

ORDINANCE NO. 397

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD,
WASHINGTON, AMENDING THE COMPREHENSIVE PLAN AND ZONING MAPS OF THE
CITY, AND AMENDING POLICY LU-36.3 OF THE CITY OF LAKEWOOD
COMPREHENSIVE PLAN AND TITLE 18A OF THE LAKEWOOD MUNICIPAL CODE**

WHEREAS, the Washington State Legislature, through the state Growth Management Act (GMA), intends that local planning be a continuous and ongoing process; and

WHEREAS, following abundant public outreach and involvement, the Lakewood City Council adopted the City of Lakewood Comprehensive Plan via Ordinance No. 237 on July 10, 2000; and

WHEREAS, following public meetings and discussions, the Lakewood City Council adopted Title 18A, Land Use and Development Code, of the Lakewood Municipal Code via Ordinance No. 264 on August 20, 2001; and

WHEREAS, the Lakewood City Council, based on review and recommendations of the Lakewood Planning Advisory Board that incorporated public input, has subsequently amended Lakewood's comprehensive plan annually, including a periodic review required by law in 2004; and

WHEREAS, the Lakewood City Council, based on review and recommendations of the Lakewood Planning Advisory Board following public input, has subsequently amended Title 18A of the Lakewood Municipal Code periodically, either in conjunction with comprehensive plan amendments or on a standalone basis; and

WHEREAS, it is appropriate for local governments to adopt needed amendments to ensure that the plan and implementing regulations provide appropriate policy and regulatory guidance for growth and development; and

WHEREAS, the Lakewood Planning Advisory Board, acting as the City's designated planning agency, has reviewed a series of proposed amendments to both the comprehensive plan and development regulations for the current year; and

WHEREAS, public participation opportunities, as required by RCW 36.70A.130(2)(a), appropriate to the level of the amendments being reviewed have been afforded to interested parties via numerous open public meetings, mailings and site postings, and a public comment/hearing period, and public input received through these channels has been duly considered by the Lakewood Planning Advisory Board; and

WHEREAS, environmental review as required under the state Environmental Policy Act has resulted in the issuance of a determination of environmental nonsignificance; and

WHEREAS, a 60-day notice has been provided to state agencies prior to the adoption of this Ordinance, and state agencies have been afforded the opportunity to comment, per RCW 36.70A.106(1); and

WHEREAS, following public hearing, the Lakewood Planning Advisory Board forwarded a set of recommendations relative to the 2005 amendments package to the Lakewood City Council via its resolution no. 2005-06; and

WHEREAS, the Lakewood City Council has reviewed materials relevant to public input and staff and Planning Advisory Board recommendations leading up to the proposed 2005 amendments package; and

WHEREAS, in accordance with the issues and concerns considered by the Lakewood Planning Advisory Board, as reflected in its recommendations, the Lakewood City Council considered the recommendations of the Lakewood Planning Advisory Board and determined that it is appropriate to provide for the amendment of certain portions of the City of Lakewood Comprehensive Plan, Lakewood Municipal Code, the Future Land-Use Map, and the Zoning Map as herein specified; and

WHEREAS, the Lakewood City Council has considered the required findings in LMC 18A.02.415 as related to each independent zoning map amendment, and finds that each meets the required findings as if fully set forth herein; and

WHEREAS, after review of the record and recommendations of the Planning Advisory Board, the Lakewood City Council finds that the amendments to the City's comprehensive plan as identified within this Ordinance comply with the requirements of the state *Growth Management Act*;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The official Future Land-Use Map and Zoning Map of the City for the below-referenced properties are hereby amended as follows, as shown, respectively, in Exhibits A and B hereto:

CPA-2005-01 – MAP AMENDMENT

1. Amend the comprehensive plan land-use map designate the subject properties High-Density Multi-Family; and
2. Amend the zoning map to zone the subject properties Multifamily 3 (MF3).

Location: Adjacent to Lakewood City Hall along the west side of Main Street SW (addressed as 5626, 5632 & 5634 Main St. SW)

Assessor's tax parcels no: 0219024020, 4021, & 4022

CPA-2005-03 – MAP CORRECTION

1. Amend the comprehensive plan land-use map designate the subject properties Corridor Commercial; and
2. Amend the zoning map to zone the subject properties Commercial 2 (C2).

Location: The northwestern corner of the intersection of 108th St. SW and Pacific Highway SW (addressed as 3853 & 3857 – 108th St. SW)

Assessor's tax parcels no: 7765200633 & 34

Section 2. All map amendments proposed under no. CPA-2005-02 are hereby denied.

Section 3. Policy LU-36.3 of the *City of Lakewood Comprehensive Plan* is hereby amended as follows:

"Identify areas restricted from development due to aircraft accident potential and promote acquisition of the Clear Zone ~~by McChord AFB.~~"

Section 4. Section 18A.20.600 of the Lakewood Municipal Code is hereby amended as follows:

18A.20.600- Commercial Use Category - Land Use Types and Levels

The Commercial use category includes establishments, facilities, and individuals providing services and the sale, distribution or rental of goods that benefit the daily needs of the general public, which are not otherwise classified in another use category.

A. Amusement and Recreation. Establishments or places of business primarily engaged in the provision of sports, entertainment, or recreational services to the general public or members, which may or may not include Eating and Drinking Establishment Commercial use types in conjunction, but where eating and drinking is clearly secondary to a primary Amusement and Recreation Commercial use type, and which do not otherwise constitute Sexually Oriented Business Commercial use types. Examples include video arcades; teen clubs; dance halls; athletic clubs; indoor swimming pools; billiard parlors; bowling alleys; ice or roller skating rinks; indoor and drive-in movie theaters; outdoor recreational equipment rental, including marine-related; mini-golf and indoor or outdoor driving ranges that are not located in conjunction with a golf course; enclosed sports arenas or stadiums; amusement parks; and gambling establishments or activities such as cardrooms, enhanced cardrooms ("mini-casinos"), bingo parlors, off-track betting, or similar gambling activities, subject to appropriate state licensure; specifically excluding Lottery and pull tabs. Such uses may include facilities or activities clearly incidental and secondary to the primary use which provide functions typical of a "pro shop" in conjunction with the primary use.

Level 1: Indoor facilities not exceeding five thousand (5,000) gross square feet and/or outdoor facilities of less than thirty-five thousand (35,000) square feet, without alcohol sales.

Level 2: Indoor facilities of between five thousand (5,000) and thirty thousand (30,000) gross square feet and/or outdoor facilities of between thirty-five thousand (35,000) and eighty-seven thousand, one hundred twenty (87,120) gross square feet

(two acres), without alcohol sales.

Level 3: Indoor facilities of up to thirty thousand (30,000) gross square feet with up to five thousand (5,000) gross square feet of enclosed outdoor facilities, with or without alcohol sales.

Level 4: Indoor facilities exceeding thirty thousand (30,000) gross square feet and/or outdoor facilities exceeding five thousand (5,000) gross square feet, with or without alcohol sales.

B. Building/Garden Supply and Nurseries. Establishments primarily engaged in wholesale and retail selling of lumber, building materials, paint, glass, wallpaper, hardware, nursery stock, lawn and garden, plumbing, and electrical supplies.

Level 1: Establishments primarily engaged in retail sales. Utilization of outdoor areas for retail display and storage may occur as an accessory use. The combination of total floor area and outdoor storage and display area is less than ten thousand (10,000) gross square feet.

Level 2: Establishments primarily engaged in retail sales. Utilization of outdoor areas for retail display or storage purposes may occur as an accessory use. The combination of total floor area and outdoor storage and display area ranges between ten thousand (10,000) and eighty thousand (80,000) gross square feet.

Level 3: Establishments primarily engaged in retail sales where the combination of total floor area and outdoor storage and display area exceeds eighty thousand (80,000) square feet.

Level 4: Establishments primarily engaged in wholesale activities, except for and as distinguished from Level 2 Agriculture uses.

C. Bulk Fuel Dealers. Establishments that sell fuels which, by their nature, are flammable, explosive, or toxic, to businesses and households for transportation, heating, and business purposes. Examples include propane gas sales, heating oil dealers, liquefied petroleum gas dealers, coal, wood, or other fuel dealers.

D. Business Services. Businesses primarily engaged in providing services to other businesses on a contract or fee basis. Examples include courier services, parcel delivery services, fax services, telegraph services, reproduction services, commercial art and photography services, stenographic services, and janitorial services.

E. Buy-Back Recycling Center. Any small-scale business without industrial activity which collects, receives or buys recyclable materials (typically recyclable consumer goods and containers) from household, commercial or industrial sources for the purpose of sorting, grading or packaging recyclables for subsequent shipment and marketing, as distinguished from Recycling Processor Industrial use types, which use heavy equipment for processing and may provide for outdoor storage of recyclable materials. Examples of commercial buy-back recycling centers include small scale glass or aluminum container and paper buy-back centers. Facilities which process vehicle parts, building materials, or industrial scrap material are classified under the Recycling Processor Industrial use type. All materials stored outdoors must be containerized.

F. Convenience Commercial. Stores which may be either primarily engaged in serving the auto-driving public or, at lesser levels, principally oriented to neighborhood pedestrian traffic, which may include any combination of gasoline sales, uses typical of Food Stores as listed herein, and same-structure collocation of limited prepared food and drink sales such as fast food or espresso; as distinguished from Food Stores Commercial use type, which does not allow gasoline sales.

Level 1: Structure of up to ten thousand (10,000) gross square feet, without a ~~drive-up window~~ or gas sales.

Level 2: Structure of up to 10,000 gross square feet, ~~with or without a drive-up window,~~ with up to six (6) two-sided gas pumps.

Level 3: Structure of up to twenty thousand (20,000) gross square feet, ~~with or without a drive-up window,~~ with up to nine (9) two-sided gas pumps.

Level 4: Structure of over twenty thousand (20,000) gross square feet, ~~with or without a drive-up window,~~ or with more than nine (9) two-sided gas pumps. Level 4 shall include levels 1, 2 and 3.

G. Drive-Through Facilities. Facilities which are standalone or provided in conjunction with and accessory to a collocated allowed use for the purposes of allowing a customer or patron to transact business from a motor vehicle. Examples include fast food, coffee kiosks, financial institutions or unstaffed automatic teller machines, and pharmacy prescription drop-off/pick-up. Does not include drive-through car washes or other forms of automobile service, which shall instead be treated as Motor Vehicle Service and Repair Commercial use types. Drive-Through Facilities shall not be comprised of a mobile unit such as a trailer or other vehicle with chassis which has been parked and/or converted to a permanent installation by virtue of removal of wheels or addition of blocking and skirting.

G.H. Eating and Drinking Establishment. Establishments that sell prepared food and/or beverages, which may include liquor, subject to appropriate state and local licensure, including health permits. Such uses may or may not include Amusement and Recreation Commercial use types in conjunction but shall be considered to constitute Eating and Drinking Establishments for the purpose of zoning only where amusement and recreation is clearly secondary to a primary Eating and Drinking Establishment Commercial use type. Does not include sexually oriented businesses serving food and/or beverages, which are instead treated as Sexually Oriented Business Commercial use types.

