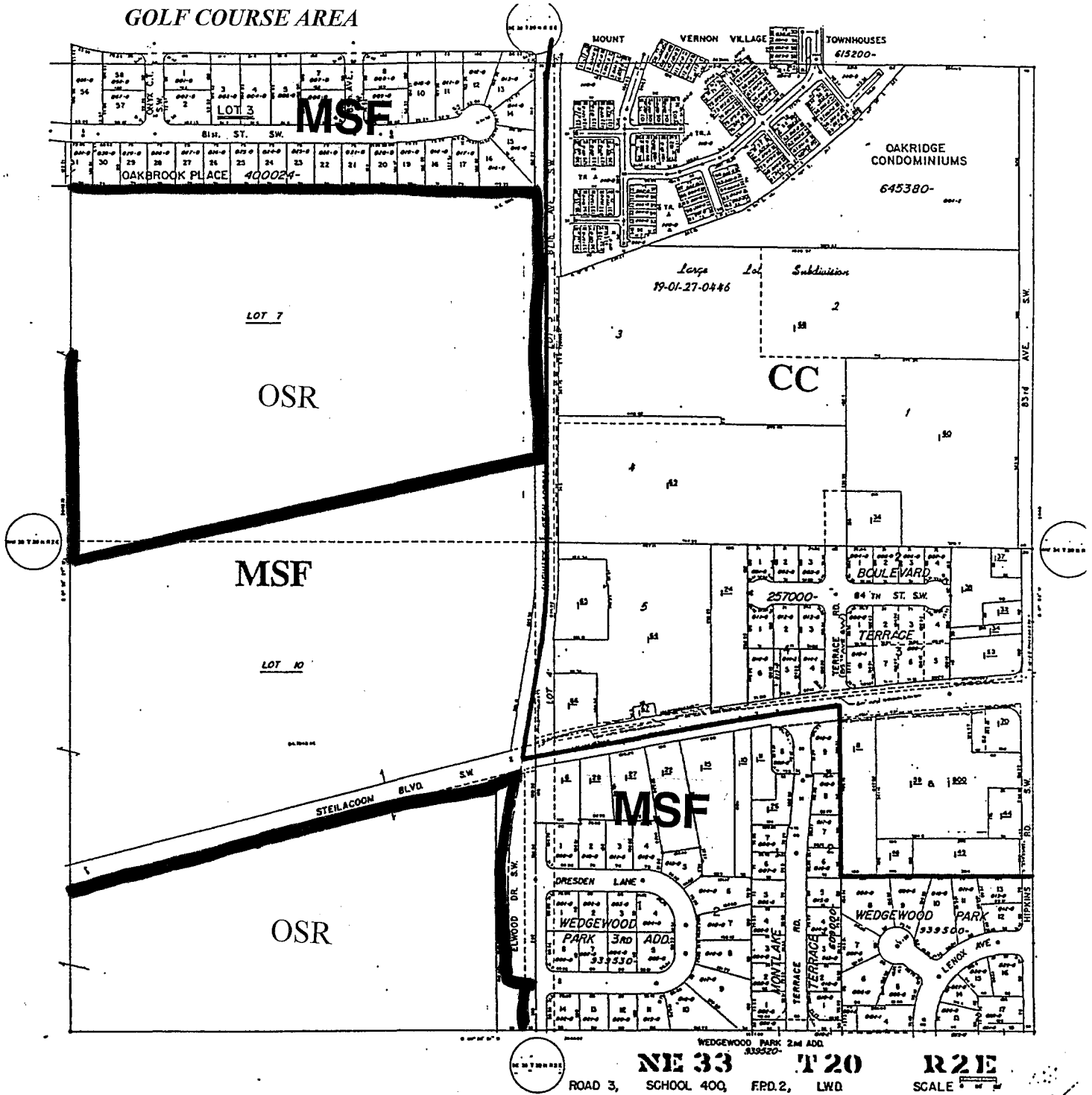
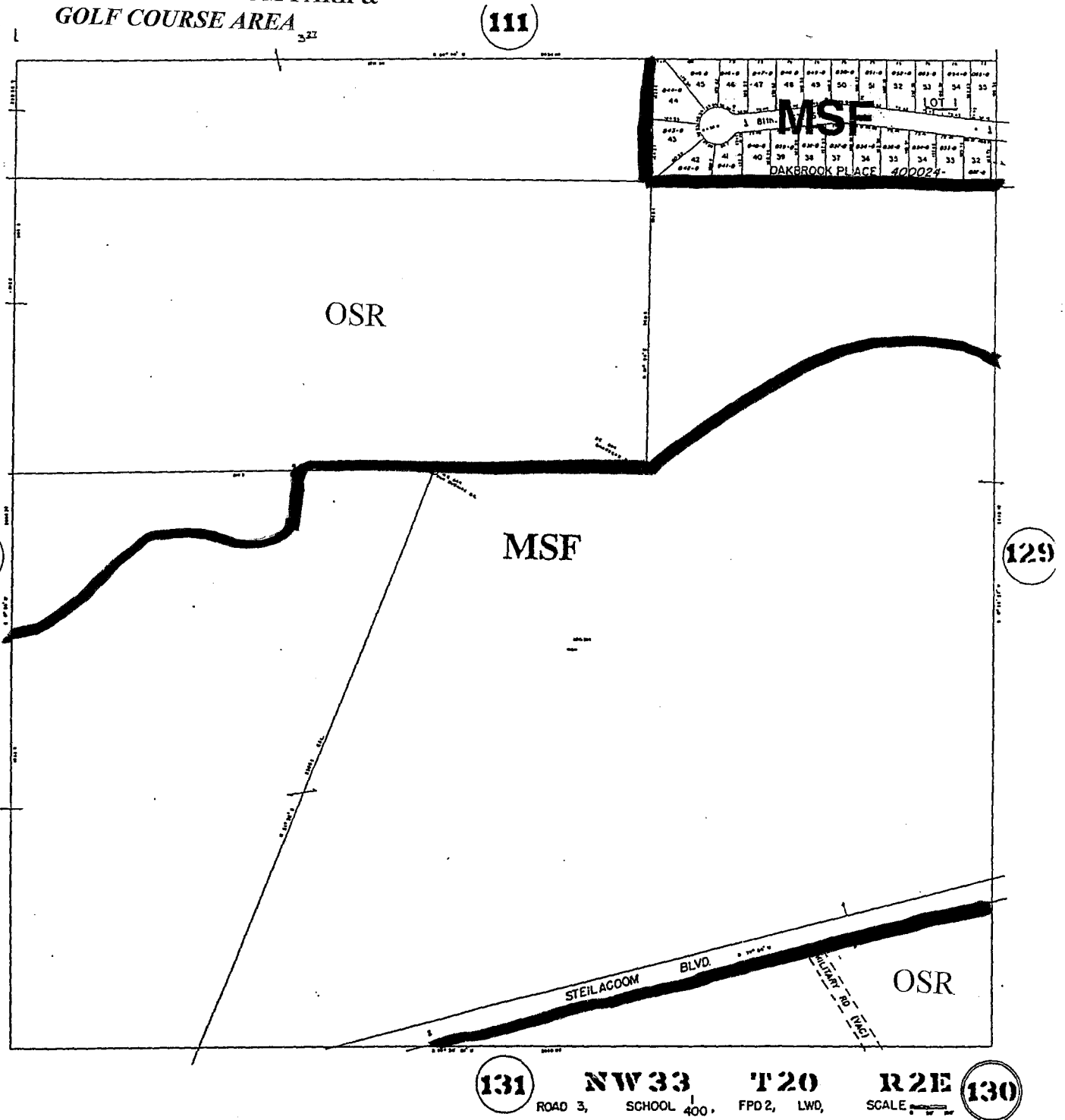


