

Ordinance No. 00138

[\(Council Minutes 97/09/15\)](#)

ORDINANCE NO. 138

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending Section 18.25.100 of the Lakewood Municipal Code providing for Educational Facilities in the Employment Center Zone

WHEREAS, the current language of the City Code does not provide for Educational Facilities to be located in the Employment Center Zone; and,

WHEREAS, there exists in the Employment Center Zone in the City of Lakewood certain for Educational Facilities which would nevertheless at least be pre-existing non-conforming uses, thus permitted to continue; and,

WHEREAS, rather than have such Educational Facilities be pre-existing non-conforming uses in the Employment Center Zone, it would be advantageous to amend the City Code to address the Educational Facilities located in the Employment Center Zone through administrative review, reflected in the Table in Paragraph G of Section 18.25.100 of the City Code; and,

WHEREAS, a public hearing on the proposed amendment to the City Code was held before the City of Lakewood Planning Advisory Board on the 20th day of August, 1997, to consider the proposed change and to hear the comments and concerns of all persons wishing to speak to said issue, after which the Planning Advisory Board recommended approvals consistent with the provisions herein contained.

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

Section 1. That Chapter 18.45 of the Lakewood Municipal Code be, and the same hereby is, amended to read as follows:

18.25.100 Zone Classifications and Use Table

A. Employment Centers.

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

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2. 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.

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B. Commercial Centers

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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. **Community Center.** The Community Center zone classification has, as its focus, a significant commercial traffic generator, around which develops a concentration of other commercial office services, and some high density multi-unit developments and high density single-unit housing. The commercial activity within the center is directed to a customer base drawn from more than one neighborhood, but should be at a scale which is compatible with surrounding residential areas.

c. **Neighborhood Center.** The neighborhood center zone is a concentrated mix of small scale retail and service commercial and office development which serves the daily needs of residents within the immediate neighborhood.

C. Urban Districts.

1. Purpose. To allow multi-unit, office, and other commercial uses that provide economic diversity and housing opportunities near transit routes and business activity.

2. Description. There are four Urban Districts zone classifications: Office and Limited Business - Level 1, ; Office and Limited Business - Level 2, Mixed Use Districts and High Density Residential Districts.

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1. on designated arterial streets with traffic volumes of more than 15,000 vehicles per day.
2. the maximum depth of the OLB-1 Zone shall be 200 feet.
3. Structures shall have exterior designs which are compatible with surrounding development, vegetation and topography.

b. Limited Business and Office Districts - Level 2 (OLB-2). Office and Limited Business District - Level 2 (OLB-2) is a area that can both be a land use transition, but is large enough to provide a community focus. The primary function is to provide areas for the location of integrated complexes made up of offices, hotels and motels, eating establishments and retail sales accessory to the permitted uses. Such districts are located in areas that abut and have convenient access to freeways, major highways, and major arterial streets. Office and Limited Business District - Level 2 (OLB-2) may also act as a buffer between residential and more intensively developed properties that are found in Employment Centers, Mixed Use Districts, and Major Urban Center Areas on the Comprehensive Plan. Office and Limited Business Districts can also be used on a limited basis to provide a land use buffer along major arterial streets when protecting lower density residential areas. The OLB-2 Zone shall meet the following locational criteria:

Office and Limited Business District - Level 2 (OLB-2) is a area that can both be a land use transition, but is large enough to provide a community focus. The primary function is to provide areas for the location of integrated complexes made up of offices, hotels and motels, eating establishments and retail sales accessory to the permitted uses. Such districts are located in areas that abut and have convenient access to freeways, major highways, and major arterial streets. Office and Limited Business District - Level 2 (OLB-2) may also act as a buffer between residential and more intensively developed properties that are found in Employment Centers, Mixed Use Districts, and Major Urban Center Areas on the Comprehensive Plan. Office and Limited Business Districts can also be used on a limited basis to provide a land use buffer along major arterial streets when protecting lower density residential areas. The OLB-2 Zone shall meet the following locational criteria:

1. on designated arterial streets with traffic volumes of more than 30,000 vehicles per day.
2. the minimum depth of the OLB-2 Zone shall be 300 feet with a maximum depth of not more than 1,000 feet.
3. The area has to be a minimum of 300 feet in depth to provide the objective to create a strong design focus.

c. 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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d. High Density Residential Districts. The High Density Residential District zone classification includes areas that are composed of multi-unit and high density single-unit housing which are located along major arterials, state highways and major transit routes that connect to Activity, Community or Employment Centers.

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D. Residential.