Level 1: Mobile vending occurring from motorized or non-motorized, mobile outdoor carts ~~or~~ and vehicles which go from place to place selling pre-prepared or made-to-order food and/or beverages products, or food and/or beverages made to order, with where no seating is provided, subject to specific standards. Examples include lunch wagons, coffee or hot dog espresso carts, hot dog carts, popcorn vendors, and ice cream trucks.

Level 2: Mobile vending as described in Level 1, but occurring from a fixed, identifiable location to which the vendor returns each business day. Carts or vehicles which were, at one time, mobile but have been converted to permanent structures by virtue of placement on a foundation and/or removal of wheels, and stand-alone, drive-up, conventionally built structures serving pre-prepared or made-to-order products intended to be consumed off the premises, food and/or beverages or food and/or beverages made to order, which may have limited indoor or outdoor seating. Examples include taco trucks, double-decker bus or utility trailer conversions, "Fotomat" conversions, and espresso drive-ups located on pads in parking fields of broader groupings of commercial uses or on individual small lots. Any facility that requires a Type I Hood pursuant to the Uniform Mechanical Code shall be not be considered a Level 2 use (but rather shall generally be classified as an Eating and Drinking Establishment Level 3, 4, or 5 use type).

Level 3: Establishments selling food and/or beverages pre-prepared or made-to-order products made to order which is intended to be consumed on the premises or which may, at the customer's option, be taken away, where a Drive-Through Facilities Commercial use type may or may not be collocated with no drive-up option. Examples include coffee shops; juice bars; such as Starbucks, franchise sandwich shops such as Subway and Blimpie, fast food, fast casual, and family style chain restaurants such as Denny's and Shari's, and fine dining establishments, and comparable independent operations.

~~Level 4: Establishments selling food and/or beverages made to order which is intended to be consumed on the premises or which may, at the customer's option, be taken away, which include a drive-up option. Examples include fast food chains such as McDonald's and Burger King, and comparable independent operations.~~

Level 54: Establishments primarily involved in alcohol sales, or which include a specific bar/lounge area, ~~servicing made-to-order products~~ food and/or beverages made to order which is intended to be consumed solely on the premises, which may, from time to time, feature entertainment such as video sports events, comedy shows, or dancing to recorded or live music, or low-intensity entertainment such as video games, pool tables, darts, television, and/or jukebox music. A Level 4 Eating and Drinking Establishment shall not be collocated with a Drive-Through Facilities Commercial use type. Examples include sports bars, restaurants with bars/lounges, taverns and brewpubs. Distinguished from establishments primarily involved in alcohol sales, where pre-prepared or made-to-order food may also be available, which routinely offer entertainment such as dancing to live or recorded music, which shall instead be treated as Amusement and Recreation Commercial use types. Examples include dance or karaoke bars and "nightclubs."

H. Food Stores. Stores primarily engaged in the retail sale of a variety of canned and dry foods, fresh fruits and vegetables, or meats, poultry, and fish, which may include a variety of non-food products as well. Examples include meat and fish markets, vegetable markets, retail bakeries, dairy stores, grocery stores, and specialty food and beverage stores; provided, that ~~neither gasoline sales nor drive-through facilities are~~ shall not be located on the same lot and as distinguished from Convenience Commercial use types.

Level 1: Floor area up to thirty thousand (30,000) gross square feet.

Level 2: Floor area between thirty thousand (30,000) and eighty thousand (80,000) gross square feet.

Level 3: Floor area over eighty thousand (80,000) gross square feet.

F. Funeral Services. Funeral facilities such as preparation and display facilities, funeral chapels, crematories, and affiliated offices.

Level 1: Mortuaries, including affiliated funeral chapels and offices.

Level 2: Crematories, subject to state air quality standards.

Level 3: Cemeteries, including affiliated mausoleums, funeral chapels, and offices.

L. Lodging. Establishments that provide transitory lodging services, subject to appropriate state and local licensure.

Level 1: Bed and breakfast, subject to the requirements of LMC 18A.70.900.

Level 2: Camping and recreational vehicle parks where a tract of land under single ownership or unified control is developed with individual sites for rent and containing roads and utilities to accommodate recreational vehicles or tent camping for vacation or other similar short stay purposes, subject to design standards set forth in LMC 18A.70.500. This use does not include the rental of recreational vehicles or manufactured home parks.

Level 3: Hotels and motels, or other transient lodging facilities not listed herein, containing a single building or a group of detached or semi-detached buildings containing 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.

M. Manufactured and Modular Homes Sales. Establishments that provide for the marketing, sale, and distribution of new manufactured and modular homes.

~~LM~~. Motor Vehicle Sales and Rental. Establishments or places of business engaged in the sales or leasing of motor vehicles, utility trailers, recreational and/or sporting vehicles, commercial vehicles, construction equipment, and heavy equipment subject to compliance with all applicable federal, state, and/or local licensing requirements. Service of vehicles may be permitted as an incidental, and clearly secondary, accessory use.

Level 1: New and used motor, recreational, and sporting vehicle sales and rental of up to two (2) acres in size.

Level 2: New and used motor, recreational, and sporting vehicle sales and rental of more than two (2) and up to five (5) acres in size.

Level 3: New and used motor, recreational, and sporting vehicle sales and rental of larger than five (5) acres.

Level 4: Commercial truck-trailer and heavy equipment sales and rental.

~~MN~~. Motor Vehicle Service and Repair. Facilities or places where the repair and service of motor vehicles, recreational vehicles, sporting vehicles, commercial vehicles, and construction equipment occurs. Includes the sale of or refilling of personal or recreational propane tanks. Where outdoor storage is allowed, may include usable and/or scrap tire piles of up to a total of two hundred (200) tires as an accessory use.

Level 1: Minor service and repair of motor vehicles, including glass repair and replacement, truck bedliners, installation of vehicle accessories, lube/oil, tires, mufflers, brakes, and carpet/upholstery and other related services, conducted entirely within a completely enclosed building of less than two thousand (2,000) gross square feet which utilizes no outdoor storage. Specifically excludes transmission and engine rebuild shops, vehicle painting, body work or the installation and/or testing of audio or alarm systems; but may include short-term parking of customer vehicles while awaiting service.

Level 2: Car wash, subject to water recapture and treatment, and/or motor vehicle detailing services. May include short-term parking of customer vehicles while awaiting service.

Level 3: Minor service and repair of motor vehicles with up to two thousand (2,000) gross square feet of outdoor storage of vehicles under repair. Level 3 shall include Level 1 uses.

Level 4: Major service and repair of motor vehicles including transmission and engine rebuild shops; towing services; vehicle customization and fabrication; motor vehicle rebuilds; motor vehicle and vehicle trailer manufacturing/assembly; installation and/or testing of audio or alarm systems; body work and vehicle painting, subject to state air quality standards, including outdoor storage of vehicle body parts and vehicles under repair; and minor service and repair uses with more than two thousand (2,000) gross square feet of outdoor storage. Level 4 shall include Level 3 and Level 1 uses.

Level 5: Commercial vehicle fueling and/or service stations, such as truck stops, with or without convenience shopping; wash and repair services for commercial vehicles, their trailers, and recreational vehicles; and construction and heavy equipment service, repair and body work.

~~NO~~. Personal Services. Businesses primarily engaged in providing services to meet individuals' periodic personal needs. Examples include coin-operated laundries, dry cleaning drop-off/pick-up establishments, dry cleaners, beauty shops, barber shops, clothing alterations, tanning salons which do not otherwise constitute Sexually Oriented Business Commercial use types, travel agencies, payday loan establishments, photographic studios, carpet and upholstery cleaners, and personal improvement services.

Level 1: Establishments of up to two thousand, five hundred (2,500) gross square feet which do not involve outdoor storage of vehicles.

Level 2: Establishments exceeding two thousand, five hundred (2,500) gross square feet or which involve outdoor storage of vehicles.

OP. Pet Sales and Services. Businesses primarily engaged in retail sales and services associated with small animals and household pets. Examples include pet stores, pet grooming shops, pet day cares, and veterinary hospitals for small animals and pets.

Level 1: Completely indoor retail and service establishments, with or without accessory kennels, of less than two thousand, five hundred (2,500) gross square feet.

Level 2: Completely indoor retail and service establishments, with or without accessory kennels, exceeding two thousand, five hundred (2,500) gross square feet.

Level 3: Retail and service establishments with outdoor sales, kennels, and/or yard area.

Level 4: Commercial kennels and catteries, subject to LMC 5.52.

PQ. Private Training School. Educational services provided for profit by private organizations or individuals with the primary purpose of preparing students for jobs in a trade or a profession. Examples include commercial/vocational schools, drivers' training, beauty and barber schools, business or computer training schools, and conservatories of art, music, or drama. Facilities larger than ten thousand (10,000) gross square feet shall be regulated as a Level 2 Education Civic use type.

Level 1: Establishments of up to five thousand (5,000) gross square feet and/or which utilize up to one thousand (1,000) square feet of outdoor area for instructional purposes or for parking of vehicles or storage of materials utilized in the instructional program.

Level 2: Establishments of between five thousand (5,000) and ten thousand (10,000) gross square feet and/or which utilize more than one thousand (1,000) square feet of outdoor area for instructional purposes or for parking of vehicles or storage of materials utilized in the instructional program.

QR. Professional Offices. Offices, private firms, or organizations which provide professional or administrative services to individuals or businesses. Examples include employment services, property management services, title companies, law offices, engineering/surveying consulting firms, architecture and landscape architecture firms, advertising and public relations firms, medical and dental offices, diagnostic testing services, advertising agencies, travel agencies, talent agencies, insurance offices, real estate offices, investment brokers, financial planners, banking services, administrative offices for non-profit and quasi-public agencies, and other business offices customarily associated with professional or administrative office services.

Level 1: Office building of up to ten thousand (10,000) gross square feet.

Level 2: Office building of between ten thousand (10,000) and thirty thousand (30,000) gross square feet.

Level 3: Office building exceeding thirty thousand (30,000) gross square feet.

RS. Rental and Repair Services. Establishments primarily engaged in the provision of rental and repair services or closely related uses. Examples include home improvement, garden, and party equipment rental; upholstery shops; appliance repair shops; small engine and power tool rental and repair such as lawn mowers and chainsaws; vacuum cleaner repair; medical equipment rental and repair services; rental furnishings; and instrument repair services. Does not include vehicle repair or auto body, which are instead treated as Motor Vehicle Service and Repair Commercial use types.

Level 1: Rental and repair services not exceeding five thousand (5,000) gross square feet with no outdoor storage.

Level 2: Rental and repair services not exceeding five thousand (5,000) gross square feet with up to one thousand (1,000) gross square feet of outdoor storage/display of equipment.

Level 3: Rental and repair services exceeding five thousand (5,000) gross square feet of floor area with no outdoor storage/display of equipment.