EXHIBIT A

FORT STEILACOOM PARK & GOLF COURSE AREA

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EXHIBIT A

**FORT STEILACOOM PARK &
GOLF COURSE AREA**

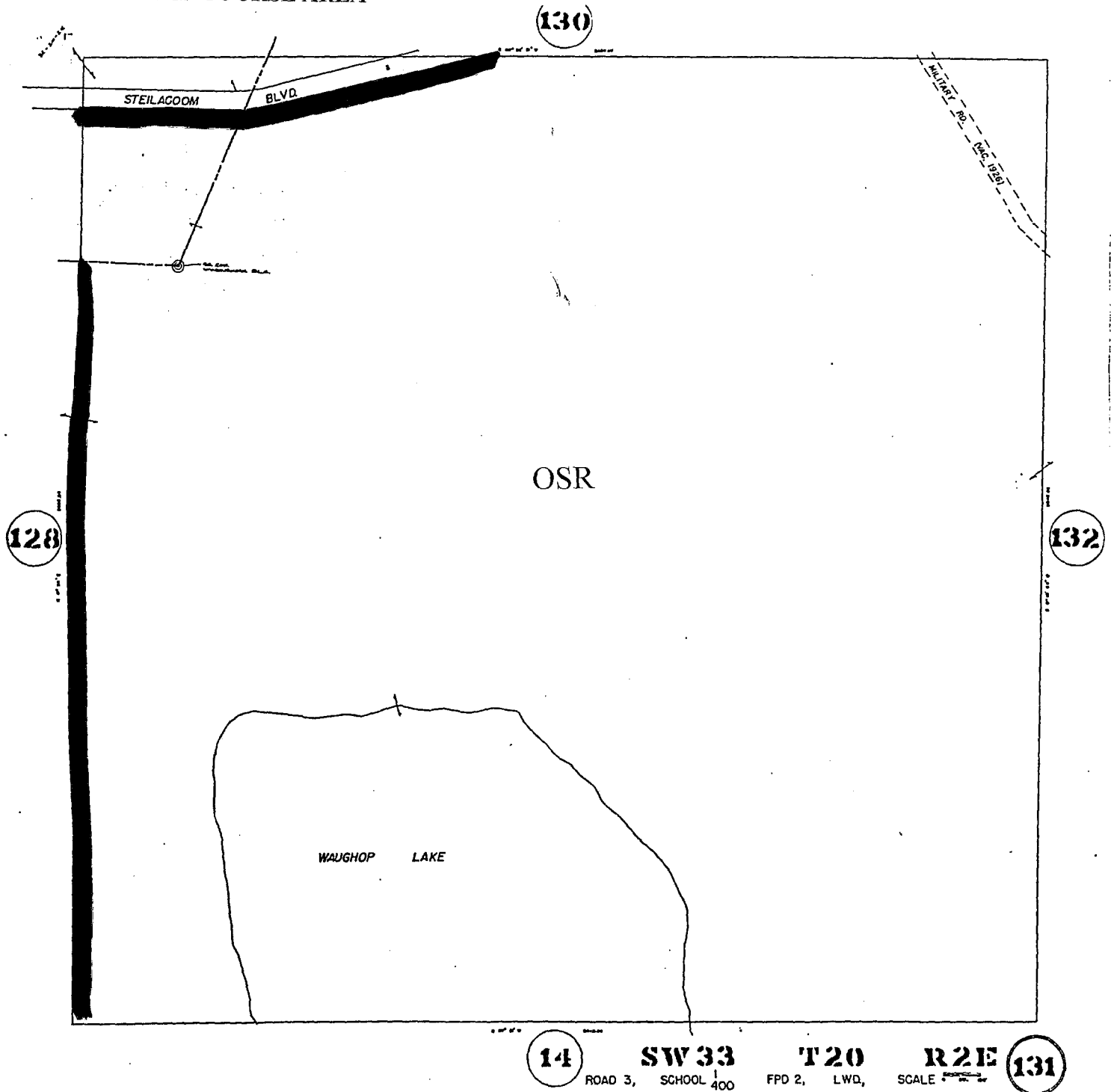


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FORT STEILACOOM PARK & GOLF COURSE AREA

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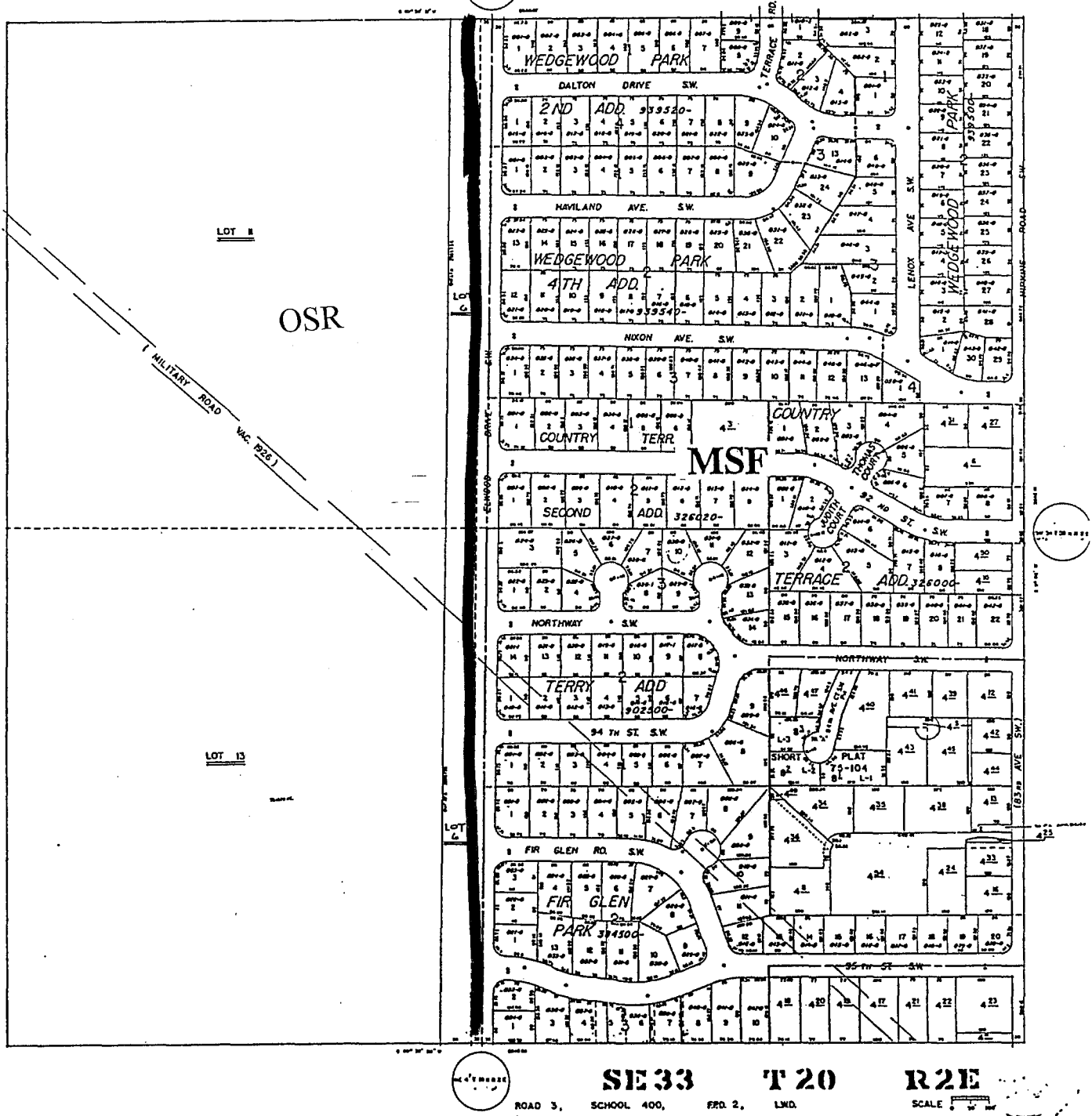


