

Ordinance No. 00277

[Council Meeting Minutes of May 20 2002](#)

ORDINANCE NO. 277

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending Chapter 18A of the Lakewood Municipal Code relating to zoning and land use.

WHEREAS, the City of Lakewood incorporated on February 28, 1996; and

WHEREAS, pursuant to the Washington State Growth Management Act of 1995, the City of Lakewood adopted a Comprehensive Plan in July, 2000, and a Land Use and Development Code (Chapter 18A of the Lakewood Municipal Code) on August 20, 2001; and,

WHEREAS, since the time of adoption of the Land Use and Development Code the City has received input on the Code from citizens and project proponents, and has identified areas where adjustments to the Code would be appropriate; and,

WHEREAS, the Community Development Department has suggested specific changes to the Code and the Planning Advisory Board has reviewed and considered said changes; and,

WHEREAS, the Planning Advisory Board held a duly-noticed public hearing on April 24, 2002, to receive and consider public testimony on said proposed code changes; and,

WHEREAS, the Planning Advisory Board has found that the proposed changes to the Land Use and Development Code are consistent with the adopted Lakewood Comprehensive Plan;

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

Section 1. That Chapter 18A of the Lakewood Municipal Code be, and the same hereby is, amended to read as follows:

1. A new Subsection 18A.02.835.K shall be added so that the Section reads:

18A.02.835 - Maintenance, Alteration and Expansion - Nonconforming Uses

Nonconforming uses and the structures they occupy may continue to be operated and occupied except as provided below. Routine maintenance and repairs may be performed on land or structures containing a nonconforming use. A nonconforming use shall not be changed to another nonconforming use. Nonconforming uses outside of a structure which occupy only a portion of a lot may not be expanded to any other portion of the property not previously regularly and actually occupied for such use. Nonconforming uses may not be expanded unless such expansion is required by law or a public agency in order to comply with public health, safety or welfare regulations. All applicable construction permits must first be obtained for any such work. Other than regulations relating to public health, safety, and welfare, nonconforming uses, either inside or outside of a structure, may be altered or moved only if the proposed development and its use will be more compatible with the surrounding area than the current development and use considering the following:

- A. The character and history of the use and of development in the surrounding area.
- B. The comparable degree of noise, vibration, dust, odor, fume, glare, or smoke detectable at the property line.
- C. The comparative amount and nature of outside storage, loading and parking.
- D. The comparative visual appearance.
- E. The comparative hours of operation.
- F. The comparative numbers and kinds of vehicular trips to the site.
- G. The comparative effect on existing vegetation.
- H. The comparative effect on water drainage.
- I. The degree of service or other benefit to the area.
- J. Other factors which tend to reduce conflicts or increase compatibility with the character or needs of the area.
- K. Any existing non-conforming single family detached housing unit may be expanded, as an exception to the basic rules on expansion of non-conforming uses.

2. Section 18A.20.300.B and C shall be amended so that the section reads as follows:

18A.20.300 Residential Use Category - Land Use Types and Levels.

The Residential use category includes permanent living accommodations for individuals or families of varying economic means, including those having special needs. The Residential use category has been separated into the following types based upon distinguishing features such as the type of structure; number, age and special needs of individuals who reside in the structure; and any applicable state and/or local licensing requirements.

A. Single-Family Detached Dwelling. A residential dwelling unit that is not attached to another residential dwelling unit by any means and provides living accommodations for a single individual or family. Dwelling units shall be separately located, with a maximum of one (1) dwelling unit per individual lot.

Level 1: Conventionally built or modular homes permanently constructed on-site to meet applicable uniform codes, or existing structures that are relocated to a given site in compliance with applicable uniform codes, and placed on a permanent foundation.

Level 2: Manufactured homes, subject to the provisions of LMC 18A.50.180, Manufactured Homes on Individual Lots.

Level 3: Manufactured home parks, subject to the provisions of LMC 18A.70.400, Manufactured Home Parks.

B. Single-Family Attached Dwelling. A single-family residential structure that is structurally attached to another single-family residential structure and provides living accommodations for an individual or family. Attached dwelling units may be separate structures located on individual lots or on a commonly owned parcel. Modular construction may be utilized.

Level 1: Duplexes.

Level 2: Townhouses and rowhouses Residential units developed as a zero-lot line development under LMC 18A.70.800.

C. Multifamily Dwelling. Multiple residential units within a single residential structure, or multiple residential structures, which provide separate living accommodations for multiple individuals or families on a single parcel of land, not including manufactured home parks, which are instead treated as a Level 3 Single-Family Detached Dwelling Residential use type. Multifamily dwelling units are typically under common ownership and management but may be separately owned condominium units on a commonly owned parcel or cooperatively owned. Modular construction may be utilized.

Level 1: Three (3) or more multiple, horizontally and/or vertically attached or detached dwelling units on a single parcel of land, excluding townhouses and rowhouses in structures comprising six or less units, excluding residential units developed as a zero-lot line development under LMC 18A.70.800.

Level 2: Seven (7) or more multiple, horizontally and/or vertically attached or detached dwelling units on a single parcel of land in structures comprising more than six units, excluding residential units developed as a zero-lot line development under LMC 18A.70.800. excluding townhouses and rowhouses. Multiple, horizontally and/or vertically attached dwelling units combined vertically with and above an allowed commercial use. Commercial uses shall comprise a minimum of fifty (50) percent of the square footage of the ground floor and shall align with the building's street frontage.

Level 3: Multiple, horizontally and/or vertically attached dwelling units combined vertically with and above an allowed commercial use. Commercial uses shall comprise a minimum of fifty (50) percent of the square footage of the ground floor and shall align with the building's street frontage.

3. Section 18A.30.230.B shall be amended so that the section reads:

18A.30.230 Primary Permitted Uses - Mixed Residential Zoning Districts.

The following uses are permitted within the Mixed Residential zoning districts, subject to approval of a zoning certification and all applicable development permits:

A. MR1 Zoning District

1. Single-Family Detached Dwelling (Level 1/2)
2. Single-Family Attached Dwelling (Level 1/2)
3. Co-Housing
4. Type 1 Group Home
5. Type 2 Group Home (Level 1)

6. Community and Cultural Services (Level 1)

7. Daycare Facilities (Level 1)
8. Outdoor Recreation (Level 1/2)
9. Public Maintenance Facilities (Level 1)
10. Religious Assembly (Level 1)
11. Social Services (Level 1)
12. Transportation (Level 1)

13. Communication Facilities (Level 1)
14. Electrical Facilities (Level 1)
15. Natural Gas Facilities (Level 1)
16. Sewage Collection Facilities
17. Stormwater Facilities (Level 1)
18. Water Supply Facilities (Level 1)

19. Residential Accessory Uses

20. Continuation of private and commercial equestrian facilities already legally existing within the zone at the time of adoption of this title. Maintenance, repair and replacement of existing equestrian structures shall be permitted.

B. MR2 Zoning District

1. Single-Family Detached Dwelling (Level 1/2), provided that the lot size does not exceed 7,950 sq. ft.
- 1.2. Single-Family Attached Dwelling (Level 1/2)
3. Multifamily Dwelling (Level 1)
- 2.4. Co-Housing
- 3.5. Type 1 Group Home
- 4.6. Type 2 Group Home (Level 1)

- 5.7. Community and Cultural Services (Level 1)
- 6.8. Daycare Facilities (Level 1)
- 7.9. Outdoor Recreation (Level 1/2)
- 8.10. Public Maintenance Facilities (Level 1)
- 9.11. Religious Assembly (Level 1)
- 10.12. Social Services (Level 1)
- 11.13. Transportation (Level 1)

- 12.14. Communication Facilities (Level 1)
- 13.15. Electrical Facilities (Level 1)
- 14.16. Natural Gas Facilities (Level 1)
- 15.17. Sewage Collection Facilities
- 16.18. Stormwater Facilities (Level 1)
- 17.19. Water Supply Facilities (Level 1)

- 18.20. Residential Accessory Uses

- 19.21. Continuation of private and commercial equestrian facilities already legally existing within the zone at the time of adoption of this title. Maintenance, repair and replacement of existing equestrian structures shall be permitted.

4. Section 18A.30.330.B.1 shall be amended so that the section reads:

18A.30.330 Primary Permitted Uses - Multi-Family Zoning Districts.

The following uses are permitted within the Multifamily zoning districts, subject to approval of a zoning certification and all applicable development permits:

A. MF 1 Zoning District

1. Single-Family Attached Dwelling (Level 2)

B. MF1, MF2, and MF3 Zoning Districts

1. Multifamily Dwelling (Level 1 and 2)
2. Co-Housing
3. Type 1 Group Home
4. Type 2 Group Home (Level 1)
5. Assisted Living Facilities
6. Nursing Home
7. Hospice Care Center

8. Community and Cultural Services (Level 1)
9. Daycare Facilities (Level 1/2)
10. Government Administration Facilities (Level 1)
11. Outdoor Recreation (Level 1/2)
12. Public Maintenance Facilities (Level 1)
13. Religious Assembly (Level 1)
14. Social Services (Level 1)
15. Transportation (Level 1)

16. Communication Facilities (Level 1)
17. Electrical Facilities (Level 1)
18. Natural Gas Facilities (Level 1)
19. Sewage Collection Facilities
20. Stormwater Facilities (Level 1)
21. Water Supply Facilities (Level 1)

22. Residential Accessory Uses

23. Continuation of private and commercial equestrian facilities already legally existing within the zone at the time of adoption of this title. Maintenance, repair and replacement of existing equestrian structures shall be permitted.

5. Section 18A.30.340.B shall be amended so that the section reads:

18A.30.340 Administrative Uses - Multi-Family Zoning Districts.

The following uses are permitted within the Multifamily zoning districts, subject to approval of an administrative use permit and all applicable development permits:

A. MF1, MF2, and MF3 Zoning Districts

1. Type 2 Group Home (Level 3)

2. Community and Cultural Services (Level 2)
3. Daycare Facilities (Level 3)
4. Outdoor Recreation (Level 3)
5. Public Maintenance Facilities (Level 2)
6. Religious Assembly (Level 2)
7. Social Services (Level 2)

8. Communication Facilities (Level 2)
9. Stormwater Facilities (Level 2)
10. Waste Transfer Facilities (Level 1)

B. Solely within that portion of the MF3 zoning districts located within the Lakewood Station district as designated in the comprehensive plan, and solely in conjunction with Multifamily Dwelling Level 2 3 uses, the following uses shall be permitted subject to approval of an administrative use permit and all applicable development permits:

1. Building/Garden Supply and Nurseries (Level 1)

2. Convenience Commercial (Level 1)
3. Eating and Drinking Establishment (Level 3/6)
4. Personal Services (Level 1)
5. Professional Offices (Level 1)
6. Sales of General Merchandise (Level 1)
7. Sales of Secondhand Property (Level 1)

6. LMC Section 18A.30.430 shall be amended to read:

18A.30.430 Primary Permitted Uses - Neighborhood Business Zoning Districts.

The following uses are permitted within the Neighborhood Business zoning districts, subject to approval of a zoning certification and all applicable development permits:

A. ARC Zoning District

1. Single Family Detached Dwelling (Level 1/2)
2. Single Family Attached Dwelling (Level 1/2)
3. Multifamily (Level 12/3)
4. Type 1 Group Home
5. Type 2 Group Home (Level 1/2)
6. Community and Cultural Services (Level 1)
7. Daycare Facilities (Level 1/2/3)
8. Outdoor Recreation (Level 1/2)
9. Public Maintenance Facilities (Level 1)
10. Religious Assembly (Level 1)
11. Social Services (Level 1)
12. Transportation (Level 1)
13. Communication Facilities (Level 1)
14. Electrical Facilities (Level 1)
15. Natural Gas Facilities (Level 1)
16. Sewage Collection Facilities
17. Stormwater Facilities (Level 1)
18. Water Supply Facilities (Level 1)
19. Business Services
20. Personal Services (Level 1)
21. Professional Offices (Level 1)
22. Rental/Repair Services (Level 1)
23. Sales of General Merchandise (Level 1)
24. Sales of Secondhand Property (Level 1)
25. Residential Accessory Uses
26. Civic Accessory Uses
27. Commercial Accessory Uses

B. NC1 Zoning District

1. Single Family Attached Dwelling (Level 1/2)
- 1.2. Multifamily Dwelling (Level 12/3)
- 2.3. Co-Housing
- 3.4. Assisted Living Facilities
- 4.5. Nursing Home
- 5.6. Government Administration Facilities (Level 1)
- 6.7. Community and Cultural Services (Level 1/2)
- 7.8. Daycare Facilities (Level 1/2/3)

- 8.9. Outdoor Recreation (Level 1/2)
- 9.10. Postal Services (Level 1)
- 10.11. Public Maintenance Facilities (Level 1)
- 11.12. Religious Assembly (Level 1/2)
- 12.13. Social Services (Level 1/2)
- 13.14. Transportation (Level 1)

- 14.15. Communication Facilities (Level 1)
- 15.16. Electrical Facilities (Level 1)
- 16.17. Natural Gas Facilities (Level 1)
- 17.18. Sewage Collection Facilities
- 18.19. Stormwater Facilities (Level 1)
- 19.20. Waste Transfer Facilities (Level 1)
- 20.21. Water Supply Facilities (Level 1)

- 21.22. Amusement and Recreation (Level 1)
- 22.23. Building/Garden Supply and Nurseries (Level 1)
- 23.24. Business Services
- 24.25. Convenience Commercial (Level 1)
- 25.26. Eating and Drinking Establishment (Level 1/2)
- 26.27. Food Stores (Level 1)
- 27.28. Personal Services (Level 1/2)
- 28.29. Pet Sales and Services (Level 1)
- 29.30. Private Training School (Level 1)
- 30.31. Professional Offices (Level 1)
- 31.32. Rental and Repair Services (Level 1)
- 32.33. Sales of General Merchandise (Level 1)
- 33.34. Sales of Secondhand Property (Level 1)

- 34.35. Residential Accessory Uses
- 35.36. Civic Accessory Uses
- 36.37. Commercial Accessory Uses

C. NC2 Zoning District

- 1. Single Family Attached Dwelling (Level 1/2)
- 1.2. Multifamily Dwelling (Level 1/2 3)
- 2.3. Assisted Living Facilities
- 3.4. Nursing Home

- 4.5. Government Administration Facilities (Level 1/2)
- 5.6. Community and Cultural Services (Level 1/2)
- 6.7. Daycare Facilities (Level 1/2/3)
- 7.8. Health Services
- 8.9. Outdoor Recreation (Level 1/2)
- 9. 10. Postal Services (Level 1)
- 10. 11. Public Maintenance Facilities (Level 1)
- 11. 12. Religious Assembly (Level 1/2)
- 12. 13. Social Services (Level 1/2)
- 13. 14. Transportation (Level 1)

- 14. 15. Communication Facilities (Level 1)
- 15. 16. Electrical Facilities (Level 1)
- 16. 17. Natural Gas Facilities (Level 1)
- 17. 18. Sewage Collection Facilities
- 18. 19. Stormwater Facilities (Level 1)
- 19. 20. Waste Transfer Facilities (Level 1)
- 20. 21. Water Supply Facilities (Level 1)

- 21. 22. Amusement and Recreation (Level 1)

- 22. 23. Building/Garden Supply and Nurseries (Level 1/2)
- 23. 24. Business Services
- 24. 25. Convenience Commercial (Level 1/2)
- 25. 26. Eating and Drinking Establishment (Level 1/2)
- 26. 27. Food Stores (Level 1)
- 27. 28. Funeral Services (Level 1)
- 28. 29. Personal Services (Level 1/2)
- 29. 30. Pet Sales and Services (Level 1)
- 30. 31. Private Training School (Level 1/2)
- 31. 32. Professional Offices (Level 1/2)
- 32. 33. Rental and Repair Services (Level 1)
- 33. 34. Sales of General Merchandise (Level 1/2)
- 34. 35. Sales of Secondhand Property (Level 1)

- 35. 36. Limited Manufacturing/Assembly (Level 1)
- 36. 37. Printing and Publishing (Level 1)

- 37. 38. Residential Accessory Uses
- 38. 39. Civic Accessory Uses
- 39. 40. Commercial Accessory Uses

7. Sections 18A.30.530.A.1 and 18A.30.530.B.1 shall be amended so that the section reads:

18A.30.530 Primary Permitted Uses - Commercial Zoning Districts.

The following uses are permitted within the Commercial zoning districts, subject to approval of a zoning certification and all applicable development permits:

A. TOC Zoning District

- 1. Multifamily Dwelling (Level 2/3)
- 2. Assisted Living Facilities
- 3. Nursing Home

- 4. Community and Cultural Services (Level 1/2/3)
- 5. Daycare Facilities (Level 1/2/3)
- 6. Health Services
- 7. Outdoor Recreation (Level 1/2)
- 8. Postal Services (Level 1/2)
- 9. Public Maintenance Facilities (Level 1/2)
- 10. Religious Assembly (Level 1/2/3)
- 11. Social Services (Level 1/2)
- 12. Transportation (Level 1/2/3)

- 13. Communication Facilities (Level 1/2)
- 14. Electrical Facilities (Level 1)
- 15. Natural Gas Facilities (Level 1)
- 16. Sewage Collection Facilities
- 17. Stormwater Facilities (Level 1)
- 18. Waste Transfer Facilities (Level 1)
- 19. Water Supply Facilities (Level 1/2)

- 20. Amusement and Recreation (Level 1/2/3/4)
- 21. Business Services
- 22. Convenience Commercial (Level 1)
- 23. Eating and Drinking Establishment (Level 1/2/3/5/6)
- 24. Food Stores (Level 1/2)
- 25. Lodging (Level 3)

- 26. Motor Vehicle Services and Repair (Level 1/2)
- 27. Personal Services (Level 1/2)
- 28. Professional Offices (Level 1/2/3)
- 29. Sales of General Merchandise (Level 1/2/3)

- 30. Civic Accessory Uses
- 31. Commercial Accessory Uses

B. CBD Zoning District

- 1. Multifamily Dwelling (Level 2/3)
- 2. Co-Housing
- 3. Assisted Living Facilities
- 4. Nursing Home

- 5. Community and Cultural Services (Level 1/2/3)
- 6. Daycare Facilities (Level 1/2/3)
- 7. Government Administration Facilities (Level 1/2/3)
- 8. Health Services
- 9. Outdoor Recreation (Level 1/2)
- 10. Postal Services (Level 1/2)
- 11. Public Maintenance Facilities (Level 1)
- 12. Religious Assembly (Level 1/2/3)
- 13. Social Services (Level 1/2)
- 14. Transportation (Level 1/2/3)

- 15. Communication Facilities (Level 1/2/3/4)
- 16. Electrical Facilities (Level 1)
- 17. Natural Gas Facilities (Level 1)
- 18. Sewage Collection Facilities
- 19. Stormwater Facilities (Level 1)
- 20. Waste Transfer Facilities (Level 1)
- 21. Water Supply Facilities (Level 1/2)

- 22. Amusement and Recreation (Level 1/2/3)
- 23. Building/Garden Supply and Nurseries (Level 1/2/3)
- 24. Business Services
- 25. Convenience Commercial (Level 1/2)
- 26. Eating and Drinking Establishment (Level 1/2/3/5/6)
- 27. Food Stores (Level 1/2)
- 28. Funeral Services (Level 1)
- 29. Lodging (Level 3)
- 30. Motor Vehicle Service and Repair (Level 1/2)
- 31. Personal Services (Level 1/2)
- 32. Pet Sales and Services (Level 1/2)
- 33. Private Training School (Level 1)
- 34. Professional Offices (Level 1/2/3)
- 35. Rental and Repair Services (Level 1/2/3)
- 36. Sales of General Merchandise (Level 1/2/3/4)
- 37. Sales of Secondhand Property (Level 1/2)

- 38. Limited Manufacturing/Assembly (Level 1)
- 39. Printing and Publishing (Level 1 /2)

- 40. Civic Accessory Uses
- 41. Commercial Accessory Uses

8. Section 18A.30.650.C shall be amended so that the section reads:

18A.30.650 - Conditional Uses - Industrial Zoning Districts

The following uses are permitted within the Industrial zoning districts, subject to approval of a conditional use permit and all applicable development permits:

A. Industrial Business Park (IBP)

1. Outdoor Recreation (Level 4)
2. Public Maintenance Facilities (Level 3)
3. Public Safety Services (Level 1)
4. Transportation (Level 4)

5. Electrical Generation Facilities
6. Sewage Treatment Facilities
7. Stormwater Facilities (Level 3)

8. Amusement and Recreation (Level 4)

9. Contractor Yards (Level 2)
10. Warehousing, Distribution, and Freight Movement (Level 3)

B. Industrial 1 (I1)

1. Outdoor Recreation (Level 4)
2. Public Safety Services (Level 3/4)
3. Transportation (Level 4)

4. Electrical Generation Facilities
5. Organic Waste Processing Facilities (Level 1/2/3)
6. Sewage Treatment Facilities
7. Stormwater Facilities (Level 3)
8. Waste Disposal Facilities (Level 1/2/3/4)
9. Waste Transfer Facilities (Level 4)

10. Amusement and Recreation (Level 4)
11. Sexually Oriented Business

12. Mineral Extraction
13. Recycling Processor
14. Salvage Yards/Vehicle Storage Facilities (Level 1/2)

C. Industrial 2 (I2)

1. Public Safety Services (Level 3/4)
2. Transportation (Level 4)

3. Electrical Generation Facilities
4. Organic Waste Processing Facilities (Level 1/2/3)
5. Sewage Treatment Facilities
6. Stormwater Facilities (Level 3)
7. Waste Disposal Facilities (Level 1/2/3/4)

8. Mineral Extraction
9. Off-Site Hazardous Waste Treatment and Storage Facilities (Level 1/2/3)
10. Recycling Processor
11. Salvage Yards/Vehicle Storage Facilities (Level 1/2)

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9. Section 18A.30.740 and Section 18A.30.750 shall be amended to read:

18A.30.740 - Administrative Uses - Military-Related Zoning Districts

The following uses are permitted within the Military-Related zoning districts, subject to approval of an administrative use permit and all applicable development permits:

A. CZ, AC1, and AC2 Zoning Districts

1. Alteration or modification of non-conforming existing uses and structures.

B. AC1 Zoning District:

1. Uses allowed by administrative use permit in the I2 zoning district.

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C. AC2 Zoning District:

1. Uses allowed by administrative use permit in the I1 zoning district.

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18A.30.750 - Conditional Uses - Military-Related Zoning Districts

The following uses are permitted within the Military-Related zoning districts, subject to approval of a conditional use permit and all applicable development permits:

A. ML Zoning District

1. Military Installations (Level 1)

B. CZ Zoning District

1. Agriculture (Level 3)
2. Any use involving more than incidental levels of hazardous materials or waste

C. AC1 and AC2 Zoning Districts

1. Any use involving more than incidental levels of hazardous materials or waste
2. Uses allowed by conditional use permit in the I2 zoning district.

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D. AC2 Zoning District

1. Any use involving more than incidental levels of hazardous materials or waste
2. Uses allowed by conditional use permit in the I1 zoning district.

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10. Section 18A.50.140.A, regarding limitations on detached accessory structures, shall be repealed in its entirety.

18A.50.140 Residential Accessory Buildings.

A. The maximum combined square footage of the building(s) footprint(s) for all detached residential accessory buildings on a site shall be one thousand two hundred (1,200) square feet, excluding recreation buildings, clubhouses or community centers within a multifamily residential housing complex, and excluding accessory dwelling units.

B. A. The maximum height for residential accessory buildings shall be twenty-four (24) feet. Detached residential accessory structures which are less than one hundred twenty (120) square feet in size and not higher than ten (10) feet, including garden sheds or greenhouses or combination of both; children's play equipment; arbors; and gazebos, when placed in a rear half of the lot shall have a minimum three (3) foot setback. Attached accessory structures shall meet the same setbacks as the main building.

C. Pools, hot tubs, and similar accessory structures may not be located in the rear or interior yard setbacks. (Ord. 264 § 1 (part), 2001.)

11. LMC Sections 18A.50.210, 18A.50.220, 18A.50.230, 18A.50.240, and 18A.50.250, regarding Community Design, shall be

repealed in their entirety and replaced with Sections 18A.50.211, 18A.50.221, 18A.50.231, 18A.50.241, and 18A.50.251 as follows:

18A.50.211 - Purpose - Community Design

The purpose of this chapter is to establish design guidelines in order to enhance the general appearance of the city, provide for development that enhances the established character of Lakewood and reflects the lifestyle values of Lakewood citizens. This chapter is intended to help maintain and protect property values in a community that is safe, attractive, and prosperous. This chapter also endeavors to create a pedestrian-friendly environment by improving and expanding pedestrian circulation, public open space, and pedestrian amenities in the city. This chapter is intended to provide clear objectives for those embarking on the planning and design of projects and encourage creativity in building and site design, by assuring quality development balanced with administrative flexibility to consider the individual merits of proposals.

18A.50.221 - Applicability - Community Design

This chapter shall apply to all new development, except single-family dwellings, in any zoning district in the city. Additions and exterior remodels associated with existing buildings and site redevelopment projects are subject to those provisions of this chapter that are determined by the Community Development Director to be reasonably related and applicable to the development project. Projects that modify parking and landscaping areas shall be subject to site design standards for pedestrian access, safety and landscaping standards. The Community Development Director may, at his sole discretion, determine which, if any, additional design standards apply to projects that modify an existing building or site. Proposals that will not modify a building exterior or the site, such as interior tenant improvements and interior remodels are exempt from the community design standards.

18A.50.231 - Specific Uses Design Standards

A. Commercial Uses and Zones. These standards are intended to create an attractive and functional environment for commercial uses, improve vehicular and pedestrian circulation, and upgrade the city's visual appearance in commercial zones.

1. Site Design Objectives.

a. Streets in commercial zones should provide sidewalks and pedestrian amenities, but also accommodate vehicular access to businesses. Buildings should be pedestrian-oriented with ground floor retail sales or service uses, and should orient major entrances, display windows and other pedestrian features to the right-of-way. A consistent and unified setback pattern is desired. Commercial buildings in the Central Business District, the Lakewood Station District and Tillicum should be sited as close to the primary street frontage as possible with consideration given to the location and context of other buildings in the immediate vicinity to create consistent street walls at a scale appropriate to the district. Setback exceptions may be made for public spaces adjacent to a building that provide for pedestrian amenities such as a special entry, pedestrian plaza, outdoor dining, or a garden space associated with residential uses. The setback area should not be used for parking.

b. Surface parking should be provided in courtyards, to the side, or behind buildings.

c. Natural amenities such as views, significant or unique trees, creeks, riparian corridors, and similar features unique to the site shall be preserved and incorporated into the design. Natural topography shall be emphasized, rather than obscured or eliminated. Siting or massing of buildings should preserve public views of Mount Rainier and/or other significant natural features of the landscape.

d. Pedestrian-oriented spaces, amenities and corridors should be incorporated in the overall site design. Pedestrian areas shall be easily accessible, clearly visible and located to take advantage of surrounding features such as building entrances, open spaces, significant landscaping, unique topography or architecture, and solar exposure.

e. Provide pedestrian walkways connecting all business entries within a business complex or on the same development site. Pedestrian connections should be provided between properties to establish pedestrian links to adjacent buildings, parking, pedestrian areas and public streets.

f. Multiple buildings on the same site should incorporate public spaces, formal or informal. The buildings should be integrated with site elements such as plazas, walkways and landscaping with pedestrian pathways, to provide clear view to destinations and to create a unified campus-like development.

g. Provide pedestrian walkways through parking lots. Pedestrian pathways and pedestrian areas shall be delineated using a variation in pavement texture and color and protected from abutting vehicle circulation areas with landscaping or by being raised above the driving surface level. Paint striping on asphalt as a method of delineation is not encouraged. Approved methods of delineation include: stone, brick or granite pavers; exposed aggregate; or stamped and colored concrete. The pathway shall be at least 6 feet wide exclusive of bumper overhangs. Pedestrian routes through parking lots shall be distinctively marked using vertical and/or horizontal design elements, such as special paving of brick, colored stamped

concrete, cobblestone and/or raised sidewalks. Crosswalk designs shall include caution signs for motorists. Include pedestrian amenities such as benches, trash containers, and planters where appropriate. In large parking lots, a pedestrian walkway shall be provided at least every one hundred fifty (150) feet. All walkways shall be integrated with the landscape plan and provide adequate sight distance to ensure a clear view of pedestrians and vehicles. Separate service vehicle access and loading zones from pedestrian areas where possible.

h. Service and loading areas shall be designed in accordance with the general criteria outlined in Section 18A.50.241.B.

i. Grocery stores and large retailers shall provide shopping cart collection areas within the parking areas. The collection areas shall be evenly spaced and shall provide easy access and safety features.

j. Weather protection for pedestrians shall be provided as outlined in Section 18A.50.241.C.

k. Blank walls shall be treated as described in Section 18A.50.241.D

l. Drive through facilities shall be designed in accordance with Section 18A.50.241.G.

m. A bicycle rack shall be provided in a convenient location for all commercial developments over four thousand (4,000) square feet of gross floor area.