Level 4: Rental and repair services exceeding five thousand (5,000) gross square feet with over one thousand (1,000) square feet of outdoor storage/display of equipment.

ST. Sales of General Merchandise. Establishments that sell new general merchandise including apparel and accessories; auto parts; bookstores which do not otherwise constitute Sexually Oriented Business Commercial use types; legal pharmaceuticals; optical goods; furniture and home furnishings; and computers and electronics. Does not include establishments primarily engaged in selling lumber and other building materials, paint, glass, wallpaper, hardware, nursery stock, and lawn and garden supplies, which are instead treated as Building/Garden Supply and Nurseries Commercial use types. May include usable and/or scrap tire piles of up to a total of two hundred (200) tires as an accessory use.

Level 1: Establishments of up to five thousand (5,000) gross square feet primarily engaged in retail sales activities.

Level 2: Establishments of between five thousand (5,000) and thirty thousand (30,000) gross square feet primarily engaged in retail sales activities.

Level 3: Establishments of up to thirty thousand (30,000) gross square feet primarily engaged in retail/wholesale sales activities.

Level 4: Establishments exceeding thirty thousand (30,000) gross square feet primarily engaged in retail/wholesale sales activities.

TU. Sales of Secondhand Property. Individuals or establishments that sell secondhand property. Examples include pawnbrokers; secondhand, antique, junk and/or salvage dealers; and transient traders in secondhand property, including garage sales and flea markets. This use type does not include used or pre-owned automobiles or other vehicles, which are instead treated as Motor Vehicle Sales and Rental Commercial use types, nor wrecking or parts yards, which are instead treated as Salvage/Wrecking Yards and Vehicle Storage Facilities Industrial use types.

Level 1: Antique stores; used bookstores which do not otherwise constitute Sexually Oriented Business Commercial use types; and used clothing, furniture and appliances, jewelry and valuable coins, and valuable collectibles sales.

Level 2: Surplus, military, and miscellaneous sales and flea markets. Flea markets include swap meets but does not include antique malls where stalls are leased, which are instead treated as a Level 1 use listed above. This use type does not include junk and/or salvage dealers, which are instead treated as Salvage/Wrecking Yards and Vehicle Storage Facilities Industrial use types.

Level 3: Pawnshops, subject to the provisions of LMC 5.12. Businesses which are engaged, in whole or in part, in the business of loaning money on the security of pledges, deposits, or conditional sales of personal property; or which publicly display, at or near their place of business, any sign or symbol generally used by pawnbrokers or indicating that the business loans money on personal property on deposit or pledge.

UV. Sexually Oriented Business. A business that includes as a primary use any one or more of the following: an adult entertainment facility; adult-oriented merchandise; adult retail use; panoram; or similar facility, merchandise, or entertainment as defined in LMC 18A.40.400, subject to specific standards, including siting criteria, set forth therein.

VW. Storage. Businesses engaged in the storage of items for personal and business use. Business activities other than rental of storage spaces are prohibited. Does not include vehicle impound lots or wrecking yards, which are instead regulated as Salvage/Wrecking Yards and Vehicle Storage Facilities Industrial use types.

Level 1: Indoor mini-warehouse/storage facility.

Level 2: Indoor/outdoor mini-warehouse/storage facility, including the storage of motor, recreational, and sporting vehicles not otherwise regulated as a Level 1 Salvage/Vehicle Storage Facilities Industrial use type.

Level 3: Outdoor storage, including the storage of shipping containers, which is not accessory to a primary permitted use on the site, including the storage of motor, recreational, and sporting vehicles not otherwise regulated as a Level 1 Salvage/Vehicle Storage Facilities Industrial use type.

Section 5. Section 18A.30.340 of the Lakewood Municipal Code is hereby amended as follows:

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 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/~~5~~4)
4. Personal Services (Level 1)

5. Professional Offices (Level 1)
6. Sales of General Merchandise (Level 1)
7. Sales of Secondhand Property (Level 1)

Section 6. Section 18A.30.430 of the Lakewood Municipal Code is hereby amended as follows:

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

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

15. Communication Facilities (Level 1)
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)

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

- 35. Residential Accessory Uses
- 36. Civic Accessory Uses
- 37. Commercial Accessory Uses

C. NC2 Zoning District

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

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

- 15. Communication Facilities (Level 1)
- 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)

- 22. Amusement and Recreation (Level 1)
- 23. Building/Garden Supply and Nurseries (Level 1/2)
- 24. Business Services
- 25. Convenience Commercial (Level 1/2)
- 26. Eating and Drinking Establishment (Level 1/2/3)

- 27. Food Stores (Level 1)
- 28. Funeral Services (Level 1)
- 29. Personal Services (Level 1/2)
- 30. Pet Sales and Services (Level 1)
- 31. Private Training School (Level 1/2)
- 32. Professional Offices (Level 1/2)
- 33. Rental and Repair Services (Level 1)
- 34. Sales of General Merchandise (Level 1/2)
- 35. Sales of Secondhand Property (Level 1)

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

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

Section 7. Section 18A.30.440 of the Lakewood Municipal Code is hereby amended as follows :

18A.30.440- Administrative Uses - Neighborhood Business Zoning Districts

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

- A. ARC Zoning District
 - 1. Type 2 Group Home (Level 3)
 - 2. Lodging (Level 3)
 - 3. Limited Manufacturing/Assembly (Level 1)

- B. NC1 Zoning District
 - 1. Type 2 Group Home (Level 3)
 - 2. Public Maintenance Facilities (Level 2)
 - 3. Drive-Through Facilities, limited to coffee kiosks
 - ~~34.~~ Professional Offices (Level 2)
 - ~~45.~~ Sales of General Merchandise (Level 2)
 - ~~56.~~ Printing and Publishing (Level 1)

- C. NC2 Zoning District
 - 1. Type 2 Group Home (Level 3)
 - 2. Public Maintenance Facilities (Level 2)
 - 3. Convenience Commercial (Level 3)
 - ~~4. Eating and Drinking Establishment (Level 3)~~

Section 8. Section 18A.30.450 of the Lakewood Municipal Code is hereby amended as follows :

18A.30.450- Conditional Uses - Neighborhood Business Zoning Districts

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

- A. ARC Zoning District

1. Single-Family Detached Dwelling (Level 3)
2. Type 3 Group Home (Level 1/2)

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

5. Communication Facilities (Level 2)
6. Electrical Facilities (Level 2)
7. Pipelines
8. Stormwater Facilities (Level 2/3)
9. Water Supply Facilities (Level 2/3)

10. Printing and Publishing (Level 1)

B. NC1 Zoning District

1. Type 3 Group Home (Level 1/2)

2. Public Safety Services (Level 1)

3. Communication Facilities (Level 2)
4. Electrical Facilities (Level 2)
5. Pipelines
6. Stormwater Facilities (Level 2/3)
7. Water Supply Facilities (Level 2/3)

8. Eating and Drinking Establishments (Level 3)

C. NC2 Zoning District

1. Type 3 Group Home (Level 1/2)

2. Public Safety Services (Level 1)

3. Communication Facilities (Level 2)
4. Electrical Facilities (Level 2)
5. Pipelines
6. Stormwater Facilities (Level 2/3)
7. Water Supply Facilities (Level 2/3)

8. Drive-Through Facilities
- ~~9~~9. Food Stores (Level 2)
- ~~10~~10. Motor Vehicles Sales and Rental (Level 1)
- ~~11~~11. Motor Vehicles Service and Repair (Level 2)

Section 9. Section 18A.30.530 of the Lakewood Municipal Code is hereby amended as follows:

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 1/2/3/54)
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~~4)
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
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

C. C1 Zoning District

1. Community and Cultural Services (Level 1/2/3)
2. Daycare Facilities (Level 3)
3. Government Administration Facilities (Level 1/2)
4. Health Services
5. Outdoor Recreation (Level 1/2)
6. Postal Services (Level 1)
7. Public Maintenance Facilities (Level 1/2)
8. Religious Assembly (Level 1/2/3)
9. Social Services (Level 1/2/3)
10. Transportation (Level 1/2)
11. Communication Facilities (Level 1/2/3/4)
12. Electrical Facilities (Level 1/2)
13. Natural Gas Facilities (Level 1)
14. Sewage Collection Facilities
15. Stormwater Facilities (Level 1)
16. Waste Transfer Facilities (Level 1)
17. Water Supply Facilities (Level 1/2)
18. Amusement and Recreation (Level 1/2/3/4)
19. Building/Garden Supply and Nurseries (Level 1/2/3)
20. Business Services
21. Convenience Commercial (Level 1/2/3)
22. Drive-Through Facilities
- ~~23~~23. Eating and Drinking Establishment (Level 1/2/3/4/~~5~~)
- ~~24~~24. Food Stores (Level 1/2)
- ~~25~~25. Funeral Services (Level 1)
- ~~26~~26. Lodging (Level 3)
- ~~27~~27. Manufactured and Modular Homes Sales
- ~~28~~28. Motor Vehicle Service and Repair (Level 1/2/3)
- ~~29~~29. Motor Vehicle Sales and Rental (Level 1)
- ~~30~~30. Personal Services (Level 1/2)

- ~~301.~~ Pet Sales and Services (Level 1/2)
- ~~312.~~ Private Training School (Level 1/2)
- ~~323.~~ Professional Offices (Level 1)
- ~~334.~~ Rental and Repair Services (Level 1/2/3)
- ~~345.~~ Sales of General Merchandise (Level 1/2)
- ~~356.~~ Sales of Secondhand Property (Level 1/2/3)
- ~~367.~~ Storage (Level 1)
- ~~378.~~ Limited Manufacturing/Assembly (Level 1)
- ~~389.~~ Contractor Yards (Level 1)
- ~~3940.~~ Flex Space (Level 1/2)
- ~~401.~~ Motion Picture Production Studios
- ~~412.~~ Printing and Publishing (Level 1/2)
- ~~423.~~ Warehousing, Distribution and Freight Movement (Level 1/2)
- ~~434.~~ Civic Accessory Uses
- ~~445.~~ Commercial Accessory Uses
- ~~456.~~ Industrial Accessory Uses