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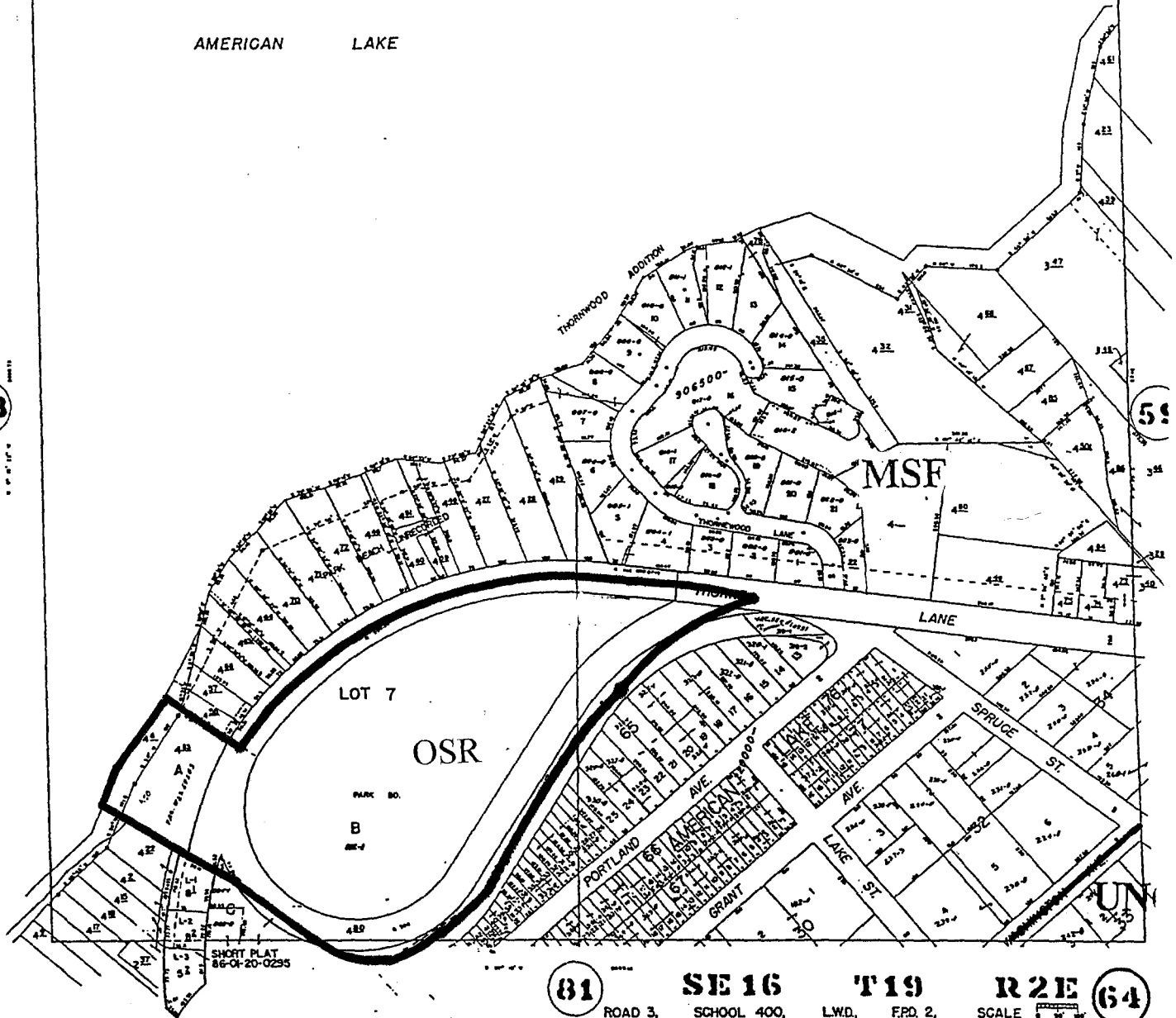
HARRY TODD PARK

Date	Revision	By

61

AMERICAN LAKE

63



81

SE 16

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ROAD 3, SCHOOL 400, LWD, FRD 2, SCALE

EXHIBIT C

NORTH AMERICAN LAKE PARK

Date	Revision	By

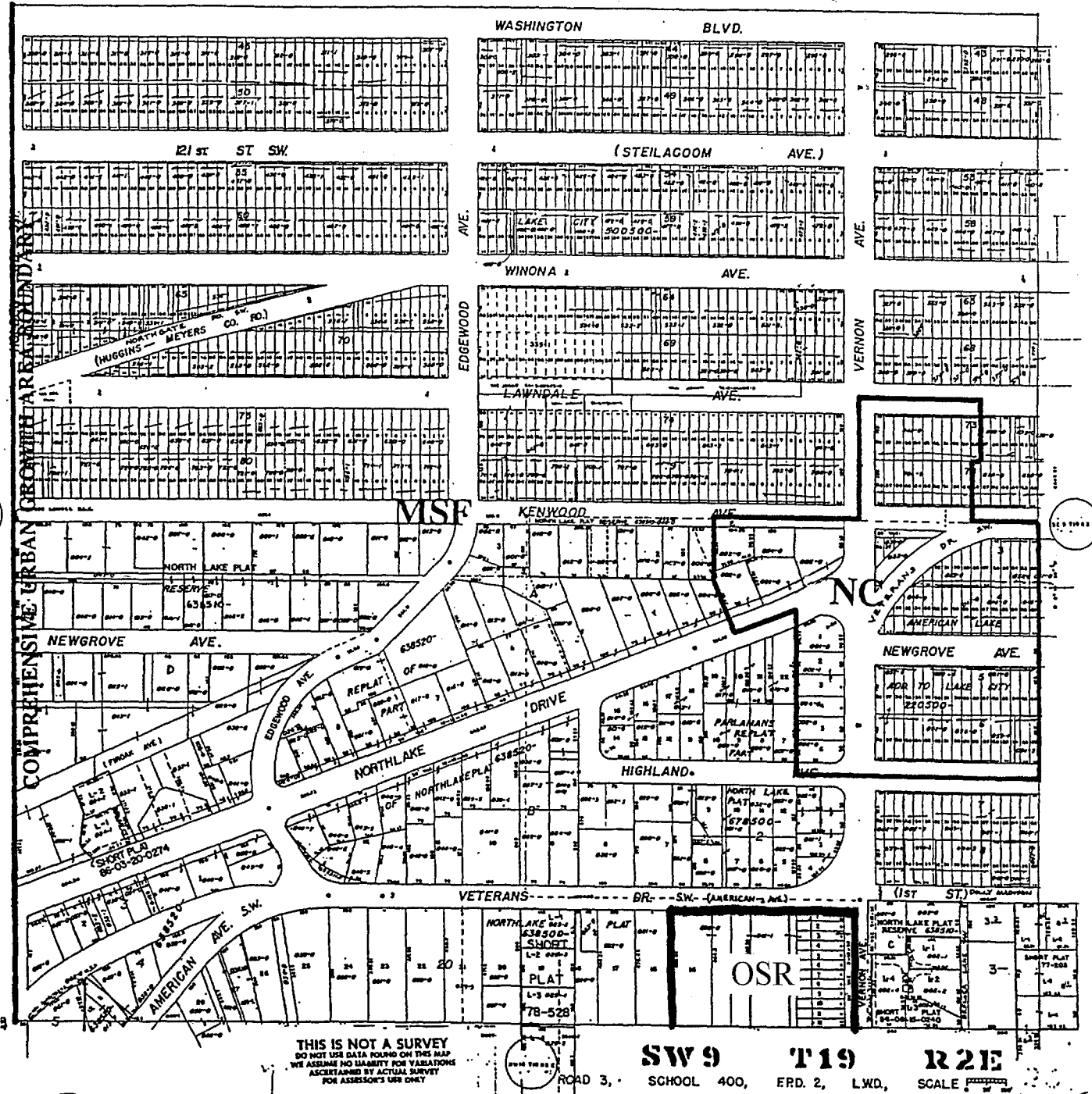
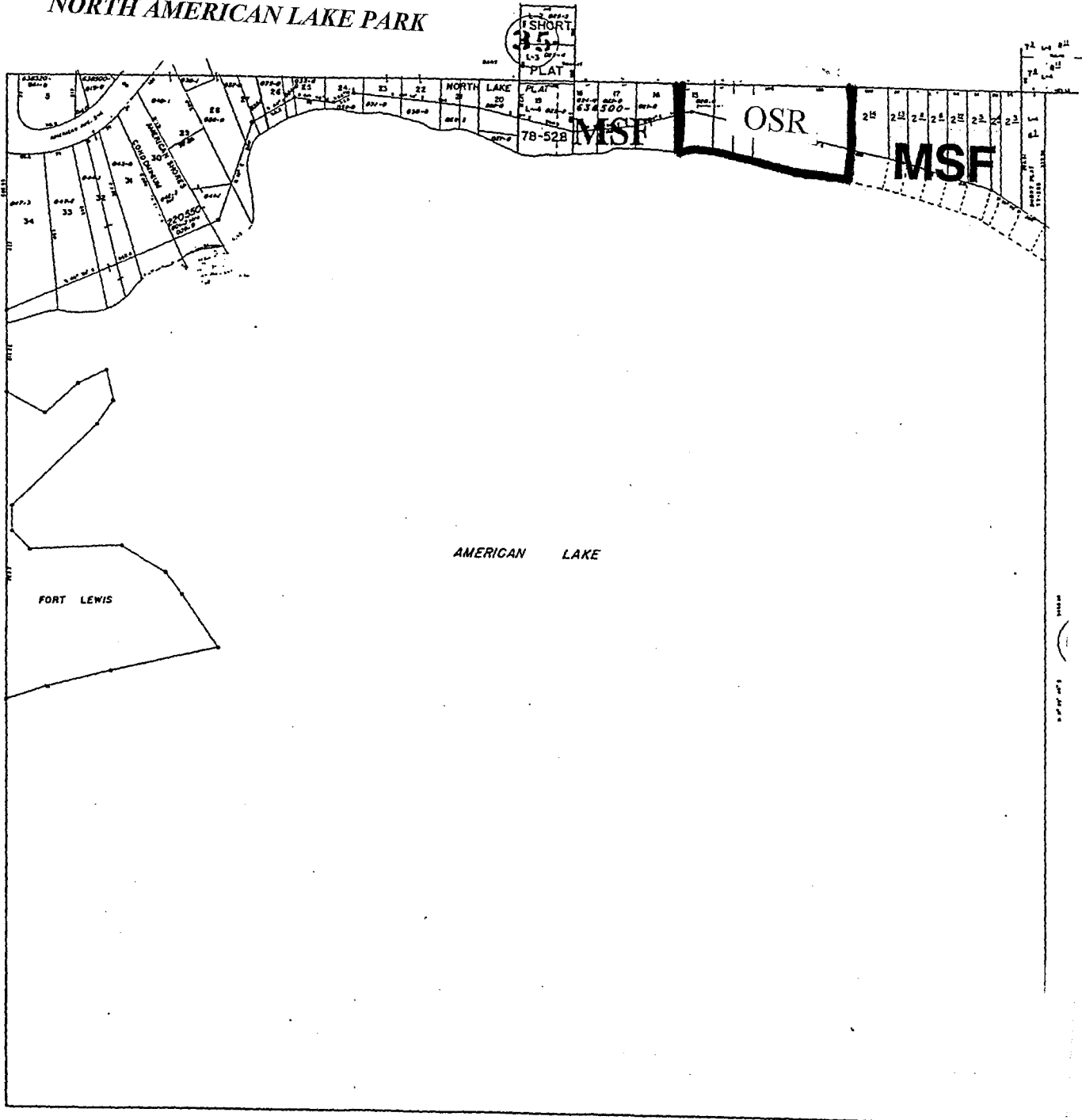