1. Purpose. To provide for single-unit and two-unit dwelling unit living in a residential environment.

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

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Moderate Density Single-unit. The Moderate Density Single-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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E. Open Space/Recreation.

Purpose. To provide and protect suitable environments for open space and recreational activities and facilities.

Description. The Recreation Zone Classification includes designated natural areas, neighborhood, community, and regional parks, as well as linear trails and public golf courses.

Permit Uses. In addition to the uses specifically included in Table 18.25.100F, any other uses that support, promote or facilitate the Open Space/Recreation uses shall be allowed, including, but not limited to: pedestrian and bicycle trails, viewing areas, nature study and other educational facilities, golf driving ranges, picnic areas, museums, art galleries, libraries, park facilities, athletic and sports fields, courts and facilities, and support structures, such as restrooms, parking lots, informational kiosks, and maintenance buildings and other uses clearly ancillary to the primary use, and intended for administration, maintenance and security purposes.

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F. Overlay Zones.

Communication or Cellular Facilities	P1,2; C3	P1,2; C3	P1,2; C3	P1,2; C3			P1,2; C3	P1,2; C3	P1; C2,3	
Electrical Facilities	P	P	P	P	P	P	P	P	P	A
Electrical Generation Facilities	C									
Natural Gas Facilities	P	P1,2 C3	P1,2 C3	P1,2 C3			P1,2 C3	P1,C3	P1,C3	C2
Organic Waste Processing Facilities	P1,2; PFP1,2,3									C
Pipelines	P	P	P	P	P	P	P	P	P	C
Sewage Collection Facilities	P	P	P	P			P	P	P	P
Sewage Treatment Facilities	C;PFP	C;PFP	C;PFP	C;PFP			C;PFP	C;PFP	C;PFP	C;PFP
Stormwater Facilities	P	P	P	P			P	P	P	P
Waste Disposal Facilities	P1,2,3; PFP2,3,4								C2; PFP2	
Waste Transfer Facilities	P1; C2,3,4; PFP2,4	P1,C2; PFP2	P1,C2; PFP2	P1,C2; PFP2			P1,C2; PFP2	P1,C2; PFP2	P1,C2; PFP2	
Water Supply Facilities	P	P1,C2; PFP2	P1,C2; PFP2	P1,C2; PFP2			P1,C2; PFP2	P1,C2; PFP2	P1,C2; PFP2	C

Essential Public Facilities Use Category

(reserved)

(reserved)

Office/Business Use Category

Administrative and Professional Offices	P	P	P1,2	P1	P1		P1,3	P	P1	
Educational Services		P	P		A1		A2	P		

Resource Use Category

Agricultural Sales	P1	P1	P1	P1			P	P1	P1	
Agricultural Services	P						P			
Animal Production/Boarding	C									C
Crop Production	P2								P1	P
Fish Hatcheries and Aquaculture									C	P
Forestry	P	P1	P1	P1			P1	P1	P1	P
Mineral Extraction	C;PFP								C;PFP	C

Commercial Use Category

Adult Business								C		
Amusement and Recreation		P	P1,2; C3	P1,2;			P		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	A		A	P		
Buy-Back Recycling Center	P	P	P	P			P			
Commercial Centers		P	C				C			
Eating and Drinking Establishment	P	P	P	P	A1,3		A,1,2,3	P	P1	C
Food Stores	P1	P	P	P1,2			P	P1		C1
Lodging		P2	P2		C1		A1	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			A3 C1	P		
Personal Services	P1	P	P	P1	P1		P1, C2	P	P1	
Storage							P	C		
Pet Sales and Services		P	P	P1	A1		P1	P		

Rental and Repair Services	P	P	P	P1	A1	P1, C2	P
Sales of General Merchandise		P	P	P1,2	C1	C1,2	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
Offsite 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

NOTES

P Permitted.

PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a **Public Facilities Permit** is required. Otherwise, the use is allowed according to the applicable symbol.

C Requires a **Conditional Use Permit**.

A Requires administrative review.

Number Refers to level of Use Type allowed. See Section 18.25.260 to 18.25.330. When no number is present, all levels of the Use Type are allowed

NOTE: Basic Manufacturing in the EC Zone classification shall require a Conditional Use Permit, and is NOT permitted outright.

Section 2. 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 to other persons or circumstances shall not be affected.

Section 3. 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 15th day of September, 1997.

CITY OF LAKEWOOD

Bill Harrison, Mayor

Attest:

Alice M. Bush, CMC, City Clerk

Approved as to Form:

Daniel B. Heid, City Attorney

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