D. C2 Zoning District

- 1. Community and Cultural Services (Level 1/2/3)
- 2. Daycare Facilities (Level 3)
- 3. Government Administration Facilities (Level 1/2)
- 4. Health Services
- 5. Outdoor Recreation (Level 1/2)
- 6. Postal Services (Level 1/2)
- 7. Public Maintenance Facilities (Level 1/2)
- 8. Religious Assembly (Level 1/2/3)
- 9. Social Services (Level 1/2/3)
- 10. Transportation (Level 1/2)
- 11. Communication Facilities (Level 1/2/3/4)
- 12. Electrical Facilities (Level 1/2)
- 13. Natural Gas Facilities (Level 1)
- 14. Sewage Collection Facilities
- 15. Stormwater Facilities (Levels 1)
- 16. Waste Transfer Facilities (Level 1)
- 17. Water Supply Facilities (Level 1/2)
- 18. Amusement and Recreation (Level 1/2/3/4)
- 19. Building/Garden Supply and Nurseries (Level 1/2/3/4)
- 20. Business Services
- 21. Buy-Back Recycling Center
- 22. Convenience Commercial (Level 1/2/3)
- 23. Drive-Through Facilities
- ~~234.~~ Eating and Drinking Establishment (Level 1/2/3/4/5)
- ~~245.~~ Food Stores (Level 1/2)
- ~~256.~~ Funeral Services (Level 1)
- ~~267.~~ Lodging (Level 3)
- ~~278.~~ Manufactured and Modular Homes Sales
- ~~289.~~ Motor Vehicle Sales and Rental (Level 1/2)
- ~~2930.~~ Motor Vehicle Service and Repair (Level 1/2/3/4/5)
- ~~301.~~ Personal Services (Level 1/2)
- ~~312.~~ Pet Sales and Services (Level 1/2)
- ~~323.~~ Private Training School
- ~~334.~~ Professional Offices (Level 1/2/3)
- ~~345.~~ Rental and Repair Services (Level 1/2/3)

- ~~356~~. Sales of General Merchandise (Level 1/2/3/4)
- ~~367~~. Sales of Secondhand Property (Level 1/2/3)
- ~~378~~. Storage (Level 1/2)
- ~~389~~. Limited Manufacturing/Assembly (Level 1/2)
- ~~3940~~. Contractor Yards (Level 1)
- ~~401~~. Flex Space (Level 1/2)
- ~~412~~. Motion Picture Production Studios
- ~~423~~. Printing and Publishing (Level 1/2)
- ~~434~~. Warehousing, Distribution and Freight Movement (Level 1/2)
- ~~445~~. Civic Accessory Uses
- ~~456~~. Commercial Accessory Uses
- ~~467~~. Industrial Accessory Uses

Section 10. Section 18A.30.540 of the Lakewood Municipal Code is hereby amended as follows:

18A.30.540- Administrative Uses - Commercial Zoning Districts

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

- A. TOC Zoning District
 - 1. Type 2 Group Home (Level 3)
 - 2. Drive-Through Facilities, limited to coffee kiosks
 - ~~23.~~ Motor Vehicle Sales and Rental (Level 1/2/3)

- B. CBD Zoning District
 - 1. Type 2 Group Home (Level 3)
 - 2. Food Stores (Level 3)
 - 3. Stormwater Facilities (Level 2/3)

- C. C1 Zoning District
 - 1. Government Administration Facilities (Level 3)
 - 2. Outdoor Recreation (Level 4)
 - 3. Postal Services (Level 2)
 - 4. Public Maintenance Facilities (Level 3)
 - 5. Stormwater Facilities (Level 2/3)
 - 6. Waste Transfer Facilities (Level 2)
 - 7. Water Supply Facilities (Level 3)
 - 8. Convenience Commercial (Level 4)
 - 9. Lodging (Level 2)
 - 10. Motor Vehicle Sales and Rental (Level 2)
 - 11. Motor Vehicle Service and Repair (Level 4/5)
 - 12. Pet Sales and Service (Level 3)
 - 13. Professional Offices (Level 3)
 - 14. Rental and Repair Services (Level 3/4)
 - 15. Sales of General Merchandise (Level 3/4)
 - 16. Research, Development, and Laboratories (Level 1)

- D. C2 Zoning District
 - 1. Government Administration Facilities (Level 3)
 - 2. Public Maintenance Facilities (Level 3)
 - 3. Outdoor Recreation (Level 4)
 - 4. Stormwater Facilities (Level 2/3)
 - 5. Waste Transfer Facilities (Level 2)
 - 6. Water Supply Facilities (Level 3)
 - 7. Convenience Commercial (Level 4)
 - 8. Lodging (Level 2)
 - 9. Motor Vehicle Sales and Rental (Level 3)
 - 10. Pet Sales and Service (Level 3)
 - 11. Rental and Repair Services (Level 4)

Section 11. Section 18A.30.550 of the Lakewood Municipal Code is hereby amended as follows:

18A.30.550- Conditional Uses - Commercial Zoning Districts

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

- A. TOC Zoning District
 - 1. Type 3 Group Home (Level 1/2)
 - 2. Education (Level 1/2)
 - 3. Outdoor Recreation (Level 3)

4. Public Safety Services (Level 1)
5. Social Services (Level 3)
6. Transportation (Level 4)
7. Electrical Facilities (Level 2)
8. Pipelines
9. Stormwater Facilities (Level 2/3)
10. Water Supply Facilities (Level 2/3)
11. Flex Space (Level 1)
12. Research, Development, and Laboratories (Level 1)

B. CBD Zoning District

1. Type 3 Group Home (Level 1/2)
2. Education (Level 1/2)
3. Outdoor Recreation (Level 3)
4. Public Maintenance Facilities (Level 2)
5. Public Safety Services (Level 1/3)
6. Social Services (Level 3)
7. Transportation (Level 4)
8. Electrical Facilities (Level 2)
9. Pipelines
10. Water Supply Facilities (Level 3)
11. Amusement and Recreation (Level 4)
12. Building/Garden Supply and Nurseries (Level 4)
13. Drive-Through Facilities
- ~~13. Eating and Drinking Establishment (Level 4)~~
14. Sales of Secondhand Property (Level 3)
15. Flex Space (Level 1)
16. Research, Development, and Laboratories (Level 1)

C. C1 Zoning District

1. Type 4 Group Home
2. Public Safety Services (Level 1/2)
3. Transportation (Level 3)
4. Pipelines
5. Food Stores (Level 3)
6. Motor Vehicle Sales and Rental (Level 4)
7. Pet Sales and Service (Level 4)
8. Storage (Level 2)
9. Contractor Yards (Level 2)
10. Warehousing, Distribution, and Freight Movement (Level 3)

D. C2 Zoning District

1. Type 4 Group Home
2. Public Safety Services (Level 1/2/3)
3. Transportation (Level 3/4)
4. Pipelines
5. Food Stores (Level 3)
6. Pet Sales and Service (Level 4)
7. Contractor Yards (Level 2)
8. Industrial Services
9. Warehousing, Distribution and Freight Movement (Level 3)

Section 12. Section 18A.30.630 of the Lakewood Municipal Code is hereby amended as follows:

18A.30.630- Primary Permitted Uses - Industrial Zoning Districts

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

A. Industrial Business Park (IBP)

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

5. Communication Facilities (Level 1/2/3/4)
6. Electrical Facilities (Level 1/2)
7. Natural Gas Facilities (Level 1)
8. Sewage Collection Facilities
9. Stormwater Facilities (Level 1/2)
10. Waste Transfer Facilities (Level 1)
11. Water Supply Facilities (Level 1/2/3)

12. Business Services
13. Convenience Commercial (Level 4)
14. Drive-Through Facilities, limited to coffee kiosks
- ~~145.~~ Eating and Drinking Establishment (Level 1/2)
- ~~156.~~ Motor Vehicle Sales and Rental (Level 2/3)
- ~~167.~~ Motor Vehicle Service and Repair (Level 3)
- ~~178.~~ Pet Sales and Services (Level 4)
- ~~189.~~ Private Training School (Level 1/2)
- ~~1920.~~ Professional Offices (Level 1/2/3)
- ~~201.~~ Rental and Repair Services (Level 1/2)
- ~~212.~~ Sales of General Merchandise (Level 1), limited to that which is accessory and related to on-site manufacturing and production.

- ~~223.~~ Secondary Manufacturing and Major Assembly (Level 1)
- ~~234.~~ Limited Manufacturing/Assembly (Level 1/2/3)
- ~~245.~~ Contractor Yards (Level 1)
- ~~256.~~ Flex Space (Level 1/2/3)
- ~~267.~~ Food and Related Products (Level 1)
- ~~278.~~ Industrial Services
- ~~289.~~ Motion Picture Production Studios
- ~~2930.~~ Printing and Publishing (Level 1/2)
- ~~301.~~ Research, Development, and Laboratories (Level 1/2)
- ~~312.~~ Warehousing, Distribution and Freight Movement (Level 1/2)

- ~~323.~~ Commercial Accessory Uses
- ~~334.~~ Industrial Accessory Uses

B. Industrial 1 (I1)

1. Outdoor Recreation (Level 1/2)
2. Postal Services (Level 3)
3. Public Maintenance Facilities (Level 1/2/3)

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

6. Communication Facilities (Level 1/2/3)
7. Electrical Facilities (Level 1/2)
8. Natural Gas Facilities (Level 1/2)
9. Sewage Collection Facilities
10. Stormwater Facilities (Level 1/2)
11. Waste Transfer Facilities (Level 1/2/3)
12. Water Supply Facilities (Level 1/2/3)

13. Bulk Fuel Dealers
14. Buy-Back Recycling Center
15. Convenience Commercial (Level 4)
16. Drive-Through Facilities, limited to coffee kiosks
- ~~167.~~ Eating and Drinking Establishment (Level 1/2)
- ~~178.~~ Funeral Services (Level 2)
- ~~189.~~ Manufactured and Modular Homes Sales
- ~~1920.~~ Motor Vehicle Sales and Rental (Level 4)
- ~~201.~~ Motor Vehicle Service and Repair (Level 3/4/5)

- ~~212.~~ Pet Sales and Services (Level 4)
- ~~223.~~ Private Training School (Level 1/2)
- ~~234.~~ Rental and Repair Services (Level 3/4)
- ~~245.~~ Storage (Level 1/2/3)

- ~~256.~~ Primary Manufacturing (Level 1)
- ~~267.~~ Secondary Manufacturing and Major Assembly (Levels 1/2)
- ~~278.~~ Limited Manufacturing/Assembly (Level 1/2/3)
- ~~289.~~ Contractor Yards (Level 1/2)
- ~~2930.~~ Flex Space (Level 1/2/3)
- ~~301.~~ Food and Related Products (Level 1/2)
- ~~312.~~ Industrial Services
- ~~323.~~ Motion Picture Production Studios
- ~~334.~~ Outdoor Distribution and Freight Movement
- ~~345.~~ Printing and Publishing (Level 1/2)
- ~~356.~~ Research, Development, and Laboratories (Level 1/2)
- ~~367.~~ Warehousing, Distribution and Freight Movement (Levels 1/2/3)

- ~~378.~~ Commercial Accessory Uses
- ~~389.~~ Industrial Accessory Uses

C. Industrial 2 (I2)

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

6. Communication Facilities (Level 1/2/3)
7. Electrical Facilities (Level 1/2)
8. Natural Gas Facilities (Level 1/2)
9. Sewage Collection Facilities

10. Stormwater Facilities (Level 1/2)
11. Waste Transfer Facilities (Level 1/2/3)
12. Water Supply Facilities (Level 1/2/3)

13. Bulk Fuel Dealers
14. Buy-Back Recycling Center
15. Eating and Drinking Establishments (Level 1/2)
16. Funeral Services (Level 2)
17. Manufactured and Modular Homes Sales
18. Motor Vehicle Sales and Rental (Level 4)
19. Motor Vehicle Service and Repair (Level 3/4/5)
20. Private Training Schools (Level 1/2)
21. Rental and Repair Services (Level 3/4)
22. Storage (Level 2/3)

23. Primary Manufacturing (Level 1/2)
24. Secondary Manufacturing and Major Assembly (Levels 1/2)
25. Limited Manufacturing/Assembly (Level 1/2/3)
26. Contractor Yards (Level 1/2)
27. Flex Space (Level 2/3)
28. Food and Related Products (Level 1/2)
29. Industrial Services
30. Motion Picture Production Studios
31. Outdoor Distribution and Freight Movement
32. Printing and Publishing (Level 1/2)
33. Research, Development, and Laboratories (Level 1/2/3)
34. Warehousing, Distribution and Freight Movement (Levels 2/3)

35. Commercial Accessory Uses
36. Industrial Accessory Uses

Section 13. Section 18A.50.185 of the Lakewood Municipal Code is hereby amended as follows:

18A.50.185- Concession/Vending Services in City Parks

On all public parks and public park property within the corporate limits of the City, the operator of a food concession or vending service shall enter into an agreement for use of park property for concession/vending purposes, or shall submit to the City a copy of such a lease or other agreement executed by the owner of the property, if not owned by the City, for City approval. The agreement shall include standards pursuant to 18A.50.240.H.1-7, Community Design Guidelines 241.I, Design Elements for Vendors.