EXHIBIT C

Revision	By

NORTH AMERICAN LAKE PARK



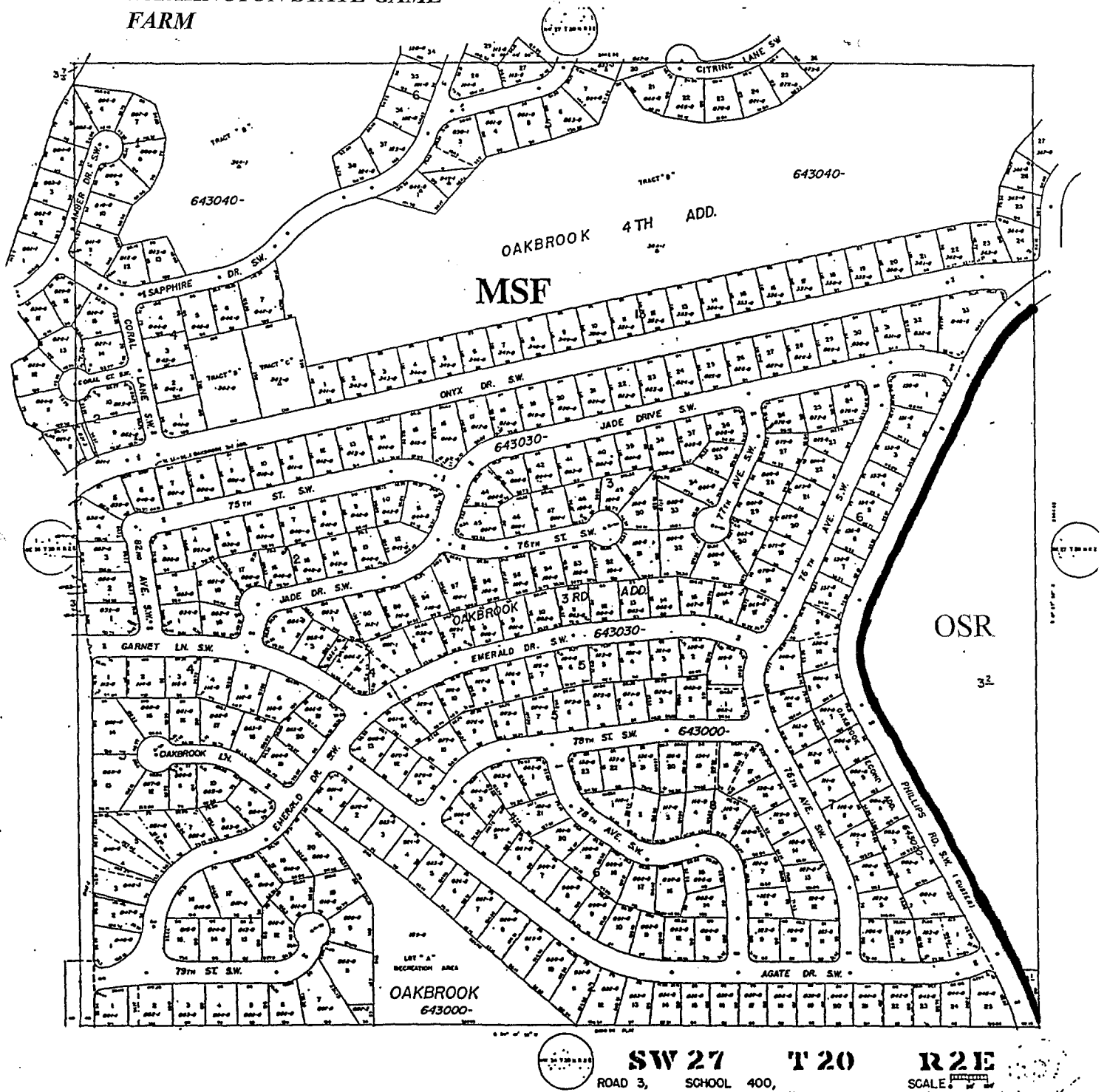
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(63) NW 16 T 19 R 2E (C)
ROAD 3, SCHOOL 400, LWD., FPD. 2, SCALE 1" = 40'