2. Building Design. The intent of this section is to encourage building design that is appropriate to the site and that becomes a positive element in the architectural composition of the city.

a. Architectural Consistency. Project designers shall strive for overall design continuity by using similar elements throughout the project such as architectural style and features, materials, colors, and textures. Buildings should be of appropriate height, scale, and design so as to be generally consistent with those existing permanent neighboring developments that are consistent with the Land Use and Development Code. An effort should be made to provide architectural and site design elements that help the building or development relate to broader architectural themes and design elements of the surrounding area and the city in general. Adjacent structures that are not in conformance with this Code shall be considered to be transitional.

b. Architectural Scale. To create a commercial height and appearance, the minimum floor-to-floor height should be fourteen (14) to fifteen (15) feet for ground floor retail/office/service uses. Large buildings must provide design elements to reduce the appearance of bulk as required by Section 18A.50.241.A, Large Buildings. Building forms on structures two (2) stories in height or greater shall incorporate a base, a middle, and a top. The base should contain the greatest amount of architectural detail, the middle should have relatively fewer details and forms, and the top should have a cornice or other distinctive form.

c. Building Design Details. Use of architectural details and high-quality materials upgrade the visual attractiveness of new development both close up and at a distance. Decorative elements should be suitably scaled and related to the building concept. The following guidelines shall apply:

(1) High-quality compatible building materials shall be used. Use of metal plastic, plywood, sheet wood products or fiberglass as an exterior siding material is discouraged.

(2) If metal siding is permitted, the building design should include visible window and door trim painted or finished in a complementary color, corner and edge trim that cover exposed edges of the metal panels, accent bands to provide visual relief to the wall plane, and significant trim elements (Such as wainscoting or corner quoins) of natural materials such as brick, stone, or wood.

(3) If concrete blocks, such as concrete masonry units or "cinder blocks", are used for walls, the block construction shall be architecturally treated in one or more of the following ways:

(a) Textured blocks with surfaces such as split face or grooved.

(b) Colored mortar and use of several colors of block.

(c) Other masonry types such as brick, glass block or tile in conjunction with concrete blocks.

(4) The following materials are prohibited in locations visible from a public street or residential zone.

(a) Mirrored, darkly tinted, or reflective glass on the ground floor.

(b) Corrugated fiberglass or metal.

(c) Chain-link fencing without a colored coating of plastic, vinyl or a decorative finish other than paint, except for a temporary purpose such as a construction site.

(5) Roof mounted service equipment shall be screened from view. Screening used should ensure that the roofscape is an integral part of the design concept with respect to form, materials and color. Special attention shall be given in those areas where the roofs can be seen from adjacent roadways.

3. Landscape Design. The intent of this section is to encourage landscape design that will enhance the pedestrian environment and complement building and site design using plant species that are of low maintenance, resistant to drought and otherwise appropriate for conditions within the zoning district. Landscaping must comply with the specific requirements of LMC 18A.50.400.

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a. Landscape Components. Landscape plans for commercial development should provide for:

- (1) Streetscape landscaping. This includes the landscaping integrated with streetscape improvements including street trees, "splash strips" between the curb and sidewalk, and landscape areas around pedestal signs.
- (2) Perimeter landscaping. This includes landscape strips required around the perimeter of the commercial property.
- (3) Building base landscaping. Landscaping around the base of a commercial building to soften the building elevation, provide a visual base to the building, and to provide shade to address solar gain issues.
- (4) Parking lot landscaping. Landscaping to provide visual relief and shade to parking areas. This includes landscape islands and other landscaping within parking areas.
- (5) Screen landscaping. Special landscaped areas to visually screen loading areas, activity areas, garbage collection areas, etc.

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b. Landscape Design Objectives. The applicant should consider the following design objectives when creating a landscape plan for commercial projects:

- (1) Landscaping should be used to beautify the project site and provide a more inviting and attractive environment for potential customers. Healthy and well-kept landscaping projects an image of well-being, permanence, commitment to the community, and a sense of place.
- (2) Significant trees shall be retained within the landscape buffer perimeter around the site, pursuant to LMC 18A.50.320.B.1, Tree Preservation. Significant trees shall be retained and incorporated into the landscaping and open space areas on the site, whenever possible.
- (3) All walkways should be integrated with the landscape plan. Landscaping shall provide adequate sight distances and visibility for vehicles and pedestrians.
- (4) Highlight significant site features and define the function of the site, including parking, circulation, entries, open space, and activity areas.
- (5) Highlight principal entrances to sites with seasonal plantings arranged in a gateway effect. Consider containers planted with seasonal flowers. Use landscaping to accentuate signage.
- (6) Use building foundation plantings to provide visual softening of those portions of the building visible to the public, and a transition between the vertical planes of structures and the horizontal planes of the site.
- (7) Landscaping shall generally be located on the outside of any fencing that is otherwise provided so that the public view of the fence is softened by the landscaping.
- (8) Landscape patterns and themes should be used to unify different areas within a single or multi-tenant project site.
- (9) All areas not covered by buildings should be paved or landscaped, including areas of the road right-of-way between the property line and the traveled roadway. Gravel is only permitted where it is shown to be the most appropriate surface material for the proposed use of an area.

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4. Site Furnishings. Incorporate outdoor furniture, fixtures, and streetscape elements into the site design that enhances and complements the commercial functions of the site. Miscellaneous structures and street furniture should be designed to be part of the architectural design and landscape. The following guidelines shall apply:

- a. Utilize lighting, free standing signs, trellises, arbors, raised planters, benches and other forms of seating, trash receptacles, bus stops, phone booths, fencing, or other outdoor furniture or streetscape fixtures in the site design to create and define public spaces.
- b. Utilize high-quality, durable and easily maintained materials in site furnishings and features that discourage defacement. Furnishings that are easily removed or do not portray an image of care invite vandalism and misuse.
- c. Use safety materials, such as non-slip walkway surfaces.
- d. Locate site furnishings to maximize visual surveillance of the area by residents, pedestrians and passing vehicles to minimize covert activities in the space and lessen risks to public safety.

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5. Lighting. Provide adequate lighting levels in commercial areas for safety and to project a feeling of activity at night. Special attention should be given to building entries, along walkways, parking areas, and other public areas. Provide a lighting plan that demonstrates compliance with the following principles:

- a. Provide an overlapping pattern of light and lighting levels designed to allow pedestrians to identify a face fifteen (15) yards away, generally at least three (3) footcandles. Adequate lighting reduces anonymity and gives pedestrians an opportunity to choose another route.
- b. Lighting standards along pedestrian pathways and in other pedestrian areas shall not exceed fifteen (15) feet in height and shall be spaced no greater distance than two (2) times the height of the lighting standards used. Lighting poles and standards in parking lots and in other areas may be up to twenty-five (25) feet in height, provided that all other lighting requirements are met. High pressure sodium lights are preferred for general outdoor lighting purposes in the City.
- c. Provide lighting at consistent lumens with a gradual transition to unlighted areas. Avoid highly contrasting pools of light and dark that can be temporarily blinding.

- d. Floodlighting of building elevations is encouraged, particularly to emphasize buildings with strong architectural form. Building lights should be ground mounted within landscaped settings, or mounted on the building itself. Colored and/or decorative lighting is encouraged to accentuate architectural and commercial themes.
- e. Provide adequate lighting at all building entrances, exits and corridors between buildings, generally at least three (3) footcandles during active use, especially where doors are recessed. Appropriate lighting levels shall be provided in all loading, disposal, storage, and circulation areas.
- e. Confine site lighting to the project site. Use shields or other methods to eliminate glare on adjacent properties or towards the sky.
- f. Place light posts and standards so that they do not create hazards for pedestrians or vehicles.
- g. Indicate specific lighting levels in each lighted area.

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B. Industrial Uses and Zones. These standards are intended to create an attractive and functional environment for industrial uses, improve vehicular circulation and upgrade the city's visual appearance in industrial areas.

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1. Site Design Objectives. Industrial development shall present a neat and orderly façade to the street with appropriate and potentially separate provisions for pedestrian, visitor and passenger automobile traffic. Truck and service vehicle traffic shall be directed away from pedestrian and passenger automobile traffic to an area screened from the general public. Operational and storage components of the use shall also be screened from the general public.

- a. Streets in industrial zones should provide pedestrian-oriented amenities, but primarily accommodate vehicular access to businesses. Street frontage improvements should be designed to specifically provide for large trucks and service vehicles.
- b. Facility frontages should be developed to improve the visual image of the industrial areas of the City. Landscaping and streetscape improvements should be constructed so as to provide a pleasing visual presentation, identify the general boundaries of the property and direct different types of traffic onto the site. Streetscape plantings should allow for sightlines to view the main façade of the building while screening parking areas and loading areas.
- c. Storage, fleet parking and operational activities on the site should be screened from the public right-of-way by the building if possible. Such areas should otherwise be screened from the right-of-way and other properties by fencing and landscaping.
- d. Access driveways at property lines should be separated from the interior side lot line by a minimum 5-foot wide landscape buffer. If a larger planter strip is required by another section of this code, then the larger planter width shall be required.
- e. Service and loading areas shall be designed in accordance with the general criteria outlined in LMC 18A.50.241.B
- f. Weather protection for pedestrians shall be provided as outlined in LMC 18A.50.241.C.
- g. Blank walls shall be treated as described in LMC 18A.50.241.D

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2. Building Design. The intent of this section is to encourage building design that is appropriate to the site and that becomes a positive element in the architectural composition of the city.

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- a. Architectural Consistency. Individual buildings should have a distinct corporate identity and quality architectural appearance. Both office portions and industrial plants should be unified by the architectural treatment. Where this is not possible, the office portion should be designed as an architectural focal point with a neutral background of industrial architecture. An effort should be made to provide architectural and site design elements that help the building or development relate to broader architectural themes and design elements of the surrounding area and the City in general. Adjacent structures that are not in conformance with the Land Use and Development Code should be considered to be transitional.
- b. Architectural Scale. Large buildings should provide design elements to reduce the appearance of bulk. Specific requirements for large building articulation are contained in Section 18A.50.241.A.
- c. Building Design Details. Use of architectural details and high-quality materials upgrade the visual attractiveness of new development both at close range and at a distance. Decorative elements may be quite simple provided they are suitably scaled and related to the building concept. The following guidelines shall apply:

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- (1) High-quality compatible building materials shall be used. Use of metal, plastic, plywood, sheet wood products or fiberglass as an exterior siding material is discouraged.
- (2) If metal siding is permitted, the building design should include visible window and door trim painted or finished in a complementary color, corner and edge trim that cover exposed edges of the metal panels, and accent bands to provide visual relief to the wall plane.
- (3) If concrete blocks, such as concrete masonry units or "cinder blocks", are used for walls, the block construction shall be architecturally treated in one or more of the following ways:
 - (a) Textured blocks with surfaces such as split face or grooved.
 - (b) Colored mortar and use of several colors of block.

(c) Other masonry types such as brick, glass block or tile in conjunction with concrete blocks.

(4) The following materials are prohibited in locations visible from a public street or residential zone.

(a) Mirrored, darkly tinted, or reflective glass on the ground floor.

(b) Corrugated fiberglass or metal.

(c) Chain-link fencing without a colored coating of plastic, vinyl or a decorative finish other than paint, except for a temporary purpose such as a construction site.

(5) Roof mounted service equipment shall be screened from view. Screening used should ensure that the roofscape is an integral part of the design concept with respect to form, materials and color. Special attention should be given in those areas where the roofs can be seen from adjacent roadways.

3. Landscape Design. The intent of this section is to encourage landscape design that will provide for a positive visual image to the public and screen operational activities from public view. Industrial facilities should utilize plant species that are low maintenance, resistant to drought and otherwise appropriate for conditions within the zoning district. Landscaping must comply with the specific requirements of Section 18A.50.400.

a. Landscape Components. Landscape plans for industrial development should provide for:

(1) Streetscape landscaping. This includes the landscaping integrated with streetscape improvements including street trees, "splash strips" between the curb and sidewalk, and landscape areas around pedestal signs.

(2) Perimeter landscaping. This includes landscape strips required around the perimeter of the industrial property. This landscaping should provide an effective visual screen where appropriate to block views of storage, loading, fleet parking and operational activities.

(3) Building base landscaping. Landscaping around the base of the public facade to soften the building elevation, provide a visual base to the building, and to provide shade to address solar gain issues.

(4) Parking lot landscaping. Landscaping to provide visual relief and shade to parking areas. This includes landscape islands and other landscaping within parking areas.

(5) Landscape Screening. Special landscaped areas to visually screen loading areas, activity areas, garbage collection areas, etc. Landscape screening elements are particularly important for industrial projects.

b. Landscape Design Objectives. The applicant should consider the following design objectives when creating a landscape plan for industrial projects:

(1) Landscaping should be used to beautify the project site and provide a more inviting and attractive environment for employees and customers. Healthy and well-kept landscaping projects an image of well-being, permanence, commitment to the community, and a sense of place.

(2) Significant trees shall be retained within the landscape buffer perimeter around the site, pursuant to LMC 18A.50.320B.1, Tree Preservation. Significant trees shall be retained and incorporated into the landscaping and open space areas on the site, whenever possible.

(3) Landscaping shall provide adequate sight distances and visibility for vehicles and pedestrians.

(4) Highlight significant site features and define the function of the site, including parking, circulation, entries, open space, and activity areas.

(5) Highlight principal entrances to sites with seasonal plantings arranged in a gateway effect. Consider containers planted with seasonal flowers. Use landscaping to accentuate signage.

(6) Use building foundation plantings to provide visual softening of those portions of buildings visible to the public.

(7) Landscape screening is required to block industrial activities, storage areas, fleet parking areas and other unsightly elements from public view. Landscape screening should be both tall enough and robust enough to effectively block visual access to these areas of the site.

(8) Landscaping shall generally be located on the outside of any fencing that is otherwise provided so that the public view of the fence is softened by the landscaping.

(9) Landscape patterns and themes should be used to unify different areas within a single or multi-tenant project site.

(10) All areas not covered by buildings should be paved or landscaped, including areas of the road right-of-way between the property line and the traveled roadway. Gravel is only permitted where it is shown to be the most appropriate surface material for the proposed use of an area.

4. Lighting. Provide adequate lighting levels in industrial areas for safety and security. Special attention should be given to building entries, along walkways, parking areas, and other public areas. Provide a lighting plan with:

a. An overlapping pattern of light and lighting levels should be provided in parking lots and other public areas to allow pedestrians to identify a face fifteen (15) yards away, generally at least three (3) footcandles. Lighting standards in such areas should not exceed fifteen (15) feet in height and shall be spaced no greater distance than two (2) times the height of the lighting standards used. Adequate lighting reduces anonymity and gives pedestrians an opportunity to choose another route.

- b. Lighting poles and standards in loading and operational areas may be up to thirty-five (35) feet in height, provided that all other lighting requirements are met. Shielded downlighting shall be used to prevent light trespass onto other properties. High-pressure sodium lights are preferred for general lighting purposes in the City.
- c. Lighting at consistent lumens with a gradual transition to unlighted areas. Highly contrasting pools of light and dark can be temporarily blinding and should be avoided.
- d. Floodlighting of building elevations to emphasize buildings with strong architectural form is encouraged. Building lights should be ground mounted within landscaped settings, or mounted on the building itself.
- e. Adequate lighting at all building entrances, exits and corridors between buildings, generally at least three (3) footcandles during active use, especially where doors are recessed. Appropriate lighting levels shall be provided in all loading, disposal, storage, and circulation areas.
- f. Place light posts and standards so that they do not create hazards for vehicles.

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C. Multi-Family Residential Uses and Zones. These standards are intended to create an attractive and enjoyable environment for multi-family residential uses, improve vehicular circulation and upgrade the city's visual appearance in high-density residential areas.

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1. Required Site Design and Building Design Elements. These standards are in addition to other development standards applicable under this chapter or other chapters of the Lakewood Municipal Code.

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a. Significant trees shall be retained within the landscape buffer perimeter around the site, pursuant to LMC 18A.50.320.B.1, Tree Preservation. Significant trees shall be retained and incorporated into the landscaping and open space areas on the site, whenever possible.

b. Buildings shall be designed to have a distinct "base," "middle," and "top." The base, typically the first floor, shall contain the greatest number of architectural elements such as windows, materials, details, overhangs, cornice lines, and masonry belt courses. The midsection by comparison may be simple. Single-story buildings have no middle, but do have a base and a top. The top shall avoid the appearance of a flat roof and include distinctive roof shapes including but not limited to pitched, vaulted or terraced roof lines, etc. Rooflines shall be varied on individual buildings and among buildings in a multifamily residential complex.

c. The longest dimension of any building shall not exceed one hundred sixty (160) feet. Buildings on the same site may be connected by covered pedestrian walkways.

d. Horizontal building modulation. The stepping back or projecting forward of portions of a building facade within specified intervals of a building width and depth lessens the apparent bulk of the exterior wall of the structure. Multifamily residential buildings shall meet the following design standards:

(1) The maximum width, as measured horizontally along the building exterior, without building modulation shall be fifty (50) feet.

(2) The facade modulation shall have a minimum depth of ten (10) feet and a minimum width of ten (10) feet.

(3) Balconies may be considered to contribute to building modulation if each individual balcony has a floor area of one hundred (100) square feet and a projection of at least five (5) feet from the building wall.

(4) Alternative methods to shape a building such as angled or curved facade elements, offset planes, wing walls and terracing, will be considered, provided the intent of this section is met.

(5) Enhance building articulation with a change in materials or colors with each change in building plane. Emphasize trim details with compatible contrasting colors.

e. Modulated roof line. The rooflines shall be modulated according to the following standards:

(1) Provide gable, hipped or shed roofs with a slope of at least three (3) feet vertical to twelve (12) feet horizontal. Change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.

(2) Other roof forms such as arched, vaulted, dormer or saw-toothed may satisfy this regulation if the individual segments of the roof without a change in slope or discontinuity are less than sixty (60) feet in width.

(3) For existing flat roofs or facades with a horizontal eave, fascia, or parapet, change the roofline so that no unmodulated segment of roof exceeds sixty (60) feet, measured horizontally.

f. Residential design features, including but not limited to entry porches, projecting window bays, balconies or decks, individual windows instead of strip windows, offsets and cascading or stepped roof forms shall be incorporated into all buildings. Window openings shall have visible trim material or painted detailing that resembles trim. Use design elements in the following manner to accent building articulation, providing the interval does not exceed sixty (60) feet:

(1) Repeat distinctive window patterns at intervals less than or equal to the articulation interval.

(2) Provide a porch, patio, deck, or covered entry for each interval.

(3) Provide a balcony or bay window for each interval.

(4) Provide a lighting fixture, trellis, tree or other landscape feature within each interval.

h. Dwelling units on the ground floor level shall have private outdoor spaces adjacent to them to allow those exterior

portions of the site to be controlled by individual households.

i. Buildings in the development should be oriented to provide for privacy of residents.

j. Dwelling units should be constructed so that windows are not located at ground level, below grade in window wells or below adjacent sidewalks, stairways, landscape areas or parking areas.

k. Lighting fixtures should not exceed fifteen (15) feet in height and shall include luminaire shields.

l. Provide substantial landscaping and/or pedestrian oriented open spaces near building entrances and along the building facade. Principal entries to buildings shall be highlighted with plaza or garden areas containing planting, lighting, seating, trellises and other features. Such areas should be located and designed so windows overlook them.

m. All new buildings, including accessory buildings, such as carports and garages shall have a roof pitch ranging from at least three (3) feet vertical to twelve (12) feet horizontal.

n. The site plan should accommodate vehicular access and parking in a manner which is convenient, yet does not allow the automobile to dominate the site.

o. Carports and garages in front yards are discouraged. Parking areas should be beside or behind buildings that front upon streets. Subterranean parking is encouraged. Parking lots should be broken up into rows containing no more than sixteen (16) adjacent stalls, separated by planting areas and pedestrian walkways. If parking is located along a right-of-way, a landscaped berm at least three (3) feet higher than the finished grade of the parking lot shall be located between the parking lot and the right-of-way.

p. Provide an open space network that is accessible to all units and that will accommodate a wide variety of activities, public and private, in the following manner:

1) Provide at least thirty (30) square feet per unit of common open space in addition to individual balconies or patios and that area required by landscaping, recreation, building setbacks, critical area buffers and other code requirements.

2) Common open space shall be an open air area intended for use by all residents, guests, employees or patrons of a site and may include lawns, gardens, squares, plazas, courtyards, terraces, barbecue and picnic areas, games court or multi-use recreational areas, and other types of built space. Common open space shall meet the following standards:

a. Linear dimensions of no less than twenty (20) feet.

b. No more than thirty (30) percent of the area covered by a structure.

c. Provide ample exposure to natural sunlight and fresh air.

d. Provide direct pedestrian connection to other parts of the site.

e. May include multi-use stormwater detention facilities, if the Community Development Director determines that the facilities are designed to function as common open space by providing an enhanced nature or visually aesthetic design.

3) Ensure that the open space network provides privacy for the residents while allowing for security and surveillance from residential units. Common recreational spaces shall be located and arranged to allow windows to overlook them.

4) Provide adequate lighting in the open space network, but place and shield lighting so that it does not glare into housing units.

5) Provide landscaping that defines the open space and provides shade and wind protection where needed but permits surveillance from units and roads.

6) Design the residential open space network with specific uses in mind. In each multifamily residential or combined uses buildings, private open space shall be provided in addition to common open space areas.

a. Private open space shall be a partially or fully screened or enclosed open-air area that is strictly intended for use by the residents of the dwelling unit.

b. Private open space may include yards, gardens, patios, courtyards, porches, balconies, terraces, rooftop gardens, decks or verandahs. Private open space shall not have a dimension less than six (6) feet in length.

q. Provide one (1) or more furnished play areas for children. Provide a minimum of two hundred (200) square feet or fifty (50) square feet per unit, whichever is greater. Game courts, bike tracks and other recreational facilities may be included as play areas, provided that at least one (1) play area for children ages seven (7) and under has been provided. "Adult only" housing that prohibits children as residents is exempt from providing a children's play area but shall provide equal area for recreational uses appropriate to the age of residents.

2. Site Design Objectives.

a. Streets in multi-family residential areas should be strongly pedestrian-oriented, with effective transitions onto the private sidewalk systems of individual properties.

b. For multifamily residential complexes, no residential building over six (6) units in size may be located within fifty (50) feet of the property line abutting single-family residential development in a single family residential zone. Buildings containing the rental office, recreation and sports facilities and other community facilities may be located within this setback. Landscaped yards shall be provided between building(s) and public street(s).

c. Individual properties should provide private open space areas in accordance with the requirements of this section. Private open space for individual units should orient towards pedestrian routes to provide opportunities for casual surveillance by residents.

d. Natural amenities such as views, significant or unique trees, creeks, riparian corridors, and similar features unique to the site shall be preserved and incorporated into the design. Natural topography shall be emphasized, rather than obscured or eliminated. Multi-family residential projects should take advantage of unique opportunities to incorporate natural assets into project designs.

e. Pedestrian-oriented spaces, amenities and corridors should be incorporated in the overall site design. Pedestrian areas should be easily accessible, clearly visible and located to take advantage of surrounding features such as building entrances, open spaces, significant landscaping, unique topography or architecture, and solar exposure.

f. Residential amenities (such as swimming pools, clubhouses, sports courts, etc.) should be integrated into the architectural concept of the design.

g. Garbage collection areas should be conveniently located, and located in enclosures constructed of durable materials, preferably concrete block walls and metal gates. Appropriate landscaping shall be installed around collection areas.

h. Internal vehicular circulation routes should be designed to easily accommodate large vehicles such as moving vans and emergency/service vehicles. Separate but integrated pedestrian routes shall be provided. Vehicular entrances onto the property should be controlled to the greatest extent possible. Efficient loading areas for school buses must be provided.

3. Building Design. The intent of this section is to encourage residential building design that is appropriate to the site and that becomes a positive element in the architectural composition of the city. Multi-family residential designs should focus on providing high quality residential environments. Separate complexes should develop their own "sense of place", while providing linkages with other developments.

a. Architectural Consistency. Buildings should be of appropriate height, scale, and design to be compatible with existing permanent neighboring developments that are consistent with the Land Use and Development Code. Individual buildings should have a distinct identity and quality architectural appearance. Complexes consisting of multiple buildings should be unified by the architectural treatment. The management office should be located in a logical and easily identified location. An effort should be made to provide architectural and site design elements that help the building or development relate to broader architectural themes and design elements of the surrounding area and the City in general. Adjacent structures that are not in conformance with the Comprehensive Plan should be considered to be transitional.

b. Architectural Scale. Large buildings must provide design elements to reduce the appearance of bulk. Building massing should respect the pattern and rhythm of the existing streetscape. Specific requirements for building articulation in multi-family residential developments are contained in LMC 18A.50.231.C.1

4. Landscape Design. The intent of this section is to encourage landscape design that will enhance the pedestrian environment and complement building and site design using plant species that are low maintenance, resistant to drought and which enhance the residential quality of the development. Landscaping must comply with the specific requirements of LMC 18A.50.400.

A. Landscape Components. Landscape plans for multi-family residential development should provide for:

(1) Streetscape landscaping. This includes the landscaping integrated with streetscape improvements including street trees, "splash strips" between the curb and sidewalk, and landscape areas around pedestal signs.

(2) Perimeter landscaping. This includes landscape strips required around the perimeter of the property.

(3) Building base landscaping. Landscaping around the base of the building(s) to soften the building elevation, provide a visual base to the building, and to provide shade to address solar gain issues.

(4) Residential open space, both common and private. Garden areas, active use areas and other landscape amenities are encouraged.

(5) Parking lot landscaping. Landscaping to provide visual relief and shade to parking areas. This includes landscape islands and other landscaping within parking areas.

(6) Screen landscaping. Special landscaped areas to visually screen loading areas, activity areas, garbage collection areas, etc.

B. Landscape Design Objectives. The applicant should consider the following design objectives when creating a landscape plan for multi-family residential projects:

(1) Landscaping should be used to beautify the project site and provide a more inviting and attractive environment for residents. Healthy and well-kept landscaping projects an image of well-being, permanence, commitment to the community, and a sense of place.

(2) Highlight significant site features and define the function of the site, including parking, circulation, entries, open space, and activity areas.

(3) Landscaping shall provide adequate sight distances and visibility for vehicles and pedestrians.

(4) Highlight principal entrances to sites with seasonal plantings arranged in a gateway effect. Consider containers planted with seasonal flowers. Use landscaping to accentuate signage.

(5) Use building foundation plantings to provide a transition between the vertical planes of structures and the horizontal planes of the site.

(6) Use landscaping to improve the residential experience on the site. Use landscaping to screen unsightly views, provide shade, provide privacy, and provide color and fragrance.

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4. Site Furnishings. Incorporate outdoor furniture, fixtures, and streetscape elements into the site design that enhances and complements the residential functions of the site. Miscellaneous structures and street furniture should be designed to be part of the architectural design and landscape. The following guidelines shall apply:

a. Lighting, free standing signs, trellises, arbors, raised planters, benches and other forms of seating, trash receptacles, bus stops, phone booths, fencing, or other outdoor furniture or streetscape fixtures should be utilized in the site design to create and define public spaces.

b. Utilize high-quality, durable and easily maintained materials in site furnishings and features that discourage defacement. Furnishings that are easily removed or do not portray an image of care invite vandalism and misuse.

c. Use safety materials, such as non-slip walkway surfaces.

d. Locate site furnishings to maximize visual surveillance of the area by residents, pedestrians and passing vehicles to minimize covert activities in the space and lessen risks to public safety.

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5. Lighting levels. Provide adequate lighting levels in multi-family residential areas for safety and security, to provide for activity at night. Special attention should be given to building entries, along walkways, parking areas, and other public areas. Provide a lighting plan with:

a. An overlapping pattern of light and lighting levels designed to allow pedestrians to identify a face fifteen (15) yards away, generally at least three (3) footcandles. Adequate lighting reduces anonymity and gives pedestrians an opportunity to choose another route.

b. Lighting standards along pedestrian pathways and in other pedestrian areas shall not exceed fifteen (15) feet in height and shall be spaced no greater distance than two (2) times the height of the lighting standards used. Lighting poles and standards in parking lots and in other areas may be up to twenty (20) feet in height, provided that all other lighting requirements are met. Lighting should be provided at consistent lumens with a gradual transition to unlighted areas. Highly contrasting pools of light and dark can be temporarily blinding and should be avoided.

c. Floodlighting of building elevations is encouraged, particularly to emphasize buildings with strong architectural form. Building lights should be ground mounted within landscaped settings, or mounted on the building itself. Colored and/or decorative lighting is encouraged to accentuate architectural and residential themes.

d. Adequate lighting at all building entrances, exits and corridors between buildings, generally at least three (3) footcandles during active use, especially where doors are recessed. Appropriate lighting levels shall be provided in all loading, disposal, storage, and circulation areas.

e. Confine site lighting to the project site. Use shields or other methods to eliminate glare on adjacent properties or towards the sky.

f. Place light posts and standards so that they do not create hazards for pedestrians or vehicles.

g. Indicate specific lighting levels in each lighted area.