Section 14. Section 18A.50.241 of the Lakewood Municipal Code is hereby amended as follows:

18A.50.241- General and Special Uses Design Standards

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

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.

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

- 1. 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.
- 2. 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.

H. Drive-Through Facilities. These standards are intended to allow for drive-through facilities while reducing the negative impacts they may create. The specific purposes of these standards are to reduce noise, lighting, exhaust, and visual impacts on abutting uses, particularly residential uses; promote safer and more efficient on-site vehicular and pedestrian circulation; and minimize conflicts between queued vehicles and traffic on adjacent streets. These standards are in addition to other development standards applicable under this chapter or other chapters of the LMC and shall apply to not only new development but also the addition of drive-through facilities to existing developments and the relocation or redevelopment of existing drive-through facilities. Drive-through facilities are not a right; conditions such as size or configuration of the site or the size and location of existing structures may make it impossible to meet these standards. If that is the case, a drive-through facility may be denied even if it is otherwise allowed under the area's zoning. The inability of a proposed drive-through location to meet these standards shall not form cause for a variance of these standards.

1. Drive-through ~~points of customer service~~^{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 lanes~~ 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. Operation of drive-through facilities shall be restricted to between the hours of 7:00 a.m. and 10:00 p.m. when the site is contiguous to properties zoned R1, R2, R3, R4, MR1, MR2, and ARC, with the specific exception of coffee kiosks, which may be open as early as 5:00 a.m.; or may be limited otherwise as determined necessary by the City to achieve compatibility with surrounding land uses.

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

6. Queuing lanes shall provide space for at least three (3) vehicles awaiting service, which shall encompass a minimum distance of sixty (6) linear feet as measured from the point of customer service to the end of the lane. For uses having multiple drive-through service lanes, each lane shall provide this minimum.

7. Queuing lanes shall not be located so as to interfere with pedestrian circulation routes. Unless the use is a standalone drive-through whose primary orientation is to vehicles, primary pedestrian access to the business from the parking lot shall not cross the queuing lane or drive-through ingress/egress.

8. Vehicular entrances and exits shall not be located so as to cause congestion on any public street or right-of-way. The queuing lane shall be situated so that any overflow shall not spill out onto public streets or major circulation routes of any parking lot. Drive-through uses shall not be approved with ingress or egress driveways within 300 feet of a signalized intersection operating with a Level of Service D, E, or F unless a traffic analysis acceptable to the Public Works Department demonstrates that vehicles entering or leaving the site will not impair the efficiency or operation of the intersection.

9. When located in a shopping center or other multiple tenant development, drive-through facilities shall provide sufficient queuing space to handle peak business

demands and shall not in any way obstruct the normal circulation pattern of the shopping center.

I. 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.

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.

K. Development Adjacent to Highways. In new development and projects where there is an opportunity to address a property's frontage on Interstate 5 or Highway 512, the following principles should be applied:

1. Development designs, including site design, architecture, and landscaping, should pay careful attention to the project's presentation to the highway. Designs should strive to present a positive visual presentation to the highway through architectural design elements and building orientation which "acknowledge" the presence of the highway.
2. Signage should be sufficient for way-finding purposes, without being overly demanding of the viewer's attention. The scale and design of signage should be comparable to other signs in the vicinity. Businesses shall not try to out-compete each other for visual attention.
3. To permit other businesses to have visual access to the highway, signage should be located within the first half of the highway frontage as encountered by oncoming highway traffic.
4. Landscaping should frame views of the site, accentuating positive visual focal points and screening unsightly or visually distracting elements. If visual access to the freeway is not critical, then landscaping shall be installed that provides visual continuity and effective screening of the site as seen from the highway.

5. Avoid the placement of service and utility areas toward the highway. Use the primary structure to screen such areas from the vision of oncoming traffic on the highway.
6. Outdoor display of merchandise should be focused toward a limited, specially designated and designed area of the site. Landscaping should frame the display area, screening other areas of the site and focusing the viewer's attention to the display. Merchandise and equipment placed for display along the highway shall not exceed 20 feet in height.
7. Work with WADOT to provide complimentary landscaping within the highway right-of-way.
8. In order to establish visual continuity along the highway, fencing should be limited to vinyl coated galvanized chain link fencing for developments providing visual access to the highway, and grey colored split-face block walls for projects that do not require visual access. Fencing along the freeway shall be installed in accordance with design guidelines issued by the Washington State Department of Transportation. A coating to help allow clean-up of spray paint graffiti shall be applied to the face of the block wall.

Section 15. Section 18A.50.550 of the Lakewood Municipal Code is hereby amended as follows:

18A.50.550- Use and Site Specific Standards

~~A. Drive-Through Facilities. All establishments and businesses which maintain drive-through facilities which are intended to serve customers who remain in their motor vehicles during the business transactions, shall provide stacking space for the stacking of motor vehicles as follows:~~

- ~~1. Sufficient stacking space shall be provided for the queuing of motor vehicles during peak business hours of the facility.~~
- ~~2. Queuing lines of vehicles shall not be located so as to interfere with pedestrian circulation routes.~~
- ~~3. Vehicular entrances and exists shall not be located so as to cause congestion on any public street or right-of-way.~~
- ~~4. When located in a shopping center or other multiple tenant development, drive-through facilities shall provide sufficient stacking space to handle peak business demands and shall not in any way obstruct the normal circulation pattern of the shopping center.~~

~~BA. Transit Support Facilities.~~

1. For developments that generate a parking demand of greater than twenty (20) parking spaces, the developer shall fund the purchase and installation of one (1) or more transit shelters and/or other related transit support facilities as determined by the Community Development Director and Pierce Transit operational criteria, based on the size and nature of the use.
2. For developments that generate a parking demand of fewer than twenty parking spaces, the developer shall install a bench and a concrete pad adjacent to the sidewalk at a bus stop where at least five transit riders are expected to board buses on an average weekday, and a shelter shall be provided at a bus stop where at least ten (10) transit riders are expected to board buses on an average weekday.
3. Any single-family development with fifty to two hundred (50-200) units, or multi-family residential with thirty to one hundred (30-100) units that will be located on a street where regularly scheduled transit service is provided shall be required to provide a transit shelter with all required transit support

facilities.

4. Any single-family development with over two hundred (200) units, or multi-family residential with over one hundred (100) units that will be located on a street where regularly scheduled transit service is provided shall be required to provide two (2) transit shelters with all required transit support facilities.

5. Transit facilities shall be sited in accordance with the requirements of Pierce Transit and this title. Transit shelters and related facilities shall be provided for transit stops that are located adjacent to or within six hundred (600) feet of the development site on each side of the street that has a transit route. This requirement may be waived when Pierce Transit has determined that current and projected ridership do not warrant the installation of a shelter within the six hundred (600) foot distance.

6. When a transit shelter is required to be installed, a concrete pad, seating, garbage receptacles, and lighting shall also be provided. When a transit shelter is not required to be installed, transit stops shall include design features or changes in materials that demarcate the stop.

7. Transit pullouts shall be provided as an element of street improvements if Pierce Transit and the City determine that a pullout is necessary to provide a safe refuge for transit vehicles or to minimize conflicts with other vehicles.

EB. Mixed Occupancies. In the case of two (2) or more uses in the same building or on the same site, the total requirements for off-street parking facilities shall be the sum of the requirements for all of the uses calculated separately. Off-street parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except as provided in LMC 18A.50.540.E and F.

EC. Parking Incentives.

1. When residential uses are combined with commercial or industrial uses in the same building, parking requirements may be reduced by twenty (20) percent, except when located within the CBD or TOC zoning districts for which parking requirements are reduced by thirty five (35) percent.

2. A structured parking space shall count as one and one-fourth (1.25) parking spaces towards the required number of parking spaces.

3. When affordable housing is constructed pursuant to LMC 18A.50.700, Housing Incentives Program, the parking space requirements shall be calculated employing any available modifications based upon LMC 18A.50.750(B).

ED. Shared Use Parking. Joint use of required parking spaces may be permitted where two (2) or more uses on the same site or separate sites in close proximity to one another are able to share the same parking spaces because their parking usage does not materially overlap (e.g. uses primarily of a daytime vs. nighttime, or weekday vs. weekend nature). Shared parking shall be legally encumbered and shall meet all of the applicable standards of this section pursuant to LMC 18A.50.550.F, Off-Site Parking.

EE. Off-Site Parking. Joint use of required parking spaces may be authorized by the Community Development Director if the following documentation is submitted in writing to the Community Development Department:

1. The names and addresses of the owners and/or tenants that are sharing the parking.

2. The uses that are involved in the shared parking.

3. The location and number of parking spaces that are being shared.

4. An analysis showing that the peak parking times of the uses occur at

different times and/or that the parking area will be large enough for the anticipated demands of both uses.

5. A legal instrument such as an easement or deed restriction that guarantees continuing access to the parking for both uses which shall be subject to review and approval by the Community Development Director and the City Attorney.