Date	Revision	By

EXHIBIT D

WASHINGTON STATE GAME FARM



SW 27 T 20
ROAD 3, SCHOOL 400,

R 2E
SCALE 1/4 MILE

EXHIBIT D

WASHINGTON STATE GAME FARM

Date	Revision	By

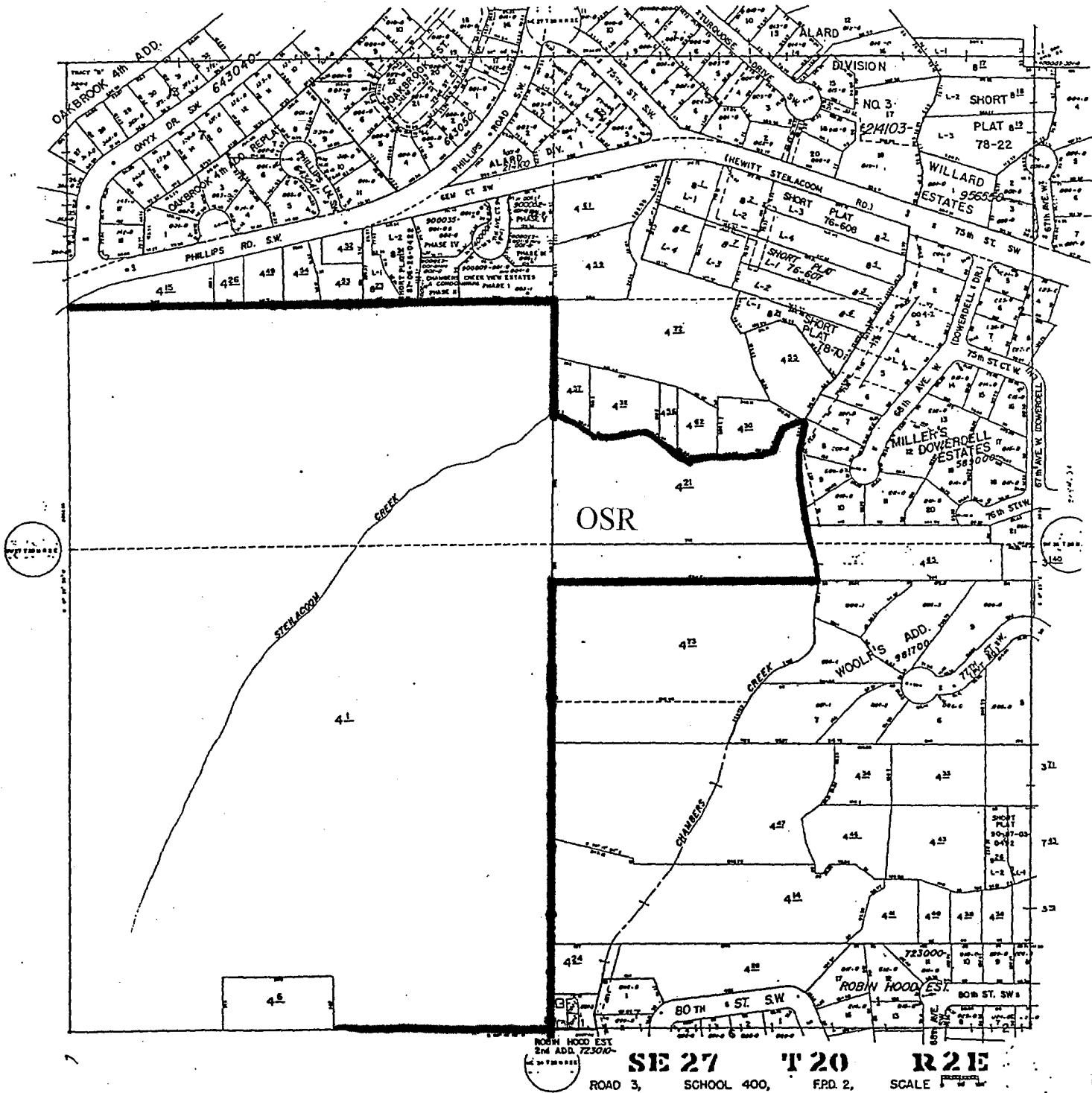
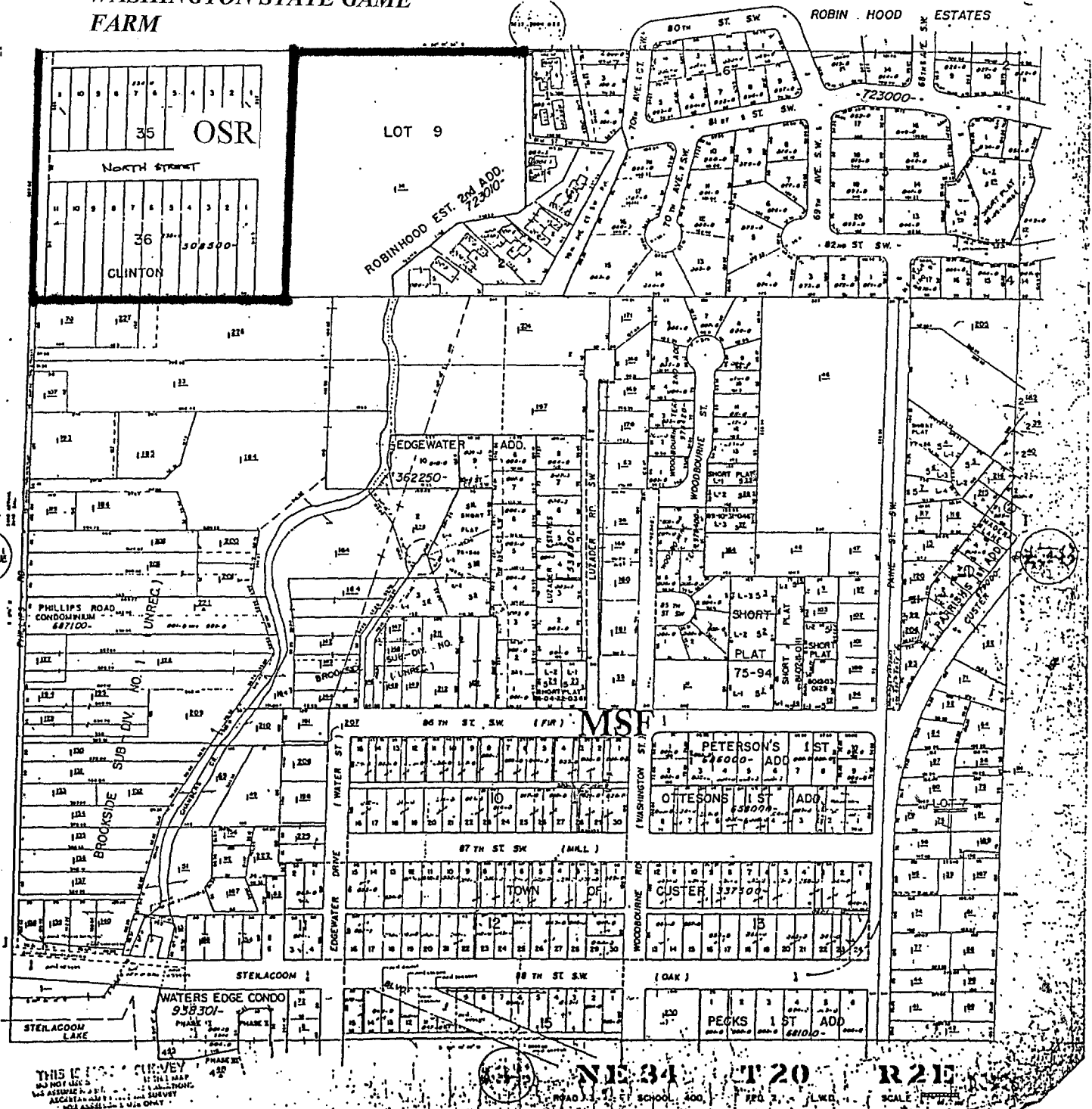


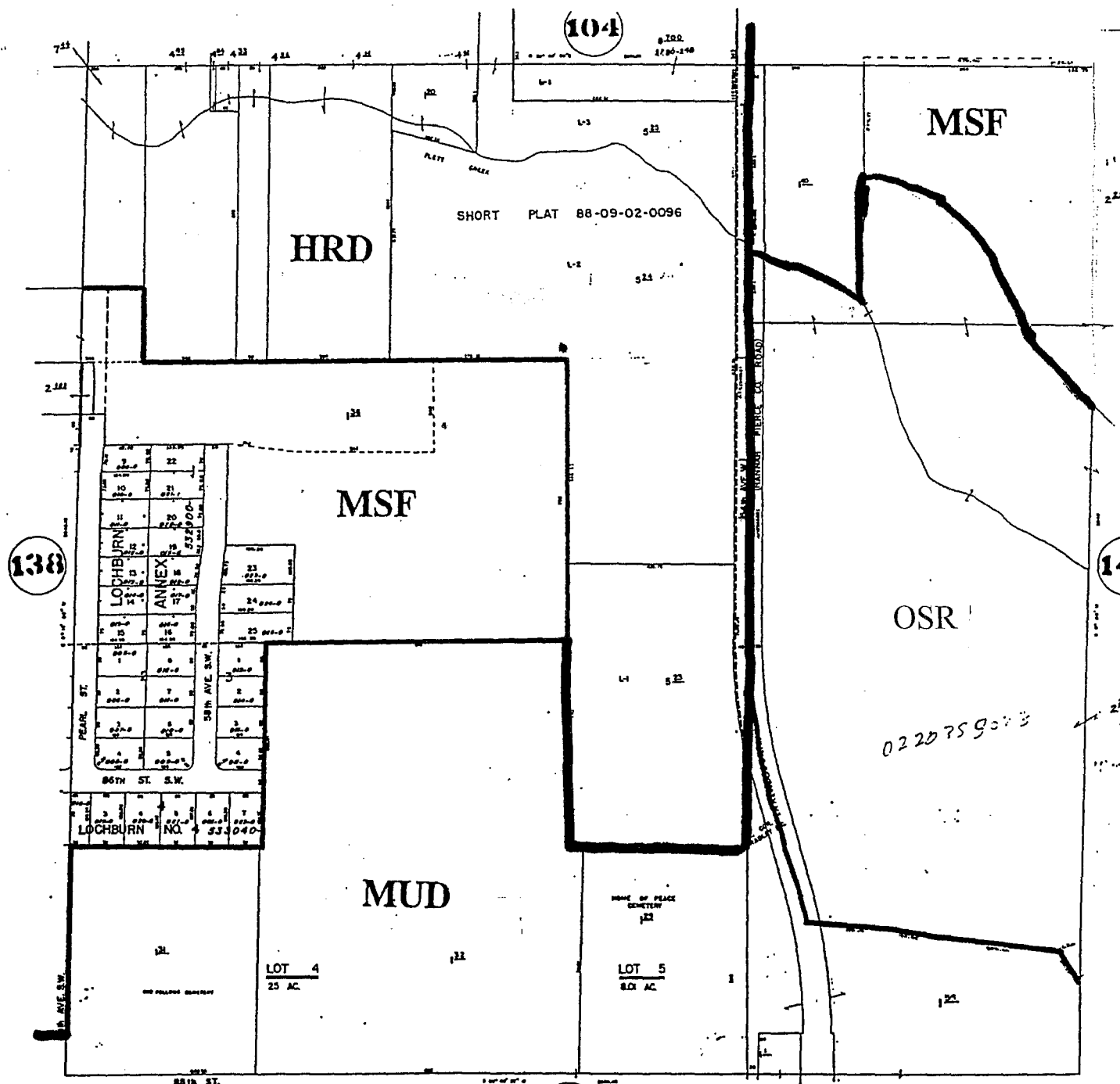
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WASHINGTON STATE GAME FARM