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D. Public Uses and Zones. Any proposed public and semi-public uses in the PI zoning district are subject to the requirement for an administrative or conditional use permit. (See Section 18A.30.830, Permitted Uses in the PI Zoning District). Development standards for these uses are deliberately flexible. (See Section 18A.30.840, Development Standards in the PI Zoning District). In the consideration of any proposed public or institutional use in the PI or other zoning district, the Community Development Director or Hearing Examiner shall consider and apply the general standards of this chapter as applicable. Specific concepts identified for commercial, industrial, and multi-family residential uses may be applied if found to be pertinent to a particular public use.

18A.50.241 - General and Special Uses Design Standards

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The standards of this section apply generally to development in all zoning districts.

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A. Large Buildings. New buildings three (3) or more stories in height or over eight thousand (8,000) feet of gross floor area shall provide at least two (2) of the following features on those facades visible from public rights-of-way:

(1) Upper story setback. To reduce the perception of bulk, one (1) or more upper stories shall be set back from the ground floor at least ten (10) feet.

(2) Horizontal building modulation. The stepping back or projecting forward of portions of a building facade within specified intervals of a building width and depth lessens the apparent bulk of the exterior wall of the structure. Buildings within four hundred (400) feet of a public right-of-way or park and visible from that right-of-way or park shall meet the following design

standards:

- (a) The maximum width, as measured horizontally along the building exterior, without building modulation shall be one hundred (100) feet for commercial buildings.
- (b) The facade modulation shall have a minimum depth of ten (10) feet and a minimum width of twenty (20) feet.
- (c) Balconies may be considered to contribute to building modulation if each individual balcony has a floor area of one hundred (100) square feet and a projection of at least five (5) feet from the building wall.
- (d) Alternative methods to shape a building such as angled or curved facade elements, offset planes, wing walls and terracing, will be considered, provided the intent of this section is met.
- (e) Enhance building articulation with a change in materials or colors with each change in building plane. Emphasize trim details with compatible contrasting colors.
- (f) Canopies or arcades may be used along a facade as modulation only if the facade is visible from a right-of-way and the length of the canopy or arcade is at least fifty (50) percent of the length of the facade on which it will be located.
- (3) Modulated roofline - Rooflines shall be modulated by one (1) or more of the following standards:
 - (a) Provide gable, hipped or shed roofs with a slope of at least three (3) feet vertical to twelve (12) feet horizontal. Change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.
 - (b) Other roof forms such as arched, vaulted, dormer or saw-toothed may satisfy this regulation if the individual segments of the roof without a change in slope or discontinuity are less than one hundred (100) feet in width.
 - (c) For flat roofs or facades with a horizontal eave, fascia, or parapet, change the roofline so that no unmodulated segment of roof exceeds one hundred (100) feet, measured horizontally for commercial buildings.
- (4) Building articulation with design elements such as the following, providing the interval does not exceed sixty (60) feet:
 - (a) Repeat distinctive window patterns at intervals equal to the articulation interval.
 - (b) Provide a porch, patio, deck, or covered entry for each interval.
 - (c) Provide a balcony or bay window for each interval.
 - (d) Change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.
 - (e) Change materials or colors with a change in building plane.
 - (f) Provide a lighting fixture, trellis, tree or other landscape feature within each interval.
 - (g) Clustering of smaller uses and activities around entrances on street-facing facades.
 - (h) Massing of substantial landscaping and/or pedestrian oriented open spaces along the building facade.
 - (i) A pedestrian pass-through that would access the rear of the lot through buildings over two hundred (200) feet in length.

- Other design methods proposed by the project applicant subject to approval by the City. The proposed methods must satisfy the intent of the design principles in this section.

- B. Siting and Screening of Service and Parking Facilities. Minimize the impacts of incompatible uses, reduce the visibility of unsightly uses and create compatible edges between business and residential uses among adjacent properties by encouraging more thoughtful siting of trash containers, service areas, private utilities apparatus and parking facilities, while balancing the need for these service uses with the desire to screen negative impacts.

- 1. Locate incompatible uses and intrusive site elements away from neighboring properties to reduce conflicts with adjacent uses. Service yards and loading areas shall be designed and located for easy access by service vehicles and tenants and shall not displace required landscaping, impede other site uses, or create a nuisance for adjacent property owners.
- 2. Landscape buffers or another form of screening shall be provided along property lines adjacent to incompatible uses. If changes in topography between the properties are sufficient to reduce impacts, then modification to some of the screening/buffer options may be allowed.
- 3. When visible from public streets or adjacent residential uses, chain link fencing may only be used if the chain link fencing posts, gates, couplings and fasteners are coated with a colored plastic, vinyl or decorative finish, other than paint. Barbed wire may be utilized on the top of a fence, for security purposes only. Concertina or razor wire shall not be used.
- 4. Integrate outdoor storage areas and loading facilities into the site design to reduce visual impact and obstruction of pedestrian and vehicular movement. Commercial services relating to loading, storage, trash and recycling should be located in such a manner as to optimize public circulation and minimize visibility into such facilities. Trash and recycling receptacles shall be located within enclosures and shall include covers to prevent odor and wind blown litter.
- 5. Service yard walls, enclosures, and similar accessory site elements shall be consistent with the primary building(s) relative to architecture, materials and colors.
- 6. Locate and/or screen utility meters, electrical conduit, and other public and private utilities equipment and apparatus, including transformers, fire standpipes and engineered retention ponds, except biofiltration swales, so as not to be visible from the street or adjacent properties. Building utility equipment such as electrical panels and junction boxes should be located in an interior utility room. If site utilities must be located in a front yard, they shall be either underground or screened by walls and/or landscaping, and shall not obstruct views of tenant common spaces, public open spaces, monument signs, and/or driveways.

7. Locate and/or screen roof-mounted mechanical equipment so that it blends with the architecture of the building and is not visible from the street or adjacent properties.

C. Pedestrian Weather Protection. Provide pedestrian weather protection on building entrances as follows:

1. At each primary building entry, provide weather protection in the form of an awning, canopy, marquee, building overhang or other feature that creates a covered pedestrian space that extends at least four (4) feet on either side of the entrance doors of the building and at least four (4) feet from the building wall.

2. Canopies or awnings should not extend higher than fifteen (15) feet above ground level or lower than eight and one-half (8 1/2) feet at the lowest point. Vertical height of the overhead clearance for the bottom of an awning should not be more than ten (10) feet.

3. The material and configuration of the pedestrian covering shall be reviewed by the City. Coverings with visible corrugated metal or corrugated fiberglass are not permitted. Fabric, plastic and rigid metal awnings are acceptable if they meet the applicable standards. All lettering and graphics on pedestrian coverings shall conform to the City's sign regulations as set forth in LMC 18A.50.600.

D. Signage. Signage should be included as an integral element of the building and site design. Sign colors and design should relate and be complementary to the architecture of the building. Individual channel letters are generally preferred over cabinet-style signs. All signs must conform to the requirements of the City's Sign Code.

E. Design Treatment of Blank Walls. Reduce the apparent size and visual impact of large plain walls through the use of various architectural and landscaping treatments.

1. All blank walls within one-hundred (100) feet and visible from a street right-of-way, park, or a residential use in a residential zone shall be treated in at least two (2) of the following methods:

a. Install a vertical trellis in front of the wall with climbing vines or similar plant materials.

b. Provide a planting bed at least five (5) feet wide or raised planter at least two (2) feet high and three (3) feet wide in front of the wall. Landscape with plant materials that obscure or screen at least fifty (50) percent of the wall surface within three (3) years.

c. Provide artwork such as mosaic, mural, decorative masonry, metal patterns or grillwork, sculpture, relief or other art, on at least fifty (50) percent of the blank wall surface.

d. Showcase, display, recessed windows.

e. Architectural features such as setbacks, indentations, overhangs, projections, articulated cornices, bays, reveals, canopies, and awnings.

f. Material variations such as colors, brick or metal banding, or textural changes;

g. Landscaped public plaza(s) with space for vendor carts, concerts and other pedestrian activities.

h. Other methods subject to City approval of architectural plans and elevations of the proposed treatments.

F. Surface Parking and Parking Structure Facilities. Coordinate parking facilities to reduce visual and traffic impacts as follows:

1. In parking facilities, the preferred location for markings and signs for individual stalls is the pavement. Parking and vehicle circulation areas shall be clearly delineated using directional signage. Limit the height of free standing or wall mounted stall signs to three (3) feet above grade, except for handicap accessible parking signs, which shall be three (3) to five (5) feet in height. Limit parking lot entrance signs to one (1) per parking area entrance. The sign shall be no more than six (6) feet in height above grade, and shall have a surface area of no more than six (6) square feet per side.

2. Screen the storage of all moveable parking lot equipment, such as barrels, saw horses, etc. from the public right-of-way.

3. Driveways shall be located to be visible from the right-of-way but not impede pedestrian circulation on-site or to adjoining properties. Parking aisles without loop access are discouraged. Driveways should be shared with adjacent properties to minimize the number of driveways and curb cuts. Vehicular circulation between adjoining properties is encouraged.

4. Minimize the size and surface area of required parking lots by:

a. Encouraging the use of shared parking facilities whenever feasible.

b. Encouraging the inclusion of underground and/or rooftop parking facilities in multi-story buildings.

c. Encouraging the development and use of parking structures and facilities; and

d. Encouraging the use of transit and ride share programs whenever possible.

5. Design parking structures, including parking floors located within commercial buildings, as follows:

a. The bulk and mass of a parking structure as seen from the right-of-way should be minimized by placing its short dimension along the street edge. The parking structure shall include active uses at the ground level such as retail, offices or other commercial uses that occupy at least fifty (50) percent of the building's lineal frontage along the right-of-way.

b. Parking structures which are part of new development shall be architecturally consistent with exterior architectural elements

of the primary structure, including roof lines, facade design, and finish materials.

c. Parking structures should incorporate methods of articulation and accessory elements, pursuant to LMC 18A.50.241.A Large Buildings, and LMC 18A.50.231.A.2. Commercial Building Design, for facades located above grade.

d. Buildings built over parking should not appear to "float" over the parking area, but should be linked with ground level uses or screening. Parking at grade under a building is discouraged unless the parking area is completely enclosed within the building or wholly screened with walls and/or landscaped berms.

e. Top deck lighting on multi-level parking structures shall be architecturally integrated with the building, and screened to control impacts to off-site uses.

f. Parking structures and vehicle entrances should be designed to minimize views of parked vehicles inside the structure from surrounding streets, without sacrificing public safety. Methods to help minimize such views may include, but are not limited to landscaping, planters, and decorative grilles and screens.

g. Security grilles for parking structures shall be architecturally consistent with and integrated with the overall design. Chain link fencing is not permitted for garage security fencing.

h. A minimum of eight (8) foot wide strip of landscaping along the base of the facade pursuant to LMC 18A.50.425.A.1.a. Landscape Types, in those areas where ground level retail or other active uses are not located.

i. When curtain wall glass and steel systems are used to enclose a building, the glazing panels shall be transparent on fifty (50) percent of the ground floor facade fronting a right-of-way or pedestrian area.

j. Transparent glazing panels shall be utilized in the construction of all elevators and enclosed stairways. Elevators and stairways shall be sited so as to maximize the visual surveillance from the surrounding streets as well from within the parking structure.

k. The parking structure shall be designed and lighted in accordance with crime prevention concepts so that personal safety risks are minimized.

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G. Public Safety. Provide surveillance opportunities from buildings and public streets to promote personal safety, discourage vandalism, and contribute to property security.

a. Avoid site design features that create entrapment areas such as long enclosed corridors and opaque fences in locations with pedestrian activity. Provide more than one (1) pedestrian access route to the sidewalk from a parking lot or other enclosed area.

b. Ensure that site and building designs provide lines of sight that allow building occupants and passersby to observe on-site activities. All buildings adjacent to the street should provide visual access from the street into activities within the building. Windows, balconies, and entries overlooking parking lots, pedestrian corridors and vehicular routes will allow for informal surveillance.

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H. Drive-Through Facilities. These standards are in addition to other development standards applicable under this chapter or other chapters of the LMC.

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1. Drive-through windows and queuing lanes should not be located along facades of buildings that face a right-of-way. If a drive-through cannot be located on any other portion of the site, then it shall be visually screened from the street by landscaping and/or architectural element, or combination thereof, provided such elements reflect the primary building and provide appropriate screening.

2. The queuing lane shall be physically separated from the parking lot, sidewalk, and pedestrian areas by landscaping and curbing, an architectural element, or combination thereof, provided such elements reflect the primary building and provide appropriate separation. Painted lanes are not sufficient to separate pedestrians from vehicles.

3. Drive-through speakers or amplified music shall not be audible off-site.

4. A bypass lane to escape the queuing lane is required for all drive-through facilities.

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I. Design Elements for Vendors. Stands for espresso, food, merchandise, and other outdoor vendors are subject to the following design standards:

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1. The stand or cart shall be constructed of good quality, permanent materials. Tarps, bare plywood, cardboard, plastic sheeting, corrugated fiberglass or metal, or similar materials are not permitted.

2. The design, materials, and colors shall be compatible with existing features in the proposed location.

3. Awning quality shall be equal to that required for permanent buildings.

4. The size of the stand or cart shall be adequate for storage, trash containers, and other facilities. No outside storage is permitted.

5. Wiring and plumbing shall be hidden from view.

6. One (1) sign, maximum area six (6) square feet, two (2) sided, is permitted. Menus and price lists two (2) square feet and less, are not signs for the purpose of this guideline.

7. No music or drive-up speakers shall be audible off-site.

J. Transit Facilities. Provide residents and shoppers with convenient transit and pedestrian connections to work places, parks, schools and shopping by:

1. Encouraging the development of pedestrian-oriented retail and services uses in close proximity to transit facilities.
2. Encouraging the development of residential uses within walking distance of the Sound Transit commuter rail station.
3. Encouraging the development of multi-story combined uses buildings in the area around the Sound Transit commuter rail station.
4. Encouraging the connection of a variety of transit modes, such as rail, bus, park and ride, vanpool, bicycles and pedestrian, around the Sound Transit commuter rail station to create a transit hub for the City of Lakewood.

18A.50.251 - Administration

Applications subject to community design guidelines shall be conducted as an administrative procedure under the applicable land use permit process. Planning staff will inform the applicant which standards are applicable to the project to assist the applicant to meet the community design requirements. Each application shall demonstrate how the various building elements, such as walls, roofline, entries, modulation, and materials are organized into a functional and visually agreeable composition, and how the concept relates to site conditions and site design such as visibility, access, pedestrian circulation, and neighboring development. Design review will generally be conducted as a function of project permit review. During project permit review, the staff person will note which design standards have been satisfied and any requirements that have not yet been met. The Community Development Director shall have the authority to approve, modify, or deny proposals pursuant to a review under this process.

This chapter sets parameters for design, but is constructed to allow for design flexibility and innovative design solutions. Decisions under this chapter will consider proposals on the basis of individual merit and will encourage creative design alternatives in order to achieve the stated purpose and objectives of this chapter. Advisory guidelines may be used as a basis for the conditioning, modification, or denial of an application. Decisions under this chapter may be appealed using the appeal procedures of the administrative land-use process.

Exceptions to the Standards. The Community Development Director may permit a deviation from one (1) or more specific standards if it is determined that public benefit may be achieved by an alternative proposal. In addition, the Community Development Director may allow a development project to meet a lesser standard, if during redevelopment of an existing developed site, the Community Development Director, in consultation with the City Engineer, has determined that the specific standard(s) cannot be met due to the size or configuration of the parcel and makes findings that demonstrate that the public benefit associated with public safety and/or the community design standards that have been met by the project design exceeds the public benefit associated with those standards that will not be met by the proposed design. The alternative proposal shall be consistent with the purpose of this section, public safety practices and with the comprehensive plan goals and policies.

This chapter in no way should be construed to supersede or modify any other City codes or ordinances that apply to the proposal. To the extent that any provision of this chapter is inconsistent or conflicts with any other chapter or City ordinance, the more specific provision shall control. Otherwise, this chapter shall be construed consistently with the other provisions and regulations of the City.

18A.50.210 Purpose - Community Design.

The purpose of this chapter is to establish design guidelines in order to enhance the general appearance of the city, escape the perpetuation of the existing pattern of suburban sprawl, maintain and protect property values in a community that is safe, attractive and prosperous, and create a pedestrian-friendly environment by improving and expanding pedestrian circulation, public open space, and pedestrian amenities in the city. This chapter is intended to provide clear objectives for those embarking on the planning and design of projects and encourage creativity in building and site design, by assuring quality development balanced with administrative flexibility to consider the individual merits of proposals. (Ord. 264 § 1 (part), 2001.)

18A.50.220 Applicability - Community Design.

This chapter shall apply to all new development, except single-family dwellings, in any zoning district in the city. Additions and exterior remodels associated with existing buildings and site redevelopment projects are subject to those provisions of this chapter that are determined by the Community Development Director to be reasonably related and applicable to the development project. Exterior building remodels and additions shall be subject to building design standards. Projects that

modify parking and landscaping areas shall be subject to site design standards for pedestrian access, safety and landscaping standards. The Community Development Director may, at his sole discretion, determine which, if any, additional design standards apply to projects that modify an existing building or site. Proposals that will not modify a building exterior or the site, such as interior tenant improvements and interior remodels are exempt from the community design standards. (Ord. 264 § 1 (part), 2001.)

18A.50.230 General Standards for Site Planning and Building Design.

A. Site Design

1. Site Design Objectives.

a. Natural amenities such as views, significant or unique trees, creeks, riparian corridors, and similar features unique to the site shall be preserved and incorporated into the design. Natural topography shall be emphasized, rather than obscured or eliminated. Buildings shall be designed to "step up" or "step down" hillsides to accommodate significant changes in elevation, unless this provision is precluded by other site elements such as stormwater design, optimal traffic circulation; or the proposed function or use of the site. Siting or massing of buildings shall preserve public viewpoints as designated by the comprehensive plan or other adopted plans or policies.

b. Pedestrian-oriented spaces, amenities and corridors shall be incorporated in the overall site design.

c. Pedestrian areas shall be easily accessible, clearly visible and located to take advantage of surrounding features such as building entrances, open spaces, significant landscaping, unique topography or architecture, and solar exposure.

d. Project designers shall strive for overall design continuity by using similar elements throughout the project such as architectural style and features, materials, colors, and textures.

2. Pedestrian access and circulation. To improve the pedestrian environment with clearly visible, easy, safe routes to business entries, among businesses, and through parking lots to the public sidewalk and transit stops.

a. Provide pedestrian-oriented open space at key locations. Plazas, public open spaces and entries should be located at street corners to optimize pedestrian access and use.

b. All publicly owned buildings shall have a plaza, courtyard, garden or comparable pedestrian-oriented space. Buildings that are open to the public should also have a plaza, courtyard, garden or other similar pedestrian-oriented space. In locations where a front building facade is not directly adjacent to the sidewalk, or where the building forms a public area adjacent to the sidewalk, the space between the sidewalk and the building shall be developed as a garden, lawn, courtyard, landscaped area, and/or pedestrian-oriented space.

c. Design criteria for public on-site open space. Open space developed under this section shall be designed and located so that it:

(1) Abuts a public right-of-way, or alternatively, is clearly visible and accessible from a public right-of-way.

(2) The open space area required for publicly owned buildings shall be a minimum of five hundred (500) square feet or two (2) percent of the gross floor area of the building(s), whichever is greater. The open space area required for private new development and redevelopment with a gross floor area over fifty thousand (50,000) square feet, is a minimum of five hundred (500) square feet or one (1) percent of the gross floor area of the building(s), whichever is greater.

(3) Is bordered on at least one (1) side by, or is readily accessible from, a structure(s) with entries to retail or office uses; housing, civic/public uses, or another public open space.

(4) Is situated for maximum exposure to sunlight.

(5) Has covered areas and/or areas with shade.

(6) The primary area is at least twenty-five (25) feet in width.

(7) A minimum of fifteen (15) percent of the total area of the open space is landscaped.

(8) The open space shall not be used for parking or loading of commercial vehicles. Commercial vehicle loading areas abutting the open space shall be screened by a solid, site-obscuring wall.

d. Buildings should generally be oriented to rights-of-way and entries have direct access to the public sidewalk. Primary entrances to buildings may be on the side of buildings but they shall be clearly visible or recognizable from the right-of-way and connected by a entry sidewalk that is easily accessible from the street, transit stops, parking facilities and pedestrian areas. The entry sidewalk shall be separate from vehicular traffic or raised above the pavement and shall be at least six (6) feet in width.

e. Features such as entries, lobbies and display windows should be oriented to the right-of-way; otherwise screening or art features such as artwork, murals, trellises, landscaping or combination thereof shall be incorporated into the street-oriented facade.

f. New buildings shall be set back sufficiently to provide a minimum of 6 feet of public sidewalk for walking and a minimum of three (3) feet for trees, planters, or other appropriate amenities.

g. Where a use fronts two (2) streets, access shall be provided from the street closest to the main entrance or, preferably, from both streets. All buildings shall have a paved pedestrian walkway at least six (6) feet wide from the street sidewalk to each street entry. The minimum walkway width may be four (4) feet wide for a portion of the length if the applicant presents a design that varies the width of the path to allow for pedestrian amenities in wider sections.

h. Provide pedestrian walkways connecting all business entries within a business complex or on the same development

site. Pedestrian connections shall be provided between properties to establish pedestrian links to adjacent buildings, parking, pedestrian areas and public streets.

- i. Multiple buildings on the same site should incorporate public spaces, formal or informal. The buildings should be integrated with site elements such as plazas, walkways and landscaping along pedestrian pathways, to provide clear view to destinations and to create a unified campus-like development.
 - j. Provide pedestrian walkways through parking lots. The pathway shall be at least 6 feet wide and does not allow bumper overhang. In large parking lots, provide a pedestrian walkway at least every one hundred fifty (150) feet.
 - k. Integrate all walkways with the landscape plan.
 - l. Pedestrian pathways and pedestrian areas shall be delineated by separate paved routes using a variation in paved texture and color, and crosswalk caution signs and protected from abutting vehicle circulation areas with landscaping or by being raised above the driving surface level. Approved methods of delineation include: stone, brick or granite pavers; exposed aggregate; or stamped and colored concrete. Paint striping on asphalt as a method of delineation is not encouraged.
 - m. Pedestrian corridors should be located so as to continue street alignments through large super blocks and to provide mid-block connectors in long blocks. In cases where a development site abuts or traverses such a pedestrian corridor, a pedestrian walkway shall be provided at that location.
 - n. A bicycle rack shall be provided at every public and employee entrance of all publicly-owned buildings and all commercial developments over three thousand (3,000) square feet of gross floor area.
 - o. If new "through streets" are required for development of properties of more than three (3) acres, the through street shall be developed with sidewalks and street trees.
3. Pedestrian safety. Limit the number of potential encounters between pedestrians and vehicles through site design by siting of structures, location of circulation elements, landscape design, and placement of signs.
- a. Where pedestrian and motorist paths must cross at crosswalks and pedestrian walkways, provide adequate sight distance to ensure a clear view of pedestrians and vehicles.
 - b. Within parking lots, provide raised sidewalks, crosswalks, and pedestrian walkways where possible. Where not possible, provide at-grade walkways protected by curbs and/ or landscaped areas.
 - c. Pedestrian routes through parking lots shall be distinctively marked using vertical and/or horizontal design elements, such as special paving of brick, colored stamped concrete, cobblestone and/or raised sidewalks. Use on-site directional signs to clearly mark pedestrian and vehicular routes. Include pedestrian amenities such as benches, trash containers, and planters whenever possible.
 - d. Separate service vehicle access and loading zones from pedestrian areas where possible.
4. Public Safety. Provide surveillance opportunities from buildings and public streets to promote personal safety discourage vandalism and contribute to property security.
- a. Avoid site design features that create entrapment areas such as long enclosed corridors and opaque fences in locations with pedestrian activity. Provide more than one (1) pedestrian access route to the sidewalk from a parking lot or other enclosed area.
 - b. Ensure that site and building designs provide lines of sight that allow building occupants and passersby to observe on-site activities. All buildings adjacent to the street should provide visual access from the street into activities within the building. Windows, balconies, and entries overlooking parking lots, pedestrian corridors and vehicular routes will allow for informal surveillance.
5. Lighting levels. Provide adequate lighting levels in all pedestrian areas, including building entries, along walkways, parking areas, and other public areas. Provide a lighting plan with:
- a. An overlapping pattern of light and lighting levels designed to allow pedestrians to identify a face fifteen (15) yards away, generally at least three (3) footcandles. Adequate lighting reduces anonymity and gives pedestrians an opportunity to choose another route.
 - b. Lighting standards along pedestrian pathways, in parking lots and in other pedestrian areas shall not exceed fifteen (15) feet in height and shall be spaced no greater distance than two (2) times the height of the lighting standards used. Lighting poles and standards in other areas may be up to twenty (20) feet in height, provided that all other lighting requirements are met.
 - c. Lighting at consistent lumens with a gradual transition to unlighted areas. Highly contrasting pools of light and dark can be temporarily blinding and should be avoided.
 - d. Adequate lighting at all building entrances, exits and corridors between buildings, generally at least three (3) footcandles during active use, especially where doors are recessed. Appropriate lighting levels shall be provided in all loading, disposal, storage, and circulation areas.
 - e. Confine site lighting to the project site. Use shields or other methods to eliminate glare on adjacent properties or towards the sky.
 - f. Place light posts and standards so that they do not create hazards for pedestrians or vehicles.
 - g. Indicate specific lighting levels in each lighted area.
 - h. Light standards shall not reduce the amount of landscaping required for the project by the zoning code landscape standards.
6. Site Furnishings. Incorporate outdoor furniture, fixtures, and streetscape elements into the site design.
- a. Lighting, free standing signs, trellises, arbors, raised planters, benches and other forms of seating, trash receptacles,

bus stops, phone booths, fencing, or other outdoor furniture or streetscape fixtures shall be utilized in the site design to create and define public spaces.

b. Utilize high-quality, durable and easily maintained materials in site furnishings and features that discourage defacement. Furnishings that are easily removed or do not portray an image of care invite vandalism and misuse.

c. Use safety materials, such as non-slip walkway surfaces.

d. Locate site furnishings to maximize visual surveillance of the area by residents, pedestrians and passing vehicles to minimize covert activities in the space and lessen risks to public safety.

B. Building Design. The intent of this section is to encourage building design that is appropriate to the site, maintains a high level of interaction between pedestrians and the activities occurring inside the buildings at ground level and that becomes a positive element in the architectural character of the city.

1. Architectural Scale. Organize architectural elements into a unified whole that coordinates with local context and objectives. To encourage new development compatible with existing character of the city and achieve an architectural scale consistent with existing building scale, large buildings shall provide design elements to reduce the appearance of bulk.

a. New buildings three (3) or more stories in height or over five thousand (5,000) feet of gross floor area shall provide at least two (2) of the following features on those facades visible from public rights-of-way and pedestrian routes and entries:

(1) Upper story setback. To reduce the perception of bulk, one (1) or more upper stories shall be set back from the ground floor at least ten (10) feet.

(2) Horizontal building modulation. The stepping back or projecting forward of portions of a building facade within specified intervals of a building width and depth lessens the apparent bulk of the exterior wall of the structure. Buildings within four hundred (400) feet of a public right-of-way or park and/or visible from that right-of-way or park shall meet the following design standards:

(a) The maximum width, as measured horizontally along the building exterior, without building modulation shall be one hundred (100) feet.

(b) The facade modulation shall have a minimum depth of ten (10) feet and a minimum width of twenty (20) feet.

(c) Balconies may be considered to contribute to building modulation if each individual balcony has a floor area of one hundred (100) square feet and a projection of at least five (5) feet from the building wall.

(d) Alternative methods to shape a building such as angled or curved facade elements, offset planes, wing walls and terracing, will be considered, provided the intent of this section is met.

(e) Enhance building articulation with a change in materials or colors with each change in building plane. Emphasize trim details with compatible contrasting colors.