~~6~~. Satellite Parking Lots. Satellite parking lots may be allowed upon approval of an administrative use permit by the Community Development Director. Satellite lots may operate for a total of six (6) months during any calendar year and shall only be located in commercial zones within one-half (1/2) mile of the sending site. Satellite parking lots may be permitted for a maximum of five (5) years from initiation of the parking site. The design and layout of satellite parking lots shall comply with the following standards:

1. Paving of satellite parking lots shall be two (2) inches of asphalt over compacted soil, or other surface as approved by the City Engineer.
2. Satellite parking lots shall be improved with curbs, gutters, sidewalks, street trees, and stormwater drainage systems.
3. Access to such lots shall be secured by chain or cable, with posts a minimum of three (3) feet in height, solidly built. At a minimum, posts shall consist of four (4) inch by four (4) inch wood or equivalent metal posts a minimum of one and one-half (1-1/2) inches in diameter securely set in the ground and placed no more than four (4) feet apart. The posts shall be connected with at least one (1) strand of one-half (1/2) inch cable or chain securely fastened to each post. An opening shall be provided to accommodate vehicle access during business hours. Satellite lots shall be secured to prevent overnight parking between the closing hour on one business day and the opening hour the following business day.
4. Satellite parking lots shall have Type I, Perimeter Landscaping along all property lines, and Type II, Streetscape Landscaping along the public right-of-way. Landscaping shall be protected from vehicle and pedestrian damage by concrete curbs. Wheel stops may be required as specified in 18A.50.530.F, as determined by the Community Development Director.
5. Directional and informational signs shall be displayed on-site to identify the entrance(s), fees, and hours of operation. Such signs shall be located at the entrance of the parking lot and shall not exceed twelve (12) square feet and six (6) feet in height. Signs shall be removed from the site after each seasonal usage period.
6. Automatic entry devices or fee collection points shall be set back a minimum of sixty (60) feet from the public right-of-way, or shall provide for queuing lanes at a distance recommended by the City Engineer and approved by the Community Development Director.
7. An attendant shall be on duty at all times during business hours of seasonal parking lots.
8. An approved fire extinguisher shall be provided on the premises during business hours.
9. The site shall be maintained in a clean condition, free from trash and debris. Trash containers shall be placed on the site to accommodate and store all trash that accumulates on the lot.
10. Prior to approval of an application for any satellite parking lot, a certificate of insurance for combined single limit bodily injury and/or property damage including products liability in the amount of one million (1,000,000) dollars per occurrence shall be filed with the City. A hold harmless agreement holding the City harmless shall also be filed with the City Attorney.
11. Subsequent to approval of an application for any satellite parking lot, the

applicant shall meet all standards and requirements and install all improvements. The parking lot shall be inspected and approved by the Community Development Director prior to issuance of an Authorization to Operate.

Section 16. Section 18A.50.560 of the Lakewood Municipal Code is hereby amended as follows:

18A.50.560- Parking Space Standards by Use Type

A. General Requirements.

1. The size of a development and the proposed use type shall determine the minimum number of required parking spaces. Unless otherwise specified, the parking space requirements shall be based on the gross square footage (gsf) of the building.
2. The parking space requirement for any office space associated with a use shall be calculated at the rate of one (1) parking space for each two hundred fifty (250) gsf of office use.
3. One (1) parking space shall be required for each commercial vehicle that originates from the site or is regularly present on the site.
4. The number of employee spaces required shall be based on the maximum number of employees who may be on-site at any one-time.

B. Residential Use Category Required Parking Spaces

1. Single-Family
Detached Dwelling Levels 1,2 Two per dwelling unit.
2. Single-Family
Attached Dwelling Levels 1,2 Two per dwelling unit.
3. Multi-Family Dwelling
Level 1 1.75 per dwelling unit.
Level 2 1.5 per dwelling unit.
4. Co-Housing One per two adult occupants, plus one per resident staff.
5. Group Homes One per three beds plus one per employee.
6. Assisted Living Facilities One per three beds, plus one per employee.
7. Nursing Home One per four beds plus one per employee.
8. Hospice Care Center One per four beds plus one per employee.

C. Civic Use Category Required Parking Spaces

1. Community and Cultural Services
Levels 1,2,3 One per 250 gsf
2. Daycare Facilities
Level 1 One per facility in addition to those spaces required for single family use.
Level 2 Two per facility, plus one per employee, in addition to those spaces required for single family use.
Level 3 One per employee, plus one per five clients, and loading area.
3. Education
Levels 1,2 For primary schools, two per employee, plus one per 30 children, plus parking for buses, if applicable, and loading area. For secondary schools, two per employee, plus one per four students, plus parking for buses, if applicable, and loading area.
4. Government Administration Facilities
Levels 1,2,3 One per 250 gsf.
5. Health Services One per 250 gsf. Hospitals by parking study.
6. Outdoor Recreation

Levels 1,2,3,4 Community Development Director shall determine parking requirements based on size and nature of the use(s).

7. Postal Services

Levels 1,2,3 One per 250 gsf customer service area, plus one per 1000 gsf of warehouse.

8. Public Maintenance Facilities

Levels 1,2,3 Community Development Director shall determine parking requirements based on size and nature of the use(s).

9. Public Safety Services

Levels 1,3,4 Parking study.

Level 2 One per 500 gsf.

10. Social Services

Level 1,2 One per 500 gsf

Level 3 Community Development Director shall determine parking requirements based on size and nature of the use(s).

11. Religious Assembly

Levels 1,2 One per three seats.

Level 3 Community Development Director shall determine parking requirements based on size and nature of the use(s). Parking study may be required.

12. Transportation

Level 1 N/A

Level 4 One per commercial vehicle.

Levels 2,3,5 Parking study.

D. Utilities Use Category Required Parking Spaces

1. Communication Facilities

Levels 1,2 NA

Level 3 Community Development Director shall determine parking requirements based on size and nature of the use(s). Parking study may be required.

2. Electrical Facilities

Levels 1,2 NA

3. Electrical Generation Facilities One per employee.

4. Natural Gas Facilities

Level 1 NA

Level 2 One per 750 gsf of the building devoted to maintenance/ storage.

5. Organic Waste Processing

Facilities One per employee.

6. Pipelines NA

7. Sewage Collection Facilities

Levels 1,2 NA

8. Sewage Treatment Facilities One per employee.

9. Stormwater Facilities

Levels 1,2,3 NA

10. Waste Disposal Facilities

Levels 1,2,3,4 Community Development Director shall determine parking requirements based on size and nature of the use(s).

11. Waste Transfer Facilities

Level 1 One per facility.

Levels 2,3,4 Community Development Director shall determine parking requirements based on size and nature of the use(s).

12. Water Supply Facilities

Levels 2,3,4 Community Development Director shall determine parking requirements based on size and nature of the use(s).

E. Commercial Use Category Required Parking Spaces

1. Amusement and Recreation

Levels 1,2,3,4 Community Development Director shall determine parking requirements based on size and nature of the use(s).

2. Building/Garden Supply & Nurseries

Levels 1,2 One per 300 gsf.

Levels 3,4 Parking study.

3. Bulk Fuel Dealers One per 750 gsf of building devoted to maintenance/storage.

4. Business Services One per 250 gsf.

5. Buy-Back Recycling Center One per 750 gsf.

6. Convenience Commercial

Levels 1,2,3,4 One per 300 gsf, plus one per employee.

7. Eating and Drinking Establishment

Level 1 NA

Level 2 One per employee, plus two per establishment.

~~Level 3 One per 200 gsf~~

Levels ~~3 & 4~~,5,6 One per 100 gsf

8. Food Stores

Levels 1,2,3 One per 300 gsf.

9. Funeral Services One per three seats.

10. Lodging

Level 1 One per guest room.

Level 2 See LMC 18A.70.500, RV Parks.

Level 3 One per guest room, plus two per three employees.

11. Manufactured and Modular

Homes Sales One per 10,000 gsf.

12. Motor Vehicle Sales and Rental

Levels 1,2,3,4 One per 5,000 gsf.

13. Motor Vehicle Service and Repair

Level 1 One per 500 gsf, plus one per commercial vehicle.

Level 2 Community Development Director shall determine parking requirements based on size and nature of the use(s).

Levels 3,4 One per 400 gsf.

Level 5 Parking study.

14. Personal Services

Levels 1,2 One per 250 gsf.

15. Pet Sales and Services

Levels 1,2,3 One per 300 gsf.

Level 4 Two per employee.

16. Private Training School

Levels 1,2 Community Development Director shall determine parking requirements based on size and nature of the use(s).

17. Professional Offices

Levels 1,2,3 One per 250 gsf.

18. Rental and Repair Services

Levels 1,2,3,4 One per 500 gsf.

19. Sales of General Merchandise

Levels 1,2,3 One per 300 gsf.

Level 4 Parking study.

20. Sales of Secondhand Property

Levels 1,2,3 One per 300 gsf.

- 21. Sexually Oriented Business One per 100 gsf.
- 22. Shopping Center One per 350 gsf of all development on the site.
- 23. Storage
 - Level 1 One per 2,000 gsf.
 - Level 2 One per 2,000 of the site's total square foot area.
 - Level 3 Community Development Director shall determine parking requirements based on size and nature of the use(s).

F. Industrial Use Category Required Parking Spaces

- 1. Primary Manufacturing
 - Levels 1,2 One per 1,000 gsf.
- 2. Secondary Manufacturing and Major Assembly
 - Levels 1,2 One per 1,000 gsf.
- 3. Limited Manufacturing/ Assembly
 - Levels 1,2,3 One per 1,000 gsf.
- 4. Food and Related Products One per 1,000 gsf.
- 5. Industrial Services One per 1,000 gsf.
- 6. Printing and Publishing One per 1,000 gsf.
- 7. Warehousing, Distribution and Freight Movement
 - Levels 1,2,3 One per 2,000 gsf.
- 8. Speculative Warehouse or Industrial Building One per 1,000 gsf.
- 9. Speculative Business Park:
 - with Warehouse/Industrial Space One per 1,000 gsf
 - with Office/Retail Spaces One per 400 gsf.
 - Percent Office/Retail/Warehouse /Industrial will be determined at time of application
- 8. Outdoor Distribution and Freight Movement Community Development Director shall determine parking requirements based on size and nature of the use(s).
- 9. Contractor Yards
 - Levels 1,2 Community Development Director shall determine parking requirements based on size and nature of the use(s).
- 10. Motion Picture
 - Production Studios Community Development Director shall determine parking requirements based on size and nature of the use(s).
- 11. Off-Site Hazardous Waste Treatment and Storage Facilities Community Development Director shall determine parking requirements based on size and nature of the use(s).
- 12. Recycling Processor One per 1,000 gsf.
- 13. Salvage Yards/Vehicle Storage Facilities One per 2,000 gsf.
- 14. Flex Space
 - Levels 1,2,3 Community Development Director shall determine parking requirements based on size and nature of the use(s).
- 15. Research, Development, and Laboratories
 - Levels 1,2,3 One per 1,000 gsf.
- 16. Mineral Extraction Community Development Director shall determine parking requirements based on size and nature of the use(s).

G. Agricultural Use Category Required Parking Spaces

1. Agriculture

Levels 1,2,3 Community Development Director shall determine parking requirements based on size and nature of the use(s).

H. Accessory Use Category Required Parking Spaces

1. Accessory Dwelling Unit One per unit.

2. Caretaker Dwelling One per unit.

Section 17. Section 18A.90.200 of the Lakewood Municipal Code is hereby amended as follows:

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.