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FLETT DAIRY

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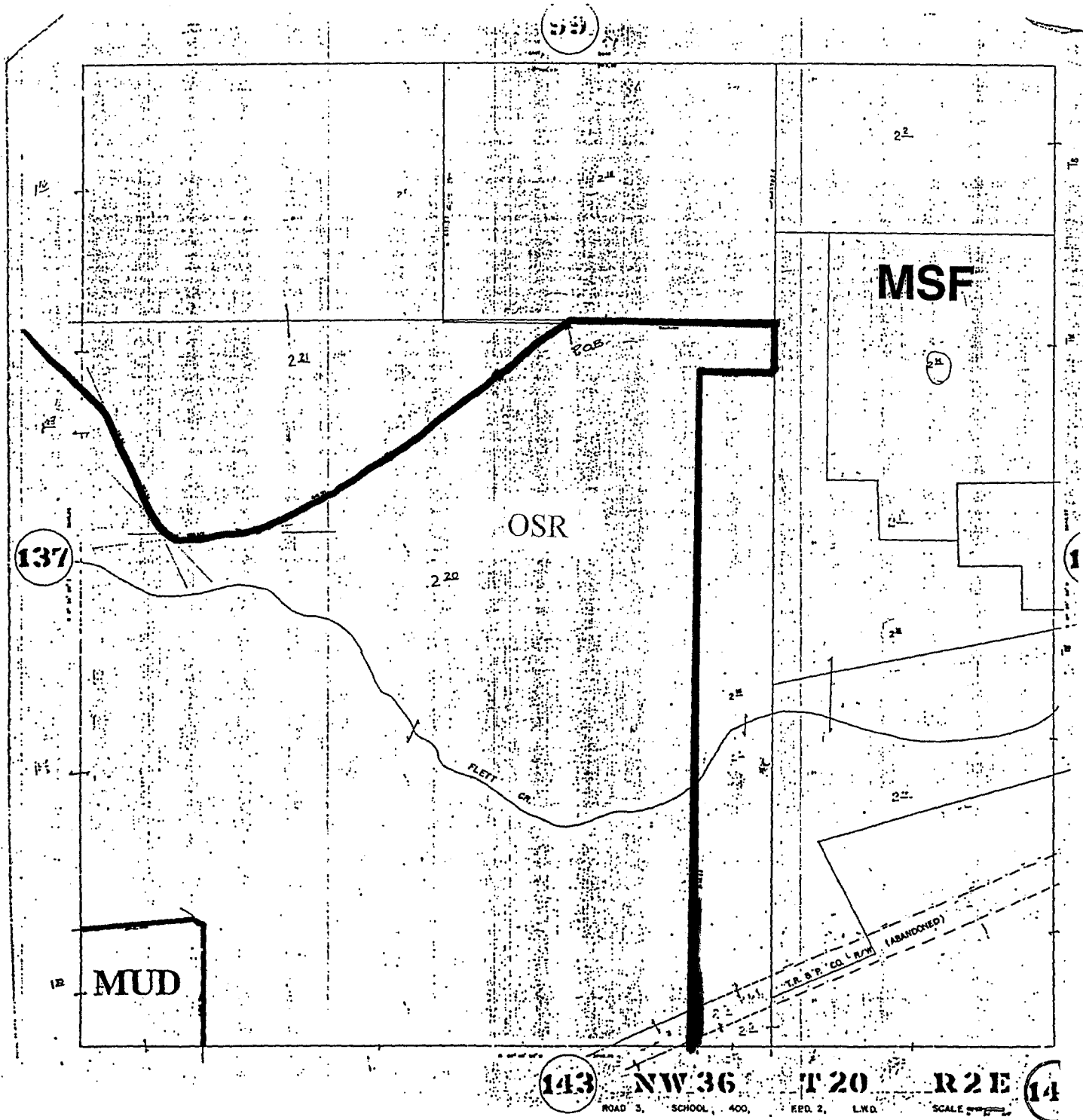
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ROAD 3 SCHOOL 400. F.R.D. L.W.D. SCALE 1" = 100'