(f) Canopies or arcades may be used along a facade as modulation only if the facade is visible from a right-of-way and the length of the canopy or arcade is at least fifty (50) percent of the length of the facade on which it will be located.

(3) Modulated roofline - Rooflines shall be modulated by one (1) or more of the following standards:

(a) Provide gable, hipped or shed roofs with a slope of at least three (3) feet vertical to twelve (12) feet horizontal. Change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.

(b) Other roof forms such as arched, vaulted, dormer or saw-toothed may satisfy this regulation if the individual segments of the roof without a change in slope or discontinuity are less than one hundred (100) feet in width.

(c) For flat roofs or facades with a horizontal eave, fascia, or parapet, change the roofline so that no unmodulated segment of roof exceeds one hundred (100) feet, measured horizontally.

(4) Building articulation with design elements such as the following, providing the interval does not exceed sixty (60) feet:

(a) Repeat distinctive window patterns at intervals equal to the articulation interval.

(b) Provide a porch, patio, deck, or covered entry for each interval.

(c) Provide a balcony or bay window for each interval.

(d) Change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.

(e) Change materials or colors with a change in building plane.

(f) Provide a lighting fixture, trellis, tree or other landscape feature within each interval.

(g) Clustering of smaller uses and activities around entrances on street-facing facades.

(h) Massing of substantial landscaping and/or pedestrian oriented open spaces along the building facade.

(i) A pedestrian pass-through that would access the rear of the lot through buildings over two hundred (200) feet in length.

(j) Other design methods proposed by the project applicant subject to approval by the City. The proposed methods must satisfy the intent of the design principles in this section.

C. Pedestrian Orientation. The intent of this section is to encourage buildings that are more appealing to users by relating building elements to human scale and pedestrian users.

1. Supermarkets and similar multi-department businesses that include bakeries, delis, flower shops, fruit and vegetable sections should locate these sections next to the sidewalk with display windows or doors to the sidewalk. Walk-up outdoor bakery, deli, and flower sales windows are encouraged as pedestrian amenities.

2. Design entrances on the same level as the sidewalk.

1. To create a commercial height and appearance, create a minimum floor-to-floor height of fourteen (14) to fifteen (15) feet

for ground floor retail/office/service uses.

2. All new buildings and exterior remodels shall employ at least three (3) of the following elements or techniques to achieve human scale. If a proposed building is three (3) or more stories in height or more than one hundred (100) feet in length as measured along any visible facade facing a street, then the design shall use at least four of the listed elements.

- a. Balconies or decks in upper stories; at least one (1) balcony or deck per upper floor on the facades facing streets. To qualify, balconies shall be at least 6 feet deep and ten (10) feet wide.
- b. Bay windows that extend out from the building face.
- c. Individual windows, generally less than thirty-two (32) square feet per pane and separated from other windows by at least a six (6) inch molding, except for windows in retail spaces.
- d. A gable or hipped roof, providing that the hipped or gable roof covers at least one half (1/2) of the building's footprint and has a slope greater or equal to three (3) feet vertical in twelve (12) feet horizontal.
- e. A porch or covered entry.
- f. Building elements that define a sheltering space such as a trellis, overhang, canopy, or other.
- g. Upper story setbacks, providing that one (1) or more of the upper stories is set back at least six (6) feet.
- h. Smaller symmetrical building elements near the entry or pedestrian oriented street fronts of large buildings.
- i. Other design methods proposed by the project applicant subject to approval by the City. The proposed methods must satisfy the intent of human scale and pedestrian orientation.

D. Building Design Details. Use of architectural details and high-quality materials upgrade the visual attractiveness of new development both close up and at a distance. A decorative element may be quite simple if it is suitably scaled and related to the building concept.

1. Design building forms on structures two (2) stories in height or greater shall incorporate a base, a middle, and a top. The base should contain the greatest amount of architectural detail, the middle should have relatively fewer details and forms, and the top should have a cornice or other distinctive form.

2. All new buildings shall include at least three (3) of the following elements on the facades that face a public street or park:

- a. Articulated or decorated rooflines such as an ornamental molding, entablature, frieze, or other roofline device visible from the ground level. If the roofline decoration is in the form of a linear molding or board, the band shall be at least eight (8) inches wide.
- b. Decorative treatment of windows and doors such as a decorative molding, decorative glazing, door design, or framing details around all ground floor windows and doors.
- c. Decorative railings, grillwork or landscape guards.
- d. Landscape trellises.
- e. Decorative light fixtures with a non-glare light source or a decorative shade or mounting.
- f. Decorative building materials, including:
 - (1) Masonry, shingles, brick or stone.
 - (2) Decorative moldings, brackets, wave trim or lattice work.
 - (3) Ceramic tile, stone, glass block, or glass.
 - (4) Artwork, freestanding or attached to the building. Artwork may be in the form of a mosaic mural, bas-relief sculpture, light sculpture, water sculpture, fountain, or freestanding sculpture. Materials and design features of fences and walls should reflect that of the primary building(s).
- g. Other materials with decorative or textural qualities and other artwork as approved by the City. Drawings and material samples shall accompany all proposals related to the above guidelines.

E. High-quality compatible building materials shall be used. The applicant may propose other materials with decorative or texture qualities compatible with the existing character of the district, subject to approval by the City. The following standards guide the use of building materials:

1. Use of metal siding, metal screening, plastic, plywood, sheet wood products or fiberglass to cover over existing facades is discouraged. Wood, metal or fiberglass shall not be used to cover over existing brick or cast stone masonry.

2. If metal siding is used as a siding material over more than twenty (20) percent of a building's facade, the metal siding shall have a horizontal pattern, such as lap siding, with a matte finish in a neutral or earth tone such as buff, gray, beige, tan, cream, white, or a muted color, and the building design shall include the following elements:

- a. Visible window and door trim painted or finished in a complementary color.
- b. Corner and edge trim that cover exposed edges of the metal panels.
- c. Exception: If the City determines that specially treated metal siding is used as an accent material to achieve special architectural character, the City may approve metal siding as a material even though it does not meet the above specifications.
- d. If concrete blocks, such as concrete masonry units or "cinder blocks", are used for walls, the block construction shall be architecturally treated in one or more of the following ways:
 - (1) Textured blocks with surfaces such as split face or grooved.
 - (2) Colored mortar and use of several colors of block.
 - (3) Other masonry types such as brick, glass block or tile in conjunction with concrete blocks.

3. The following materials are prohibited in locations visible from a public street or residential zone.
 - a. Mirrored, darkly tinted, or reflective glass on the ground floor.
 - b. Corrugated fiberglass or metal.
 - c. Chain-link fencing without a colored coating of plastic, vinyl or a decorative finish other than paint, except for a temporary purpose such as a construction site.

F. Building Entries. Enhance building entries by providing three or more of the following pedestrian amenities at the primary public entry of each building:

1. At least two hundred (200) square feet of landscaping at or near the entry.
2. Benches.
3. Special paving.
4. A decorative screen wall, trellis, canopy, porch or other building element and landscape.
5. Window displays that emphasize the entry and cover the majority of the front facade.
6. Building ornamentation such as mosaic tile, relief sculpture, ornamental wood or metal trim, etc.
7. Artwork.
8. Plants in containers.
9. Special pedestrian-scaled lighting that light pedestrian areas or surfaces and that are lower than fifteen (15) feet in height.
10. At least two hundred (200) square feet of pedestrian oriented space.
11. Pedestrian furniture such as seating, flowers in planters or a drinking fountain.
12. Substantial perimeter landscaping or lawn if configured in a "front yard" setting between the building front and the sidewalk.
13. Space for transit stops with shelter and seating, if approved by Pierce Transit.
14. Other amenities as approved by the City.

G. Pedestrian Weather Protection. Provide pedestrian weather protection on building entrances as follows:

1. At each building entry, provide weather protection in the form of an awning, canopy, marquee, building overhang or other feature that creates a covered pedestrian space of at least one hundred (100) square feet and extends at least eight (8) feet wider than the entrance doors of the building and at least four (4) feet from the building wall.
2. Canopies or awnings should not extend higher than fifteen (15) feet above ground level or lower than eight and one-half (8 1/2) feet at the lowest point. Vertical height of the overhead clearance for the bottom of an awning should not be more than ten (10) feet.
3. The material and configuration of the pedestrian covering shall be reviewed by the City. Coverings with visible corrugated metal or corrugated fiberglass are not permitted. Fabric, plastic and rigid metal awnings are acceptable if they meet the applicable standards. All lettering and graphics on pedestrian coverings shall conform to the City's sign regulations as set forth in LMC 18A.50.600.

H. Design Treatment of Blank Walls. Reduce the apparent size and visual impact of large plain walls through the use of various architectural and landscaping treatments.

1. All blank walls within fifty (50) feet of a street right-of-way, park, adjacent lot or which is visible from a residential use or zone shall be treated in at least two (2) of the following methods:
 - a. Install a vertical trellis in front of the wall with climbing vines or similar plant materials.
 - b. Provide a planting bed at least five (5) feet wide or raised planter at least two (2) feet high and three (3) feet wide in front of the wall. Landscape with plant materials that obscure or screen at least fifty (50) percent of the wall surface within three (3) years.
 - c. Provide artwork such as mosaic, mural, decorative masonry, metal patterns or grillwork, sculpture, relief or other art, on at least fifty (50) percent of the blank wall surface.
 - d. Showcase, display, recessed windows.
 - e. Architectural features such as setbacks, indentations, overhangs, projections, articulated cornices, bays, reveals, canopies, and awnings.
 - f. Material variations such as colors, brick or metal banding, or textural changes;
 - g. Landscaped public plaza(s) with space for vendor carts, concerts and other pedestrian activities.
 - h. Other methods subject to City approval of architectural plans and elevations of the proposed treatments.

I. Exceptions to the Standards. The Community Development Director may permit a deviation from one (1) or more specific standards if it is determined that public benefit may be achieved by an alternative proposal. In addition, the Community Development Director may allow a development project to meet a lesser standard, if during redevelopment of an existing developed site, the Community Development Director, in consultation with the City Engineer, has determined that the specific standard(s) cannot be met due to the size or configuration of the parcel and makes findings that demonstrate that the public benefit associated with public safety and/or the community design standards that have been met by the project design

exceeds the public benefit associated with those standards that will not be met by the proposed design. The alternative proposal shall be consistent with the purpose of this section, public safety practices and with the comprehensive plan goals and policies. The applicant must demonstrate that the proposed deviation will result in increased pedestrian activity and visual interest along the street.

J. Siting and Screening of Service and Parking Facilities. Minimize the impacts of incompatible uses, reduce the visibility of unsightly uses and create compatible edges between business and residential uses among adjacent properties by encouraging more thoughtful siting of trash containers, service areas, private utilities apparatus and parking facilities, while balancing the need for these service uses with the desire to screen negative impacts.

1. Locate incompatible uses and intrusive site elements away from neighboring properties to reduce conflicts with adjacent uses. Service yards and loading areas shall be designed and located for easy access by service vehicles and tenants and shall not displace required landscaping, impede other site uses, or create a nuisance for adjacent property owners.
2. Landscape buffers or another form of screening shall be provided along property lines adjacent to incompatible uses. If changes in topography between the properties are sufficient to reduce impacts, then modification to some of the screening/buffer options may be allowed.
3. When visible from public streets or adjacent residential uses, chain link fencing may only be used if the chain link fencing posts, gates, couplings and fasteners are coated with a colored plastic, vinyl or decorative finish, other than paint. Barbed wire may be utilized on the top of a fence, for security purposes only. Concertina or razor wire shall not be used.
4. Integrate outdoor storage areas and loading facilities into the site design to reduce visual impact and obstruction of pedestrian and vehicular movement. Commercial services relating to loading, storage, trash and recycling should be located in such a manner as to optimize public circulation and minimize visibility into such facilities. Trash and recycling receptacles shall be located within enclosures and shall include covers to prevent odor and wind blown litter.
5. Service yard walls, enclosures, and similar accessory site elements shall be consistent with the primary building(s) relative to architecture, materials and colors.
6. Locate and/or screen utility meters, electrical conduit, and other public and private utilities equipment and apparatus, including transformers, fire standpipes and engineered retention ponds, except biofiltration swales, so as not to be visible from the street or adjacent properties. Building utility equipment such as electrical panels and junction boxes should be located in an interior utility room. If site utilities must be located in a front yard, they shall be either underground or screened by walls and/or landscaping, and shall not obstruct views of tenant common spaces, public open spaces, monument signs, and/or driveways.
7. Locate and/or screen roof-mounted mechanical equipment so that it blends with the architecture of the building and is not visible from the street or adjacent properties.

K. Landscape Design. The intent of this section is to encourage landscape design that will enhance the pedestrian environment and complement building and site design using plant species that are of low maintenance, resistant to drought and otherwise appropriate for conditions within the zoning district.

1. Landscape Components. Include coordinated systems of open spaces and/or planted areas that provide the required pedestrian areas. The plan shall indicate how the open space and plantings relate to achieve continuity, variety and activity.
 - a. Plantings and/or site features that enhance the architectural qualities of the building. Plant species shall be chosen in scale with the building at plant maturity, and shall define the building modulation and entries.
 - b. A coordinated selection of plant material to provide a succession of blooms, seasonal color and varied textures.
 - c. Extension of the architectural concept of the building onto the site where possible, with low sitting walls, planter walls, gazebos or pergola that compliment the building design, columns or fence supports faced with material that coordinates with the building facade or trim.
 - d. Extension of the site landscaping to the walls of the building when possible with metal trellises, vines, espaliered trees and shrubs, wall and window planters, and roof gardens.
 - e. On-site ground or container landscaping that provides visual continuity by coordinating with the City's recommended street tree species and repeating the street tree species on-site where appropriate.
 - f. Fences or dividers, where proposed, of the same material as the facade of the building or a complimentary material.
2. Landscape Design Objectives. The applicant should consider the following design objectives when creating a landscape plan:
 - a. Provide landscape transitions between adjacent sites and within the site to achieve greater continuity.
 - b. Create landscape definition between public and private residential spaces.
 - c. Provide a transition between the vertical planes of structures and the horizontal planes of the site.
 - d. Highlight significant site features and define the function of the site, including parking, circulation, entries, open space, and activity areas.
 - e. Highlight principal entrances to sites with seasonal plantings arranged in a gateway effect. Consider containers planted with seasonal flowers.
 - f. Coordinate street trees and plantings on street frontages to unify the street image.
3. Safe Landscape Designs. To ensure landscaping and other site features contribute to personal safety and design the

landscape so that long-term growth will not interfere with site lighting and surveillance.

- a. Place landscape elements to allow for long-term growth without interfering with site lighting.
- b. Consider long-term growth characteristics when choosing plant species.
- c. Choose shrub species no taller than three (3) feet in height. Choose tree species with a high branch habit or prune tree limbs at least seven feet above ground level to allow an open space of at least four (4) feet between the shrubs and the lower branches of the trees.
4. Alternative Plan. The applicant may submit an alternative landscaping plan to meet the surface parking area landscaping requirements if the alternate proposal provides a better solution for one (1) or more of the following:
 - a. Integrates interior surface parking and landscaping with required biofiltration swales or surface water detention ponds.
 - b. Preserves distant views.
 - c. Provides a significant pedestrian oriented space such as a pocket park or amphitheater.
 - d. Creates an extension or connection to a local park or a regional bicycle/pedestrian trail system.
 - e. Provides for outstanding public art within pedestrian view.
 - f. Provides outstanding enhancement and support for the City-designated gateway intersections.
 - g. Addresses the context of the site and the intent of this section more effectively than could be done within the zoning code standards, and results in a superior plan.

18A.50.240 Special Uses Development Standards.

A. Commercial Uses and Zones. These standards are intended to create an active, safe pedestrian environment for commercial uses, improve vehicular circulation and upgrade the city's visual appearance in commercial zones.

1. Streets in commercial zones should be pedestrian-oriented, but also accommodate vehicular access to businesses. Buildings with ground floor retail sales or service uses should orient major entrances, display windows and other pedestrian features to the right-of-way to the maximum extent possible.
2. Buildings shall be constructed adjacent to the front and side property lines to create a continuous street wall along the sidewalk, except gas stations, which are exempt from this standard. The street wall should be maintained for a minimum of seventy-five (75) percent of the property frontage along streets in commercial zones, except to allow a maximum thirty (30) foot setback if a pedestrian activity is planned for that space, such as an entry, pedestrian plaza, outdoor dining, or a garden space associated with residences. The applicant may propose a greater setback to provide greater pedestrian interest and activity subject to approval by the City.
 - a. The building setback can be applied to the entire building facade adjacent to the street or can be applied to only the first level of a multi-story building with the upper levels permitted to be cantilevered over the first level. Vertical height of the overhead clearance for the ceiling of a pedestrian area or pathway under a cantilevered second level of a building shall not be less than twelve (12) feet.
 - b. Setback exceptions may be made for public space adjacent to a building if the intent and standards of the pedestrian-oriented street front are met. The setback area may not be used for parking.
3. Vehicular access to the site is permitted from the street to the property within the remaining twenty-five (25) percent of the street frontage in commercial zones. Surface parking areas may front on the street within this same area. However, surface parking shall not be located in front of the building.
4. The building setback is measured from the property line abutting the public right-of-way.
5. Breaks in the continuous street wall are permitted where pedestrian access is being provided into or through the site.
6. Large retail complexes, including multi-tenant developments, with large surface parking lots may not be able to locate parking entirely in accordance with the above guidelines. Therefore, retail complexes of sixty thousand (60,000) square feet of gross floor area or larger may locate surface parking between the buildings and the right-of-way, provided that small buildings and/or retail/service building pads are located along the right-of-way to break up and reduce the visual impact of the parking areas, and the resulting building characteristics achieve visual interest and appeal at a pedestrian scale and proximity to reinforce the pedestrian experience. For the purposes of this guideline, retail complex means the entire lot or parcel, or series of lots or parcels, on which a development, activity or use is located or will locate.
 - a. The small retail/service buildings adjacent to the right-of-way shall have entrance facades that front on, face or are clearly recognizable from the right-of-way; and shall incorporate windows and other methods of articulation on all facade(s) of the building adjacent to the right(s)-of-way.

B. Street Corners. The intent of the standards in this section is to improve the appearance of highly visible locations at the intersections of streets. New development on corner lots at street intersections shall enhance the visual qualities of the corner.

1. Location of corner buildings. At gateways, intersections of arterials or other selected streets and other designated locations, locate and design the building, with a maximum thirty (30) foot setback from the property corner nearest the street intersection, to allow the corner to serve a pedestrian-attractive use such as outdoor dining, flower carts, information or merchandise kiosk or newsstand. Enhance the building corner with a building element such as a corner entry, tower, corner window sculpture, or other device. The applicant may propose a greater setback to provide greater pedestrian interest and activity on a corner property subject to approval by the City.

- a. The building setback is measured from the property line corner abutting the intersection of the public rights-of-way.
 - b. The building setback can be applied to the entire building facade adjacent to the street corner or can be applied to only the first level of a multi-story building with the upper levels cantilevered over the first level. Vertical height of the overhead clearance for the ceiling of a pedestrian area or pathway under a cantilevered second level of a building shall not be less than twelve (12) feet.
 - c. Breaks in the continuous street wall to provide for vehicular access to the site are restricted and should be permitted for the lower classification of street from which vehicular access may be provided.
2. Street corner landscaping. Install substantial landscaping such as a low hedge or trees and shrubs, of at least two hundred (200) square feet of ground surface area, at or near the property corner, taking care not to create a visibility or security problem. Container gardens, public art, or other features attractive to pedestrians may be substituted for landscaping, subject to Community Development Director approval.
 3. When the corner is adjacent to a City-designated gateway intersection, coordinate with the City to provide significant gateway elements such as landscaping, banners, special lighting, or art.
 4. Plazas, public open spaces and entries should be located at street corners to optimize pedestrian access and use.
- C. Surface Parking and Parking Structure Facilities. Coordinate parking facilities to reduce visual and traffic impacts as follows:
1. In parking facilities, the preferred location for markings and signs for individual stalls is the pavement. Parking and vehicle circulation areas shall be clearly delineated using directional signage. Limit the height of free standing or wall mounted stall signs to three (3) feet above grade, except for handicap accessible parking signs, which shall be three (3) to five (5) feet in height. Limit parking lot entrance signs to one (1) per parking area entrance. The sign shall be no more than six (6) feet in height above grade, and shall have a surface area of no more than six (6) square feet per side.
 2. Screen the storage of all moveable parking lot equipment, such as barrels, saw horses, etc. from the public right-of-way.
 3. Driveways shall be located to be visible from the right-of-way but not impede pedestrian circulation on-site or to adjoining properties. Parking aisles without loop access are discouraged. Driveways should be shared with adjacent properties to minimize the number of driveways and curb cuts. Vehicular circulation between adjoining properties is encouraged.
 4. Minimize the size and surface area of required parking lots by:
 - a. Encouraging the use of shared parking facilities whenever feasible.
 - b. Encouraging the inclusion of underground and/or rooftop parking facilities in multi-story buildings.
 - c. Encouraging the development and use of parking structures and facilities; and
 - d. Encouraging the use of transit and ride share programs whenever possible.
 5. Design parking structures, including parking floors located within commercial buildings, as follows:
 - a. The bulk and mass of a parking structure as seen from the right-of-way should be minimized by placing its short dimension along the street edge. The parking structure shall include active uses at the ground level such as retail, offices or other commercial uses that occupy at least fifty (50) percent of the building's lineal frontage along the right-of-way.
 - b. Parking structures which are part of new development shall be architecturally consistent with exterior architectural elements of the primary structure, including roof lines, facade design, and finish materials.
 - c. Parking structures should incorporate methods of articulation and accessory elements, pursuant to LMC 18A.50.230.B.1 Building Design, Architectural Scale and LMC 18A.50.230.B.3 Building Design, Building Design Details, for facades located above grade.
 - d. Buildings built over parking should not appear to "float" over the parking area, but should be linked with ground level uses or screening. Parking at grade under a building is discouraged unless the parking area is completely enclosed within the building or wholly screened with walls and/or landscaped berms.
 - e. Top deck lighting on multi-level parking structures shall be architecturally integrated with the building, and screened to control impacts to off-site uses.
 - f. Parking structures and vehicle entrances should be designed to minimize views of parked vehicles inside the structure from surrounding streets, without sacrificing public safety. Methods to help minimize such views may include, but are not limited to landscaping, planters, and decorative grilles and screens.
 - g. Security grilles for parking structures shall be architecturally consistent with and integrated with the overall design. Chain link fencing is not permitted for garage security fencing.
 - h. Include a minimum of eight (8) foot wide strip of landscaping along the base of the facade in those areas where ground level retail or other active uses are not located, pursuant to LMC 18A.50.425.A.1.a, Landscape Types.
 - i. When curtain wall glass and steel systems are used to enclose a building, the glazing panels shall be transparent on fifty (50) percent of the ground floor facade fronting a right-of-way or pedestrian area.
 - j. Transparent glazing panels shall be utilized in the construction of all elevators and enclosed stairways. Elevators and stairways shall be sited so as to maximize the visual surveillance from the surrounding streets as well from within the parking structure.
 - k. The parking structure shall be designed and lighted in accordance with crime prevention concepts so that personal safety risks are minimized.

D. Transit Facilities. Provide residents and shoppers with convenient transit and pedestrian connections to work places, parks, schools and shopping by:

1. Encouraging the development of pedestrian-oriented retail and services uses in close proximity to transit facilities.
2. Encouraging the development of residential uses within walking distance of the Sound Transit commuter rail station.
3. Encouraging the development of multi-story combined uses buildings in the area around the Sound Transit commuter rail station.
4. Encouraging the connection of a variety of transit modes, such as rail, bus, park and ride, vanpool, bicycles and pedestrian, around the Sound Transit commuter rail station to create a transit hub for the city of Lakewood.

E. Multifamily Residential Uses. These standards are in addition to other development standards applicable under this chapter or other chapters of the LMC.

1. Significant trees shall be retained within the landscape buffer perimeter around the site, pursuant to LMC 18A.50.320B.1, Tree Preservation. Significant trees shall be retained and incorporated into the landscaping and open space areas on the site, whenever possible.
2. For multifamily residential complexes over six (6) units in size, no residential building may be located within fifty (50) feet of the property line abutting a single-family residential zone. Buildings containing the rental office, recreation and sports facilities and other community facilities may be located within this setback. Landscaped yards shall be provided between building(s) and public street(s).
3. Buildings shall be designed to have a distinct "base," "middle," and "top." The base, typically the first floor, shall contain the greatest number of architectural elements such as windows, materials, details, overhangs, cornice lines, and masonry belt courses. The midsection by comparison may be simple. Single-story buildings have no middle, but do have a base and a top. The top shall avoid the appearance of a flat roof and include distinctive roof shapes including but not limited to pitched, vaulted or terraced roof lines, etc. Rooflines shall be varied on individual buildings and among buildings in a multifamily residential complex.
4. The longest dimension of any building shall not exceed one hundred sixty (160) feet. Buildings on the same site may be connected by covered pedestrian walkways.
5. Horizontal building modulation. The stepping back or projecting forward of portions of a building facade within specified intervals of a building width and depth lessens the apparent bulk of the exterior wall of the structure. Multifamily residential buildings shall meet the following design standards:
 - a. The maximum width, as measured horizontally along the building exterior, without building modulation shall be fifty (50) feet.
 - b. The facade modulation shall have a minimum depth of ten (10) feet and a minimum width of ten (10) feet.
 - c. Balconies may be considered to contribute to building modulation if each individual balcony has a floor area of one hundred (100) square feet and a projection of at least five (5) feet from the building wall.
 - d. Alternative methods to shape a building such as angled or curved facade elements, offset planes, wing walls and terracing, will be considered, provided the intent of this section is met.
 - e. Enhance building articulation with a change in materials or colors with each change in building plane. Emphasize trim details with compatible contrasting colors.
6. Modulated roof line. The rooflines shall be modulated according to the following standards:
 - a. Provide gable, hipped or shed roofs with a slope of at least three (3) feet vertical to twelve (12) feet horizontal. Change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.
 - b. Other roof forms such as arched, vaulted, dormer or saw-toothed may satisfy this regulation if the individual segments of the roof without a change in slope or discontinuity are less than sixty (60) feet in width.
 - c. For existing flat roofs or facades with a horizontal eave, fascia, or parapet, change the roofline so that no unmodulated segment of roof exceeds sixty (60) feet, measured horizontally.
7. Residential design features, including but not limited to entry porches, projecting window bays, balconies or decks, individual windows instead of strip windows, offsets and cascading or stepped roof forms shall be incorporated into all buildings. Window openings shall have visible trim material or painted detailing that resembles trim. Use design elements in the following manner to accent building articulation, providing the interval does not exceed sixty (60) feet:
 - a. Repeat distinctive window patterns at intervals less than or equal to the articulation interval.
 - b. Provide a porch, patio, deck, or covered entry for each interval.
 - c. Provide a balcony or bay window for each interval.
 - d. Provide a lighting fixture, trellis, tree or other landscape feature within each interval.
8. The site plan for the development should be integrated with the surrounding neighborhood.
9. The buildings in the development should, where appropriate, maintain neighborhood scale and density.
10. The exterior design of all buildings in the development should provide for individual unit identity.
11. Buildings in the development should be oriented for maximum sun exposure.
12. Dwelling units on the ground floor level shall have private outdoor spaces adjacent to them to be controlled by

individual households.

13. Buildings in the development should be oriented to provide for privacy of residents.
14. Dwelling units shall be constructed so that windows are not located at ground level, below grade in window wells or below adjacent sidewalks, stairways, landscape areas or parking areas.
15. Pedestrian walkways, at least six (6) feet in width, shall be provided between the interior of the project and the public sidewalk.
16. Lighting fixtures should not exceed fifteen (15) feet in height and shall include cutoff shields.
17. Provide substantial landscaping and/or pedestrian oriented open spaces near building entrances and along the building facade. Principal entries to buildings shall be highlighted with plaza or garden areas containing planting, lighting, seating, trellises and other features. Such areas shall be located and designed so windows overlook them.
18. The landscape plan should enhance the parking and utility areas on the site.
19. All new buildings, including accessory buildings, such as carports and garages shall have a roof pitch ranging from at least three (3) feet vertical to twelve (12) feet horizontal.
20. The site plan should accommodate vehicular access and parking in a manner which is convenient, yet does not allow the automobile to dominate the site.
21. Carports and garages in front yards are discouraged. Parking areas should be beside or behind buildings that front upon streets. Subterranean parking is encouraged. Parking lots should be broken up into rows containing no more than ten (10) adjacent stalls, separated by planting areas and pedestrian walkways. If parking is located along a right-of way, a landscaped berm at least three (3) feet higher than the finished grade of the parking lot shall be located between the parking lot and the right-of-way.
22. Provide an open space network that is accessible to all units and that will accommodate a wide variety of activities, public and private, in the following manner:
 - a. Provide at least thirty (30) square feet per unit of common open space in addition to individual balconies or patios and that area required by landscaping, recreation, building setbacks, critical area buffers and other code requirements.
 - b. Common open space shall be an open air area intended for use by all residents, guests, employees or patrons of a site and may include lawns, gardens, squares, plazas, courtyards, terraces, barbecue and picnic areas, games court or multi-use recreational areas, and other types of built space. Common open space shall meet the following standards:
 - (1) Linear dimensions of no less than twenty (20) feet.
 - (2) No more than thirty (30) percent of the area covered by a structure.
 - (3) Provide ample exposure to natural sunlight and fresh air.
 - (4) Provide direct pedestrian connection to other parts of the site.
 - (5) May include multi-use stormwater detention facilities, if the Community Development Director determines that the facilities are designed to function as common open space by providing an enhanced nature or visually aesthetic design.
 - c. Ensure that the open space network provides privacy for the residents while allowing for security and surveillance from residential units. Common recreational spaces shall be located and arranged to allow windows to overlook them.
 - d. Provide adequate lighting in the open space network, but place and shield lighting so that it does not glare into housing units.
 - e. Provide landscaping that defines the open space and provides shade and wind protection where needed but permits surveillance from units and roads.
 - f. Design the residential open space network with specific uses in mind. In each multifamily residential or combined uses buildings, private open space shall be provided in addition to common open space areas.
 - (1) Private open space shall be a partially or fully screened or enclosed open-air area that is strictly intended for use by the residents of the dwelling unit.
 - (2) Private open space may include yards, gardens, patios, courtyards, porches, balconies, terraces, rooftop gardens, decks or verandahs. Private open space shall not have a dimension less than six (6) feet in length.
23. Provide a one (1) or more furnished play areas for children. Provide a minimum of two hundred (200) square feet or fifty (50) square feet per unit, whichever is greater. Game courts, bike tracks and other recreational facilities may be included as play areas, provided that at least one (1) play area for children ages seven (7) and under has been provided. "Adult only" housing that prohibits children as residents is exempt from providing a children's play area but shall provide equal area for recreational uses appropriate to the age of residents.

F. Combined Uses Residential Buildings. These standards are in addition to other development standards applicable under this chapter or other chapters of the LMC.

1. Ground level facades of combined uses buildings that front a public right-of-way shall develop retail, commercial or office space to occupy at least fifty (50) percent of the gross ground floor area of the building.
2. Landscaped gardens, courtyards, or enclosed terraces for private use by residents should be designed with minimum exposure to the right-of-way.

G. Drive-Through Facilities. These standards are in addition to other development standards applicable under this chapter

or other chapters of the LMC.

1. Drive-through windows and queuing lanes should not be located along facades of buildings that face a right-of-way. If a drive-through cannot be located on any other portion of the site, then it shall be visually screened from the street by landscaping and/or architectural element, or combination thereof, provided such elements reflect the primary building and provide appropriate screening.

2. The queuing lane shall be physically separated from the parking lot, sidewalk, and pedestrian areas by landscaping and curbing, an architectural element, or combination thereof, provided such elements reflect the primary building and provide appropriate separation. Painted lanes are not sufficient to separate pedestrians from vehicles.

3. Drive-through speakers or amplified music shall not be audible off-site.

4. A bypass lane to escape the queuing lane is required for all drive-through facilities.

H. Design Elements for Vendors. Stands for espresso, food, merchandise, and other outdoor vendors are subject to the following design standards:

1. The stand or cart shall be constructed of good quality, permanent materials. Tarps, bare plywood, cardboard, plastic sheeting, corrugated fiberglass or metal, or similar materials are not permitted.

2. The design, materials, and colors shall be compatible with existing features in the proposed location.

3. Awning quality shall be equal to that required for permanent buildings.

4. The size of the stand or cart shall be adequate for storage, trash containers, and other facilities. No outside storage is permitted.

5. Wiring and plumbing shall be hidden from view.

6. One (1) sign, maximum area six (6) square feet, two (2) sided, is permitted. Menus and price lists two (2) square feet and less, are not signs for the purpose of this guideline.

7. No music or drive-up speakers shall be audible off-site.

(Ord. 264 § 1 (part), 2001.)

18A.50.250 Administration.

Applications subject to community design guidelines shall be conducted as an administrative procedure under the applicable land use permit process. Planning staff will inform the applicant which standards are applicable to the project to assist the applicant to meet the community design requirements. Each application shall demonstrate how the various building elements, such as walls, roofline, entries, modulation, and materials are organized into a functional and attractive composition and how the concept relates to site conditions and site design such as visibility, access, pedestrian circulation, and neighboring development. Design review will generally be conducted as a function of project permit review. During project permit review, the staff person will note which design standards have been satisfied and any requirements that have not yet been met. The Community Development Director shall have the authority to approve, modify, or deny proposals pursuant to a review under this process.

This chapter sets parameters for design, but is constructed to allow for design flexibility and innovative design solutions. Decisions under this chapter will consider proposals on the basis of individual merit and will encourage creative design alternatives in order to achieve the stated purpose and objectives of this chapter. Decisions under this chapter may be appealed using the appeal procedures of the administrative land-use process.

This chapter in no way should be construed to supersede or modify any other City codes or ordinances that apply to the proposal. To the extent that any provision of this chapter is inconsistent or conflicts with any other chapter or City ordinance, this chapter shall control. Otherwise, this chapter shall be construed consistently with the other provisions and regulations of the City.

(Ord. 264 § 1 (part), 2001.)

12. Section 18A.50.655.B.2 shall be repealed, and a new Section 18A.50.655.F shall be added so that the Section reads:

18A.50.655 - Signs in the Commercial and Industrial Zoning Districts

The following signs, when displayed in accordance with this chapter, are allowed within the ARC, NC1, NC2, CBD, TOC, C1, C2, IBP, I1 and I2 zoning districts:

A. Each building shall prominently display and maintain on-premise street address numbers identification, consistent with the Uniform Fire Code.

B. Maximum wall signage.

1. The cumulative sign area of all wall signs including, awning, marquee, and projecting signs shall not exceed ten (10) percent of the building facade to which the sign(s) is attached, with no individual, or cluster of individual signs, larger than two hundred (200) square feet. Wall signs may be placed on any side of the building(s).
2. Major Commercial or Employment Centers within the NC1, NC2, CBD, TOC, C1, C2, IBP, and I1 zoning districts.
 - a. A major commercial center or employment center is an integrated development with contiguous ownership larger than ten (10) acres in size. Contiguous properties under separate control, but which function as an integrated center and when combined are larger than ten (10) acres in size, may be considered a major center.
 - b. Major centers may vary from the development standards of this section by obtaining approval of a binding sign plan for the center.
 - (1) The sign plan for the center shall be reviewed either separately or as part of the conditional use permit for the project.
 - (2) In approving the sign plan for the center, the Hearing Examiner shall make a finding that the sign plan is proportionate to the intensity of the major commercial or employment center and consistent with the intent of this code.

C. Maximum freestanding signage.

1. Freestanding signage shall be based on the cumulative amount of linear public street frontage of a parcel or parcels in contiguous ownership and associated with the use by a business or development on the parcel. Street frontage shall mean only that portion of the property along a public street or right-of-way, and does not include I-5 and SR 512.
 - a. One (1) monument sign shall be permitted for street frontage of less than two hundred fifty (250) feet, with vehicular access to the street.
 - b. If the linear street frontage is less than thirty-five (35) linear feet, and/or has no vehicular access from that street frontage, a freestanding sign may be permitted pursuant to LMC 18A.50.655.C.1.e.
 - c. For cumulative street frontage that is more than two hundred fifty (250) and less than five hundred (500) feet, the following freestanding signage shall be permitted:
 - (1) Two (2) monument signs; or
 - (2) One (1) Type A pole sign.
 - d. For street frontage that is five hundred (500) linear feet or greater, the following signage shall be permitted:
 - (1) Three (3) monument signs and one (1) additional monument sign for each two hundred (200) additional feet of frontage in excess of seven hundred (700) feet; or
 - (2) One (1) Type B pole sign; and either:
 - (a) One (1) additional Type B pole sign for each additional four hundred (400) linear feet of frontage in excess of seven hundred (700) feet; or
 - (b) One (1) additional monument sign each two hundred (200) additional linear feet of frontage in excess of seven hundred (700) feet.
 - e. Freestanding signage for landlocked parcels.
 - (1) For purposes of this section:
 - (a) A landlocked parcel is a parcel which does not have frontage on a public street and access to the parcel is provided through an adjacent parcel via a recorded access easement, or is a parcel that has less than thirty (35) feet on a public street and may or may not have access on that street.
 - (b) A host parcel is the parcel which provides the access to a landlocked parcel, via an easement.
 - (2) A host parcel may share its allocation of freestanding signage with the landlocked parcel. The host parcel is under no obligation to grant the landlocked parcel use of its property for an easement or to grant part of its signage allotment.
 - (3) Freestanding signage for the landlocked parcel shall be placed adjacent to the recorded access easement and shall only advertise those businesses located on the landlocked parcel and/or the host parcel.
 - (4) In the case of landlocked parcels utilizing a host parcel for signage, the signage for the landlocked parcel shall not be considered to be off-premise signage.
 - f. Parcels within the TOC, C1, C2, IBP, or I1 zoning districts which abut I-5 or SR 512 may substitute pole signs as follows:
 - (1) Parcels which qualify for a Type A pole sign may substitute a Type C pole sign on a one for one (1:1) basis, provided that the Type C pole sign is placed within twenty-five (25) feet of the I-5 or SR 512 right-of-way.
 - (2) Parcels which qualify for a Type B pole sign may substitute a Type D pole sign on a one-for-one (1:1) basis, provided the Type D pole sign is placed within twenty (25) feet of the I-5 or SR 512 right-of-way;
 - (a) For properties located in Tillicum only, within twenty-five (25) feet of the BNSF railroad right-of-way; or
 - (b) For those properties located along Tacoma Mall Boulevard only, within twenty-five (25) feet of the Tacoma Mall Boulevard right-of-way.

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2. Landscaped berm and decorative block edged berm alternatives for a monument sign.

a. Landscaped berms or decorative block edged berms of two (2) feet or less in height shall not be included in the height calculations of a ground sign. Berms of more than two (2) feet in height shall be counted toward the sign height calculation. Landscaped berms shall have a slope ratio of not more than 1:3 height-to-width, from the center of the berm to be considered a landscaped berm.

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D. Special Use Signs in accordance with 18A.50.660, Special Use Signs.

E. Temporary signs in accordance with LMC 18A.50.665, Temporary Signs.
(Ord. 264 § 1 (part), 2001.)

F. Major Commercial or Employment Centers within the NC1, NC2, CBD, TOC, C1, C2, IBP, I1 and I2 zoning districts.

a. A major commercial center or employment center is an integrated development with contiguous ownership larger than ten (10) acres in size. Contiguous properties under separate control, but which function as an integrated center and when combined are larger than ten (10) acres in size, may be considered a major center.

b. Major commercial and employment centers may vary from the development standards of this section by obtaining approval of an Integrated Sign Plan for the center.

1) The sign plan for the center shall be reviewed either separately or as part of the conditional use permit for the project.

2) In approving the sign plan for the center, the Hearing Examiner shall make a finding that the sign plan is proportionate to the intensity of the major commercial or employment center and consistent with the intent of this code.

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13. A definition of *Integrated Sign Plan* shall be added to LMC Section 18A.50.680 as follows:

18A.50.680 Sign Definitions.

For the purposes of this chapter, the following definitions shall apply:

A. ABANDONED SIGN. Any sign that has been deserted and its effective use terminated, and which no longer fulfills the purpose for which it was constructed.

B. A-FRAME OR T-FRAME SIGN. A temporary, portable, freestanding, and self-supporting sign which may be either single- or double-faced, forming an "A" shape, or on a pole attached to a flat base.

- C. **ALTERATION SIGN.** Any change in size, shape, position, location, construction, or supporting structure of a sign. A change in copy is not an alteration.
- D. **ANIMATED SIGN.** A sign which has any visible moving part, flashing or oscillating lights, visible mechanical movement of any description, or other apparent visible movement achieved by any means. Animated signs include, but are not limited to, changing or moving pictures, drawings, and designs regardless of the means and mechanisms of the animation; and message display changes at intervals of five seconds or less.
- E. **AWNING SIGN.** Any sign painted on, attached to, or supported by an awning.
- F. **BALLOON.** A decorative inflatable device with a diameter of less than eighteen (18) inches, generally composed of a thin layer of latex or mylar. The tether of a balloon is less than twelve (12) feet in length (see "blimp").
- G. **BANNER SIGN.** A typically rectangular or square shaped sign, of cloth or other similar material, bearing a commercial message, motto, or slogan. A banner may have a message and/or display a commercial graphic or symbol. It can vary in size, color, and design.
- H. **BILLBOARD SIGN.** A sign that contains a message or directs attention to a business, profession, product, activity, or service that is not related to a use or activity conducted or offered on the premises or at the location where the sign is located, excluding road directional signs, and which is generally available by means of rental or lease to persons other than the owner of the sign. A billboard sign includes the sign face(s) that contains the message or direction noted above, as well as the pole or other structure upon which the sign face is attached.
- I. **BILLBOARD SIGN FACE.** That portion of a billboard, exclusive of its structural support, on which changeable advertising copy is displayed either by affixing pre-printed poster panels or by painted copy.
- J. **BLIMP.** An advertising or decorative device with a diameter or combined diameter of eighteen (18) inches or larger that is inflated by some means and is used to attract attention, advertise, promote, market or display goods and/or services. These devices include large single displays or displays of smaller balloons connected in some fashion to create a larger display. A balloon with a tether longer than twelve (12) feet is considered a blimp.
- K. **BUSINESS SIGN.** A sign that directs attention to a business, commodity, goods, service or entertainment conducted, sold or offered on the premises.
- L. **CANOPY SIGN.** A sign attached to the underside of a canopy.
- M. **CONSTRUCTION SIGN.** A temporary sign placed in advance of occupancy of a building or structure indicating the name of the building or structure, the architects, the contractors and other information regarding the building or structure.
- N. **DIRECTIONAL OR INFORMATIONAL SIGN.** A sign designated to guide or direct pedestrians or vehicles.
- O. **EMITTING SIGN.** A sign which emits sound, odor, or visible matter such as smoke or steam.
- P. **FLAG.** An individual piece of cloth or other similar material, varying in size, shape, color, and design, affixed to a staff or pole. A flag is used as a symbol of a nation, state, city, or organization; or it may be merely decorative. A "pennant" is a shape of flag, however one (1) "string pennant" is not a flag.
- Q. **FLASHING SIGN.** Any illuminated sign on which the artificial light is not maintained in a stationary status and/or remain constant in intensity and color at all times when such sign is in use.
- R. **FLASHING SIGN.** An illuminated sign may utilize action or motion, or light or color.
- S. **FREESTANDING SIGN.** A sign that is self-supported on a structure used exclusively or primarily for the support of the sign or for a group of signs, being detached from any building or structure.
- T. **GATE OR ENTRANCE SIGN.** A sign attached or adjacent to an entranceway of a residential site or subdivision, which identifies the site or subdivision.
- U. **IDENTIFICATION SIGN.** A sign used only for the purpose of identifying the occupancy of a building, structure or property.
- V. **INFLATABLES.** A decorative device with a diameter or combined diameter of 18 inches or larger that is inflated by some means and is used to attract and/or promote attention to a site or service. These devices include large single displays or displays of smaller balloons connected in some fashion to create a larger display. Blimps are not considered inflatables.
- W. **ILLUMINATED SIGN.** A sign designed to give forth artificial light or reflect such light from an artificial source.
- X. **INCIDENTAL SIGN.** Signs, emblems, and decals attached to a primary building which are designed to provide general building and limited non-advertising business information and may include but are not limited to signs designating restrooms, hours of operation, acceptable credit cards, property ownership or management, and phone booths. Incidental signs shall not be readily visible or legible from a public right-of-way. Incidental signs shall not individually exceed two (2) square feet or, cumulatively, one-half of one (1/2 to 1) percent of the building facade; provided, said size limitation shall not apply to signs providing directions, warnings or information when, established, authorized, or maintained by a public agency.
- Y. **INDIRECTLY ILLUMINATED SIGN.** An illuminated nonflashing sign whose illumination is derived entirely from an external artificial source and which is arranged so that no direct rays of light are projected from such source into residences or the street.
- Z. **INTEGRATED SIGN PLAN.** A special sign entitlement available to Major Commercial or Employment Centers as defined in this Code. An integrated sign plan is subject to review and approval by the Hearing Examiner using the procedures provided for conditional use permits.
- Z.AA. **MARQUEE SIGN.** Any sign painted on, attached to, or supported by a marquee.
- AA.BB. **MOBILE READERBOARD SIGN.** Any sign which is manifestly designed to be transported, including by trailer or on

its own wheels, even though the wheels of such sign may be removed and the remaining chassis or support constructed without wheels is converted to an "A" or "T" frame sign, or attached temporarily or permanently to the ground since this characteristic is based on the design of such a sign. It is characteristic of such a mobile readerboard that the space provided for advertising matter consists of a changeable copy sign.

BB.CC. MONUMENT SIGN. A freestanding sign which is affixed in or upon the ground with no air space between the ground and the sign face.

CC.DD. NONCONFORMING SIGN. Any sign legally established prior to the effective date of this title or subsequent amendments thereto, which is not in full compliance with the regulations of this title.

DD.EE. OFF-PREMISE SIGN. A sign that contains a message or directs attention to a business, profession, product, activity, or service that is not directly related to a use or activity conducted or offered on the premise or at the location where the sign is located, excluding road directional signs.

EE.FF. ON-PREMISE SIGN. A sign identifying a business, product, service or activity conducted or sold on the same premises as that on which the sign is located.

FF.GG. PAINTED SIGN. A sign which is painted on any office, wall, window, fence or structure of any kind.

GG.HH. POLE SIGN. A freestanding sign where the sign face is elevated above the site grade by structural supports, and includes the supports.

HH.II. POLITICAL SIGN. A sign advertising a candidate for political office or a measure scheduled for election.

II.JJ. PORTABLE SIGN. A sign that is not permanently affixed to the ground or to a building or structure and which may be easily moved.

JJ.KK. PROJECTING SIGN. A two-faced wall sign affixed to the exterior wall of a building or structure with the exposed faces perpendicular to the plane of such wall.

KK.LL. READERBOARD OR CHANGEABLE MESSAGE SIGN. A sign or part of a sign on which the letters are readily replaceable such that the copy can be changed.

LL.MM. ROOF SIGN. A sign or sign structure erected upon, against or directly above a roof or above the vertical parapet wall of a building, including a sign affixed to any structure erected upon a roof.

MM.NN. SIGN. Any structure, device, letter, figure, character, poster, picture, logo, trademark or reading matter which is used or designed to announce, declare, demonstrate, display or otherwise identify or advertise, or attract the attention of the public. Including, but not limited to every device, frame, letter, figure, character, mark, plane, point, design, picture, logo, stroke, stripe, trademark, plane, point, design, picture, logo, stroke, stripe, trademark, or reading matter, which is used or intended to be used to attract attention or convey information when the same is placed out of doors in view of the general public; and shall include all parts, portions, units, and materials composing the same, together with the frame, background, and supports or anchoring thereof.

NN.OO. SIGN AREA. The total area of all sign faces expressed in square feet.

OO.PP. SIGN FACE. The total area of one sign face expressed in square feet. Area is measured from the outside perimeter, including backup, molding, framing, but excluding structural supports, architectural details, decorative scrollwork, etc. The area of a group of individual mounted letters or figures shall be the area of the smallest single geometric form necessary to enclose the entire group of letters or figures.

PP.QQ. SIGN HEIGHT. The distance from ground level to the highest point on the sign structure.

QQ.RR. SPECIAL USE SIGN. A sign intended to be displayed for a limited time and which is not permanently mounted, that advertises political issues or candidates, private sales, residential sale/rent/lease, commercial and industrial sale/rent/lease, or is a short term contractor's sign.

RR.SS. STRING PENNANT. A series of shapes, signs, streamers, or other similar devices made of fabric, plastic or other material which are connected together or attached to a cord to create a rope-like device that is typically displayed between poles or buildings. String pennants may contain advertising or be decorative. String pennants can vary in size, color, or design.

SS.TT. SUBDIVISION SIGN. A sign erected and maintained within the boundaries of a recorded subdivision and indicating the name of the subdivision, the name of the contractor or subdivider and the name of the owner or agent, and giving information regarding directions, price or terms.

TT.UU. TEMPORARY SIGN. A sign intended to be displayed for a limited time and which is not permanently mounted, that advertises non-profit community or civic events, special events, temporary uses, a subdivision, or is an interim sign for a business.

UU.VV. VEHICLE SIGN. The use of a vehicle as a sign, any sign which is attached to or placed on a parked vehicle or trailer which is principally used for advertising purposes rather than transportation, any advertising or advertising space for which the owners or operator of the vehicle receives any compensation, except public transit buses bearing rental advertising.

VV.WW. VISUALLY PROJECTED SIGN. A sign which is projected, by whatever means, onto a surface or into the air.

WW.XX. WALL SIGN. Any sign painted on or attached directly to or erected against and supported by a building wall, or facade, with the exposed face of the sign in a plane parallel to the portion of the structure to which it is attached.

14. The definition of "Nonconforming Structure" in LMC Section 18A.90.200 shall be amended so that the section reads:

18A.90.200 Definitions.

1. **ABANDON OR ABANDONMENT OF WTF.** Means:
 - a. to cease operation for a period of sixty (60) or more consecutive calendar days;
 - b. to reduce the effective radiated power of an antenna by seventy five (75) percent for sixty (60) or more consecutive calendar days unless new technology or the construction of additional cells in the same locality allows reduction of effective radiated power by more than seventy five (75), so long as the operator still serves essentially the same customer base;
 - c. to relocate an antenna at a point less than eighty (80) percent of the height of an antenna support structure; or,
 - d. to reduce the number of transmissions from an antenna by seventy five (75) percent for sixty (60) or more consecutive calendar days; Provided that non-operation or reduced operation for a period of sixty (60) or more consecutive calendar days to facilitate maintenance, re-design or other changes about which the City was notified in advance shall not constitute abandonment.
1. **ABSENTEE OWNER.** Any real property owner(s) who customarily resides some place other than the property (whether an estate or business) in question.
2. **ABUTTING.** Lots sharing common property lines.
3. **ACCESS.** The way or means by which pedestrians and vehicles enter and leave property.
4. **ACCESSORY BUILDING -** A detached subordinate building, the use of which is customarily incidental to that of the principal building or to the principal use of the land and which is located on the same tract with the principal building or use.
5. **ACCESSORY DWELLING UNIT (ADU).** A habitable dwelling unit added to, created within, or detached from and on the same lot with a single-family dwelling that provides basic requirements for living, sleeping, eating, cooking, and sanitation.
6. **ACCESSORY LIVING QUARTERS.** A single residential dwelling unit that is an attached or detached part of a commercial or manufacturing building, and which is incidental to the commercial or manufacturing use.
7. **ACCESSORY STRUCTURE.** A structure either attached or detached from a principal building and located on the same lot and which is customarily incidental and subordinate to the principal building or use.
8. **ACCESSORY USE.** A use of land or of a building customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.
9. **ADEQUATE PUBLIC FACILITIES.** Adequate public facilities means facilities which have the capacity to serve development without decreasing levels of service below locally established minimums.
10. **ADJACENT.** Lots located across a right-of-way, railroad or street, except limited access roads.
11. **ADMINISTRATIVE USE PERMIT.** A written decision granted by the Community Development Director to authorize the development or operation of a proposed land use activity subject to special degrees of control.
12. **AGRICULTURAL USE.** Land primarily devoted to the commercial production of dairy, apiary, furbearing, vegetable, or animal products or of grain, hay, straw, turf, seed, fin fish, or livestock, and that has long-term commercial significance for agricultural production.
13. **AIRPORT.** Any land area, runway or other facility designed, used or intended to be used either publicly or by any person or persons for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars, and other necessary buildings and open spaces.
14. **ALLEY.** A public or private way not more than 30 feet wide at the rear or side of property affording only secondary means of vehicular or pedestrian access to abutting property.
15. **ALTERATION, STRUCTURAL.** Any change or repair which would tend to prolong the life of the supporting members of a building or structure, such as alteration or bearing walls, foundation, columns, beams, or girders. In addition, any change in the external dimensions of the building shall be considered a structural alteration.
16. **AMATEUR RADIO STATION OPERATORS OR RECEIVE-ONLY ANTENNAS.** Any tower or antenna that is under 70 feet in height and is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive-only antennas.
17. **AMENDMENT.** Amendment means a change in the wording, context, or substance of this code or the comprehensive plan; a change in the zoning map or comprehensive plan map; a change to the official controls of City code; or any change to a condition of approval or modification of a permit or plans reviewed or approved by the Community Development Director or Hearing Examiner.
18. **ANCHOR.** The device to which tie-downs are secured or fastened having a holding power of not less than 4,800 pounds. They include, but are not necessarily limited to, screw auger, expanding or concrete deadmen type anchors, and are to be constructed as to accommodate "over the top" and "frame" type tie-downs, used singly or in conjunction.
19. **ANTENNA HEIGHT OR HEIGHT.** When referring to a tower or other WTF, the vertical distance measured from the finished grade of the parcel at the base of the tower pad or antenna support structure to the highest point of the structure even if said highest point is an antenna. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height.
20. **ANTENNA SUPPORT STRUCTURE.** Any pole, telescoping mast, tower, tripod, or other structure which supports a device used in the transmitting or receiving of radio frequency signals.
21. **ANTENNA.** Any exterior apparatus designed for telephonic, radio, data, Internet, or television communications through

the sending and/or receiving of electromagnetic waves, and includes equipment attached to a tower or building for the purpose of providing telecommunications services.

22. ANTIQUE DEALER. Any person engaged, in whole or in part, in the business of selling antiques.
23. ANTIQUES. Works of art, pieces of furniture, decorative and household objects, and other such collectibles possessing value or commercial appeal owing to their being made during an earlier period.
24. APARTMENT. A dwelling unit in a multifamily building.
25. APPEAL. A request for review of the Community Development Director's decision concerning matters addressed by the Ordinance to the Planning Advisory Board or a review of the Hearing Examiner's decision to the City Council.
26. APPLICANT FOR WTF. Any provider or any person, partnership, or company who files an application for any permit necessary to install, maintain, or remove a WTF within the city.
27. APPLICANT. Any person who makes an application to the City of Lakewood for a development permit.
28. ARCADE. A linear pedestrian walkway that abuts and runs along the facade of a building. It is covered, but not enclosed, and open at all times to public use. Typically, it has a line of columns along its open side. There may be habitable space above the arcade.
29. ARCHAEOLOGICAL RESOURCES. Districts, sites, building, structures, and artifacts with material evidence of prehistoric human life and culture.
30. ARCHITECTURAL BARRIERS. Constructed structures such as walls, signs, rockeries, drainage swales or similar constructed features that impact the required landscape areas.
31. ARCHITECTURAL CHARACTER. The architectural character of a building is that quality or qualities that make it distinctive and that are typically associated with its form and the arrangement of its architectural elements. For example, a prominent design feature may convey the architectural character of a structure. Examples are a distinctive roofline, a turret or portico, an arcade, an elaborate entry, or an unusual pattern of windows and doors.
32. ARCHITECTURAL ELEMENTS. The elements that make up an architectural composition or the building form, which may include such features as the roof form, entries, an arcade, porch, columns, windows, doors and other openings. "Architectural elements" is used interchangeably with "architectural features" in this chapter.
33. ARCHITECTURAL SCALE. The perceived height and bulk of a building relative to other forms in its context. Modulating facades and other treatments may reduce a building's apparent height and bulk.
34. AREA OF SHALLOW FLOODING. A designated AO or AH zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one (1) to three (3) feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident.
35. AREA OF SPECIAL FLOOD HAZARD. The land in the floodplain subject to a one (1) percent or greater chance of flooding in any given year.
36. AUTO WRECKING YARD. Any property where two (2) or more motor vehicles not in running condition, or the parts thereof, are stored in the open and are not being restored to operation; or any land, building or structure used for the wrecking or storing of such motor vehicles or the parts thereof.
37. AUTOMOBILE AND OTHER VEHICLE SALES AREA. An open area, other than a street, used for the display, sale or rental of two (2) or more new or used motor vehicles or trailers and where no repair work is done except minor incidental repair of motor vehicles or trailers to be displayed, sold or rented on the premises.
38. AUTOMOBILE BODY REPAIR. Those establishments primarily engaged in furnishing automotive vehicle bodywork and painting.
39. AUTOMOBILE SERVICE STATION OR GAS STATION. A building or lot having pumps and storage tanks where fuels, oils or accessories for motor vehicles are dispensed, sold or offered for sale at retail only, repair service is incidental and no storage or parking space is offered for rent.
40. AUTOMOBILE WRECKING OR MOTOR VEHICLE WRECKING. The dismantling or disassembling of motor vehicles or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked motor vehicles or their parts.
41. AWNING. A shelter extending from the exterior wall of a building for the purpose of shielding a doorway or window from the elements and composed of non-rigid materials except for the supporting framework.
42. AXIAL SYMMETRY. The similarity of form or arrangement on either side of a dividing line or plane through the center of an object.
43. BACKHAUL NETWORK. The lines that connect a provider's wireless telecommunications facilities to one or more cellular telephone switching offices, and/or long distance providers, or the public switched telephone network.
44. BALCONY. An outdoor space built as an above ground platform projecting from the wall of a building and enclosed by a parapet or railing.
45. BARN. A structure used for the storage of farm products, feed, and for housing farm animals and light farm equipment.
46. BASE FLOOD. The flood having a one (1) percent chance of being equaled or exceeded in any given year.
47. BASEMENT. That portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.
48. BAY WINDOW. A window that protrudes from the main exterior wall. Typically, the bay contains a surface that lies parallel to the exterior wall, and two (2) surfaces that extend perpendicular or diagonally from the exterior wall.
49. BEACH ACCESS, PUBLIC OR PRIVATE. Trails or roads that provide access for the public to the beach.

50. **BED AND BREAKFAST.** A lodging facility comprised of a single residential structure containing up to six units of small-scale temporary lodging which provides a single meal and where the proprietors of the service reside in the structure.
51. **BIOSOLIDS.** Municipal sewage sludge that is a primarily organic, semisolid product resulting from the wastewater treatment process, and septage that can be beneficially recycled and meets all applicable health regulations.
52. **BLANK WALLS.** Walls subject to "blank wall" requirements are any ground-level wall over six feet in height measured from finished grade at the base of the wall, and longer than fifty (50) feet measured horizontally. A wall subject to the requirement does not have any significant building feature, such as a window, door, modulation or articulation, or other special wall treatment within that fifty (50) foot section.
53. **BLOCK.** All land along one (1) side of a street that is between two (2) intersections or intercepting streets, or interrupting streets and a railroad right-of-way, or unsubdivided land or water course.
54. **BOARD.** The Planning Advisory Board
55. **BOAT RAMP OR LAUNCH.** An improved sloped surface extending from a shoreland area into an aquatic area suitable for removing a boat from the water and launching a boat into the water from a trailer.
56. **BOATHOUSE, PRIVATE.** An accessory building, or portion of a building, which provides shelter and enclosure for a boat or boats owned and operated only by the occupants of the premises, and which boathouse is erected on a pier or wharf and/or over a dock or docking slip.
57. **BUILDING COVERAGE.** The measurement of the gross footprint of all the structures, to include accessory and exempt structures, on a lot. The gross footprint includes all structural elements and projections of a building and includes, but is not limited to; eaves, projections, decks, balconies, elevated patios, breezeways, or canopies.
58. **BUILDING DIVISION.** The Building Division of the City of Lakewood Community Development Department.
59. **BUILDING FACADE OR FACADE.** The visible wall surface, excluding the roof, of a building when viewed from a public right-of-way or adjacent property. If more than one (1) wall is predominately visible, the walls may be considered one (1) facade for the purposes of signage. A building facade is measured in gross square feet (gsf) and does not include roof area.
60. **BUILDING HEIGHT.** The vertical distance from the average of the elevation of the natural, undisturbed topography or the pre-existing grade at all corners of a proposed structure to the highest point of the structure, in accordance with LMC 18A.50.130, Height Standards.
61. **BUILDING LINE.** A line on the comprehensive plan, zoning map, or plat, parallel to the street right-of-way, indicating the limit beyond which buildings or structures may not be erected, or the minimum distance as prescribed by the provisions of this ordinance
62. **BUILDING OR OCCUPANCY FRONTAGE.** The length of that portion of a building or ground floor occupancy which abuts a street, publicly used parking area or mall appurtenant to such building or occupancy, expressed in lineal feet and fractions thereof.
63. **BUILDING, ATTACHED.** A building or structure attached to another building or structure by an enclosed interior wall or walls and covered by a roof in common with both structures. A structure connected to another building or structure only by a roof or only by a wall is not considered attached.
64. **BUILDING, DETACHED.** A building or structure sharing no common wall with another structure, and generally surrounded by open space on the same lot. A structure connected to another building or structure only by a roof or only by a wall is considered to be a detached building.
65. **BUILDING, PRINCIPAL.** A building devoted to the principal use of the lot on which it is situated.
66. **BUILDING.** Any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals or property of any kind.
67. **BULKHEAD.** A vertical wall of steel, timber or concrete used for erosion protection or as a retaining wall.
68. **BUSINESS.** The purchase, sale, or other transaction involving the handling or disposition of any article, service, substance, or commodity for livelihood or profit; or the management of office buildings, offices, recreational or amusement enterprises; or the maintenance and use of buildings, offices, structures, and premises by professions and trades rendering services.
69. **CAMOUFLAGE.** To disguise, hide, or integrate with an existing or proposed structure or with the natural environment so as to be significantly screened from view.
70. **CAMPSITE.** A space provided in a campground or recreational vehicle (RV) park which usually contains a table, stove, parking spur and space for a tent to accommodate a one-family group.
71. **CANOPY.** A permanent, cantilevered extension of a building that typically projects over a pedestrian walkway abutting and running along the facade of a building, with no habitable space above the canopy. A canopy roof is comprised of rigid materials.
72. **CAR WASH.** Mechanical facilities for the washing or waxing and vacuuming of automobiles, light trucks, and vans.
73. **CARETAKER HOME.** An on-site residential dwelling unit of up to two thousand (2,000) square feet providing living accommodations for an individual, together with his/her family, who is employed as a caretaker for a private home, public recreational or community facility, or commercial or industrial establishment. Caretaker units may not be a temporary structure or recreational vehicle and may not remain in residential use if no longer used for caretaker residence.
74. **CARPORT.** A covered automobile structure open on one (1) or more sides, with direct driveway access for the parking stall(s). A carport may be integrated with, or detached from the primary structure. An attached carport shall have common wall

construction with the primary structure.

75. **CARRYING CAPACITY.** The level of development density or use an environment is able to support without suffering undesirable or irreversible degradation.

76. **CATTERY.** An enclosure or structure in which any combination of six or more cats that individually exceed seven months of age are kept for breeding, sale, or boarding purposes.

77. **CELL SITE OR SITE.** A tract or parcel of land that contains wireless telecommunications facilities including any antenna, support structure, accessory buildings, and parking, and may include other uses associated with and ancillary to WTF.

78. **CEMETERIES.** Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbiums, mausoleums and mortuaries, when operated in conjunction with and within the boundary of such cemetery.

79. **CERTIFICATE OF CAPACITY.** A document issued by a service provider indicating the quantity of capacity that has been reserved for a specific development project on a specific property.

80. **CHANGE OF USE.** A change of use shall be determined to have occurred when it is found that the general character of the use in question has been modified. This determination shall include review of but not be limited to: hours of operation, materials processed or sold, required parking, traffic generation, impact on public utilities, clientele, general appearance and location or a change in use type.

81. **CITY MANAGER.** The Administrative Director of the City of Lakewood or his/her designee.

82. **CIRCULATION.** The movement or flow of traffic from one place to another through available routes. Traffic includes a variety of modes of travel including pedestrian, motor vehicle and non-motorized methods such as bicycles.

83. **CLEAR-VISION AREAS.** A triangular area at intersections or public drives where visual obstructions are to be kept clear as directed by the City Engineer.

84. **CLOSED RECORD APPEALS.** Administrative appeals under Chapter 36.70B RCW which are heard by the City Council or Hearing Examiner, following an open record hearing on a project permit application when the appeal is on the record with no or limited new evidence or information allowed to be submitted and only appeal arguments allowed.

85. **CLUSTER DEVELOPMENT.** A development technique wherein home sites or structures are grouped together, with the remainder of the tract left in open space or common open space.

86. **CO-GENERATION.** The simultaneous production of electricity and heat energy. The heat is normally used on-site for industrial processes, space or water heating, or production steam. The electric power may be used on-site or distributed through the utility grid, or both. Co-generation units are normally fired with natural gas, but also may be fueled by oil, biomass or other fuels.

87. **COLLOCATION OF WTF.** The use of a WTF by more than one (1) service provider.

88. **COMBINED USE BUILDING.** Residential use types in combination with other use types.

89. **COMMERCIAL ACTIVITY.** Any activity carried out for the purpose of financial gain for an individual or organization, whether profit or non-profit.

90. **COMMERCIAL VEHICLE.** Any motorized vehicle over six thousand (6,000) gvw, including, but not limited to, a van, truck, truck trailer, utility trailer, tractor, grading machine, bulldozer, scraper, boat, motorized crane, or other construction equipment that is used in the operation of a business or in construction, road grading, or logging activities.

91. **COMMON OPEN SPACE.** A parcel of land or an area of water or a combination of land and water within a site designed or developed and intended primarily for the use or enjoyment of the residents of such development.

92. **COMMUNITY DEVELOPMENT DIRECTOR.** The Director of the Community Development Department of the City of Lakewood or his/her designee.

93. **COMPREHENSIVE PLAN.** The document, including maps, adopted by the City Council which outlines the City's goals and policies relating to management of growth, and prepared in accordance with Ch. 36.70A RCW. The term also includes any adopted subarea plans prepared in accordance with Ch. 36.70A RCW.

94. **CONCURRENCY.** Ensuring that adequate public improvements or strategies are in place at the time of development, and the ability and financial commitment of the service provider to expand capacity or maintain the level-of-service for new development through capital improvements within a six year period as noted in the Transportation Capital Improvement Plan.

95. **CONDITIONAL USE.** A use conditionally permitted in a zoning district as defined by this code but which, because of characteristics particular to each such use, size, technological processes, equipment or, because of the exact location with respect to surroundings, streets, existing improvements, or demands upon public facilities, requires a special degree of control to determine if uses can be made compatible with the comprehensive plan, adjacent uses, and the character of the vicinity.

96. **CONDOMINIUM.** Real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interest in the common elements are vested in the unit owners, and unless a declaration and a survey map and plans have been recorded. Condominiums must meet all provisions of Chapter 64.34 RCW.

97. **CONSTRUCTED WETLANDS.** Wetlands that are intentionally created on sites that are not wetlands for the primary purpose of wastewater or stormwater treatment. Constructed wetlands are normally considered as part of the stormwater/wastewater collection and treatment system and must be maintained, but are not the same as wetlands created for mitigation purposes, which are typically viewed in the same manner as natural, regulated wetlands.

98. **CONTIGUOUS.** Bordering upon, to touch upon, or in physical contact with.
99. **CORRECTIONAL FACILITIES.** Facilities for holding persons in custody or in detention, including county jails, state prisons, juvenile detention facilities, pre-release facilities, work release facilities, and other facilities to which a person may be incarcerated upon arrest or pursuant to sentencing by court.
100. **COURTYARD, INTERIOR COURT.** A space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three (3) or more sides by walls of a building.
101. **COURTYARD.** A courtyard is an open space usually landscaped, which is enclosed on at least three (3) sides by a structure or structures.
102. **CROP AND TREE FARMING.** The use of land for horticultural purposes.
103. **CURB CUT.** A curb cut is a depression in the curb for a driveway to provide vehicular access between private property and the street.
104. **CURB LEVEL.** Curb level for any building means the level of the established curb in front of such building measured at the center of such front. Where no curb elevation has been established, the mean elevation of the finished lot grade immediately adjacent to a building shall be considered the curb level.
105. **DANGEROUS WASTE.** Any discarded, useless, unwanted, or abandoned substances including, but not limited to, certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial present or potential hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes: have short-lived, toxic properties that may cause death, injury, or illness or have mutagenic, teratogenic, or carcinogenic properties; or are corrosive, explosive, flammable, or may generate pressure through decomposition or other means. Includes wastes designated in WAC 173-303-070 through 173-303-103 as dangerous wastes.
106. **DAYCARE CENTER.** A daycare facility which operates in a place other than a residence, with no limitation as to the number of clients.
107. **DAYCARE FACILITY.** A building or structure in which care is regularly provided for a group of children or adults for periods of less than twenty-four (24) hours. Day care facilities include family day care homes and day care centers regulated by the Washington State Department of Social and Health Services or successor agency, as presently defined and as may be hereafter amended (RCW 74.15, WAC 388-73-422).
108. **DAYCARE, HOME.** A daycare facility which operates in the provider's residence and is subject to a limitation on the number of clients.
109. **DAYCARE, HOME-BASED.** A daycare facility with no more than twelve (12) persons in attendance at any one time in the provider's home in the family living quarters, including immediate family members who reside in the home.
110. **DECIBEL.** A unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated by decibels.
111. **DECIDUOUS TREE.** A tree which loses its foliage annually.
112. **DECK.** A deck is a roofless, outdoors above ground platform projecting from the wall of a building and supported by piers or columns.
113. **DEPARTMENT.** The City of Lakewood Community Development Department.
114. **DESIGN DETAILS.** Architectural or building design details refer to the minor building elements that contribute to the character or architectural style of the structure. Design details may include moldings, mullions, rooftop features, the style of the windows and doors, and other decorative features.
115. **DESIGN, WTF.** The appearance of WTF, including such features as their materials, colors, and shape.
116. **DESIGNATED ZONE FACILITY.** Any hazardous waste facility that requires an interim or final status permit under rules adopted under Chapter 70.105 RCW and Chapter 173-303 WAC, and that is not a preempted facility as defined in RCW 70.105.010 or in Chapter 173-303 WAC. A hazardous waste treatment or storage facility is a designated zone facility.
117. **DEVELOPMENT (for the purposes of Flood Hazard).** Any constructed changes to improved or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavator, or drilling operations.
118. **DEVELOPMENT ACTIVITY.** Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Most activities may take place in conjunction with a variety of uses.
119. **DEVELOPMENT PERMIT.** Any document granting, or granting with conditions, an application for a site plan, building permit, discretionary decision, or other official action of the City having the effect of authorizing the development of land.
120. **DEVELOPMENT PLAN.** A plan drawn to scale, indicating but not limited to, the proposed use, the actual dimensions and shape of the lot to be built upon, the exact sizes and locations on the lot of buildings already existing, if any, and the location on the lot of the proposed building or alteration, yards, setbacks, landscaping, off-street parking, ingress and egress, and signs.
121. **DEVELOPMENT STANDARDS.** Regulation of the location and size of development, including but not limited to setbacks, landscaping, screening, height, site coverage, signs, building layout, parking and site design and related features of land use.
122. **DISCONTINUANCE.** The abandonment or nonuse of a building, structure, sign or lot.
123. **DISCRETIONARY PERMIT.** A decision which requires special analysis or review due to the nature of the application or because special consideration was requested by the applicant.

124. **DISTRICT.** An area designated by this title, with specific boundaries, in which lie specific zones, or special purpose area as described in this title.
125. **DOCK-HIGH LOADING AREAS.** Truck maneuvering areas and loading or unloading areas associated with loading doors that are located above the finish grade.
126. **DOCKS.** A pier or secured float or floats for vessel moorage, fishing, or other water use.
127. **DOUBLE-FRONTAGE LOT.** A lot other than a corner lot with frontage on more than one (1) street.
128. **DRAINAGE DITCH.** A constructed channel with a bed, bank or sides which discharges surface waters into a major or minor creek, lake, pond or wetland.
129. **DRIPLINE.** A circle drawn at the soil line directly under the outermost branches of a tree.
130. **DRIVE-THROUGH.** A business establishment so developed that all or a portion of its retail or service character is dependent on providing a driveway approach or parking space for motor vehicles so as to serve patrons while in a motor vehicle, or within a building on the same premises and devoted to the same purpose as the drive-through service.
131. **DRIVEWAY.** A paved or graveled surface a minimum of fifteen (15) feet in width that provides access via a paved apron to a lot from a public or private right-of-way.
132. **DUPLEX.** One (1) detached residential building, vertically or horizontally attached, containing two (2) dwelling units totally separated from each other by a one (1) hour firewall or floor, designed for occupancy by not more than two (2) families.
133. **DWELLING UNIT.** One (1) room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease on a weekly, monthly or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure or on the same property, and containing independent cooking, sleeping and sanitary facilities. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit.
134. **DWELLING.** A building or portion thereof designed exclusively for human habitation, but not including hotels or motel units.
135. **EASEMENT.** A non-possessory interest in the land of another which entitles the owner of the interest to a limited use or enjoyment of the other's land for the purpose of and to protection from interference with this use by a public or private street, railroad, utilities, transmission lines, walkways, sidewalks, bikeways, equestrian trails, and other similar uses. An easement may be exclusive or include more than one (1) user.
136. **EFFLUENT.** With regard to water quality, treated or untreated liquid entering the estuary from a point source. With regard to dredging, water, including dissolved and suspended materials, which flows from a dredged material disposal site.
137. **EQUIPMENT ENCLOSURE.** A structure, shelter, cabinet, or vault used to house and protect the electronic equipment necessary for processing wireless communication signals. Associated equipment may include air conditioning, backup power supplies, and emergency generators.
138. **ERECT.** The act of placing or affixing a component of a structure upon the ground or upon another such component.
139. **EVERGREEN TREE.** A tree, often a coniferous tree, which retains its foliage and remains green year round.
140. **EXCAVATE.** The removal by man of sand, sediment, or other material from an area of land or water for other than commercial or industrial use.
141. **EXTREMELY HAZARDOUS WASTE.** Any waste which will persist in a hazardous form for several years or more at a disposal site and which in its persistent form presents a significant environmental hazard and may be concentrated by living organisms through a food chain or may affect the genetic constitution of humans or other living creatures and is disposed of at a disposal site in such quantities as would present an extreme hazard to man or the environment. Those wastes designated in WAC 173-303-070 through 173-303-103 as extremely hazardous wastes.
142. **FACADE.** Any portion of an exterior elevation of a building extending from the ground level to the top of the parapet wall or eaves, for the entire width of the building elevation. A front facade is typically the facade facing the major public street(s). An entry facade is typically the facade with the primary public entry.
143. **FAMILY.** One (1) or more individuals related by blood or legal familial relationship, or a group of not more than six persons who need not be related by blood or a legal familial relationship, living together in a dwelling unit as a single, nonprofit housekeeping unit, excluding Types 1, 2, 3, and 4 Group Homes as defined in LMC 18.20.300, Use Types and Levels; and excluding state-licensed foster homes.
144. **FEDERAL INSURANCE RATE MAP (FIRM).** The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones for those areas.
145. **FENCE, SIGHT-OBSCURING.** A fence constructed of solid wood, masonry, metal or other appropriate material that totally conceals the subject use from adjoining uses.
146. **FILL.** The placement by man of sand, sediment or other material to create new uplands or raise the elevation of the land.
147. **FINAL DEVELOPMENT PLAN.** A plan or set of plans that comply with the conditions set forth in a preliminary approval and, once approved, authorizes the granting of a discretionary permit.
148. **FLAGPOLE.** A staff or pole which is designed to display a flag. A flagpole may be freestanding or attached to a building or to a private light standard.
149. **FLEA MARKET.** Arrangements whereby a person or persons sell, lease, rent, offer or donate to one (1) or more persons a place or area where such persons may offer or display secondhand or junk items.
150. **FLOOD HAZARD BOUNDARY MAP (FHBM).** The official map issued by the Federal Insurance Administration where

- the boundaries of the areas of special flood hazards applicable to the city of Lakewood have been designated as Zone A.
151. FLOOD INSURANCE STUDY. The official report in which the Federal Insurance Administration has provided flood profiles, as well as the Flood Hazard Boundary - Floodway Map and the water surface elevation of the base flood.
152. FLOOD OR FLOODING. A general and temporary condition of partial or complete inundation or normally dry land areas from the overflow of inland or tidal waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.
153. FLOODPLAIN. The area adjoining a stream, tidal estuary or coast that is subject to regional flooding. A regional (100-year) flood is a standard statistical calculation used by engineers to determine the probability of severe flooding. It represents the largest flood which has a one (1) percent chance of occurring in any one (1) year in an area as a result of periods of higher than normal rainfall or streamflows, extremely high tides, high winds, rapid snowmelt, natural stream blockages, tsunamis, or combinations thereof.
154. FLOODPLAIN MANAGEMENT REGULATIONS. State or local regulations, and any combination thereof, which provides standards for the purpose of flood damage prevention and reduction.
155. FLOODPROOFING. A combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.
156. FLOODWAY, REGULATORY. The channel or the watercourse reasonably required to carry and discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.
157. FLOOR AREA. The sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings, but not including, attic space providing headroom of less than seven feet, basement, if more than fifty (50) percent of the basement is less than grade.
158. FLOOR AREA RATIO (FAR). The floor area ratio of the building or buildings on any lot means the gross floor area of the building or buildings on that lot divided by the gross area of such lot.
159. FOOTCANDLE. A footcandle is a unit used for measuring the amount of illumination on a surface. The amount of usable light from any given source is partially determined by the angle of incidence of the source and the distance to the illuminated surface.
160. FREEWAY. Any section of a highway which has been declared to be a freeway by act or resolution of the competent establishing authority.
161. FRONTAGE ROAD. A street which is parallel and adjacent to an arterial, and which provides access to abutting properties while relieving them of the effect of street traffic access on to and from an arterial.
162. FRONTAGE. Frontage refers to length of a property line along a public street or right-of-way.
163. GARAGE. An enclosed automobile structure with direct driveway access principally for vehicular equipment such as automobiles, boats, etc., used by the tenants of the building(s). A garage may be integrated with, attached, or detached from the primary structure. See also PARKING STRUCTURE.
164. GAS ISLANDS. In conjunction with a motor vehicle service station or convenience commercial use providing gasoline, individual gas islands are comprised of single pumps dispensing single or various grades and types of motor vehicle fuel, or individual banks of pumps dispensing single or various grades and types of motor vehicle fuel, whether or not covered by a single canopy.
165. GATEWAYS. As used in these guidelines, the term gateways refers to those areas which are entranceways into the City of Lakewood and are so designated in the Lakewood Comprehensive Plan.
166. GEOLOGIC. Relating to the occurrence and properties of earth. Geologic hazards include faults, land and mudslides, and earthquakes.
167. GOVERNING AUTHORITY. The City Council of the City of Lakewood.
168. GRADE, AVERAGE. The average elevation of the undisturbed ground prior to construction at all exterior corners of the proposed structure.
169. GRADE, FINISHED. The finished surface of the ground, street, paving or sidewalk.
170. GRADE, PRE-CONSTRUCTION. Prior to any grade, fill or disturbance of soil or vegetation.
171. GROSS AREA. The total sum area of the lot minus public rights-of-way.
172. GROSS DENSITY. A calculation of the number of housing units that is allowed on a property based on the maximum density permitted.
173. GROSS SQUARE FEET (GSF). The sum of the total square footage of any building, lot, property or area.
174. GROUND COVER. Low-growing vegetative materials with a mound or spreading manner of growth that provides solid cover.
175. GUYED TOWER. A wireless communication support structure that is typically over 100 feet tall and is steadied by wire guys in a radial pattern around the tower.
176. HABITABLE FLOOR (for purposes of floods). Any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation or a combination thereof. A floor used only for storage purposes is not a "Habitable Floor".
177. HABITABLE ROOM (for purposes of floods). An undivided enclosed space within a dwelling used for sleeping or kitchen facilities. This term does not include attics, cellars, corridors, hallways, laundries, serving or storage pantries, bathrooms or similar places.

178. **HABITAT.** The place or type of site where an organism lives; the place occupied by an entire community, such as a freshwater tidal marsh community.
179. **HAZARDOUS SUBSTANCE.** Any liquid, solid, gas or sludge, including any material, substance, product, commodity or waste, regardless of quantity, that exhibits any of the characteristics or criteria of hazardous waste as described in rules adopted under Chapter 70.105 RCW or in WAC 173-303-090, 173-303-100, 173-303-101, 173-303-102 or 173-303-103.
180. **HAZARDOUS SUBSTANCE FACILITY BUFFER.** A setback area between the hazardous substance land use facility boundary and the nearest point of the hazardous substance land use property line, necessary to provide added protection to adjacent land uses or resources of beneficial use. All hazardous waste treatment and storage facilities must maintain at least a fifty (50) foot buffer.
181. **HAZARDOUS SUBSTANCE LAND USE.** Any use which is permitted under this title and which includes a designated facility or the processing or handling of a hazardous substance.
182. **HAZARDOUS SUBSTANCE LAND USE FACILITY.** The projected line enclosing the area of all structures and lands on which hazardous substance land use activities occur, have occurred in the past or will occur in the future. This does not include the application of products for agricultural purposes or the use, storage, or handling of hazardous substances used in public water treatment facilities.
183. **HAZARDOUS SUBSTANCE PROCESSING OR HANDLING.** The use, manufacture, compounding, treatment, synthesis or storage of hazardous substances in excess of the following amounts of cumulative quantities: five thousand (5,000) pounds of solid hazardous substances, five hundred (500) gallons of liquid hazardous substances, six hundred fifty (650) cubic feet of gaseous hazardous substances, or equivalent combination thereof. Hazardous substances shall not be disposed on-site unless in compliance with Dangerous Waste Regulations, WAC 173-303, and any pertinent local ordinances, such as sewer discharge standards.
184. **HAZARDOUS WASTE.** Any dangerous and extremely hazardous waste as designated pursuant to RCW 70.105, WAC 173-303, including substances composed of radioactive and hazardous components. A moderate risk waste is not a hazardous waste.
185. **HAZARDOUS WASTE FACILITY.** The contiguous land and structures, other appurtenance and improvements on the land used for recycling, storing, treating, incinerating or disposing of hazardous waste.
186. **HAZARDOUS WASTE STORAGE FACILITY.** Any designated zone facility which holds hazardous waste for a temporary period not to exceed five (5) years; this does not include accumulation of hazardous waste by the generator on the site of generation, as long as the generator complies with the applicable requirements of WAC 173-303-200 and 173-303-201.
187. **HAZARDOUS WASTE TREATMENT FACILITY.** Any designated zone facility which processes hazardous waste by physical, chemical or biological means to make such waste nonhazardous or less hazardous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume.
188. **HAZARDOUS WASTE TREATMENT OR STORAGE FACILITY, OFFSITE.** Any hazardous waste treatment or storage facility that treats or stores any waste that is generated off the site.
189. **HAZARDOUS WASTE TREATMENT OR STORAGE FACILITY, ONSITE.** Any hazardous waste treatment or storage facility that treats or stores only that waste that is generated on the site.
190. **HEARING EXAMINER REVIEW.** A process involving the judgment and discretion of the Hearing Examiner in applying specific decision criteria and other requirements unique to a particular use in the approval of an activity permitted, or permitted conditionally, within a zoning district.
191. **HEARING EXAMINER.** A person appointed by the City to carry out the functions authorized under LMC 18A.02, Administration, and Chapter 35A.63 RCW.
192. **HOLIDAY DECORATIONS.** Temporary messages, displays, lighting, or decorations celebrating national, state, local, ethnic, and religious holidays or holiday seasons.
193. **HOME OCCUPATION.** Any occupation, profession or lawful commercial activity carried on by a resident living on the premises, and in which said activity is secondary to the use of the dwelling for living purposes, provided that the occupation or profession meets the requirements of LMC 18A.70.250.A and C.
194. **HOME OCCUPATION, LIMITED.** Any occupation, profession or lawful commercial activity carried on entirely within the dwelling, solely by a resident living on the premises, and which said activity is secondary to the use of the dwelling for living purposes; provided that the limited home occupation meets the requirements of LMC 18A.70.240.A-B.
195. **HOMEOWNERS' ASSOCIATION.** An incorporated, nonprofit organization operating under recorded land agreements through which each lot owner is automatically a member, and, each lot is automatically subject to a charge for a proportionate share of the common property, and, a charge, if unpaid, becomes a lien against the property.
196. **HORTICULTURE.** The cultivation of plants, garden crops, trees and/or stock.
197. **HOTEL.** A single building or a group of detached or semi-detached buildings containing six (6) or more guest rooms or self-contained suites, with parking provided on the site for the use of those staying in the rooms or suites, which is or are designed and used for the accommodation of transient travelers for a period not to exceed thirty (30) days.
198. **HUMAN SCALE.** The size of a building element or space relative to the dimensions and proportions of a human being.
199. **IMPERVIOUS SURFACE.** A hard surface area which either prevents or retards the entry of water into the soil mantle as it entered under natural conditions preexistent to development, or that hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions preexistent to

development. Common impervious surfaces include but are not limited to rooftops, concrete or asphalt paving, paved walkways, patios, driveways, parking lots or storage areas, grasscrete, and oiled, macadam or other surfaces, which similarly impede the natural infiltration of surface water. Open, uncovered retention/detention facilities shall not be considered impervious surfaces.

200. INCIDENTAL USE. A use that is in conjunction with, and smaller than the main part of a facility or use.

201. INCOMPATIBLE USES. For the purpose of community design, incompatible uses are those uses, including, but not limited to, outdoor storage, utilities equipment and apparatus, and loading and service facilities, which are considered to be visually intrusive, unsightly and which require site design and screening to mitigate the negative impacts to retail, service and office commercial uses and residential development.

202. INDUSTRIAL PRETREATMENT FACILITY. Treatment devices and structures used for the treatment of industrial wastewater prior to being released into a wastewater collection or conveyance system.

203. INTERIOR LOT AREA. Any area of a lot that is not within a required perimeter or buffer area.

204. JUDICIAL APPEALS. Appeals filed by a party of record in Pierce County Superior Court.

205. KENNEL. An enclosure or structure in which any combination of six (6) or more dogs that individually exceed seven (7) months of age are kept for breeding, sale, training, boarding, or sporting purposes.

206. KITCHEN. Any room or rooms, or portion of a room or rooms, used or intended or designed to be used for cooking or the preparation of food.

207. LAKE. A natural or artificial body of water of two (2) or more acres or where the deepest part of the basin at low water exceeds two (2) meters. Artificial bodies of water with a recirculation system approved by the City Engineer are not included in this definition.

208. LANDFILL, DEMOLITION. A solid waste facility for the permanent disposal of demolition wastes resulting from the demolition or razing of buildings, roads and other man-made structures, consisting of, but not limited to, concrete, brick, bituminous concrete, wood and masonry, composition roofing and roofing paper, steel and minor amounts of other materials. Plaster or other materials likely to produce leachate is not demolition waste.

209. LANDFILL, INERT. A solid waste facility for the permanent disposal of inert materials which are non-combustible and non-dangerous wastes likely to retain their physical and chemical structure including resistance to biological and chemical attack from acidic rainwater.

210. LANDFILL, MUNICIPAL SOLID WASTE. A solid waste facility for their permanent disposal of mixed household, commercial or industrial waste from municipal sources delivered by hauling companies or self-hauled by residents or businesses.

211. LANDFILL, SPECIAL WASTE. A solid waste facility for the permanent disposal of one (1) specific type of waste of limited, known and consistent composition such as an ash monofill, a landspreading disposal facility for biosolids, problem waste landfill or any facility which is not previously defined but is permitted with a state solid waste permit as a "limited purpose landfill."

212. LANDFILL, WOOD WASTE. A solid waste facility with two thousand (2,000) or more cubic yards of capacity for their permanent disposal of wood waste which does not contain chemical preservatives. This does not include wood waste landfills on forest lands regulated under the state Forest Practices Act but does include facilities which use wood waste as a component of fill.

213. LANDFILL. A solid waste facility for the permanent disposal of solid wastes in or on the land which requires a solid waste permit under RCW 70.95.

214. LANDSCAPING. Vegetative cover including shrubs, trees, flowers, ground cover and other similar plant material.

215. LATTICE TOWER. A support structure which consists of a network of crossed metal braces, forming a tower which is usually triangular or square in cross-section.

216. LOADING SPACE, OFF-STREET. In space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such deliveries when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space.

217. LOCAL ROAD OR STREET. A road or street which is used or intended to be used primarily for providing access to abutting properties.

218. LOT. A fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area, and developed or built upon as a unit. The term shall include "tracts" or "parcels".

219. LOT AREA. The total area, in gross square feet (gsf), within the lot lines of a lot, excluding right-of-way. For the purposes of flood regulations, any portion of a lot lying below the ordinary high water mark or lawfully constructed bulkhead shall not be included in a lot area calculation.

220. LOT COVERAGE. The area of a lot covered by a building or buildings, expressed as a percentage of the total lot area.

221. LOT DEPTH. The perpendicular distance measured from the mid-point of the front lot line to the mid-point of the opposite lot line.

222. LOT LINE. The property line bounding a lot.

223. LOT LINE, FRONT. Normally, the property line separating the lot from the street, other than an alley, from which access is provided to the lot. For the purpose of establishing setback requirements, orientation of the dwelling unit shall be

independent of access to the parcel. In the case of a corner lot, the front lot line shall be the property line with the narrow dimension adjacent to the street.

224. LOT LINE, REAR. The lot line which is opposite and most distant from the front lot line and which is in the same plane and runs parallel to the front lot.

225. LOT LINE, INTERIOR. Any property line which is neither a front nor a rear lot line.

226. LOT OF RECORD. A lot that is part of a subdivision recorded, pursuant to statute, with the Pierce County Auditor, or a legally created lot under state and local subdivision regulations in effect at the time of creation or a lot described by metes and bounds, the description of which has been so recorded.

227. LOT, BUILDABLE. A legal lot which is proposed for use in compliance with this title, and has received approval of the water supply and sewage disposal method as appropriate to such use.

228. LOT, CORNER. A lot of which at least two (2) adjacent sides abut streets other than alleys.

229. LOT, CUL-DE-SAC. A lot which has a front lot line contiguous with the outer radius of the turn-around portion of a cul-de-sac.

230. LOT, FLAG. A flag lot is surrounded by abutting lots with an extended access way to a street right-of-way.

231. LOT, INTERIOR. A lot other than a corner lot.

232. LOT, THROUGH. An interior lot having frontage on two (2) streets, and which is not a corner lot.

233. LOT, WIDTH. The average horizontal distance between the side lot lines, ordinarily measured parallel to the front lot lines, except that portion of a flag lot that usually forms an extended access way to a street right-of-way.

234. LOWEST FLOOD. For flood purposes, any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for storage purposes is not a lowest floor.

235. LUMEN. A lumen is a unit used for measuring the amount of light energy given off by a light source.

236. MAINTENANCE. Routine upkeep of existing structure or facilities which are in current use or operation.

237. MAJOR COMMERCIAL OR EMPLOYMENT CENTERS. An integrated planned development within the NC2, CBD, SD, C1, C2, IBP, I1, and I2 zoning districts with contiguous ownership larger than 12 acres in size. Contiguous properties under separate control, but which function as an integrated center and when combined are larger than 12 acres in size, may be considered a major center.

238. MANUFACTURED HOME PARK. A tract of land that was permitted, designed, and maintained under a single ownership or unified control where two (2) or more spaces or pads are provided solely for the placement of manufactured homes for residential purposes with or without charge. A manufactured home park shall not include manufactured home subdivisions or recreational vehicle parks.

239. MANUFACTURED HOME SPACE. An apportioned piece of land within a park designed to accommodate a single manufactured home, also known as a "pad".

240. MANUFACTURED HOME. A factory-assembled structure that was constructed in accordance with the 1976 or later [HUD] federal Manufactured Housing Construction and Safety Standards Act in effect at the time of construction, and displays the appropriate HUD or Department of Labor and Industries label,

a. is suitable for movement along public highways;

b. is intended solely for human habitation, and

c. has sleeping, eating and plumbing facilities.

Manufactured homes do not include modular homes or recreational vehicles as herein defined. For the purpose of flood hazard regulations only, a manufactured home is a structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It includes recreational vehicles or travel trailers that are placed on a site for more than one hundred eighty (180) consecutive days.

241. MAP. A representation, usually on a flat surface, of the whole or part of an area.

242. MARINA. Facilities which provide moorage, launching, storage, supplies and a variety of services for recreational, commercial and fishing vessels. They are differentiated from docks and moorages by their larger scale, the provision of significant shore or land-side services and/or the use of a solid breakwater (rock, bulkheading, etc.).

243. MAXIMUM DENSITY. The maximum number of dwelling units allowed per gross acre (dua), excluding accessory dwelling units.

244. MEAN HIGH WATER (MHW). The average height of all high waters over a nineteen (19) year period.

245. MINI-WAREHOUSE. A facility consisting of separate storage units which are rented to customers having exclusive access to their respective units for storage of residential or commercial oriented goods. No business is conducted out of storage units.

246. MITIGATE. To alleviate the negative impacts of a particular action.

247. MITIGATION. Any action that, to some degree, softens the impact of development on critical or sensitive areas. This may include all or any one of the following actions:

a. avoiding the impact altogether by not taking a certain action or parts of an action;

b. minimizing impacts by limiting the degree or magnitude of an action and its implementation;

c. rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

d. reducing or eliminating the impact over time by preservation and maintenance operations; and

e. compensating for the impact by creation, restoration, or enhancement of critical or sensitive areas to maintain their

functional processes, such as natural biological productivity, habitat, and species diversity, unique features and water quality. Any mitigation action or combination of actions may involve monitoring and remedial follow-up measures.

248. **MOBILE HOME PAD.** That part of a mobile home space which has been reserved for the placement of the mobile home, appurtenant structures, or addition.

249. **MOBILE HOME PARK.** An area under one (1) ownership designed to accommodate ten or more mobile homes (see Manufactured Home for definition of mobile home).

250. **MOBILE HOME.** A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes, that was constructed prior to June 15, 1976 and/or does not conform to [HUD] Manufactured Housing Construction and Safety Standards Act. Mobile home does not include recreational vehicles. The appropriate HUD or Department of Labor and Industries label is displayed.

251. **MOBILE TRANSMISSION FACILITY.** A movable, non-stationary transmission facility that contains wireless telecommunications equipment including any antenna, support structure, accessory structures, and may include other uses associated with and ancillary to wireless telecommunications facilities.

252. **MODERATE RISK WASTE FIXED FACILITY.** A solid waste transfer facility needing a state solid waste permit which specializes in the collection of household hazardous waste for packaging for transport to a disposal facility or for recycling. It may collect limited amounts of hazardous waste from small quantity generators that are businesses which generate hazardous waste in quantities below the threshold for regulation under Washington Dangerous Waste Regulations (RCW 70.105).

253. **MODERATE RISK WASTE.** Those wastes defined in WAC 173-303-040 as moderate risk wastes. This may include any waste that exhibits any of the properties of hazardous waste but is exempt from regulation under Chapter 70.105 RCW solely because the waste is generated in quantities below the threshold for regulation, and any household waste which is generated from the disposal of substances identified by the Department of Ecology as hazardous household substances.

254. **MODIFICATION.** The changing of any portion of a wireless telecommunications facility from its description in a previously approved permit, excluding routine maintenance and repair. Examples include, but are not limited to, changes in design or structure, changes in the heights of towers or monopoles, changes in any accessory structures or appurtenances that are affiliated with or support a wireless telecommunications facility.

255. **MODULAR HOME.** A detached dwelling that is designed for human habitation, is either entirely or substantially prefabricated at a place other than a building site, and is constructed or installed on the site in accordance with the UBC and bearing the appropriate insignia indicating such compliance. Modular homes are also commonly referred to as "prefabricated," "panelized," or "factory-built" units.

256. **MODULATION.** A stepping back or projecting forward of portions of a building facade within specified intervals of building width and depth as a means of breaking up the apparent bulk of a structure's continuous exterior walls.

257. **MONOPOLE TOWER.** A support structure which consists of a single pole sunk into the ground and/or attached to a foundation.

258. **MOORAGE.** Piling or a dock, or both, used to secure a boat or barge.

259. **MOTEL.** A building or group of buildings on the same lot, containing units with separate entrances and consisting of individual sleeping quarters detached or in connected rows, with or without cooking facilities, for rental to transients and guests for compensation.

260. **MOTOR VEHICLE.** Motor vehicle includes every device capable of being moved upon a public highway and in, upon, or by which any persons or property is or may be transported or drawn upon a public highway except for mopeds, bicycles and other devices moved by human or animal power or used exclusively upon stationary rails or tracks.

261. **MOTOR VEHICLE SERVICE OR REPAIR.** Those establishments engaged in fixing, engine tune-up, adjusting lights or brakes, or supplying and installing replacement parts of or for passenger vehicles and trucks.

262. **MOTOR VEHICLE SERVICE STATION.** Any premises used for supplying gasoline, oil, minor accessories and services, excluding body and fender repair, for automobiles at retail direct to the customer.

263. **MOUNT.** The structure or surface upon which wireless telecommunications facilities are mounted. There are three (3) types of mounts:

- a. **Building mounted.** A wireless telecommunications facility mount fixed to the roof or side of a building.
- b. **Ground mounted.** A wireless telecommunications facility mount fixed to the ground, such as a tower.
- c. **Structure mounted.** A wireless telecommunications facility fixed to a structure other than a building, such as light standards, utility poles, water towers, and bridges.

264. **MULTIFAMILY DESIGN REVIEW.** An administrative process for the purpose of reviewing multifamily development applications for compliance with specific site design, landscape design and building design criteria.

265. **MULTIFAMILY DWELLING.** Multiple residential units within a single residential structure, or multiple residential structures, which provide separate living accommodations for multiple individuals or families. Multifamily dwelling units are typically under common ownership and management but may be separately owned condominium units on a commonly owned parcel or cooperatively owned.

266. **MURAL.** A picture on an exterior surface of a structure. A mural is a sign only if it is related by text, logo, or pictorial depiction to the advertisement of any product or service or the identification of any business.

267. **NATURAL AREAS.** All or portions of a parcel of land undisturbed by development and maintained in a manner which preserves the indigenous plant materials.

268. NEIGHBORHOOD PARK OR PLAYGROUND. An area for recreational activities, such as but not limited to field games, court games, crafts, playground apparatus area, skating, walking, viewing, picnicking, wading pools, swimming pools.

269. NET ACREAGE. The buildable area after the area of street rights-of-way has been subtracted.

270. NOISE LEVEL REDUCTION (NLR). Difference in noise level from outside to inside of the building. NLR is a difference, in decibels, between A-weighted sound levels; it depends primarily on the nature of the walls, ceilings, windows, doors and vents and, to a lesser extent, on the amount of sound-absorbing material in the room in which the sound is received. It shall be measured, if so required by the building official, in a completed and furnished building by application of the testing procedure described in this section.

271. NONCONFORMING LOT. A lot which does not conform to the design or density requirements of the zoning district in which it is located. A non-conforming lot is a lot that was legal when it was created but no longer meets the current area, width, or depth dimensional requirements for the zoning district in which the property is located. Nonconforming lots may be occupied by any permitted use in the district, provided that all other development regulations in effect at the time of development must be met.

272. NONCONFORMING STRUCTURE. A nonconforming structure is one which was lawfully erected in conformance with the regulations in effect at the time of its construction but which no longer conforms to current development standards including, but not limited to design, height, setback or coverage requirements of the zoning district in which it is located. A structure shall not be considered non-conforming for the purposes of this code if the only nonconforming aspect is failure to comply with the Chapter 18A.50.200, Community Design Standards.

273. NONCONFORMING USE. The use of land, a building or a structure lawfully existing prior to the effective date of this title or subsequent amendments thereto, which does not conform with the regulations of the district in which it is located.

274. NONCONFORMITY. Any land use, structure, lot or sign legally established prior to the effective date of this title or subsequent amendment, which is no longer permitted by or in full compliance with the regulations of this title.

275. NON-PROJECT ACTION. A decision on a policy, plan or program, which is not related to a specific project and/or which affects a significant portion of or the City of Lakewood in its entirety, including but not limited to the adoption or amendment of the comprehensive plan, development regulations, and/or subarea plans, zoning of newly annexed land, area-wide rezones, and zoning map amendments, except for site specific rezones authorized by the comprehensive plan.

276. NON-VEGETATIVE GROUNDCOVER. Bark mulch, gravel and other nonvegetative materials that promote vegetative growth by retaining moisture or preventing weeds.

277. NON-WHIP ANTENNA. An antenna that is not a whip antenna, such as dish antennas, panel antennas, etc.

278. NOXIOUS MATTER. Materials that are capable of causing injury to living organisms by chemical reaction or are capable of causing detrimental effects upon the psychological, social, or economic well-being of human beings.

279. NURSERY, HORTICULTURAL. A place where trees, shrubs, vines, etc. are propagated for transplanting or for use as stocks for grafting and where such flora can be sold.

280. NURSING HOME. A multi-unit or multi-bed facility that are licensed or approved to provide living accommodations and round-the-clock health care and medical supervision.

281. OCCUPANCY. The purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

282. ODOR CONTROL STRUCTURE. Equipment or structures appurtenant to wastewater conveyance facilities used to lessen the odors of the liquids being transported.

283. OFFICIAL CONTROLS. Legislatively defined and enacted policies, standards, precise detailed maps and other criteria, all of which control the physical development of the county, and are the means of translating into regulations and ordinances all or any part of the general objectives of the comprehensive plan.

284. OFFICIAL MAP. Maps that show the designation, location and boundaries of the various districts which have been adopted and made a part of this title.

285. OFF-SITE. With respect to mitigation, an area separated from the impact area by a significant distance and that offers little or no opportunity for reestablishing lost values and functions to organisms which originally benefited from the lost habitat.

286. OFFSITE HAZARDOUS WASTE TREATMENT OR STORAGE FACILITY. Any hazardous waste treatment or storage facility which treats or stores wastes that are generated off the site.

287. ON-SITE. With respect to mitigation, an area adjacent to or near the impact area that offers a reasonable opportunity for reestablishing lost values and functions to organisms which originally benefited from the lost habitat.

288. ONSITE HAZARDOUS WASTE TREATMENT OR STORAGE FACILITY. Any hazardous waste treatment or storage facility that treats or stores only those wastes that are generated on the site.

289. OPEN HOUSE. A temporary real estate event where a property owner or his representative opens a structure or structures on one or more contiguous Pierce County Assessor's tax parcels with single or the same ownership, to be inspected by the general public for the sole purpose of sale, rent, or lease of a structure thereon.

290. OPEN RECORD HEARING. A hearing held by a decision-making body who is authorized by the city to conduct such hearings, that creates the city's record through testimony and submission of evidence and information, under procedures prescribed by the city by ordinance or resolution.

291. OPEN SPACE. Land used for farm or forest uses, and any land area that would, if preserved and continued in its present use:

- a. Conserve and enhance natural or scenic resources;
 - b. Protect air or streams or water supply;
 - c. Promote conservation
 - e. Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature preservations or sanctuaries or other open space.
292. ORDINARY HIGH-WATER MARK. That mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on the effective date of this title, or as it may naturally change thereafter; provided, that in any area where the ordinary high-water mark cannot be found, the ordinary high-water mark shall be the line of mean high water.
293. ORNAMENTAL TREE. A tree that is either a conifer or deciduous tree that is accessory, decorative, enhance and accent the general landscaping of the site. Ornamental trees are generally between eight (8) and twenty (20) feet tall at maturity.
294. OUTSIDE STORAGE. All or part of a lot which is used for the keeping of materials, vehicles or products in an open, uncovered yard or in an unwallled building. Such materials may include tractors, backhoes, heavy equipment, construction materials and other similar items.
295. OVERLAY DISTRICT. A defined geographic area where a set of development regulations are established to achieve a specific public purpose. These regulations are in addition to those of the underlying zoning district.
296. OWNER. The owner of record of real property as shown on the tax rolls of the Pierce County Assessor, or a person who is purchasing a piece of property under contract.
297. OWNER OCCUPANT. A property owner, as reflected in title records, that makes his or her legal residence at the site, and actually resides at the site more than six months out of any given year.
298. OWNERSHIP. The existence of legal equitable title to land.
299. PACKAGE WASTEWATER TREATMENT PLANT. A pre-assembled factory built treatment plant.
300. PARAPET WALL. That portion of a vertical building wall that extends above the roof of the building.
301. PARCEL. A lot or plot of land proposed or created in accordance with this Code or prior subdivision ordinance and state law and intended as a unit for the purpose, whether immediate or future, of transfer of ownership. The external boundaries existing as of the date of incorporation of the City of Lakewood shall be used to establish what is a parcel for the purposes of this Code. For parcels which have not been conveyed since that date, the legal description used in the conveyance closest to that date shall control.
302. PARKING AREA. An area accessible to vehicles, which area is provided, improved, maintained, and used for the sole purpose of accommodating a motor vehicle.
303. PARKING SPACE. Any off-street surface area of not less than fifteen (15) feet by eight (8) feet in size, exclusive of maneuvering and access area, permanently reserved for the storage or parking of one (1) vehicle, and connected with an access which affords ingress and egress for vehicles.
304. PARKING STRUCTURE. A building or structure consisting of more than one (1) level, above and/or below ground with one (1) or more common entrances, and used for the parking and/or temporary storage of motor vehicles.
305. PARKING, SURFACE. An off-street, ground level open area, usually improved, for the parking and/or temporary storage of motor vehicles.
306. PARKS AND CAMPGROUNDS. A developed area devoted to overnight temporary use for vacation, and/or recreational or emergency purposes, but not for residential purposes. A camping site may be occupied by a tent, travel trailer or recreational vehicle. Campgrounds shall not include intensively developed commercial uses such as retail stores or gas stations.
307. PARTIES OF RECORD. Persons with legal standing with respect to an application including the applicant, property owner as identified by the records available from the Pierce County assessor's office, or any person who testified at the open record public hearing on the application and/or; Any person who submitted written comments during administrative review or has submitted written comments concerning the application at the open record public hearing, excluding persons who have only signed petitions or mechanically produced form letters.
308. PASSIVE RECREATION. An outdoor leisure time activity which usually occurs in a natural or designed urban setting. Passive recreation may occur in common open lawn areas and, where determined appropriate, critical area buffers, aquifer recharge and flood water storage areas. Activities may include picnicking, sightseeing, walking, hiking, biking, horseback riding, and nature walks. Accessory structures associated with passive recreation include: Playground equipment, picnic shelters and tables, barbecue pits, exercise stations, restroom facilities, benches, directory signs, garbage containers, and landscaped areas.
309. PASSIVE RESTORATION. The use of natural processes, sequences, and timing which occurs after the removal or reduction of adverse stresses without other specific positive remedial action.
310. PATIO. A recreation area adjoining a dwelling which is often paved or a wood platform of thirty (30) inches or less above finished grade.
311. PEDESTRIAN-ORIENTED FACADES. Facades that feature one (1) or more of the following characteristics:
- a. Transparent window area or window displays along at least half the length of the ground floor facade.

- b. Sculptural, mosaic or bas-relief artwork along at least half the length of the ground floor facade.
 - c. Pedestrian-oriented space, as defined below.
 - d. Other measures that meet the intent of the criteria, as approved in conjunction with overall design review approval.
312. PEDESTRIAN-ORIENTED SPACE. An area between a building and a public street or another building that promotes visual and pedestrian access onto the site and that provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space. Pedestrian-oriented spaces include but are not limited to outdoor plazas, arcades, courtyards, seating areas, and amphitheaters. Pedestrian-oriented spaces have:
- a. Visual and pedestrian access, including handicapped access, into the site from the public right-of-way.
 - b. Special textured paved walking surfaces of either concrete or approved unit paving.
 - c. On-site or building-mounted lighting providing at least four (4) footcandles (avg.) on the ground.
 - e. Seating; at least four (4) feet of seating area (bench, ledge, etc.) or one (1) individual seat per sixty (60) square feet of plaza area or open space.
 - f. Landscaping, including trees and seasonal plantings, that defines the space but does not act as a visual barrier to views from the street or adjacent buildings.
 - g. Site furniture, artwork or amenities such as fountains, kiosks, etc.
 - h. Pedestrian weather protection or other enclosure, such as an arcade or gazebo.

Generally, pedestrian-oriented spaces shall not have:

- a. Asphalt or gravel pavement.
- b. Adjacent unscreened parking lots.
- c. Adjacent chain-link fences.
- d. Adjacent "blank walls" without "blank wall treatment."

313. PEDESTRIAN-ORIENTED USE. A commercial use whose customers commonly arrive on foot, or where signage, advertising, window display and entryways are oriented toward pedestrian traffic on a public sidewalk. Pedestrian-oriented businesses may include restaurants, retail shops, personal service businesses, travel services, banks, (except drive-through windows), and similar establishments.

314. PENNANT. A tapered flag having a distinctive triangular form. (See FLAG and STRING PENNANTS)

315. PERFORMANCE STANDARDS. Criterion to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, or glare or heat generated by or inherent in uses of land or buildings.

316. PERSON. Any natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other person or combination acting as a unit, with legal rights and duties, whether acting by themselves or by a servant, agent, employee, or guardian.

317. PERSONAL WIRELESS SERVICE, PERSONAL WIRELESS SERVICE FACILITIES, AND FACILITIES. (see Wireless Telecommunications Facility).

318. PILING. Wood, concrete or steel posts driven into the bottom in aquatic areas either as mooring devices, or to support a dock, float, range marker, or other structure.

319. PLAT. 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 division and dedications.

320. PLAT, PRELIMINARY. 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 the City subdivision regulations and chapter 58.17 RCW. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

321. PLAT, SHORT. A legally recorded map or drawing which subdivides a parcel of ground into four (4) or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease or transfer of ownership.

322. PLAZA. A pedestrian space that is available for public use and is situated near a main entrance to a building or is clearly visible and accessible from the adjacent right-of-way. Typical features include special paving, landscaping, lighting, seating areas, water features, and art.

323. POST OFFICE, BRANCH. A government operated subdivision of a main post office serving as a base for one (1) or more carrier routes and providing customer postal service.

324. POST OFFICE, CONTRACT STATION. A privately operated, limited-service postal facility carried on as adjunct to a principal business or use.

325. PREEMPTED FACILITY. Any hazardous waste facility defined as a preempted facility in RCW 70.105.010 or in Chapter 173-303 WAC. This may include any facility that includes as a significant part of its activities any of the following hazardous waste operations:

- a. Landfill,
- b. Incineration,
- c. Land treatment,
- d. Surface impoundment to be closed as a landfill, or
- e. Waste pile to be closed as a landfill.

326. PRE-EXISTING WIRELESS TELECOMMUNICATIONS FACILITY. Any wireless telecommunications facility for which

a building permit and/or development permit has been properly issued prior to the date of adoption of this ordinance, including permitted WTFs that have not yet been constructed, so long as that permit or approval has not expired.

327. **PRELIMINARY APPROVAL.** An approval, based upon an application and conceptual plan for a Discretionary Land Use Permit, granted by the Director or Examiner which sets forth certain conditions.

328. **PRE-SCHOOL.** An establishment providing exclusively educational programs for prekindergarten or preschool children, but excluding day-care uses as specified in LMC 18A.20.400, Use Types and Levels.

329. **PRINCIPAL USE.** The main use to which the premises are devoted and the principal purpose for which the premises exist.

330. **PROCESSING OR HANDLING OF A HAZARDOUS SUBSTANCE.** The compounding, treatment, manufacture, synthesis, use or storage of hazardous substances in excess of the following amounts in bulk quantities: five thousand (5,000) pounds of solid hazardous substances, five hundred (500) gallons of liquid hazardous substances, and six hundred fifty (650) cubic feet of gaseous hazardous substances.

331. **PROJECT ACTION.** Any action taken or activity performed in conjunction with a development or to make a use possible, on a specific site or within a defined geographic area. Project actions do not in and of themselves constitute or result in a specific use. A project action involves a decision on a specific project located in a defined geographic area, such as and agency decisions to license, permit, fund, or undertake any activity that will directly modify the environment, whether the activity will be conducted by the agency, an applicant, or under contract, or to purchase, sell, lease, transfer, or exchange natural resources, including publicly owned land, whether or not the environment is directly modified.

332. **PROJECT PERMIT.** Any land use or environmental permit or license required from the City of Lakewood for a project action, including but not limited to building permits, site development permits, grading or other land preparation permits, subdivisions, binding site plans, conditional uses, shoreline substantial development permits, site plan review, site specific rezones authorized by the comprehensive plan and other discretionary or administrative land use permits or approvals; but excluding adoption or amendment of the comprehensive plan and development regulations, zoning of newly annexed land, area-wide rezones, and zoning map amendments except as otherwise specifically included above in this definition.

333. **PROPERTY LINE ADJUSTMENT.** The relocation of a common property line between two (2) abutting properties.

334. **PROVIDER.** A corporation, company, association, joint stock company, firm, partnership, sole-proprietorship, limited liability company, other entity or individual which provides telecommunications services through the use of wireless telecommunications facilities.

335. **PUBLIC ACCESS.** Public access to shoreline and aquatic areas either may be achieved through

a. direct physical access to shoreland and aquatic areas (i.e. boat ramps);

b. aesthetic access (i.e. viewing opportunities); and

c. other facilities providing some degree of access to shorelands and aquatic areas.

336. **PUBLIC FACILITIES.** Public facilities include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, storm waste facilities, parks and recreational facilities and schools. Such facilities include, but are not limited to, water supply electric power, gas and transportation of persons or freight.

337. **PUBLIC GAIN.** The net gain from combined economic, social, and environmental effects which accrue to the public because of a use or activity and its subsequent resulting effects.

338. **PUBLIC MEETING.** An informal or formal meeting, workshop, or other public gathering of persons to obtain comments from the public or other agencies on a proposed project permit prior to the City's decision, but is not an open record hearing.

339. **PUBLIC ON-SITE OPEN SPACE.** A space that is accessible to the public at all times, predominantly open above, and designed specifically for use by the general public as opposed to serving merely as a setting for the building.

340. **PUBLIC OR SEMI-PUBLIC USE.** A structure or use, owned or operated by a state, county, city, school district or other public or private agency or concern for the benefit of the public generally including schools, fire stations, libraries, community building, museums, child care centers, fairgrounds, and churches but does not include specific uses or structures which are defined separately in this section.

341. **PUMP/LIFT STATION.** The part of a water collection or distribution system that raises water from a lower to a higher elevation.

342. **QUALIFIED ARCHITECT OR ENGINEER.** An architect or engineer registered in the state of Washington who, by reason of this training and experience, is considered qualified to pass judgement on acoustical design, materials, and methods of construction for the attenuation of noise. The qualifications of the architect or engineer relative to acoustical design must be reviewed and found to be acceptable by the building official.

343. **RECORDED.** Unless otherwise stated, filed for record with the Auditor of the County of Pierce, State of Washington.

344. **RECREATION.** The refreshment of body and mind through forms of play, amusement or relaxation. The recreational experience may be active, such as boating, fishing, and swimming, or may be passive such as enjoying the natural beauty of the shoreline or its wildlife. Facilities included as low-intensity recreation include picnic tables, trail signs, unpaved trails and portable restrooms.

345. **RECREATIONAL VEHICLE PARK.** A plot of ground upon which two (2) or more recreational vehicles are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreational, education or vacation purposes.

346. **RECREATIONAL VEHICLE.** A camping trailer, travel trailer, motor home, truck camper, and any similar vehicular-type units primarily designed as temporary living quarters for recreational, camping or travel use, with or without motor power, being of such size and weight as to be operable over highways without requirement of a special highway movement permit.
347. **RECYCLING CENTER.** A center for the receiving and storage of recyclable materials such as paper, glass and aluminum. The center would receive materials from the general public. This use may involve some outside storage.
348. **RECYCLING COLLECTION SITE.** A site with collection boxes or other containerized storage where citizens can leave materials for recycling.
349. **REHABILITATION.** Infrequent, extensive repair of more than routine nature to existing structures or facilities which are in current use or operation.
350. **RELIGIOUS ASSEMBLY.** An establishment whose principal purpose is religious worship and for which the principal building or other structure contains the sanctuary or principal place of worship, which may include accessory uses in the main building or in separate buildings or structures such as religious educational class rooms, assembly rooms, library or reading room, recreation hall, and a single dwelling unit for caretaker or clergy and his/her immediate family.
351. **REMOTE SWITCHING UNIT.** A device or group of devices in a telephone system having the necessary equipment for terminating and interconnecting subscribers' lines, farmer lines, toll lines and inter-facilities trunks, normally dependent on one (1) or more Central Office Switching Units for full operability.
352. **REPLAT.** The act of platting the lots, parcels and easements in a recorded subdivision or partition plat to achieve a reconfiguration of the existing subdivision or partition plat or to increase or decrease the number of lots in the subdivision.
353. **RESORT.** Any area of land or water used for open land commercial or private recreation where overnight lodging, meals and related tourist services are provided in conjunction with such recreational use.
354. **RETAIL TRADE.** The sale or rental of goods and merchandise for final use or consumption.
355. **REVEGETATION.** The planting of vegetation to cover any land areas which have been disturbed during construction.
356. **RIGHT-OF-WAY.** Land owned, dedicated or conveyed to the public, used primarily for the movement of vehicles, wheelchair, bicycle, and pedestrian traffic. Right-of-way may also include land privately owned, provided that such land has been developed and constructed in compliance with all applicable laws and standards for a public right-of-way.
357. **RIPARIAN.** Of, pertaining to, or situated on the edge of the bank of a river, stream or other body of water.
358. **RIPRAP.** A layer, facing, or protective mound of stones randomly placed to prevent erosion, scour or sloughing of a structure or embankment; also, the stone so used. In local usage, the similar use of other hard material, such as concrete rubble, is also frequently included as riprap.
359. **ROADSIDE STAND.** A temporary structure designed or used for the display or sale of agricultural products primarily produced on the premises upon which such a stand is located.
360. **ROOM.** Any space in a building enclosed or set apart by a partition or partitions which is habitable and shall be deemed to apply to any room used as a bedroom, a dining room, a living room, a sitting room, a parlor, a kitchen, a sewing room, a library, a den, a music room, a dressing room, a sleeping porch, a sun room, a sun porch, a party room, a recreation room, a breakfast room, a study, and similar uses.
361. **ROWHOUSE.** A three-story residential structure in which individual dwelling units are attached along at least one (1) common wall to at least two (2) other dwelling unit. Each dwelling unit occupies space from the ground to the roof and no portion of a unit may occupy space above or below another unit, except that townhouse units may be constructed over a common shared parking garage, provided the garage is underground.
362. **SALVAGE YARD OR JUNKYARD.** A place where waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, including, but not limited to, auto and motor vehicle wrecking yards, house wrecking yards, used lumber yards and yards for use of salvaged house wrecking and structural steel materials and equipment.
363. **SCREENING.** Placement of a wireless telecommunication facility such as a tower or mount among trees or other appropriate vegetation to provide a natural, aesthetic appearance to the location of such wireless telecommunication facility.
364. **SECONDARY USE.** A use subordinate to the principal or primary use of the property, such as commercial, residential, or industrial uses allowed in each zoning district, etc.
365. **SECONDHAND DEALER.** Any person engaged, in whole or in part, in the business of buying, selling, trading, or otherwise transferring for value, secondhand or used personal property, metal junk, melted metals, or precious metals and consigned or auctioned goods.
366. **SECONDHAND PROPERTY/GOODS.** Any and all used or secondhand goods or items of personal property which can be used again for the purpose for which they were originally intended, including, but not limited, to valuable items such as coins with a value greater than their face value, precious metals, precious stones and jewelry.
367. **SECURITY BARRIER.** A wall, fence, or berm that has the purpose of securing a wireless telecommunications facilities wireless service facility from unauthorized entry or trespass.
368. **SEPTAGE.** A semisolid consisting of settled sewage solids combined with varying amounts of water and dissolved materials generated from a septic tank system.
369. **SERVICE AREAS.** Service areas refer to areas, enclosed or open, that contain equipment and uses such as ground level mechanical equipment, utility vaults, loading zones, outdoor storage areas, and trash and recycling areas.
370. **SERVICE PROVIDER.** The department, district or agency responsible for providing the specific public facility or service.

371. **SERVICE USES OR ACTIVITIES.** A business which sells the knowledge or work of its people rather than a tangible product.

372. **SETBACK.** The minimum required distance, measured from the wall line of any structure and a specified line such as a property line or buffer line that is required to remain free of structures unless otherwise provided in this title.

373. **SEWAGE SYSTEM, ON-SITE.** Any system of piping, treatment devices, or other facilities that convey, store, treat, or dispose of sewage on the property where it originates or on adjacent or nearby property under control of the user where the system is not connected to a public or approved private sewer system.

374. **SEWAGE COLLECTION SYSTEM.** Pipelines, culverts, and appurtenances which transport wastewater and sewage from points of origin to wastewater treatment plants, or which convey treated wastewater to points of discharge.

375. **SHADING VEGETATION.** Vegetation planted on the south side of a major creek that generally provides shade from midmorning to midafternoon. Examples of shading vegetation are specified in LMC 18A.50.400, Landscaping.

376. **SHED, STORAGE.** A structure in which possessions are kept for future use and which is constructed on the owner's property. The owner may not lease the structure or any portion of the storage area to a second party. The structure shall not be used for any form of commercial production or retail sales activities.

377. **SHOPPING CENTER.** A retail shopping area designed as a unit, with a minimum of six (6) tenant spaces, and which utilizes a common parking area.

378. **SHORELINE.** The boundary between a body of water and the land, measured on tidal waters at the landward limit of aquatic vegetation or, where aquatic vegetation is absent, Mean Higher High Water; and on non-tidal waterways at the ordinary high water mark.

379. **SHORELINE STABILIZATION.** The protection from erosion and sloughing of the banks of tidal or non-tidal streams, rivers or lakes by vegetative or structural means:

- a. Vegetative shoreline stabilization is the use of lands that anchor the soil to prevent shoreline erosion and sloughing.
- b. Structural shoreline stabilization is the use of riprap, bulkheads, sea walls, or other non-vegetative material to prevent shoreline erosion.

380. **SIGNIFICANT TREE.** An existing tree which, when measured at four and one-half (4 1/2) feet above ground,

- a. has a minimum diameter of nine (9) inches for evergreen trees and deciduous trees;
- b. When measured at four and one-half (4 1/2) feet above ground; has a minimum diameter of six (6) inches for Garry Oaks, also known as Oregon White Oaks, and,
- c. Regardless of the tree diameter, is determined to be significant by the Community Development Director due to the uniqueness of the species or provision of important wildlife habitat.

381. **SINGLE FAMILY ATTACHED DWELLING.** A single-family residential structure that is structurally attached to another single-family residential structure and provides living accommodations for an individual or family. Attached dwelling units may be separate structures located on individual lots or on a commonly owned parcel.

382. **SINGLE FAMILY DETACHED DWELLING.** A residential dwelling unit that is not attached to another residential dwelling unit by any means and provides living accommodations for a single individual or family. Dwelling units shall be separately located, with a maximum of one (1) dwelling unit per individual lot.

383. **SITE PLANNING.** Site planning is the arrangement of buildings, driveways, sidewalks, public open spaces, landscaping, parking, and other facilities on a specific site.

384. **SKATING RINK.** A commercial facility wherein the rental of skating equipment occurs and an enclosed skating surface for private or public use is provided.

385. **SLOPE LINE.** The line perpendicular to the contour lines crossing the property.

386. **SOIL.** Soil means the surface layer of earth supporting plant life.

387. **SOLID WASTE INCINERATOR.** The processing of solid wastes by means of pyrolysis, refuse-derived fuel or mass incineration within an enclosed structure. These processes may include the recovery of energy resources from such waste or the conversion of the energy in such wastes to more useful forms or combinations thereof. This definition refers to citywide or regional-scale operations and does not include solid waste incineration which is accessory to an individual principal use.

388. **SOLID WASTE TRANSFER STATION.** The transfer of solid waste materials from route collection trucks to larger capacity semi-trailers for transport to a solid waste disposal site. The transfer activities would be conducted entirely within an enclosed structure. The use may involve a service area for the repair and maintenance of trucks and an outside parking area for trucks.

389. **SOLID WASTE.** All wastes, including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, discarded commodities, sludge from wastewater treatment plants, seepage from septic tanks, wood wastes, dangerous wastes, and problem wastes.

390. **SOUND ABSORPTION.** Capacity of the materials and furnishings in a habitable room to absorb sound.

391. **SOUND LEVEL.** In decibels, the quantity measured by an instrument that satisfies American National Standard Specification for Sound Level Meters, S1.4-1971, or the most recent revision thereof. Sound level is understood to be measured with the A-weighted filter and slow response of the instrument.

392. **SOUND TRANSMISSION CLASS (STC) OF A PARTITION.** A single figure rating of the sound-isolating properties of a partition, which takes into account the relative importance of the sound transmission loss of the partition at different frequencies. The determination of the sound transmission class of a partition is described in "Determination of Sound

Transmission Class," American Society for Testing and Materials, Designation E413-73.

393. SOUND TRANSMISSION LOSS OF A PARTITION. A measure of the sound-isolating properties of a wall, floor, ceiling, window or door, that is characteristic of the partition itself and not the room of which it is a part. The determination of sound transmission loss of a partition, in the field, is described in "Measurement of Airborne Sound Isolation in Buildings," American Society for Testing and Materials, Designation E336-71 or the latest revision thereof.

394. SPORTING VEHICLE. A motor-or wind-powered device used in or on the water or off normal public roads for recreational or sporting purposes.

395. STABILIZATION. The process of controlling or stilling the movement of sand and eroding soil by natural vegetative growth, planting of grasses and shrubs, or mechanical means such as wire net, fencing.

396. STACKING SPACE. The space specifically designated as a waiting area for vehicles whose occupants will be patronizing a drive-in business. Such space is considered to be located directly alongside a drive-in window, facility or entrance used by patrons and in lanes leading up to and away from the business establishment.

397. STORAGE. The parking of vehicles or machinery and/or the placement of equipment, inventory, goods or materials in a location for more than 72 hours or the use of a site for the parking of vehicles or machinery and/or the placement of equipment, inventory, goods or materials in a reoccurring or routine manner, regardless of the time interval.

398. STORMWATER CONVEYANCE FACILITIES. Features such as gutters, pipelines, culverts, manholes, weirs, man-made and natural channels, water quality filtration systems and drywells that convey stormwater.

399. STORMWATER MULTIPLE USE FACILITIES. Stormwater pond facilities that are also developed to allow uses such as parks, recreational, educational and research structures and activities.

400. STORY. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

401. STREAMBANK ALTERATION. Realignment of a stream bank or the entire stream, either within or without its normal high water boundaries.

402. STREAM BANK, TOP OF. That line along the highest elevations at the top of a slope above a channel or stream, where the slope changes to less than ten (10) percent.

403. STREET FURNITURE. The objects placed on or near a sidewalk for use, convenience or enjoyment primarily by pedestrians such as benches or other seating arrangements, trash receptacles, mail and newspaper boxes, kiosks, light poles, and art objects.

404. STREET TREE FUND. A fund established by ordinance for the purpose of allowing the transfer of street improvements including street trees, landscaping and urban design features such as sidewalks and street furniture from one site to another.

405. STREET TREE. A species of tree approved by the City of Lakewood to be planted in along street frontages in accordance with the provisions of LMC 18A.50.400, Landscaping.

406. STREET WALL. The construction of buildings adjacent to the edge of the sidewalk and which abut each other or are in very close proximity to one another, to create the effect of a continuous wall of building facades along the sidewalk at the property lines.

407. STREET, CUL-DE-SAC. A street having only one (1) outlet for vehicular traffic, with a turnaround at the closed end and which is not planned to be extended or continued to serve future subdivisions or development on adjacent lands.

408. STREET, STUBBED. A street having only one (1) outlet for vehicular traffic which is constructed to the edge of a property line, and which is to be extended or continued to serve future subdivisions or development on adjacent property.

409. STREET. A public access way located within a thirty (30) feet right-of-way that was created to provide ingress and/or egress to one (1) or more lots, parcels, areas or tracts of land and includes the terms road, highways, lanes, avenue, or similar designation.

410. STREETSCAPE. The streetscape is the visual character and quality of a street as determined by various elements located between the edge of the street and the building face, such as trees and other landscaping, street furniture, lighting, artwork, transit stops, signage, utility fixtures and equipment, and paving treatments. Where there are frequent and wide spaces between buildings, the streetscape will be defined by the pattern of building and open space and the character of that open space.

411. STRUCTURAL ALTERATION. Any change to the supporting members of a building including foundations, bearing walls or partitions, columns, beams, or girders or any structural change in the roof or in the exterior walls.

412. STRUCTURE (used in connection with flood regulations only). A walled and roofed building, a manufactured home, and a gas or liquid storage tank, that is principally above ground.

413. STRUCTURE. Anything that is constructed in or on the ground or over water, including any edifice, gas or liquid storage tank, and any piece of work artificially built up or composed of parts and joined together.

414. SUBDIVIDER. Any person who undertakes the subdivision of land for the purpose of ownership or development at any time, whether immediate or future.

415. SUBDIVISION. The act of dividing a parcel or tract of land into smaller lots and tracts.

416. SUBDIVISION, FINAL. The final drawing of the subdivision and dedication prepared for filing for record with the County Auditor and containing all elements and requirements set forth in this Title and chapter 58.17 RCW.

417. SUBSTANTIAL IMPROVEMENT (for the purposes of flood regulations only). Any repair, reconstruction, or improvement

of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:

- a. Before the improvement or repair is started, or
- b. If the structure has been damaged and is being restored, before the damage occurred.

Substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not the alteration affects the external dimensions of the building. The term does not, however, include:

- a. Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or
- b. Any alteration of a structure listed on the National Register of Historical Places or a State Inventory of Historic Places.

418. **SURFACE MINING.** Any area or areas within one-half (1/2) mile to each other, where extraction of minerals from the surface results in: Removal of five thousand (5,000) cubic yards of material; or More than three acres of disturbed area; or Mined Slopes greater than thirty (30) feet high land steeper than one (1) foot horizontal to one (1) foot vertical; or more than one (1) acre of disturbed area within an eight (8) acre or greater area when the disturbed area results from mineral prospecting or exploration activities. Surface mines include areas where mineral extraction from the surface occurs by the auger method or by reworking mine refuse or tailings, when these activities exceed the quantity, size, or height threshold listed above. Surface mining shall not include excavations and grading for the purpose of public safety or restoring the land following a natural disaster.

419. **SURVEY AND MONUMENT.** To locate and monument the boundaries of a partition parcel, road right-of-way or road easement.

420. **TELECOMMUNICATIONS SERVICE.** The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

421. **TELECOMMUNICATIONS.** The transmission, between or among points specified by the user, of information of the user's choosing without change in the form or content of the information as sent and received.

422. **TEMPORARY USE.** A non-permanent structure, use or activity involving minimal capital investment that does not result in the permanent alteration of the site and which is intended to exist or operate for a limited period of time.

423. **TOWER (FOR THE PURPOSES OF WTF).** Any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas for telecommunications, including, but not limited to, radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers or personal communications services towers, alternative tower structures and other similar communication purposes. The term includes the structure, all structural supports, and all related buildings and appurtenances.

424. **TOWNHOUSE.** A two-story residential structure in which individual dwelling units are attached along at least one (1) common wall to at least two (2) other dwelling units. Each dwelling unit occupies space from the ground to the roof and no portion of a unit may occupy space above or below another unit, except that townhouse units may be constructed over a common shared parking garage, provided the garage is underground.

425. **TOXIC MATERIALS.** A substance (liquid, solid, or gaseous) which by reason of an inherent deleterious property tends to destroy life or impair health.

426. **TRACT.** Any parcel of land, lot, building site, or contiguous combination thereof devoted to or intended to be devoted to a principal use and any other uses customarily accessory thereto.

427. **TRAILER, AUTOMOBILE COMMERCIAL.** A vehicle without motor power designed to be drawn by a motor vehicle and which trailer is used or is to be used for carrying goods and property.

428. **TRANSFER STATION, DROP-BOX.** A solid waste facility requiring a state solid waste permit which is used for placement of a detachable container including the area adjacent for necessary entrance and exit roads, unloading and turn-around areas. The facility normally serves the general public with loose loads and receives waste from off-site.

429. **TRANSFER STATION.** A solid waste facility requiring a state solid waste permit which is a permanent, fixed supplemental collection and transportation facility, used by person and route collection vehicles to deposit collected solid waste from off-site into a larger transfer vehicle for transport to a disposal facility. It may include baling or compaction activities or recycling facilities.

430. **TRANSITIONAL HOUSING.** A facility operated publicly or privately to provide housing for individuals or families who might otherwise be homeless and generally have no other immediate living options available to them. Transitional housing shall not exceed a two (2) year period per individual or family.

431. **TRANSIT-ORIENTED DEVELOPMENT.** Development that is centered around and coordinated in its use and design with a transit station or other transit facility. Transit-oriented development includes a variety of different planning and development projects, but is typically compact, medium to high density, mixed-use development within walking distance of transit with a focus on pedestrian orientation and creating neighborhood centers, places and/or gathering spots.

432. **TRANSPARENT GLASS.** Windows that are transparent enough to permit the view of activities within a building from nearby streets, sidewalks and public spaces. Tinting or some coloration is permitted, provided a reasonable level of visibility is achieved. Reflective or very dark tinted glass does not accomplish this objective.

433. **TREE REMOVAL PERMIT.** An approval granted by the Community Development Department to remove a significant

tree(s) within the city.

434. TREE. Any living woody plant characterized by one (1) main trunk and many branches.

435. UNIFORM BUILDING CODE (UBC). The current version of the Uniform Building Code, published by the International Conference of Building Officials.

436. UNIQUE AND FRAGILE AREA. An area of special environmental significance for wildlife habitat, threatened plant communities or natural scenic quality.

437. UNLICENSED WIRELESS SERVICES. Commercial mobile services that operate on public frequencies and are not required to have a FCC license to operate.

438. USE CATEGORY. A group of similar use types that are associated with each other to such an extent that they represent a general land use function.

439. USE TYPE. A group of similar uses that are fundamentally related to each other, contain equivalent characteristics, and which fall within the same use category.

440. USE, PERMITTED. Any use allowed in a zoning district and subject to the restrictions applicable to the specific use.

441. USE, PRINCIPAL. The primary or predominant use of any lot or parcel.

442. USE. The purpose or activity for which land or buildings are designed, arranged, or intended, or for which land or buildings are occupied, maintained, rented, or leased, and includes any manner of performance of such activity with respect to the performance standards of this zoning code. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.

443. UTILITIES. Public facilities including electrical substation, electrical generation facilities, electrical transmission, telephone or communication lines, pipelines, sewer lines, water lines, natural gas lines, or similar transmission facilities, natural gas gate valve and storage facilities, sewage collection and treatment facilities, waste disposal facilities, waste transfer facilities, and water supply facilities.

444. UTILITY VEHICLE. A utility vehicle includes those devices capable of being moved upon a public highway and in, upon, or by which any property or animal is or may be transported or drawn upon a public highway such as utility trailers, horse trailers, and other similar devices, except for devices moved by human or animal power or used exclusively upon stationary rails or tracks.

445. VARIANCE. A modification of regulations of this title when authorized by the hearing examiner after finding that the literal application of the provisions of this title would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property.

446. VEGETATIVE GROUNDCOVER. Low growing vegetation that does not usually exceed one (1) foot in height and eventually grows together to form a continuous mass.

447. VETERINARY CLINIC. Any premises to which animals are brought, or where they are temporarily kept, solely for the purpose of diagnosis or treatment, care, observation or treatment of any illness or injury to domestic or exotic animals.

448. WAREHOUSE. A structure or part of a structure, for storing goods, wares, and merchandise, whether for the owner of the structure or for others.

449. WASTE-TO-ENERGY FACILITY, MUNICIPAL SOLID WASTE. A combustion plant specializing in disposal of or energy recovery from mixed waste from municipal sources.

450. WASTE-TO-ENERGY FACILITY, SPECIAL. A combustion plant designed to burn more than twelve (12) tons per day and specializing in disposal of or energy recovery from a single type of waste of known and consistent composition, other than municipal waste, such as tires or infectious waste.

451. WASTE-TO-ENERGY FACILITY. Any solid waste facility designed as a combustion plant to dispose of solid waste or to recover energy in a useable form from mass burning, refuse-derived fuel incineration, pyrolysis or any other means of using the heat of combustion of solid waste which requires a state solid waste permit under RCW 70.95.

452. WASTEWATER TRANSFER FACILITY. Equipment, structures, driving and parking surfaces, and appurtenances used for loading wastewater for transport to wastewater treatment facilities.

453. WASTEWATER. Water that carries waste from domestic, commercial or industrial facilities together with other waters which may inadvertently enter the sewer system through infiltration and inflow.

454. WATER PURIFICATION FACILITY. Treatment plants or facilities for disinfecting water.

455. WATER SUPPLY, POTABLE. A water source that complies with appropriate state agency regulations as to quality and quantity for use as a drinking source.

456. WETLAND CREATION. Alteration, by excavation or other means, of upland areas to allow local hydrologic conditions to convert soils and vegetation to hydric character.

457. WETLAND ENHANCEMENT. An action which results in a long term improvement of existing wetland functional characteristics and processes that is not the result of a creation or restoration action.

458. WETLANDS. Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

459. WHIP ANTENNA. An omnidirectional dipole antenna of cylindrical shape that is no more than six inches in average diameter.

460. WHOLESALE. Establishments primarily engaged in selling merchandise to retailers; industrial, commercial,

institutional, or professional business users; or other wholesalers; or acting as agents or brokers and buying for or selling merchandise to such individuals or companies; and professional and commercial equipment suppliers.

461. WTF, INCLUDING PERSONAL WIRELESS SERVICE. Personal wireless service facilities, and facilities as defined in Title 47, United States Code, Section 332(c)(7)(C), including all future amendments, and also includes facilities for the transmission and reception of radio or microwave signals used for communication, telecommunication, cellular phone personal communications services, enhanced specialized mobile radio, any other services licensed by the FCC, and any other unlicensed wireless services.

462. YARD. An open area on a lot with a building and bounded on one (1) or more sides by such building, such space being unoccupied land unobstructed from the ground upward.

463. YARD SALE. All temporary and intermittent sales which may be variously referred to as "garage sale," "lawn sale," "attic sale," "rummage sale," "estate sale," or any similar casual sale of tangible personal property from a residence or community use which is advertised by any means whereby the public at large is or can be made aware of the sale, and which is clearly secondary to the primary use of the site.

464. YARD, FRONT. An open space on the same lot with the building, between the front wall line of the building, exclusive of steps, and the front property line, including the full width of the lot to its side line.

465. YARD, REAR. An open space on the same lot with the building between the rear wall line of the building, exclusive of steps and accessory buildings, and the rear line of the lot, including the full width of the lot to its side lines.

466. YARD, SIDE. An open, unoccupied space on a lot, between the side wall line of the main building, exclusive of steps, and the side property line of the lot.

467. ZONING CERTIFICATION. A certificate, issued prior to a project permit, stating that the proposed use is in accordance with the requirements and standards of this title

468. ZONING DISTRICT. An area accurately defined as to boundaries and location, and classified by the Zoning Code as available for certain types of uses and within which other types of uses are excluded.

469. ZONING. The regulation of the use of private lands or the manner of construction related thereto in the interest of implementing the goals and policies of the comprehensive plan. Zoning includes both the division of land into separate and district zoning districts, and the specific use and development standards that regulate development. Such regulation shall also govern those public and quasi-public land use and buildings that provide for government activities and proprietary type services for the community's benefit, except as prohibited by law. State and federal governmental activities are strongly encouraged to cooperate under these regulations to secure harmonious city development.

15. Section 18A.70.820 shall be amended so that the section reads as follows:

18A.70.820 - Applicability - Zero Lot Line Residential Development

Zero lot line residential development may be permitted for three (3) or more single-family attached dwelling units in the R4, MR1, MR2, ARC and MF1 zoning districts where the Single Family Attached Dwelling-Level 2 use type is permitted, subject to the applicable standards herein.

16. Section 18A.70.840.B shall be amended so that the section reads as follows:

18A.70.840 Zone-Specific Development Standards.

A. Development standards for zero lot line residential development R4 and MR1 zoning districts are as follows:

1. Minimum lot size. Minimum lot size shall be three thousand (3,000) square feet per unit.
2. Maximum site coverage. Maximum coverage of the gross land area of the development shall be:
 - a. Building coverage: Fifty (50) percent.
 - b. Impervious surface coverage: Sixty-five (65) percent.
3. Each zero lot line residential development shall provide not less than thirty (30) percent of the gross land area for common open space, which shall be concentrated in large areas and designed to provide greenbelts and either passive or active recreation.

B. Development standards for zero lot line residential development MR2, and ARC, NC-1, and NC-2 zoning districts are as follows:

1. Minimum lot size. Minimum lot size shall be two thousand two hundred (2,200) square feet per unit.
2. Maximum site coverage. Maximum coverage of the gross land area shall be:
 - a. Building coverage: Sixty (60) percent.
 - b. Impervious surface coverage: Seventy (70) percent.
3. Each zero lot line residential development shall provide not less than twenty (20) percent of the gross land area for common open space, which shall be concentrated in large areas and designed to provide greenbelts and either passive or active recreation.

- C. Development standards for zero lot line residential development MF1 zoning district is as follows:
1. Minimum lot size. Minimum lot size shall be one thousand six hundred (1,600) square feet per unit.
 2. Maximum site coverage. Maximum coverage of the gross land area shall be:
 - a. Building coverage: Seventy (70) percent.
 - b. Impervious surface coverage: Eighty-five (85) percent.
 3. Each zero lot line residential development shall provide not less than ten (10) percent of the gross land area for common open space, which shall be concentrated in large areas and designed to provide greenbelts and either passive or active recreation.

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 of the provision 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 20th day of May, 2002.

CITY OF LAKEWOOD

Bill Harrison, Mayor
Attest:

Alice M. Bush, CMC, City Clerk

Approved as to Form:

Heidi Horst, City Attorney