2. ABSENTEE OWNER. Any real property owner(s) who customarily resides some place other than the property (whether an estate or business) in question.

3. ABUTTING. Lots sharing common property lines.

4. ACCESS. The way or means by which pedestrians and vehicles enter and leave property.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. ADEQUATE PUBLIC FACILITIES. Adequate public facilities means facilities which have the capacity to serve development without decreasing levels of service below locally established minimums.

11. ADJACENT. Lots located across a right-of-way, railroad or street, except limited access roads.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. ANTIQUE DEALER. Any person engaged, in whole or in part, in the business of selling antiques.

24. 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.
25. APARTMENT. A dwelling unit in a multifamily building.
26. 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.
27. 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.
28. APPLICANT. Any person who makes an application to the City of Lakewood for a development permit.
29. 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.
30. ARCHAEOLOGICAL RESOURCES. Districts, sites, building, structures, and artifacts with material evidence of prehistoric human life and culture.
31. ARCHITECTURAL BARRIERS. Constructed structures such as walls, signs, rockeries, drainage swales or similar constructed features that impact the required landscape areas.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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.

39. AUTOMOBILE BODY REPAIR. Those establishments primarily engaged in furnishing automotive vehicle bodywork and painting.
40. 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.
41. 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.
42. 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.
43. AXIAL SYMMETRY. The similarity of form or arrangement on either side of a dividing line or plane through the center of an object.
44. 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.
45. BALCONY. An outdoor space built as an above ground platform projecting from the wall of a building and enclosed by a parapet or railing.
46. BARN. A structure used for the storage of farm products, feed, and for housing farm animals and light farm equipment.
47. BASE FLOOD. The flood having a one (1) percent chance of being equaled or exceeded in any given year.
48. 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.
49. 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.
50. BEACH ACCESS, PUBLIC OR PRIVATE. Trails or roads that provide access for the public to the beach.
51. 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.
52. 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.
53. 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.
54. 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.

55. BOARD. The Planning Advisory Board
56. 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.
57. 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.
58. 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.
59. BUILDING DIVISION. The Building Division of the City of Lakewood Community Development Department.
60. 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.
61. 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.
62. 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
63. 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.
64. 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.
65. 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.
66. BUILDING, PRINCIPAL. A building devoted to the principal use of the lot on which it is situated.
67. 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.
68. BULKHEAD. A vertical wall of steel, timber or concrete used for erosion protection or as a retaining wall.
69. 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.

70. 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.

71. 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.

72. 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.

73. CAR WASH. Mechanical facilities for the washing or waxing and vacuuming of automobiles, light trucks, and vans.

74. 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.

75. 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.

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

77. 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.

78. 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.

79. 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.

80. 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.

81. 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.

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

83. 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.

84. 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.
85. 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.
86. 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.
87. 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.
88. COLLOCATION OF WTF. The use of a WTF by more than one (1) service provider.
89. COMBINED USE BUILDING. Residential use types in combination with other use types.
90. COMMERCIAL ACTIVITY. Any activity carried out for the purpose of financial gain for an individual or organization, whether profit or non-profit.
91. 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.
92. 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.
93. COMMUNITY DEVELOPMENT DIRECTOR. The Director of the Community Development Department of the City of Lakewood or his/her designee.
94. 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.
95. 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.
96. 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.
97. 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.

98. 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.

99. CONTIGUOUS. Bordering upon, to touch upon, or in physical contact with.

100. 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.

101. 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.

102. COURTYARD. A courtyard is an open space usually landscaped, which is enclosed on at least three (3) sides by a structure or structures.

103. CROP AND TREE FARMING. The use of land for horticultural purposes.

104. CURB CUT. A curb cut is a depression in the curb for a driveway to provide vehicular access between private property and the street.

105. 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.

106. 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.

107. DAYCARE CENTER. A daycare facility which operates in a place other than a residence, with no limitation as to the number of clients.

108. 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).

109. DAYCARE, HOME. A daycare facility which operates in the provider's residence and is subject to a limitation on the number of clients.

110. 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.

111. 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.
112. DECIDUOUS TREE. A tree which loses its foliage annually.
113. DECK. A deck is a roofless, outdoors above ground platform projecting from the wall of a building and supported by piers or columns.
114. DEPARTMENT. The City of Lakewood Community Development Department.
115. 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.
116. DESIGN, WTF. The appearance of WTF, including such features as their materials, colors, and shape.
117. 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.
118. 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.
119. 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.
120. 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.
121. 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.
122. 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.
123. DISCONTINUANCE. The abandonment or nonuse of a building, structure, sign or lot.
124. 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.
125. DISTRICT. An area designated by this title, with specific boundaries, in which lie specific zones, or special purpose area as described in this title.
126. DOCK-HIGH LOADING AREAS. Truck maneuvering areas and loading or unloading areas associated with loading doors that are located above the finish grade.
127. DOCKS. A pier or secured float or floats for vessel moorage, fishing, or other water use.

128. DOUBLE-FRONTAGE LOT. A lot other than a corner lot with frontage on more than one (1) street.
129. 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.
130. DRIPLINE. A circle drawn at the soil line directly under the outermost branches of a tree.
131. DRIVE-THROUGH. A business establishment, building, or structure which, by design, physical facilities, or services or products format encourages or permits customers to access sales or services from a service window while remaining in their vehicles, with access provided by a dedicated lane or lanes incorporated into the site design~~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.~~
132. 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.
133. 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.
134. 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.
135. DWELLING. A building or portion thereof designed exclusively for human habitation, but not including hotels or motel units.
136. 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.
137. 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.
138. 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.
139. ERECT. The act of placing or affixing a component of a structure upon the ground or upon another such component.
140. EVERGREEN TREE. A tree, often a coniferous tree, which retains its foliage and remains green year round.
141. 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.

142. **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.
143. **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.
144. **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.
145. **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.
146. **FENCE, SIGHT-OBSCURING.** A fence constructed of solid wood, masonry, metal or other appropriate material that totally conceals the subject use from adjoining uses.
147. **FILL.** The placement by man of sand, sediment or other material to create new uplands or raise the elevation of the land.
148. **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.
149. **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.
150. **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.
151. **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.
152. **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.
153. **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.
154. **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.

155. FLOODPLAIN MANAGEMENT REGULATIONS. State or local regulations, and any combination thereof, which provides standards for the purpose of flood damage prevention and reduction.
156. 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.
157. 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.
158. 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.
159. 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.
160. 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.
161. FREEWAY. Any section of a highway which has been declared to be a freeway by act or resolution of the competent establishing authority.
162. 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.
163. FRONTAGE. Frontage refers to length of a property line along a public street or right-of-way.
164. 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.
165. 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.
166. 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.
167. GEOLOGIC. Relating to the occurrence and properties of earth. Geologic hazards include faults, land and mudslides, and earthquakes.
168. GOVERNING AUTHORITY. The City Council of the City of Lakewood.
169. GRADE, AVERAGE. The average elevation of the undisturbed ground prior to construction at all exterior corners of the proposed structure.
170. GRADE, FINISHED. The finished surface of the ground, street, paving or sidewalk.

171. GRADE, PRE-CONSTRUCTION. Prior to any grade, fill or disturbance of soil or vegetation.
172. GROSS AREA. The total sum area of the lot minus public rights-of-way.
173. GROSS DENSITY. A calculation of the number of housing units that is allowed on a property based on the maximum density permitted.
174. GROSS SQUARE FEET (GSF). The sum of the total square footage of any building, lot, property or area.
175. GROUND COVER. Low-growing vegetative materials with a mound or spreading manner of growth that provides solid cover.
176. 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.
177. 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".
178. 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.
179. 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.
180. 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.
181. 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.
182. 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.
183. 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.
184. 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.

185. 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.
186. 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.
187. 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.
188. 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.
189. 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.
190. 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.
191. 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.
192. HEARING EXAMINER. A person appointed by the City to carry out the functions authorized under LMC 18A.02, Administration, and Chapter 35A.63 RCW.
193. HOLIDAY DECORATIONS. Temporary messages, displays, lighting, or decorations celebrating national, state, local, ethnic, and religious holidays or holiday seasons.
194. 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.
195. 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.
196. 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.
197. HORTICULTURE. The cultivation of plants, garden crops, trees and/or stock.
198. 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.

199. HUMAN SCALE. The size of a building element or space relative to the dimensions and proportions of a human being.
200. 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.
201. INCIDENTAL USE. A use that is in conjunction with, and smaller than the main part of a facility or use.
202. 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.
203. 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.
204. INTERIOR LOT AREA. Any area of a lot that is not within a required perimeter or buffer area.
205. JUDICIAL APPEALS. Appeals filed by a party of record in Pierce County Superior Court.
206. 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.
207. 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.
208. 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.
209. 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.
210. 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.
211. 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.

212. 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."
213. 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.
214. 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.
215. LANDSCAPING. Vegetative cover including shrubs, trees, flowers, ground cover and other similar plant material.
216. 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.
217. 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.
218. LOCAL ROAD OR STREET. A road or street which is used or intended to be used primarily for providing access to abutting properties.
219. 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."
220. 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.
221. LOT COVERAGE. The area of a lot covered by a building or buildings, expressed as a percentage of the total lot area.
222. LOT DEPTH. The perpendicular distance measured from the mid-point of the front lot line to the mid-point of the opposite lot line.
223. LOT LINE. The property line bounding a lot.
224. 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.
225. 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.
226. LOT LINE, INTERIOR. Any property line which is neither a front nor a rear lot line.
227. 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 on

regulations in effect at the time of creation or a lot described by metes and bounds, the description of which has been so recorded.

228. 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.

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

230. 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.

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

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

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

234. 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.

235. 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.

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

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

238. 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.

239. 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.

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

241. 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.

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

243. 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.).

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

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

246. 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.

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

248. 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.

249. 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.

250. 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).

251. 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.

252. 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.

253. MOBILE VENDING. Any for-profit or non-profit business selling food and/or drink at or adjacent to the vehicle or cart in which such items are carried and/or prepared. This definition shall not include businesses providing or offering to provide scheduled delivery of food products to individual residences.

~~2534~~. 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).

~~2545~~. 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.

~~2556~~. 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.

~~2567~~. 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.

~~2578~~. 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.

~~2589~~. MONOPOLE TOWER. A support structure which consists of a single pole sunk into the ground and/or attached to a foundation.

~~25960~~. MOORAGE. Piling or a dock, or both, used to secure a boat or barge.

~~2601~~. 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.

~~2612~~. 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.

~~2623~~. 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.

~~2634~~. 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.

~~2645~~. 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.

~~2656~~. 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.

~~2667~~. 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.

~~2678~~. 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.

~~2689~~. NATURAL AREAS. All or portions of a parcel of land undisturbed by development and maintained in a manner which preserves the indigenous plant materials.

~~26970~~. 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.

~~2701~~. NET ACREAGE. The buildable area after the area of street rights-of-way has been subtracted.

~~2742~~. 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.

~~2723~~. 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.

~~2734~~. 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.