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EXHIBIT E

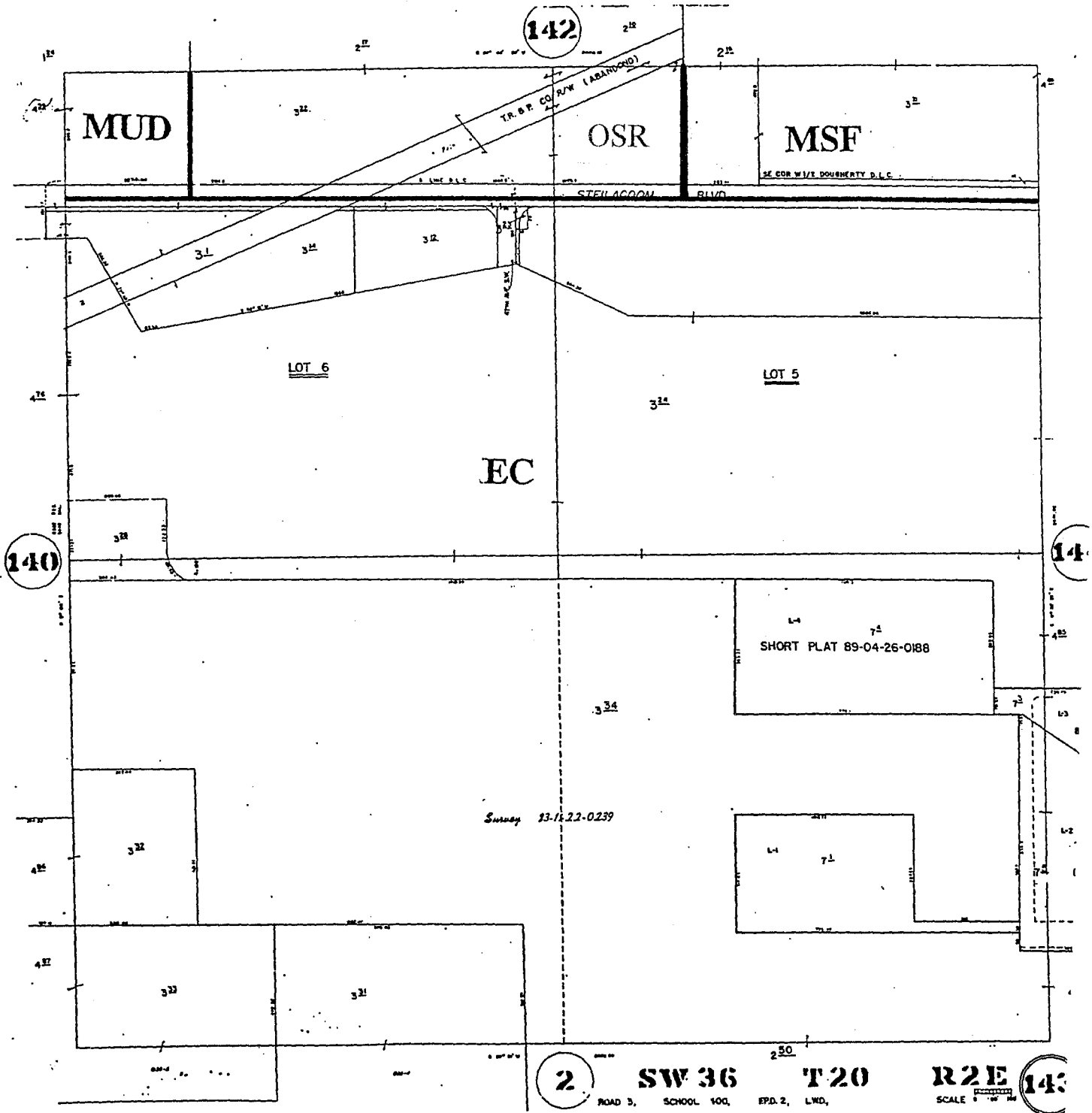
FLETT DAIRY



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EXHIBIT E

FLETT DAIRY



Date	Revision	By
	UNIVERSITY PLACE	00

EXHIBIT F

CHAMBERS CREEK

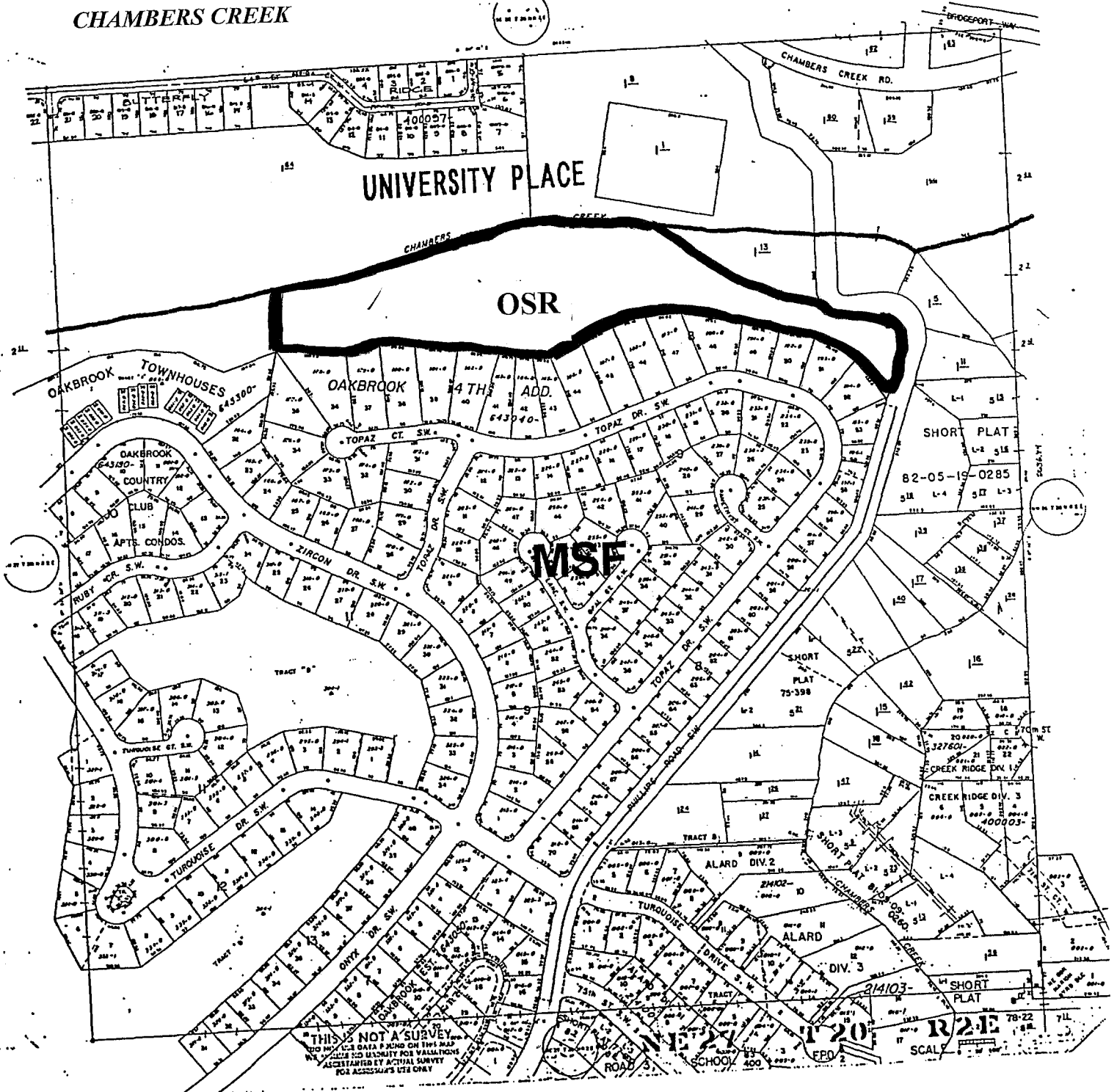


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CHAMBERS CREEK

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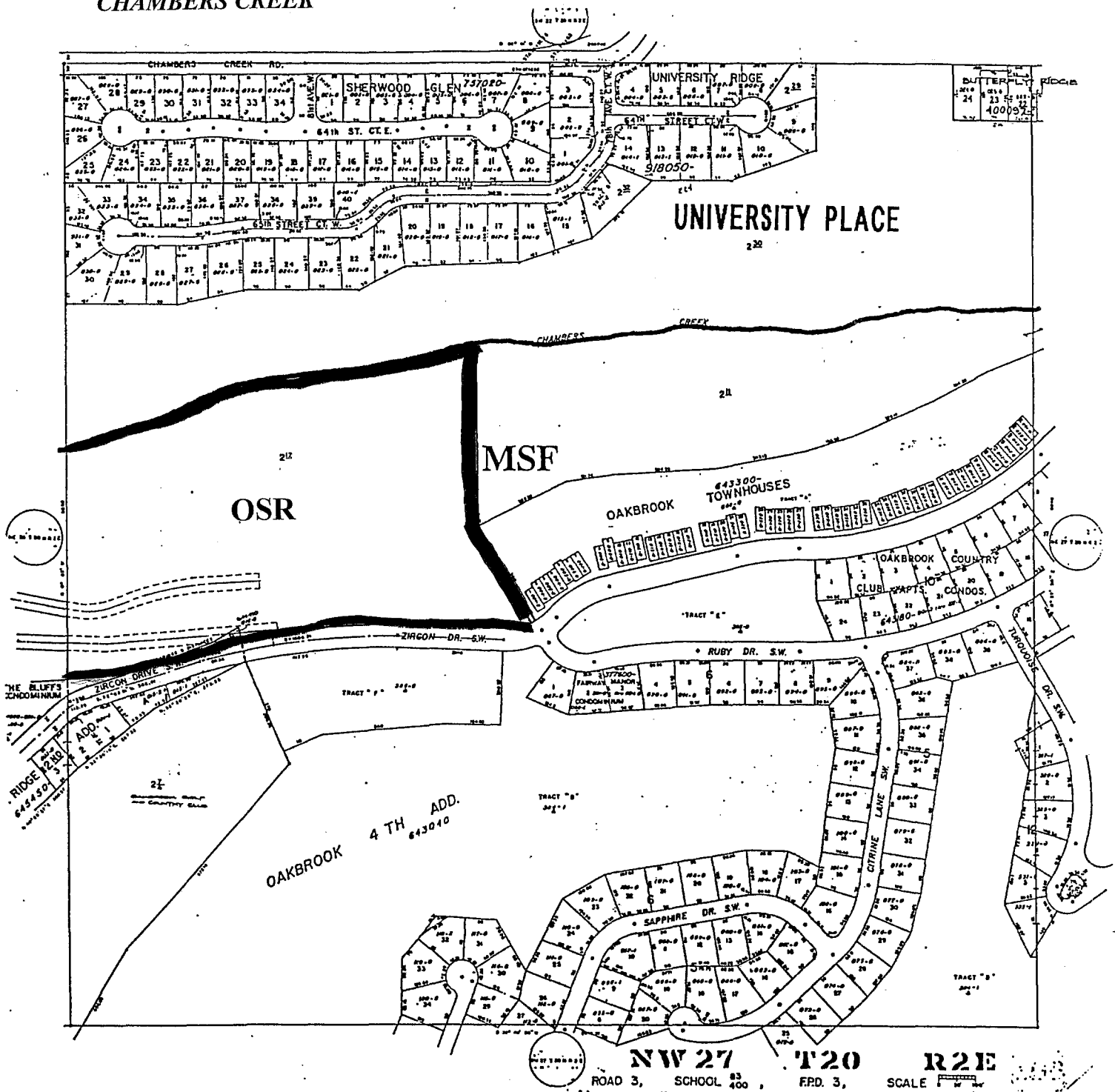
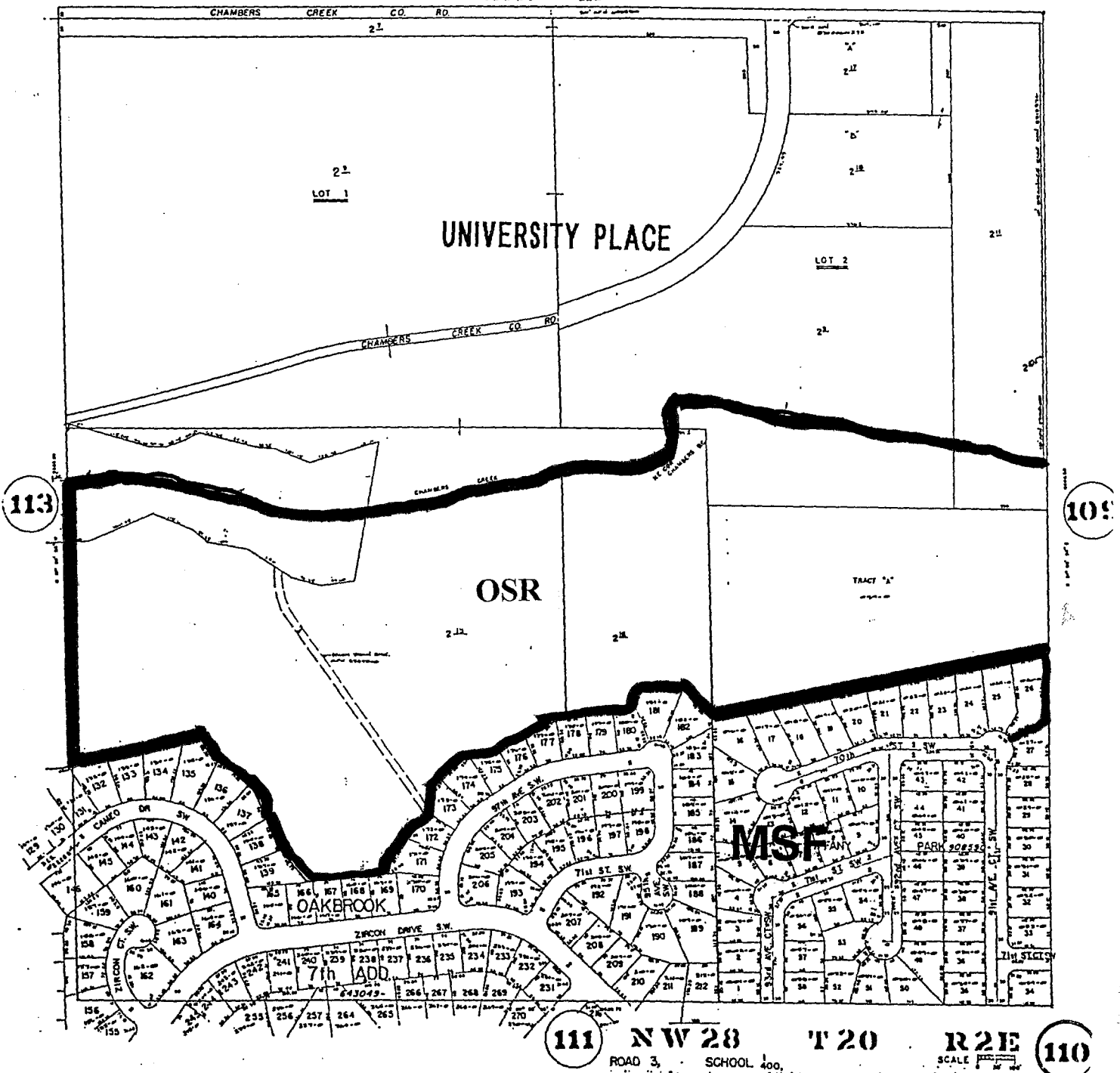


EXHIBIT F

CHAMBERS CREEK

Revision	By

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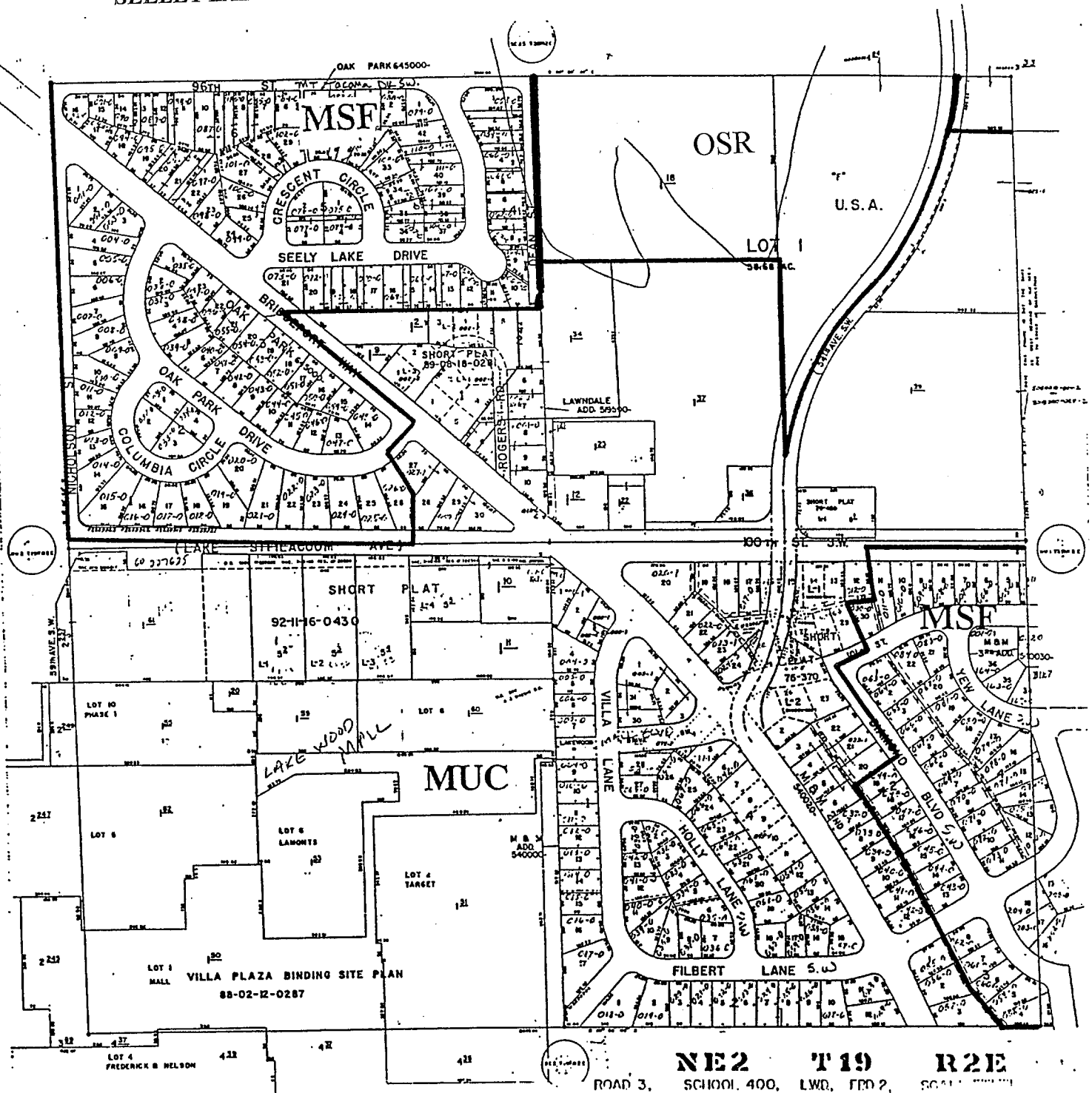
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Date	Revision	By

EXHIBIT G

SEELEY LAKE PARK



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Item	Revision	By

EXHIBIT G

SEELEY LAKE PARK