~~2745~~. 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.

~~2756~~. 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.

~~2767~~. 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.

~~2778~~. NON-VEGETATIVE GROUNDCOVER. Bark mulch, gravel and other nonvegetative materials that promote vegetative growth by retaining moisture or preventing weeds.

~~2789~~. NON-WHIP ANTENNA. An antenna that is not a whip antenna, such as dish antennas, panel antennas, etc.

~~27980~~. 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.

~~2801~~. 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.

~~2812~~. 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.

~~2823~~. 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.

~~2834~~. ODOR CONTROL STRUCTURE. Equipment or structures appurtenant to wastewater conveyance facilities used to lessen the odors of the liquids being transported.

~~2845~~. 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.

~~2856~~. 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.

~~2867~~. 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.

~~2878~~. 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.

~~2889~~. 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.

~~2890~~. 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.

~~2901~~. 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.

~~2912~~. 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.

~~2923~~. 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
- d. Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature preservations or sanctuaries or other open space.

~~2934~~. 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.

~~2945~~. 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.

~~2956~~. 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.

~~2967~~. 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.

~~2978~~. 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.

~~2989~~. 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.

~~2993~~300. OWNERSHIP. The existence of legal equitable title to land.

~~3001~~. PACKAGE WASTEWATER TREATMENT PLANT. A pre-assembled factory built treatment plant.

~~3012~~. PARAPET WALL. That portion of a vertical building wall that extends above the roof of the building.

~~3023~~. 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.

~~3034~~. PARKING AREA. An area accessible to vehicles, which area is provided, improved, maintained, and used for the sole purpose of accommodating a motor vehicle.

~~3045~~. 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.

~~3056~~. 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.

~~3067~~. PARKING, SURFACE. An off-street, ground level open area, usually improved, for the parking and/or temporary storage of motor vehicles.

~~3078~~. 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.

~~3089~~. 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.

~~3109~~. 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.

~~3101~~. 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.

~~3142~~. PATIO. A recreation area adjoining a dwelling which is often paved or a wood platform of thirty (30) inches or less above finished grade.

~~3123~~. 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.

~~3134~~. 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 amphitheatres. 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.
- d. 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.
- e. 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.
- f. Site furniture, artwork or amenities such as fountains, kiosks, etc.
- g. 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."

~~3145~~. 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.

~~3156~~. PENNANT. A tapered flag having a distinctive triangular form. (See FLAG and STRING PENNANTS)

~~3167~~. 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.

~~3178~~. 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.

~~3189~~. PERSONAL WIRELESS SERVICE, PERSONAL WIRELESS SERVICE FACILITIES, AND FACILITIES. (see Wireless Telecommunications Facility).

~~31920~~. 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.

~~3201~~. 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.

~~3212~~. 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.

~~3223~~. 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.

~~3234~~. 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.

~~3245~~. 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.

3256. POST OFFICE, CONTRACT STATION. A privately operated, limited-service postal facility carried on as adjunct to a principal business or use.

3267. 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.

3278. 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.

3289. 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.

32930. PRESCHOOL. 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.

3301. PRINCIPAL USE. The main use to which the premises are devoted and the principal purpose for which the premises exist.

3312. 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.

3323. 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.

3334. 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.

3345. PROPERTY LINE ADJUSTMENT. The relocation of a common property line between two (2) abutting properties.

3356. 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.

3367. 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.

3378. 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.

3389. 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.

33940. 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.

3401. 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.

3412. 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.

3423. PUMP/LIFT STATION. The part of a water collection or distribution system that raises water from a lower to a higher elevation.

3434. 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.

345. QUEUING. Specified area for vehicles awaiting service in a drive-through facility, which may include not only the space between point of ingress and the point of service, but also, where applicable, points of service internal to the drive-through operation. Where a drive-through contains not just one but separate points of ordering, payment, and/or receipt of goods, queuing is considered to apply in between all three points as well as between the ingress point and initial point of service. "Queuing" may be used interchangeably with "stacking."

3446. RECORDED. Unless otherwise stated, filed for record with the Auditor of the County of Pierce, State of Washington.

3457. 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.

~~3468~~. 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.

~~3479~~. 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.

~~34850~~. 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.

~~34951~~. RECYCLING COLLECTION SITE. A site with collection boxes or other containerized storage where citizens can leave materials for recycling.

~~3502~~. REHABILITATION. Infrequent, extensive repair of more than routine nature to existing structures or facilities which are in current use or operation.

~~3513~~. 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.

~~3524~~. 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.

~~3535~~. 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.

~~3546~~. 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.

~~3557~~. RETAIL TRADE. The sale or rental of goods and merchandise for final use or consumption.

~~3568~~. REVEGETATION. The planting of vegetation to cover any land areas which have been disturbed during construction.

~~3579~~. 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.

~~35860~~. RIPARIAN. Of, pertaining to, or situated on the edge of the bank of a river, stream or other body of water.

~~35961~~. 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.

~~3602~~. **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.

~~3643~~. **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.

~~3624~~. **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.

~~3635~~. **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.

~~3646~~. **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.

~~3657~~. **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.

~~3668~~. **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.

~~3679~~. **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.

~~36870~~. **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.

~~36971~~. **SEPTAGE.** A semisolid consisting of settled sewage solids combined with varying amounts of water and dissolved materials generated from a septic tank system.

~~3702~~. **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.

~~3743~~. **SERVICE PROVIDER.** The department, district or agency responsible for providing the specific public facility or service.

~~3724~~. **SERVICE USES OR ACTIVITIES.** A business which sells the knowledge or work of its people rather than a tangible product.

~~3735~~. **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.

3745. 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.

3757. 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.

3768. 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.

3779. 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.

3780. 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.

37981. 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.

3802. 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.

3813. 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.

3824. 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.

3835. 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.

3846. SITE PLANNING. Site planning is the arrangement of buildings, driveways, sidewalks, public open spaces, landscaping, parking, and other facilities on a specific site.

3857. SKATING RINK. A commercial facility wherein the rental of skating equipment occurs and an enclosed skating surface for private or public use is provided.

- ~~3868~~. SLOPE LINE. The line perpendicular to the contour lines crossing the property.
- ~~3879~~. SOIL. Soil means the surface layer of earth supporting plant life.
- ~~38890~~. 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.
- ~~3891~~. 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.
- ~~3902~~. 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.
- ~~3943~~. SOUND ABSORPTION. Capacity of the materials and furnishings in a habitable room to absorb sound.
- ~~3924~~. 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.
- ~~3935~~. 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.
- ~~3946~~. 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.
- ~~3957~~. SPORTING VEHICLE. A motor-or wind-powered device used in or on the water or off normal public roads for recreational or sporting purposes.
- ~~3968~~. 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.
- ~~3979~~. 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.
- ~~398400~~. 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.

~~399~~401. 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.

4002. STORMWATER MULTIPLE USE FACILITIES. Stormwater pond facilities that are also developed to allow uses such as parks, recreational, educational and research structures and activities.

4043. 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.

4024. STREAMBANK ALTERATION. Realignment of a stream bank or the entire stream, either within or without its normal high water boundaries.

4035. 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.

4046. 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.

4057. 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.

4068. 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.

4079. 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.

4108. 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.

~~409~~11. 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.

4102. 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.

4143. 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.

4124. 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.

4135. 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.

4146. 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.

4157. SUBDIVIDER. Any person who undertakes the subdivision of land for the purpose of ownership or development at any time, whether immediate or future.

4168. SUBDIVISION. The act of dividing a parcel or tract of land into smaller lots and tracts.

4179. 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.

41820. 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.

4219. 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.

4202. SURVEY AND MONUMENT. To locate and monument the boundaries of a partition parcel, road right-of-way or road easement.

4243. 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.

4224. 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.

4235. 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.

4246. 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.

4257. 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.

4268. TOXIC MATERIALS. A substance (liquid, solid, or gaseous) which by reason of an inherent deleterious property tends to destroy life or impair health.

4279. 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.

42830. 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.

42931. 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.

4302. 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.

4313. 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.

4324. 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.

4335. 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.

4346. TREE REMOVAL PERMIT. An approval granted by the Community Development Department to remove a significant tree(s) within the city.

4357. TREE. Any living woody plant characterized by one (1) main trunk and many branches.

~~4368~~. UNIFORM BUILDING CODE (UBC). The current version of the Uniform Building Code, published by the International Conference of Building Officials.

~~4379~~. UNIQUE AND FRAGILE AREA. An area of special environmental significance for wildlife habitat, threatened plant communities or natural scenic quality.

~~43840~~. UNLICENSED WIRELESS SERVICES. Commercial mobile services that operate on public frequencies and are not required to have a FCC license to operate.

~~43941~~. 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.

~~4402~~. 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.

~~4413~~. USE, PERMITTED. Any use allowed in a zoning district and subject to the restrictions applicable to the specific use.

~~4424~~. USE, PRINCIPAL. The primary or predominant use of any lot or parcel.

~~4435~~. 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.

~~4446~~. 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.

~~4457~~. 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.

~~4468~~. 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.

~~4479~~. VEGETATIVE GROUNDCOVER. Low growing vegetation that does not usually exceed one (1) foot in height and eventually grows together to form a continuous mass.

~~44850~~. 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.

~~44951~~. WAREHOUSE. A structure or part of a structure, for storing goods, wares, and merchandise, whether for the owner of the structure or for others.

~~4502~~. WASTE-TO-ENERGY FACILITY, MUNICIPAL SOLID WASTE. A combustion plant specializing in disposal of or energy recovery from mixed waste from municipal sources.

~~4513~~. 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.

4524. 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.

4535. WASTEWATER TRANSFER FACILITY. Equipment, structures, driving and parking surfaces, and appurtenances used for loading wastewater for transport to wastewater treatment facilities.

4546. 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.

4557. WATER PURIFICATION FACILITY. Treatment plants or facilities for disinfecting water.

4568. WATER SUPPLY, POTABLE. A water source that complies with appropriate state agency regulations as to quality and quantity for use as a drinking source.

4579. WETLAND CREATION. Alteration, by excavation or other means, of upland areas to allow local hydrologic conditions to convert soils and vegetation to hydric character.

45860. 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 of restoration action.

45961. 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.

4602. WHIP ANTENNA. An omnidirectional dipole antenna of cylindrical shape that is no more than six inches in average diameter.

4613. WHOLESALER. 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.

4624. 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.

4635. 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.

4646. 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.

4657. 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.

4668. 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.

4679. 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.

46870. 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

46971. 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.

4702. 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.

Section 18. Remainder Unchanged. The rest and remainder of the *City of Lakewood Comprehensive Plan*, Title 18A of the Lakewood Municipal Code, and the Future Land-Use and Zoning Maps shall be unchanged and shall remain in full force and effect.

Section 19. 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 20. Effective Date. This Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LAKEWOOD THIS 7TH DAY OF NOVEMBER, 2005.

CITY OF LAKEWOOD

Douglas G. Richardson, Mayor

Attest:

Alice M. Bush, MMC, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney