

ORDINANCE NO. 483

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending the Comprehensive Plan and Zoning Maps of the City, and amending 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 non-significance; 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, a 60-day notice has been provided to military bases prior to the adoption of this Ordinance, and military bases have been afforded the opportunity to comment, per RCW 36.70A.530(4) & (5); and

WHEREAS, following public hearing, the Lakewood Planning Advisory Board forwarded a set of recommendations relative to the 2008 amendments package to the Lakewood City Council via its resolution no. 2008-01; 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 2008 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 Future Land-use Map, Lakewood Municipal Code, 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, DO ORDAIN AS FOLLOWS:

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

CPA-2008-01 – MAP AMENDMENT

1. Amend the comprehensive plan land-use map to designate the following subject property Central Business District; and
2. Amend the zoning map to zone the following subject property Central Business District (CBD).

Location: 6117 – 93rd Street SW
Assessor's tax parcel no: 5140001460

-and-

3. Amend the comprehensive plan land-use map to designate the following subject property Arterial Corridor; and
4. Amend the zoning map to zone the following subject property Arterial Residential-Commercial (ARC).

Location: Half-block north of 93rd Street SW, located westward of 6117 – 93rd Street SW to Whitman Avenue SW

Assessor's tax parcels no: 5140001391, 1400, 1410, 1420, 1430, 1440, & 1450

CPA-2008-02 – MAP CORRECTION

1. Correct the comprehensive plan land-use map to designate the subject properties High-Density Multi-Family.

Location: Properties previously involved in amendments # CPA-2004-03 & -07

Assessor's tax parcels no: 3905000981, 0986, 0987, 0991, 0993, & 0994; 0219123029, 3054, 3081, 3082, 3084, 3108, 3109, 3113, & 3114

CPA-2008-03 – MAP CORRECTION

1. Amend the comprehensive plan land-use map to redesignate the subject property Corridor Commercial; and
2. Amend the zoning map to rezone the subject property Commercial 1 (C1).

Location: 11419 Bridgeport Way SW

Assessor's tax parcel no: 0219122085

CPA-2008-04 – MAP AMENDMENT

1. Amend the comprehensive plan land-use map to redesignate the subject properties Neighborhood Business District; and
2. Amend the zoning map to rezone the subject properties Neighborhood Commercial 2 (NC2).

Location: 11102 & 22 S. Steele Street; 2402 S. 112th Street

Assessor's tax parcel no: 3395000210; 0319075001 & 5002

CPA-2008-05 – MAP CORRECTION

1. Amend the zoning map to rezone the subject properties Open Space and Recreation 2 (OSR2).

Location: Byrd Cemetery, Home of Peace Cemetery, Masonic Cemetery, Old Settlers' Cemetery
Assessor's tax parcel no: 0220274006; 0220351001, 1029, & 4071; 0219081003; & 0219102002

Section 2. Figure 2.2 of the *City of Lakewood Comprehensive Plan* is hereby amended to alter the designated urban center boundary as shown in Exhibit B hereto.

Section 3. All provisions of Title 18A of the Lakewood Municipal Code that have been codified under the format "LMC 18A.1.XXX" or "LMC 18A.2.XXX" shall be corrected and recodified in their identical form, unless otherwise hereby modified, to follow the format of "LMC 18A.01.XXX" or "LMC 18A.02.XXX," as appropriate.

Section 4. Section 18A.02.125 of the Lakewood Municipal Code is hereby amended as follows:

18A.02.125- Definitions

The definitions contained in this title are generally those listed in Chapter LMC 18A.90, Definitions and Abbreviations, except for those definitions specified in LMC 18A.50.600, Signs; LMC 18A.50.700, Housing Incentives Program; and LMC ~~18A.70.700~~18A.40.460, Sexually Oriented Businesses, which are specific to those respective sections.

Section 5. Section 18A.02.540 of the Lakewood Municipal Code is hereby amended as follows:

18A.02.540- Process I - Permits

A. Process I procedures are used to process zoning certifications, building and manufactured home permits, sign permits, temporary signs and temporary use permits, design review and other permits and uses as indicated in Table 3. Under Process I, an application typically can~~shall~~ be processed without a need for a public hearing or notification of other property owners. However, for projects that are subject to environmental review under SEPA, a notice of application may be required pursuant to RCW 36.70B.110.

B. The Community Development Director shall determine whether or not the proposed development meets the required development standards. The Community Development Director may obtain technical assistance from a review committee or local or state agencies. The Community Development Director shall approve, deny, modify and/or condition the application, based on the evidence and comments received from referral agencies and the public.

C. The Community Development Director shall issue a permit if he finds that all applicable approvals or licenses by other agencies have been granted and the proposed development conforms or can be conditioned or modified to conform to all of the applicable requirements of this title and other city ordinances and regulations, including but not limited to the following:

1. The proposed use is allowed and the proposed development and use is in compliance with the regulations of this title and:
 - a. Meets lot development standards.
 - b. Meets community design, parking, landscaping, signage and other general development standards.
 - c. Meets any specific design standards for the specific use.
 - d. An approved access is available.
 - e. Water and sewage disposal is available.
2. The proposed development and use is in compliance with all other applicable City ordinances and regulations.
3. No other agencies need to be notified of the development prior to the City issuing a permit.

D. The Community Development Director shall deny the permit if required approvals are not obtained or the application otherwise fails to comply with the requirements of this title. The notice shall describe the reason for denial.

E. A decision of the Community Development Director under Process I may be appealed to the Hearing Examiner by an affected party in accordance with LMC 18A.02.740. In the event of an appeal, the Community Development Director may expand upon the abbreviated findings used when making the original determination.

Section 6. Section 18A.02.810 of the Lakewood Municipal Code is hereby amended as follows:

18A.02.810- Applicability - Nonconformities

A. This section shall apply to legally existing nonconformities, except the following:

~~1. Nonconforming sexually oriented businesses as defined in LMC 18A.70.700, Sexually Oriented Business, which shall instead be governed by standards set forth in that section.~~

~~2. Nonconforming signs as defined in LMC 18A.50.600, Signs, which shall instead be governed by standards set forth in that section.~~

~~3. Nonconforming wireless telecommunications facilities as defined in LMC 18A.70.600, Wireless Telecommunications Facilities, which shall instead be governed by standards set forth in that section.~~

~~4. Nonconforming mobile home parks as defined in LMC 18A.70.400, Manufactured Home Parks, which shall instead be governed by standards set forth in that section.~~

~~5. Permit applications at the time of this title's passage that constitute vested development as defined in LMC 18A.02.350, Vested Rights, which shall instead be governed by standards set forth in that section. Future plans to further develop property shall not constitute a basis for nonconformity status, whether or not documented in public record, except when they constitute a vesting. Nothing in this section shall be construed to require a change in plans, construction, or~~

intended use related to vested development, though it may thereafter be regulated as a nonconformity.

Section 7. Section 18A.02.835 of the Lakewood Municipal Code is hereby amended as follows:

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

Nonconforming uses and the structures they occupy may continue to be operated and occupied except as provided below. Routine maintenance and repairs may be performed on land or structures containing a nonconforming use. A nonconforming use shall not be changed to another nonconforming use. Nonconforming uses outside of a structure which occupy only a portion of a lot may not be expanded to any other portion of the property not previously regularly and actually occupied for such use. Nonconforming uses may not be expanded unless such expansion is required by law or a public agency in order to comply with public health, safety or welfare regulations; provided, that any existing nonconforming single-family detached housing unit may be expanded, and new detached accessory structures consistent with the standards set forth for residential accessory buildings in LMC 18A.50.140 may be allowed upon properties where existing nonconforming single-family detached housing is located.

All applicable construction permits must first be obtained for any such work. Other than regulations relating to public health, safety, and welfare, nonconforming uses, either inside or outside of a structure, may be altered or moved only if the proposed development and its use will be more compatible with the surrounding area than the current development and use considering the following:

- A. The character and history of the use and of development in the surrounding area.
- B. The comparable degree of noise, vibration, dust, odor, fume, glare, or smoke detectable at the property line.
- C. The comparative amount and nature of outside storage, loading and parking.
- D. The comparative visual appearance.
- E. The comparative hours of operation.
- F. The comparative numbers and kinds of vehicular trips to the site.
- G. The comparative effect on existing vegetation.
- H. The comparative effect on water drainage.
- I. The degree of service or other benefit to the area.
- J. Other factors which tend to reduce conflicts or increase compatibility with the character

or needs of the area.

~~K. Any existing non-conforming single family detached housing unit may be expanded, as an exception to the basic rules on expansion of non-conforming uses.~~

Section 8. Section 18A.10.540 of the Lakewood Municipal Code is hereby amended as follows:

18A.10.540- Standards for Temporary Use

A. Each site occupied by a temporary use shall be left free of debris, litter or other evidence of temporary use upon completion or removal of the use.

B. A temporary use conducted in a parking facility shall not occupy or remove from availability more than twenty (20) percent of the spaces required for the permanent use.

C. Each site occupied by a temporary use must provide or have available sufficient off-street parking and vehicular maneuvering area for customers. Such parking need not comply with the development requirements of LMC 18A.50.500, Parking, but must provide safe and efficient interior circulation and ingress and egress from the public right-of-way.

D. No temporary use shall occupy or use public rights-of-way, parks or other public lands in any manner unless specifically approved by the City Council.

E. No temporary use shall occupy a site or operate within the city for more than ninety (90) days within any calendar year, except as follows:

~~1.1.~~ When authorized by the Community Development Director, a temporary use may operate an additional ninety (90) days if it is found that such an extension will be consistent with the requirements of LMC 18A.10.510, Purpose, LMC 18A.10.520, Permitted Uses, and LMC 18A.10.540, Standards for Temporary Use.

~~2.2.~~ A temporary use may given an additional extension if unique circumstances exist that necessitate a longer use such as construction office or security housing for an active construction site and such an extension will be consistent with the requirements of LMC 18A.10.510, Purpose, LMC 18A.10.520, Permitted Uses, and LMC 18A.10.540, Standards for Temporary Use, or can be consistent, subject to conditions of approval.

F. All signs shall comply with the requirements of LMC 18A.50.600, Signs, except as otherwise specified in this section.

G. All temporary uses shall obtain all required City permits, licenses or other approvals, prior to occupancy of the site.

H. The Community Development Director may establish such additional conditions as may be deemed necessary to ensure land use compatibility and to minimize potential impacts on nearby uses. These include, but are not limited to, time and frequency of operation, setbacks, special yards, and spaces; control of points of vehicular ingress and egress, temporary arrangements for parking, loading and traffic circulation, requirements for screening or enclosure, site maintenance during use, and guarantees for site restoration and cleanup following temporary use.

I. Subsequent temporary use permits may be denied to an applicant, event or organization based on failure to comply with the terms of an approved temporary use permit or applicable regulations.

Section 9. Section 18A.20.400 of the Lakewood Municipal Code is hereby amended as follows:

18A.20.400- Civic Use Category - Land Use Types and Levels

The Civic use category includes facilities or services that serve a demonstrated public function and are generally considered to be of community importance, such as educational, cultural, medical, protective, and governmental facilities and uses.

A. Community and Cultural Services. Establishments primarily engaged in the provision of services that are strongly associated with community, social, or public importance. Examples include libraries, museums, art galleries, senior centers, community centers, performing arts theaters, and community clubs and organizations.

Level 1: Establishments which serve primarily the immediate neighborhood in which they are located and do not exceed five thousand (5,000) gross square feet.

Level 2: Establishments of between five thousand (5,000) and twenty thousand (20,000) gross square feet which generally serve more than one (1) neighborhood.

Level 3: Establishments which serve a city-wide or regional area and/or are larger than twenty thousand (20,000) gross square feet.

B. Daycare Facilities. The use of a building, or any portion thereof, for the regular care of individuals needing supervision and care on a less-than-around-the-clock basis. The term shall also include facilities commonly known as day care facilities, day care centers, and preschools, but not pet day cares, which shall instead be treated as a Pet Sales and Services Commercial use type. All are subject to compliance with all appropriate federal, state, and/or local licensing requirements and the specific standards set forth in LMC 18A.70.100, Daycare Facilities.

Level 1: Home-based day care for up to ~~twelvesix (126)~~ ~~or fewer~~ children or adults.

Level 2: ~~Home-based day care for up to twelve (12) children or adults.~~

~~Level 3: Daycare centers for more than twelve (12) serving children or adults that provide services for periods of less than twenty-four (24) hours that a not based from a home.~~

C. Education. Educational services provided by public, private, or parochial institutions. Examples include grade schools, community colleges, public and private colleges or universities.

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

Level 2: Higher educational facilities such as community colleges, colleges or universities.

D. Essential Public Facilities. Under the state Growth Management Act, essential public facilities include those facilities that are typically difficult to site such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140; state and local correctional facilities; solid waste handling facilities; and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. For the purposes of and within this title, essential public facilities are treated as listed or substantially similar to listed use types, thereby affirming their siting in appropriate areas; except as applied to public lands, where they are liberally construed to include a broad array of public services. Essential public facilities do not include wireless telecommunications facilities.

E. Government Administration Facilities. The executive, legislative, judicial, administrative and regulatory activities of local, state, federal, and international governments or special districts that may perform public services and work directly with citizens. Examples include courthouses, armories, human and social service offices, health offices, and government offices.

Level 1: Uses that serve primarily the immediate neighborhood in which they are located and do not exceed 5,000 gross square feet.

Level 2: Uses of between five thousand (5,000) and twenty thousand (20,000) gross square feet which generally serve more than one (1) neighborhood.

Level 3: Uses that serve primarily a city-wide or regional area and/or exceed twenty thousand (20,000) gross square feet.

F. Health Services. Any health-related facilities and services that are not listed elsewhere such as hospitals, day surgery facilities, medical facilities providing round-the-clock walk-in services, and blood banks.

G. Military Installations. A governmentally owned or controlled property and facilities which support a range of uses to facilitate military operations in a “compound” setting, as distinguished from stand-alone facilities such as recruiting stations. The autonomy associated with governmental ownership or control of the property, in combination with the unique character of the military operations and support structures, are not typical of civilian uses.

Level 1: State installation owned or controlled by the Washington State Military Department.

Level 2: Federal installation owned or controlled by the U.S. Department of Defense.

H. Outdoor Recreation. Recreational areas and recreation facilities which primarily are owned or operated by public or non-profit entities for the use and enjoyment of the general public. Examples include neighborhood parks, community parks, regional parks, waterfront parks, open space, arboretums, small or special landscaped areas, community and “pea patch” gardens, fairgrounds, zoos, and swimming pools. In some cases, such areas and facilities may be incidental to private development, such as open space set-asides necessary for environmental mitigation and children’s play areas (“tot lots”) within a subdivision; are intended to be principally used by a finite group; and may constitute private property.

Level 1: Natural open space and passive recreation. Protected open space areas in a natural state, together with low-impact passive recreational facilities including single-track hiking trails, beaches, viewing areas, interpretive signage, and fences.

Level 2: Neighborhood-scale active recreation and limited accessory structures. Parks, playgrounds, arboretums, and community gardens two (2) acres or less in size; open sports fields two (2) acres or less in size, with no spectator seating; improved trail systems; paved multi-use areas and bridle trails within defined park areas; ranger stations; public restrooms; playground equipment; sports equipment, including swimming pools, for neighborhood use; and picnic tables and shelters.

Level 3: Parks and playgrounds from two (2) to twenty (20) acres in size; multi-use linear trails; open sports fields with unenclosed seating for up to four hundred (400) spectators; swimming pools for community or regional use; public and private outdoor recreational facilities such as golf courses and associated driving ranges, equestrian clubs, and marinas; and arboretums and community gardens more than two (2) acres in size.

Level 4: Parks and playgrounds over twenty (20) acres in size, open sports fields with unenclosed seating for more than four hundred (400) spectators, and regional recreational facilities.

I. Postal Services. Mailing services provided by the United States Postal Service or contractors, including branch post offices, contract stations, terminals, and distribution centers.

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

Level 2: Central or main postal facilities which process mail and provide full customer services.

Level 3: Terminal postal processing facilities which provide no or limited customer services.

J. Public Maintenance Facilities. Facilities for storage and maintenance of vehicles, equipment, or related materials used in a utility or public facility activity. May include usable and/or scrap tire piles of up to a total of two hundred (200) tires as an accessory use.

Level 1: Indoor maintenance and storage facility not exceeding three thousand (3,000) gross square feet. Outdoor storage of equipment, materials, or vehicles and vehicle maintenance is prohibited.

Level 2: Indoor maintenance and storage facility not exceeding five thousand (5,000) gross square feet with outdoor storage not exceeding two thousand (2,000) gross square feet.

Level 3: City-wide or regional maintenance and storage facility exceeding five thousand

(5,000) gross square feet and/or exceeding two thousand (2,000) gross square feet of outdoor storage.

K. Public Safety Services. Public safety and emergency services such as police and fire stations; animal control facilities, such as an animal shelter or Humane Society facilities; and correctional facilities. This use type may include accessory dispatch facilities but does not include stand-alone dispatch facilities (“com centers”) that, by their nature, provide service to multiple jurisdictions or entire regions, which shall instead be treated as a Level 3 Communication Facilities Utilities use type.

Level 1: Police and fire/emergency medical aid stations, including private ambulance services.

Level 2: Animal control services.

Level 3: City correctional facilities.

Level 4: County, state, federal, or private correctional facilities.

L. Religious Assembly. Religious services involving public assembly such as those that customarily occur in synagogues, temples, and churches. For the purpose of compliance with the federal Religious Land Use and Institutionalized Persons Act of 2000, except where lands are restricted to public facilities, Religious Assembly use types shall be treated equally with Community and Cultural Services Civic use types. These use types do not include homeless shelters, food banks, or other social services, which shall instead be treated as a Social Services Civic use type; daycares or preschools, which shall instead be treated as a Daycare Facilities Civic use type; schools, which shall instead be treated as an Education Civic use type; or facilities for residence of religious orders, which shall instead be treated as a Co-Housing Residential use type.

Level 1: Establishments which serve primarily the immediate neighborhood in which they are located and where the principal place of assembly does not exceed five thousand (5,000) gross square feet.

Level 2: Establishments where the principal place of assembly is between five thousand (5,000) and twenty thousand (20,000) gross square feet which generally serve more than one (1) neighborhood.

Level 3: Establishments which serve a city-wide or regional area and/or have a principal place of assembly more than twenty thousand (20,000) gross square feet.

M. Social Services. Establishments primarily engaged in the provision of services that are strongly associated with meeting basic needs. Examples include clothing banks, food banks, temporary shelters, and counseling services.

Level 1: Establishments which are accessory to a primary Community and Cultural Services, Religious Assembly, or Education Civic use type where the use serves primarily the immediate neighborhood in which it is located and does not exceed one thousand (1,000) gross square feet or twenty (20) percent of the structure, whichever is less, and do not contain more than five (5) beds or serve more than fifteen (15) people per day or meal.

Level 2: Establishments which are accessory to a primary Community and Cultural

Services, Religious Assembly, or Education Civic use type where the use serves primarily the immediate neighborhood in which it is located and does not exceed one thousand, five hundred (1,500) gross square feet or twenty (20) percent of the structures, whichever is less, and does not contain more than ten (10) beds or serve more than twenty-five (25) people per day or meal.

Level 3: Establishments which are a primary or accessory use and serve a city-wide or regional area with an intensity greater than Level 2.

N. Transportation. The provision of public or semi-public transportation services. Examples include parking garages, park-and-ride lots, commercial parking lots, bus shelters, bus stations, bus transfer centers, passenger rail stations, ferry docks, and other types of public and quasi-public transportation facilities.

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

Level 2: Transportation uses serving communities and regions, such as passenger rail and bus stations; parking facilities, including park-and-rides; and weigh stations.

Level 3: Commercial parking lots, structures, and satellite lots providing short-term parking for operational vehicles.

Level 4: Taxi, shuttle, and bus “barns” and yards, and motor pool facilities. May include usable and/or scrap tire piles of up to a total of two hundred (200) tires as an accessory use.

Level 5: Airports, heliports, landing fields or waterways, and ferry docks.

Section 10. Section 18A.30.150 of the Lakewood Municipal Code is hereby amended as follows:

18A.30.150- Conditional Uses - Single-Family Residential Zoning Districts

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

A. R1, R2, R3, and R4 Zoning Districts

1. Community and Cultural Services (Level 2)

~~2. Daycare Facilities (Level 3)~~

~~3. Education (Level 1)~~

~~4. Outdoor Recreation (Level 3)~~

~~5. Public Maintenance Facilities (Level 2)~~

~~6. Public Safety Services (Level 1)~~

~~7. Religious Assembly (Level 2)~~

~~8. Electrical Facilities (Level 2)~~

~~9. Pipelines~~

~~10. Stormwater Facilities (Level 2/3)~~

~~11. Waste Transfer Facilities (Level 1)~~

~~12. Water Supply Facilities (Level 2/3)~~

B. R3 and R4 Zoning Districts

1. Single-Family Residential (Level 4)
2. Type 3 Group Home (Level 1)
3. Hospice Care Center
4. Government Administration Facilities (Level 1)
5. Social Services (Level 2)

Section 11. Section 18A.30.160 of the Lakewood Municipal Code is hereby amended as follows:

18A.30.160- Development Standards - Single-Family Residential Zoning Districts

Unless otherwise specifically modified by an adopted development agreement, in addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Residential zoning districts:

A. Density. The maximum density for the Residential zoning districts is the maximum number of dwelling units allowed per gross acre (dua) and shall be as follows:

1. R1 zoning district: 1.45 dua
2. R2 zoning district: 2.2 dua
3. R3 zoning district: 4.8 dua
4. R4 zoning district: 6.4 dua

B. Lot Size. The minimum lot sizes for the Residential zoning districts shall be as follows:

1. R1 zoning district: 25,000 gsf
2. R2 zoning district: 17,000 gsf
3. R3 zoning district: 7,500 gsf
4. R4 zoning district: 5,700 gsf

C. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Residential zoning districts may be reduced at the time they are applied to individual properties, because of stormwater requirements. For existing lots in the R1 and R2 zoning districts that are less than ten thousand (10,000) gsf in size, the maximum building coverage and maximum impervious surface requirements of the R3 zoning district shall apply. The maximum lot coverage standards for the Residential zoning districts shall be as follows:

1. R1 and R2 zoning districts
 - a. Building coverage: 35%
 - b. Impervious surface: 45%
2. R3 zoning district
 - a. Building coverage: 45%
 - b. Impervious surface: 60%

3. R4 zoning district
 - a. Building coverage: 50%
 - b. Impervious surface: 70%

D. Setbacks. For existing lots in the R1 and R2 zoning districts that are less than ten thousand (10,000) gsf in size, the setback requirements of the R3 zoning district shall apply. The minimum setbacks for the Residential zoning districts shall be as follows, except where increased setbacks due to landscaping and building/fire code requirements apply. No minimum setback is required between attached units.

1. R1 and R2 zoning districts
 - a. Front yard/street setback: 25 feet
 - b. Garage/carport setback: 30 feet
 - c. Principal arterial and state highway setback: 25 feet
 - d. Rear yard setback: 20 feet
 - e. Interior setback: 8 feet
2. R3 and R4 zoning districts
 - a. Front yard/street setback: 10 feet
 - b. Garage/carport setback: 20 feet
 - c. Principal arterial and state highway setback: 25 feet
 - d. Rear yard setback: 10 feet
 - e. Interior setback: 5 feet

Note: No minimum setback is required between attached units.

E. Building Height. The maximum building height, not including any applicable height bonus, in the Residential zoning districts shall be thirty-five (35) feet.

F. Design. Design features shall be required as set forth in LMC 18A.50.200, Community Design.

G. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in LMC 18A.50.300, Tree Preservation.

H. Landscaping. Landscaping shall be provided as set forth in LMC 18A.50.400, Landscaping.

I. Parking. Parking shall conform to the requirements of LMC 18A.50.500, Parking.

J. Signs. Signage shall conform to the requirements of LMC 18A.50.600, Signs.

Section 12. Section 18A.30.250 of the Lakewood Municipal Code is hereby amended as follows:

18A.30.250- Conditional Uses - Mixed Residential Zoning Districts

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

A. MR1 and MR2 Zoning Districts

1. Type 2 Group Home (Level 3)
2. Type 3 Group Home (Level 1)
- ~~3. Daycare Facilities (Level 3)~~
34. Education (Level 1)
- ~~4~~5. Outdoor Recreation (Level 3)
56. Public Maintenance Facilities (Level 2)
67. Public Safety Services (Level 1)

78. Electrical Facilities (Level 2)
89. Pipelines
910. Stormwater Facilities (Level 2/3)
1011. Waste Transfer Facilities (Level 1)
1112. Water Supply Facilities (Level 2/3)

B. MR1 Zoning District

1. Single-Family Residential (Level 4)

C. MR2 Zoning District

1. Assisted Living Facilities
2. Nursing Home

Section 13. Section 18A.30.260 of the Lakewood Municipal Code is hereby amended as follows:

18A.30.260- Development Standards - Mixed Residential Zoning Districts

Unless otherwise specifically modified by an adopted development agreement, in addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Mixed Residential zoning districts:

A. Density. The maximum density for the Mixed Residential zoning districts is the maximum number of dwelling units allowed per gross acre (dua) and shall be as follows:

1. MR1 zoning district: 8.7 dua
2. MR2 zoning district: 14.6 dua

B. Lot size. The minimum lot size for the Mixed Residential zoning districts shall be five thousand (5,000) square feet for one (1) unit, and the following minimum lot size for developments in excess of one (1) unit:

1. MR1 zoning district: 5,000 gsf/unit
2. MR2 zoning district: 3,000 gsf/unit for two or more units

For the purposes of this subsection, development standards regarding minimum lot size shall apply where multiple adjacent parcels are being created or developed with structures simultaneously as part of a common development plan.

C. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Mixed Residential zoning districts may be reduced at the time they are applied to individual properties, because of stormwater requirements. For existing lots in the MR1 and MR2 zoning districts that are less than six thousand (6,000) gsf in size, the maximum building coverage and impervious surface requirements of the R3 zoning district shall apply, otherwise the maximum lot coverage standards for the Mixed Residential zoning districts shall be as follows:

1. MR1 zoning district
 - a. Building coverage 55%
 - b. Impervious surface 70%
2. MR2 zoning district
 - a. Building coverage 60%
 - b. Impervious surface 75%

D. Setbacks. The required setbacks for the Mixed Residential zoning districts shall be as follows, except where increased setbacks due to landscaping and building/fire code requirements apply:

1. MR1 and MR2 zoning districts
 - a. Front yard/street setback: 5 feet
 - b. Garage/carport setback: 20 feet
 - c. Principal arterial and state highway setback: 25 feet
 - d. Rear yard setback: 5 feet
 - e. Interior setback for attached units 0 feet
 - f. Interior setback for detached units: 5 feet

E. Building Height. The maximum building height, not including any applicable height bonus, for the Mixed Residential zoning districts shall be as follows:

1. MR1 zoning district: 35 feet
2. MR2 zoning district: 50 feet

Provided, that when structured parking is provided for attached units, an additional height bonus of ten (10) feet shall apply.

F. Design. Design features shall be required as set forth in LMC 18A.50.200, Community Design.

G. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in LMC 18A.50.300, Tree Preservation.

H. Landscaping. Landscaping shall be provided as set forth in LMC 18A.50.400, Landscaping.

I. Parking. Parking shall conform to the requirements of LMC 18A.50.500, Parking.

J. Signs. Signage shall conform to the requirements of LMC 18A.50.600, Signs.

Section 14. Section 18A.30.360 of the Lakewood Municipal Code is hereby amended as follows:

18A.30.360- Development Standards – Multi-Family Zoning Districts

Unless otherwise specifically modified by an adopted development agreement, in addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Multifamily zoning districts:

A. Density. The maximum density for the Multifamily zoning districts shall be as follows:

1. MF1 zoning district: 22 du/a
2. MF2 zoning district: 35 du/a
3. MF3 zoning district: 54 du/a

B. Lot Size. There is no minimum established lot size for the Multifamily zoning districts. Proposed uses and their associated densities within these zoning districts, and the applicable community design standards shall be used to establish the minimum lot size for a project.

C. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Multifamily zoning districts may be reduced at the time they are applied to individual properties, because of stormwater requirements. The maximum building coverage for the Multifamily zoning districts shall be sixty (60) percent. The maximum impervious surface coverage for the Multifamily zoning districts shall be seventy (70) percent.

D. Setbacks. The minimum yard setbacks for the Multifamily zoning districts shall be as follows, except where increased setbacks due to landscaping and building/fire code requirements apply:

1. MF1, MF2, and MF3 Zoning Districts
 - a. Front yard/street setback: 15 feet
 - b. Garage/carport setback: 20 feet
 - c. Principal arterial and state highway setback: 25 feet
 - d. Rear yard setback: 15 feet
 - e. Interior setback: 8 feet

E. Building Height. The maximum building height, not including any applicable height bonus, for the Multifamily zoning districts shall be as follows:

1. MF1 zoning district: 45 feet
2. MF2 zoning district: 65 feet
3. MF3 zoning district: 80 feet

Provided, that when structured parking is utilized for attached units, an additional height bonus of ten (10) feet shall apply.

F. Design. Design features shall be required as set forth in LMC 18A.50.200, Community Design.

G. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in LMC 18A.50.300, Tree Preservation.

H. Landscaping. Landscaping shall be provided as set forth in LMC 18A.50.400, Landscaping.

I. Parking. Parking shall conform to the requirements of LMC 18A.50.500, Parking.

J. Signs. Signage shall conform to the requirements of LMC 18A.50.600, Signs.

Section 15. 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 Residential (Level 1/2/3)
2. Multifamily Residential (Level 1/3)
3. Type 1 Group Home
4. Type 2 Group Home (Level 1/2)

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

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

18. Business Services
19. Personal Services (Level 1)
20. Professional Offices (Level 1)
21. Rental/Repair Services (Level 1)
22. Sales of General Merchandise (Level 1)
23. Sales of Secondhand Property (Level 1)

24. Residential Accessory Uses
25. Civic Accessory Uses
26. Commercial Accessory Uses

B. NC1 Zoning District

1. Single Family Residential (Level 2/3)
2. Multifamily Residential (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 Residential (Level 2/3)
- 2. Multifamily Residential (Level 1/3)
- 3. Assisted Living Facilities
- 4. Continuing Care Retirement Community
- 5. Nursing Home

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

- 16. Communication Facilities (Level 1)
- 17. Electrical Facilities (Level 1)

- 18. Natural Gas Facilities (Level 1)
- 19. Sewage Collection Facilities
- 20. Stormwater Facilities (Level 1)
- 21. Waste Transfer Facilities (Level 1)
- 22. Water Supply Facilities (Level 1)

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

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

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

Section 16. 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 ~~Residential Detached Dwelling~~ (Level ~~4~~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. Food Stores (Level 2)
10. Motor Vehicles Sales and Rental (Level 1)
11. Motor Vehicles Service and Repair (Level 2)

Section 17. Section 18A.30.460 of the Lakewood Municipal Code is hereby amended as follows:

18A.30.460- Development Standards – Neighborhood Business Zoning Districts

Unless otherwise specifically modified by an adopted development agreement, in addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Neighborhood Business zoning districts:

A. Density. The maximum density for the Neighborhood Business zoning districts is the maximum number of dwelling units allowed per gross acre (dua) and shall be as follows:

1. ARC zoning district: 15 dua
2. NC1 zoning district: 22 dua
3. NC2 zoning district: 35 dua

B. Lot Size. The minimum lot size for the ARC zoning district is five thousand (5,000) gross square feet (gsf), plus 2,750 gsf for each dwelling unit over one (1) unit, where applicable.

C. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Neighborhood Business zoning districts may be reduced at the time they are applied, because of stormwater requirements. The maximum lot coverage standards for the Neighborhood Business zoning districts shall be as follows:

1. ARC zoning district
 - a. Building coverage: 50%
 - b. Impervious surface: 60%

2. NC1 zoning district
 - a. Building coverage: 70%
 - b. Impervious surface: 80%

3. NC2 zoning district
 - a. Building coverage: 80%
 - b. Impervious surface: 90%

D. Setbacks. The minimum yard setbacks for the Neighborhood Business zoning districts shall be as follows, except where increased setbacks due to landscaping and building/fire code requirements apply:

1. ARC zoning district
 - a. Front yard/street setback: 0 feet
 - b. Garage/carport setback: 20 feet
 - c. Rear yard setback: 0 feet
 - d. Interior setback: 0 feet

2. NC1 and NC2 zoning districts
 - a. Front yard/street setback: 0 feet
 - b. Garage/carport setback: 20 feet
 - c. Rear yard setback: 0 feet
 - d. Interior setback: 0 feet

E. Building Height. The maximum building height, not including any applicable height bonus, in the Neighborhood Business zoning districts shall be as follows:

1. ARC zoning district: 40 feet
2. NC1 zoning district: 50 feet
3. NC2 zoning district: 60 feet

F. Design. Design features shall be required as set forth in LMC 18A.50.200, Community Design.

G. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in LMC 18A.50.300, Tree Preservation.

H. Landscaping. Landscaping shall be provided as set forth in LMC 18A.50.400, Landscaping.

I. Parking. Parking shall conform to the requirements of LMC 18A.50.500, Parking.

J. Signs. Signage shall conform to the requirements of LMC 18A.50.600, Signs.

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

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

he 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 1/2/3/4)

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. Continuing Care Retirement Community
5. Nursing Home
6. Community and Cultural Services (Level 1/2/3)
7. Daycare Facilities (Level 1/2/3)
8. Government Administration Facilities (Level 1/2/3)
9. Health Services
10. Outdoor Recreation (Level 1/2)
11. Postal Services (Level 1/2)
12. Public Maintenance Facilities (Level 1)
13. Religious Assembly (Level 1/2/3)
14. Social Services (Level 1/2)
15. Transportation (Level 1/2/3)
16. Communication Facilities (Level 1/2/3/4)
17. Electrical Facilities (Level 1)
18. Natural Gas Facilities (Level 1)
19. Sewage Collection Facilities
20. Stormwater Facilities (Level 1)
21. Waste Transfer Facilities (Level 1)
22. Water Supply Facilities (Level 1/2)
23. Amusement and Recreation (Level 1/2/3)
24. Building/Garden Supply and Nurseries (Level 1/2/3)
25. Business Services
26. Convenience Commercial (Level 1/2)
27. Eating and Drinking Establishment (Level 1/2/3/4)
28. Food Stores (Level 1/2)
29. Funeral Services (Level 1)
30. Lodging (Level 3)
31. Motor Vehicle Service and Repair (Level 1/2)
32. Personal Services (Level 1/2)
33. Pet Sales and Services (Level 1/2)
34. Private Training School
35. Professional Offices (Level 1/2/3)

- 36. Rental and Repair Services (Level 1/2/3)
- 37. Sales of General Merchandise (Level 1/2/3/4)
- 38. Sales of Secondhand Property (Level 1/2)
- 39. Limited Manufacturing/Assembly (Level 1)
- 40. Printing and Publishing (Level 1/2)
- 41. Civic Accessory Uses
- 42. Commercial Accessory Uses

C. C1 Zoning District

- 1. Community and Cultural Services (Level 1/2/3)
- 2. Daycare Facilities (Level ~~2~~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. Eating and Drinking Establishment (Level 1/2/3/4)
- 24. Food Stores (Level 1/2)
- 25. Funeral Services (Level 1)
- 26. Lodging (Level 3)
- 27. Manufactured and Modular Homes Sales
- 28. Motor Vehicle Service and Repair (Level 1/2/3)
- 29. Motor Vehicle Sales and Rental (Level 1)
- 30. Personal Services (Level 1/2)
- 31. Pet Sales and Services (Level 1/2)
- 32. Private Training School (Level 1/2)
- 33. Professional Offices (Level 1)
- 34. Rental and Repair Services (Level 1/2/3)
- 35. Sales of General Merchandise (Level 1/2)
- 36. Sales of Secondhand Property (Level 1/2/3)

- 37. Storage (Level 1)
- 38. Limited Manufacturing/Assembly (Level 1)
- 39. Contractor Yards (Level 1)
- 40. Flex Space (Level 1/2)
- 41. Motion Picture Production Studios
- 42. Printing and Publishing (Level 1/2)
- 43. Warehousing, Distribution and Freight Movement (Level 1/2)
- 44. Civic Accessory Uses
- 45. Commercial Accessory Uses
- 46. Industrial Accessory Uses

D. C2 Zoning District

- 1. Community and Cultural Services (Level 1/2/3)
- 2. Daycare Facilities (Level ~~2~~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
- 24. Eating and Drinking Establishment (Level 1/2/3/4)
- 25. Food Stores (Level 1/2)
- 26. Funeral Services (Level 1)
- 27. Lodging (Level 3)
- 28. Manufactured and Modular Homes Sales
- 29. Motor Vehicle Sales and Rental (Level 1/2)
- 30. Motor Vehicle Service and Repair (Level 1/2/3/4/5)
- 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 1/2/3)
38. Storage (Level 1/2)
39. Limited Manufacturing/Assembly (Level 1/2)
40. Contractor Yards (Level 1)
41. Flex Space (Level 1/2)
42. Motion Picture Production Studios
43. Printing and Publishing (Level 1/2)
44. Warehousing, Distribution and Freight Movement (Level 1/2)
45. Civic Accessory Uses
46. Commercial Accessory Uses
47. Industrial Accessory Uses

Section 19. Section 18A.30.560 of the Lakewood Municipal Code is hereby amended as follows:

18A.30.560- Development Standards – Commercial Zoning Districts

Unless otherwise specifically modified by an adopted development agreement, in addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Commercial zoning districts:

A. Density. The maximum residential density for the Commercial zoning districts is the maximum number of dwelling units allowed per gross acre (dua) and shall be as follows:

1. TOC/CBD zoning districts: 54 dua
2. C1/C2 zoning districts: 35 dua

B. Lot Size. There is no minimum established lot size for the Commercial zoning districts. Proposed uses and their associated densities within these zoning districts, and the applicable community design standards shall be used to establish the minimum lot size for a project.

C. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Commercial zoning districts may be reduced at the time they are applied to individual properties, because of stormwater requirements. The maximum building coverage and impervious surface for the Commercial zoning districts shall be as follows:

1. TOC/CBD/C1/C2 zoning districts:
 - a. Building coverage: 100%
 - b. Impervious surface: 100%

D. Setbacks. The minimum distance setbacks for the Commercial zoning districts shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:

1. Front yard/street setback: 0 feet
2. Garage/carport setback: 0 feet
3. Rear yard setback: 0 feet
4. Interior setback: 0 feet

E. Building Height. The maximum building height, not including any applicable height bonus, for the Commercial zoning districts shall be as follows:

1. TOC/CBD/C1/C2 zoning districts: 90 feet

F. Design. Design features shall be required as set forth in LMC 18A.50.200, Community Design.

G. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in LMC 18A.50.300, Tree Preservation.

H Landscaping. Landscaping shall be provided as set forth in LMC 18A.50.400, Landscaping.

I. Parking. Parking shall conform to the requirements of LMC 18A.50.500, Parking.

J. Signs. Signage shall conform to the requirements of LMC 18A.50.600, Signs.

Section 20. 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
15. Eating and Drinking Establishment (Level 1/2)
16. Motor Vehicle Sales and Rental (Level 2/3)
17. Motor Vehicle Service and Repair (Level 3)
18. Pet Sales and Services (Level 4)
19. Private Training School (Level 1/2)
20. Professional Offices (Level 1/2/3)
21. Rental and Repair Services (Level 1/2)
22. Sales of General Merchandise (Level 1), limited to that which is accessory and related to on-site manufacturing and production.

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

33. Commercial Accessory Uses
34. 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
17. Eating and Drinking Establishment (Level 1/2)

18. Funeral Services (Level 2)
19. Manufactured and Modular Homes Sales
20. Motor Vehicle Sales and Rental (Level 4)
21. Motor Vehicle Service and Repair (Level 3/4/5)

22. Pet Sales and Services (Level 4)
23. Private Training School (Level 1/2)
24. Rental and Repair Services (Level 3/4)
25. Storage (Level 1/2/3)

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

38. Commercial Accessory Uses
39. 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. Sales of General Merchandise (Level 4)
- 2322. Storage (Level 2/3)

- 2423. Primary Manufacturing (Level 1/2)
- 2524. Secondary Manufacturing and Major Assembly (Levels 1/2)
- 2625. Limited Manufacturing/Assembly (Level 1/2/3)
- 2726. Contractor Yards (Level 1/2)
- 2827. Flex Space (Level 2/3)
- 2928. Food and Related Products (Level 1/2)
- 3029. Industrial Services
- 3130. Motion Picture Production Studios
- 3231. Outdoor Distribution and Freight Movement
- 3332. Printing and Publishing (Level 1/2)
- 3433. Research, Development, and Laboratories (Level 1/2/3)
- 3534. Warehousing, Distribution and Freight Movement (Levels 2/3)

- 3635. Commercial Accessory Uses
- 3736. Industrial Accessory Uses
- ~~37. Sales of General Merchandise (Level 4)~~

Section 21. Section 18A.30.650 of the Lakewood Municipal Code is hereby amended as follows:

18A.30.650- Conditional Uses - Industrial Zoning Districts

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

A. Industrial Business Park (IBP)

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

B. Industrial 1 (I1)

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

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

10. Amusement and Recreation (Level 4)

11. Mineral Extraction

12. Recycling Processor

13. Salvage/Wrecking Yards and /Vehicle Storage Facilities (Level 1/2)

C. Industrial 2 (I2)

1. Public Safety Services (Level 3/4)

2. Transportation (Level 4)

3. Electrical Generation Facilities

4. Organic Waste Processing Facilities (Level 1/2/3)

5. Sewage Treatment Facilities

6. Stormwater Facilities (Level 3)

7. Waste Disposal Facilities (Level 1/2/3/4)

8. Mineral Extraction

9. Off-Site Hazardous Waste Treatment and Storage Facilities (Level 1/2/3)

10. Recycling Processor

11. Salvage/Wrecking Yards and /Vehicle Storage Facilities (Level 1/2)

10. Recycling Processor

11. Salvage Yards/Vehicle Storage Facilities (Level 1/2)

Section 22. Section 18A.30.660 of the Lakewood Municipal Code is hereby amended as follows:

18A.30.660- Development Standards – Industrial Zoning Districts

Unless otherwise specifically modified by an adopted development agreement, in addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Industrial zoning districts:

A. Lot Size. The minimum lot size for the Industrial zoning districts shall be as follows:

1. IBP zoning district: One (1) acre
2. I1/I2 zoning districts: 20,000 gross square feet (gsf)

B. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Industrial zoning districts may be reduced at the time they are applied to individual properties, because of stormwater requirements. The maximum building and impervious surface coverage and impervious surface for the Industrial zoning districts shall be one hundred (100) percent.

C. Setbacks. The minimum distance setbacks for the Industrial zoning districts shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:

1. Minimum front yard/street setback: 10 feet
2. Minimum rear yard setback: 0 feet
3. Minimum interior setback: 0 feet

D. Building Height. The maximum building height, not including any applicable height bonus, for the Industrial zoning districts shall be as follows:

1. IBP, I1, and I2 zoning districts: 60 feet

E. Design. Design features shall be required as set forth in LMC 18A.50.200, Community Design.

F. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in LMC 18A.50.300, Tree Preservation.

G. Landscaping. Landscaping shall be provided as set forth in LMC 18A.50.400, Landscaping.

H. Parking. Parking shall conform to the requirements of LMC 18A.50.500, Parking.

I. Signs. Signage shall conform to the requirements of LMC 18A.50.600, Signs.

Section 23. Section 18A.30.950 of the Lakewood Municipal Code is hereby amended as follows:

18A.30.950- Conditional Uses - Open Space/Recreation Zoning Districts

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

A. OSR1 Zoning District

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

3. Communication Facilities (Level 2)
4. Electrical Facilities (Level 2)
5. Pipelines
6. Stormwater Facilities (Level 3)

B. OSR2 Zoning District

1. Community and Cultural Services (Level 2)
2. Outdoor Recreation (Level 4)

3. Pipelines
4. Stormwater Facilities (Level 3)

5. Amusement and Recreation (Level 2/3/4), ~~limited to substantially outdoor facilities such as golf courses~~
6. Funeral Services (Level 3)
7. Lodging (Level 2)

Section 24. Section 18A.50.110 of the Lakewood Municipal Code is hereby amended as follows:

18A.50.110- Applicability

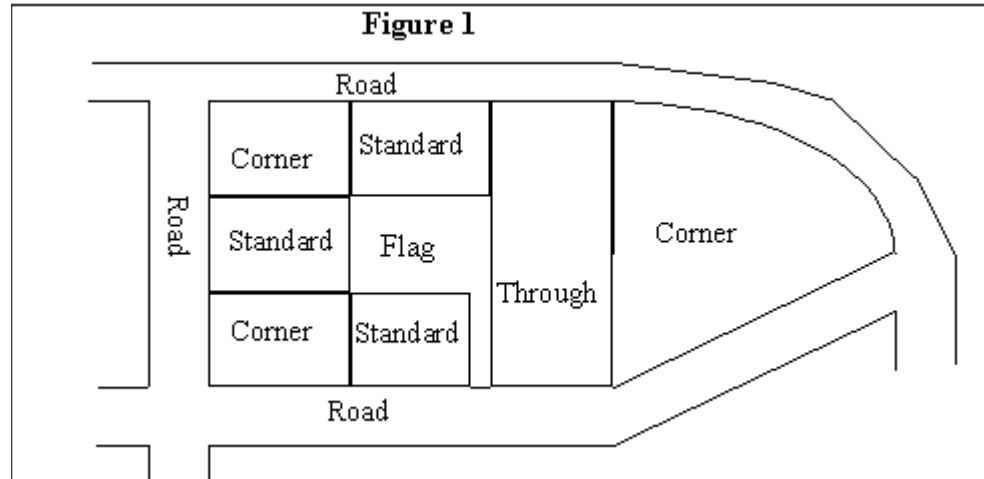
Unless otherwise specifically modified by an adopted development agreement, tThese development standards are applicable to all land development and uses, including improvements, intensification, changes in use, project permits, and land use approvals and actions.

Section 25. Section 18A.50.115 of the Lakewood Municipal Code is hereby amended as follows:

18A.50.115- General Standards

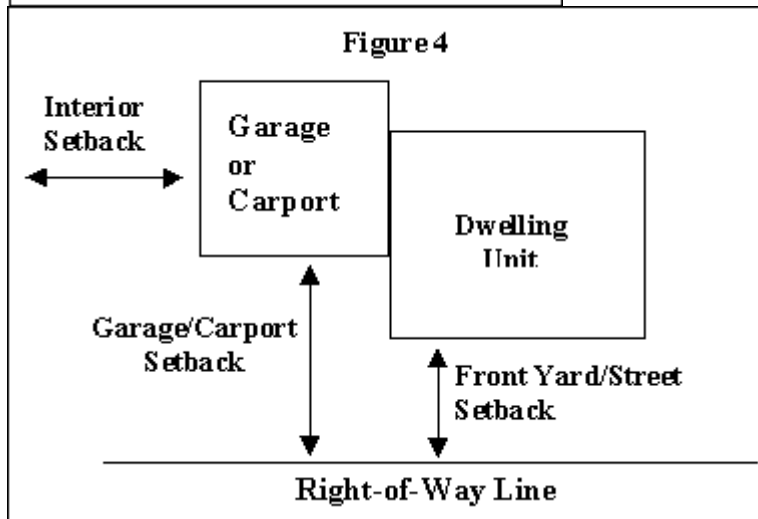
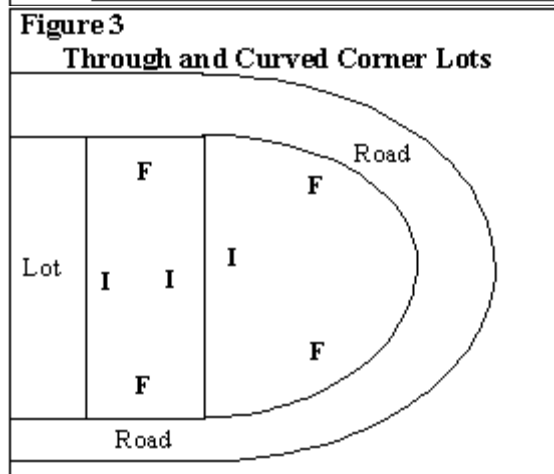
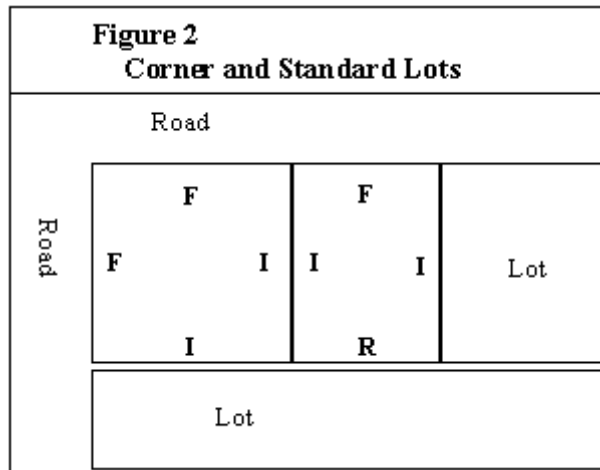
A. Legally Created Lots.

1. Development shall be permitted only on a legally created lot.
2. To establish that a lot has been legally created, the applicant shall provide one (1) of the following:
 - a. A copy of a recorded formal plat, short plat, or subdivision approved by Pierce County or the City of Lakewood pursuant to RCW 58.17 or RCW 58.16 separately describing the lot.
 - b. A copy of the recorded boundary line adjustment or lot combination approved by Pierce County or the City of Lakewood separately describing the lot.
 - c. Documentation that the creation of the lot was exempt from the provisions of the Pierce County or City of Lakewood Subdivision Regulations.
 - d. A deed, contract of sale, mortgage, recorded survey, or tax segregation executed prior to August 13, 1974 that separately describes the lot.
3. Where two (2) or more lots are used as a building site, the lots shall be legally combined to form a single lot prior to issuance of a building permit. No building permit shall be issued where the subject building, associated accessory buildings, or required improvements, other than shared access or parking facilities, cross a property line.
4. The minimum width for all lots shall be fifty (50) feet.
5. The minimum street frontage for all lots shall be fifty (50) feet, except flag lots and irregular lots as specified elsewhere in this section.
6. There shall be a maximum length to width ratio of four (4) to one (1) for all new lots.
7. The shape of the new lot shall conform to the general lot shapes described in this section unless the City determines that a specific topographic feature makes a standardized lot shape not feasible. In such cases, variations of general lot shapes shall be the minimum necessary to accommodate the topographic feature and shall not create extra long lots, lots with extended projections, excluding flag lots, or unusual lot shapes which make meeting development standards difficult. The presence of a topographic feature does not require the City to consider or approve variances to lot shape.
8. No land may be so reduced in area that it would be in violation of minimum lot size, yard provisions, lot coverage, off-street parking or any other requirements of the zoning district or use.
9. On a corner lot in any district, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of three (3) feet and nine (9) feet above the grade of the centerline of each intersecting street, and a line joining points along the street lines twenty (20) feet from the point of the intersection.



B. Setbacks and Lot Lines. Setbacks shall be measured from the property line of a lot to the wall line of a building or the exterior perimeter of a structure. A property line is a line of record bounding a lot that divides one (1) lot from another lot or from a public or private street right-of-way or any other private or public space.

1. Front lot line shall be that portion of a lot line abutting a street right-of-way.
2. Interior lot line shall be any lot line other than a front or rear lot line.
3. Rear lot line shall be that lot line opposite and most distant from the front lot line, and which runs most parallel to the front lot line.
4. Where the zoning district has a Garage/Carport setback requirement, that portion of the structure that acts as the vehicle entrance to the garage or carport portion of the structure, shall be setback from the property line as required by the zoning district to allow for vehicle parking and maneuvering.
5. All lots shall contain at least one (1) front yard setback, except flag lots. A front yard setback shall be required abutting each right-of-way on corner lots and through lots. All lots shall contain one (1) rear yard setback except for through and flag lots. All other setbacks will be considered interior yard setbacks.
6. Standard Lots. A standard lot is a lot that has only one (1) front lot line and one (1) rear lot line, and two (2) interior lot lines.
7. Corner Lots. If a lot abuts the intersection of two (2) or more street rights-of-way, a front yard setback is required abutting each right-of-way. This requirement is also applicable to a lot fronting a single right-of-way that simulates a corner lot. The minimum setbacks shall be the applicable front yard setback requirement on all sides with street frontage and the applicable interior setback on all remaining sides without street frontage.



8. Through Lots. In the case of a through lot, a front yard setback is required abutting each street right-of-way.

9. Flag Lots. A flag lot shall have setbacks of a minimum of ten (10) feet from all property lines for both principal and accessory structures, except in R1 and R2 zoning districts where the minimum setbacks shall be fifteen (15) feet.

- a. Flag lots in residential zones (R1, R2, R3, R4, M R1, MR2, MF1, MF2, MF3) shall have a minimum frontage of fifteen (15) feet on a public road or street from which access is taken. If such frontage does not exist, an easement to a public road or street shall be a minimum of fifteen (15) feet in width.
- b. Flag lots in non-residential zones (ARC, NC1, NC2, C1, C2, TOC, CBD, IBP, I1, I2, AC1, AC2, OSR1, OSR2) shall have a minimum frontage of twenty-four (24) feet on a public road or street from which an accessway is taken. If such frontage does not exist, an easement to a public road or street shall be a minimum of twenty-four (24) feet in width.

10. Irregular Lots. Where the shape of a lot does not generally conform to the types of lots described above, the City shall make a determination on the location of front, rear, and interior lot line, applicable setbacks and the applicable development standards for the lot.

- a. In the case of triangular or otherwise irregularly shaped lots, a line at least ten (10) feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line may be considered to the "rear lot line" at the City's discretion.
- b. In the case of an interior or "landlocked" lot or other irregular lot that does not meet the minimum frontage required for access, the street frontage width standards shall be the same as those required for flag lots. Minimum setbacks shall be the setbacks of the zoning district in which the lot is located.

11. Projection Exception.

a. Fireplace structures, cornices, eaves, canopies, sunshades, gutters, chimneys, sills, lintels, bay or garden windows, ornamental features or similar architectural elements may project into any setback, provided such projections are:

- (1) Not wider than ten (10) feet for each wall projection.
- (2) Not more than two (2) feet into an interior, front, or rear yard setback.

b. Porches, decks, and other structures which do not exceed thirty (30) inches height from the finished lot grade may project into any setback, provided such projections do not extend more than three (3) feet into a front, rear, or interior yard setback.

c. Steps may project into any setback, provided such projections do not extend more than three (3) feet into the setback.

d. A wheelchair ramp may project up to half of the distance into any required setback, provided that it does not obstruct the sight distance of a driveway or a street.

12. Fences Within the Required Setbacks. Fences to enclose, screen, or separate areas may be erected within required yard setbacks, provided that fences or other barriers:

- a. Do not obstruct the sight distance of a driveway, private street, or public street.
- b. Do not exceed a maximum height of six (6) feet within the interior and

rear yards.

c. Do not exceed a maximum height of four (4) feet within the front yard;

(1) Except that within the back half of a front yard setback on a corner lot, the rear lot line and the rear of the structure may be enclosed with a maximum six (6) foot high fence, and

(2) Except that within the required front yard setback of a lot fronting on a Principal Arterial Street, the maximum height shall be six (6) feet.

d. Are not constructed of barbed wire, razor wire, embedded glass, or other similar materials, construction, or anti-entry techniques that may cause injury, except as provided for in LMC 18A.50.200, Community Design.

13. Bulkheads and Retaining Walls. Any structure constructed and erected between lands of different elevations which is used to resist the lateral displacement of any material, control erosion, or protect structures may be placed within required yard setbacks to a maximum height of four (4) feet on front property lines and eight (8) feet on side and rear property lines, provided all applicable site distance requirements and building permit requirements are met. If more than one retaining wall is used to terrace a slope, the minimum horizontal distance between the back edge of a lower wall and the front edge of a upper wall shall be two (2) feet.

14. Setbacks from ingress/egress easements. No additional setback is required from easements.

C. Access Control.

1. Access control shall be applied, at the discretion of the City Engineer, to all street frontages to minimize traffic conflicts and where appropriate, to preserve on-street parking and promote non-motorized modes of transportation.

2. Areas for ingress and egress for automobiles shall be designed in such a manner that adequate visibility is ensured.

3. Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be located on lots as to provide safe and convenient access for servicing and required off-street parking.

D. Residential Uses

1. Adequate paved vehicular maneuvering area shall be provided in front of any residential garage or carport. The minimum depth of paving shall be twenty (20) feet from the front of the garage or carport and the minimum width shall be the total width of the garage or carport vehicular access opening(s).

2. A stormwater control plan shall be required for all residential development with a slope in excess of ten (10) percent on any portion of the lot that will be developed.

3. An erosion control plan shall be required for all residential development with a slope in excess of ten (10) percent on any portion of the lot that will be developed.

4. A geotechnical assessment shall be required for all residential development with a slope in excess of twenty (20) percent on any portion of the lot that will be developed.

E. Shoreline Uses.

1. For new developments and additions that are adjacent to a shoreline or a shoreline buffer, the following information shall be submitted as part of the project permit application:

a. A professional survey that contains and illustrates:

- (1) The lot boundaries.
- (2) The ordinary high water mark.
- (3) The applicable shoreline setbacks.
- (4) The topographic lines at two (2) foot contours.
- (5) The location of building footprint.
- (6) The elevation of all corners of the proposed structure.
- (7) The location of any proposed docks/ramps and bulkheads.
- (8) The location of all other existing and proposed structures on the site.
- (9) The limits of proposed grading activity, soil disturbance and vegetation removal.

b. Sketch(es) showing proposed excavation, fill, and post-construction grade changes in relation to pre-construction grades.

c. An erosion control plan.

d. A stormwater control plan.

e. A tree survey for entire lot and the location of all existing vegetation within the applicable shoreline setback, including riparian buffers.

2. Erosion control measures shall be in place and inspected prior to any grading activity on the site.

3. The shoreline setback for buildings, retaining walls, rockeries, stairways, and all other structures, except bulkheads, docks, boat ramps, and other in-water uses permitted under the shoreline regulations, shall be a minimum of fifty (50) feet horizontal distance from the ordinary high water mark, and this distance shall not be averaged.

4. No vegetation removal, excavation, fill, or landscaping shall be undertaken within the shoreline setback without first obtaining the appropriate shoreline permit(s) or a shoreline exemption letter from the Community Development Department.

F. Prohibited Uses and Development.

1. No more than one (1) dwelling shall be permitted per lot in all single family residential zoning districts, except as provided in LMC 18A.70.300, Accessory Living Quarters, or as may be allowed by the specific use regulations of a particular district.

2. Recreational and sporting vehicles shall not be used for dwelling purposes in any zoning district, and shall be subject to the requirements of LMC 18A.50.145, Outdoor Storage of Recreational and Sporting Vehicles.

3. Tents, yurts, membrane or rigid canopies, or other similar structures shall not be placed or maintained in any commercial or industrial zoning district, except with the written authorization of the Community Development Director. The Community Development Director shall evaluate any such proposal against the development standards and community design guidelines pertinent to the applicable zoning district.

4. No motor vehicle, which is advertised for sale, shall be parked in any location for more than 24 hours in a manner intended to facilitate that sale, except on residential property

where the registered owner resides, or in conjunction with a permitted Motor Vehicle Sales and Rental use type.

5. Outdoor commercial activities shall be prohibited except for those uses and activities that are allowed as a primary permitted use or by discretionary permit under this title.

Section 26. 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 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. 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.
5. 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 (60) linear feet as measured from ~~the~~each 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 WSDOT to provide complementary 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 27. 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. Continuing Care Retirement Community	Parking study.
8. Nursing Home	One per four beds plus one per employee.
9. 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.
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

<p style="margin-left: 40px;">Level 3</p> <p>3. Education Level 1,2</p> <p>4. Government Administration Facilities Levels 1,2,3</p> <p>5. Health Services</p> <p>6. Outdoor Recreation Levels 1,2,3,4</p> <p>7. Postal Services Levels 1,2,3</p> <p>8. Public Maintenance Facilities Levels 1,2,3</p> <p>9. Public Safety Services Levels 1,3,4 Level 2</p> <p>10. Social Services Level 1,2 Level 3</p> <p>11. Religious Assembly Levels 1,2 Level 3</p>	<p>family use. One per employee, plus one per five clients, and loading area.</p> <p>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.</p> <p>One per 250 gsf.</p> <p>One per 250 gsf. Hospital by parking study.</p> <p>Community Development Director shall determine parking requirements based on size and nature of the use(s).</p> <p>One per 250 gsf customer service area, plus one per 1000 gsf of warehouse.</p> <p>Community Development Director shall determine parking requirements based on size and nature of the use(s).</p> <p>Parking study. One per 500 gsf.</p> <p>One per 500 gsf Community Development Director shall determine parking requirements based on size and nature of the use(s).</p> <p>One per three seats. Community Development Director shall determine parking requirements based on size and nature of the use(s). Parking study may be required.</p>
---	--

12. Transportation	
Level 1	N/A
Level 4	One per commercial vehicle.
Level 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.
Level 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
Levels 3,4 | One per 300 gsf.
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
Level 2
Level 3 & 4 | NA
One per employee, plus two per establishment.
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
Level 2
Level 3 | One per guest room.
See LMC 18A.70.500, RV Parks.
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
Level 2

Levels 3,4
Level 5 | One per 500 gsf, plus one per commercial vehicle.
Community Development Director shall determine parking requirements based on size and nature of the use(s).
One per 400 gsf.
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. |

<ul style="list-style-type: none"> Level 4 16. Private Training School <ul style="list-style-type: none"> Levels 1,2 17. Professional Offices <ul style="list-style-type: none"> Levels 1,2,3 18. Rental and Repair Services <ul style="list-style-type: none"> Levels 1,2,3,4 19. Sales of General Merchandise <ul style="list-style-type: none"> Levels 1,2,3 Level 4 20. Sales of Secondhand Property <ul style="list-style-type: none"> Levels 1,2,3 21. Sexually Oriented Business 22. Shopping Center 23. Storage <ul style="list-style-type: none"> Level 1 Level 2 Level 3 	<p>Two per employee.</p> <p>Community Development Director shall determine parking requirements based on size and nature of the use(s).</p> <p>One per 250 gsf.</p> <p>One per 500 gsf.</p> <p>One per 300 gsf. Parking study.</p> <p>One per 300 gsf.</p> <p>One per 100 gsf.</p> <p>One per 350 gsf of all development on the site.</p> <p>One per 2,000 gsf.</p> <p>One per 2,000 of the site's total square foot area. Community Development Director shall determine parking requirements based on size and nature of the use(s).</p>
--	--

F. Industrial Use Category

Required Parking Spaces

<ul style="list-style-type: none"> 1. Primary Manufacturing <ul style="list-style-type: none"> Levels 1,2 2. Secondary Manufacturing and Major Assembly <ul style="list-style-type: none"> Levels 1,2 3. Limited Manufacturing/Assembly <ul style="list-style-type: none"> Levels 1,2,3 4. Food and Related Products 5. Industrial Services 6. Printing and Publishing 7. Warehousing, Distribution and Freight Movement <ul style="list-style-type: none"> Levels 1,2,3 8. Speculative Warehouse or Industrial Building 	<p>One per 1,000 gsf.</p> <p>One per 1,000 gsf.</p> <p>One per 1,000 gsf.</p> <p>One per 1,000 gsf.</p> <p>One per 1,000 gsf.</p> <p>One per 2,000 gsf.</p> <p>One per 1,000 gsf.</p>
--	---

<p>9. Speculative Business Park: with Warehouse/Industrial Space with Office/Retail Spaces - Percent Office/Retail/Warehouse /Industrial will be determined at time of application</p>	<p>One per 1,000 gsf. One per 400 gsf.</p>
<p>10. Outdoor Distribution and Freight Movement</p>	<p>Community Development Director shall determine parking requirements based on size and nature of the use(s).</p>
<p>11. Contractor Yards Levels 1,2</p>	<p>Community Development Director shall determine parking requirements based on size and nature of the use(s).</p>
<p>12. Motion Picture Production Studios</p>	<p>Community Development Director shall determine parking requirements based on size and nature of the use(s).</p>
<p>13. Off-Site Hazardous Waste Treatment and Storage Facilities</p>	<p>Community Development Director shall determine parking requirements based on size and nature of the use(s).</p>
<p>14. Recycling Processor</p>	<p>One per 1,000 gsf.</p>
<p>15. Salvage Yards/Vehicle Storage Facilities</p>	<p>One per 2,000 gsf.</p>
<p>16. Flex Space Levels 1,2,3</p>	<p>Community Development Director shall determine parking requirements based on size and nature of the use(s).</p>
<p>17. Research, Development, and Laboratories Levels 1,2,3</p>	<p>One per 1,000 gsf.</p>
<p>18. Mineral Extraction</p>	<p>Community Development Director shall determine parking requirements based on size and nature of the use(s).</p>
<p>G. Agricultural Use Category</p>	<p>Required Parking Spaces</p>
<p>1. Agriculture Levels 1,2,3</p>	<p>Community Development Director shall determine parking requirements based on size and nature of the use(s).</p>

H. Accessory Use Category	Required Parking Spaces
1. Accessory Dwelling Unit	One per unit.
2. Caretaker Dwelling	One per unit.

Section 28. Section 18A.50.630 of the Lakewood Municipal Code is hereby amended as follows:

18A.50.630- General Sign Standards

A. Wall Signs. The standard for all wall signs shall be:

1. Wall signs shall be a maximum of eighteen (18) inches thick.
2. Projecting signs shall not project more than six (6) feet from the wall.

B. Pole Signs. For freestanding pole signs, the following sign types shall apply:

1. Type A: Maximum of fifteen (15) foot high, and forty (40) square foot sign face.
2. Type B: Maximum twenty (20) foot high, and forty-eight (48) square foot sign face.
3. Type C: Maximum twenty (20) foot high, and sixty (60) square foot sign face.
4. Type D: Maximum twenty five (25) foot high, and one hundred twenty (120) square foot sign face.

C. Monument Signs. Monument signs shall be no taller than seven (7) feet in height, and have a sign face of no larger than thirty-two (32) square feet in size.

D. Public Service Directional Signs. Non-advertising and non-promotional directional or informational signs of a public or quasi-public nature, such as religious, educational, medical and emergency facilities, citizen recognition signs, neighborhood welcome signs, signs indicating scenic or historic points of interest may be erected or maintained by an official or civic body. Tourist related highway business signs are subject to WSDOT rules and are not included here as public service directional signs. Public service directional signs may be located in any zone with the approval of the Community Development Director if all of the following standards are met:

1. The sign shall not exceed a nine (9) square foot sign face.
2. Such signs shall be directional or informational in nature only (no advertising other than name of the use and location allowed).
3. Signs are of a consistent size, color and style as established by the City.
4. No more than four (4) such signs for each use or occupancy shall be approved.
5. Such a sign shall meet all other applicable provisions of this section.
6. These signs may be located within the public rights-of-way with approval of the sign placement by the City Engineer.
7. Signs shall be located on arterial streets nearest the location unless otherwise approved by the Community Development Director.

E. Maintenance of Signs. All signs, including signs heretofore installed, shall be maintained in a constant state of security, safety, and repair. Signs which are allowed to fall into a state of

disrepair to the extent they are unsightly, broken, or hazardous may be declared a nuisance by the Community Development Director and abated pursuant to LMC 18A.02.460, Enforcement.

F. No permanent sign shall be constructed, erected, or retained unless the sign and sign structure is constructed, erected, and maintained so as to be able to withstand the wind, seismic, and other regulations as specified in the Uniform Building Code or other applicable regulations.

G. Fire Safety Obstructing Signs. No sign or sign structure shall be constructed in such a manner or at such a location that it will obstruct access to any fire escape or other means of ingress or egress from a building or any exit corridor, exit hallway, or exit doorway. No sign or supporting structure shall cover, wholly or partially, any window or doorway in any manner that will substantially limit access to the building in case of fire.

H. Visibility. No sign or sign structure shall be placed or erected in any place or manner where by reason of its position it will obstruct the visibility of any vehicular, mobile, or pedestrian traffic or be hazardous to motorists' ingress and egress from parking areas.

I. Illumination. Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to avoid undue brightness, glare, reflection of light skyward, or onto private or public property in the surrounding area and so as not to unreasonably distract pedestrians and motorists. Illumination in excess of that which is reasonably necessary to make the sign visible from an adjacent street shall be prohibited.

J. Placement.

1. A sign shall not be affixed to a tree, shrub, rock or other natural object.
2. No unauthorized sign may be affixed to a utility pole, or other public structure.
3. Signs shall not be mounted on any portion of the roof or extend above the roof line unless mounted on a parapet wall. Signs shall not extend above the top edge of the parapet wall.
4. No sign shall project into a vehicular public way or be less than nine (9) feet above a pedestrian way.
5. No sign together with any supporting framework shall extend to a height above the maximum building height allowed in a zone.
6. Signs shall not cover architectural details such as, but not limited to, arches, sills, moldings, cornices, and transom windows.
7. Signs shall not obstruct traffic signals. The issuance of a sign permit as regulated by this code shall not relieve the permit holder from fully complying with the State of Washington or any other law governing the obstruction of any authorized traffic sign, signal or device.
8. Signs shall not obstruct vision clearance as determined by the City Engineer.
9. Signs shall not be placed within the public right-of-way except as specifically allowed in this section. No person, organization, or agency shall place any signs, indicators, advertisements, stakes, posts or any other foreign object or objects within a public street or the right-of-way of any public street in the City of Lakewood without the express permission, in writing, of the City Engineer. Any

such objects now upon the public rights-of-way are hereby declared illegal, except for those now in place with written permission of the City Engineer and except for mailboxes or newspaper delivery tubes placed on the public right-of-way, with the approval of the City Engineer.

10. Unauthorized signs in the public right-of-way that the City Engineer determines to be located so as to present a hazard to the public health or safety may be immediately removed without prior notice.

11. Signs in or on vehicles, as allowed in LMC 18A.50.6625.B.21-22, shall be subject to the following requirements:

- a. Graphics and letters identifying a business or its principal product, painted or adhered directly and permanently on the vehicle, such as vinyl letters and logos, adhered magnetically, placed inside a window, or otherwise securely mounted to a vehicle which is routinely operated in the normal course of business for delivery, pickup, or transportation.
- b. Signs permanently adhered on rental vehicles, such as U-haul rental trucks, identifying the name of the rental company,
- c. Private "for sale" signs placed in the windows of vehicles being sold by their owners, and
- d. Signs depicting the price and model year of vehicles for sale at motor vehicle sales lots.

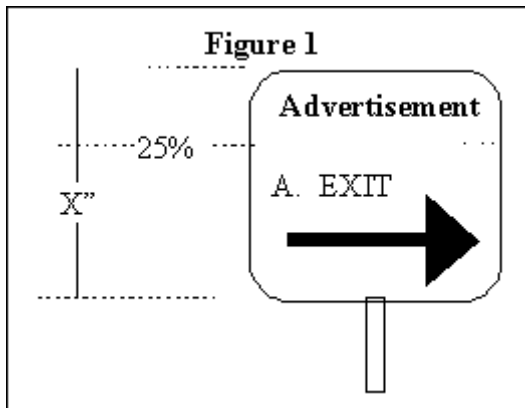
K. Identification. Any sign constructed or erected after the effective date of this title must contain within its text, an identification in the English language of the business name, in order to aid public safety and emergency responses in locating the advertised business.

L. Transmission Lines - Clearance. Horizontal and vertical clearance of signs or sign structures from transmission lines shall not be less than twelve (12) feet.

M. Flagpoles. No flagpole shall extend to a height above the maximum building height allowed in the zone. A flagpole greater than six (6) feet in height shall require a building permit. All flagpoles shall be set back eight (8) feet from all property lines. Flagpoles greater than twenty-five (25) feet in height shall be set back an additional foot for each foot in height above twenty-five (25) feet.

N. Entrance and Exit Signs. Entrance and exit signs and/or other similarly worded directional signs, used for the purpose of controlling traffic, shall be limited to the following:

1. One (1) sign per entrance or exit.
2. Sign height shall not exceed thirty (30) inches.
3. Sign width shall not exceed sixteen (16) inches.
4. The maximum area of a sign face shall be four (4) square feet.
5. Advertisements shall not constitute more than twenty-five (25) percent of the total face area of the sign, and shall not distract the reader from the primary directional and traffic control function of the sign.



O. Bus Shelter Signs. To support the provision of transit bus shelters in Lakewood, signs are permitted when provided in conjunction with the City-approved Pierce Transit Lakewood Bus Shelter Program, subject to the following requirements:

1. A bus shelter sign is an accessory sign that is structurally integrated into a bus shelter approved for design, construction, and location by Pierce Transit and the City.
 - a. The maximum sign area is forty-eight (48) square feet for the entire shelter structure.
 - b. Sign setback requirements are waived.
 - c. Sign separation requirements are waived.
 - d. Bus shelter signage is exclusive of signage limits of the lot on which it is located.
 - e. A sign permit for a bus shelter sign may be issued where a nonconforming freestanding sign exists on the lot.
2. Signage shall only be permitted on shelters in accordance with the City-approved Pierce Transit Lakewood Bus Shelter Program.

Section 29. Section 18A.70.130 of the Lakewood Municipal Code is hereby amended as follows:

18A.70.130- Development Standards - Daycare Facilities

The Community Development Director or Hearing Examiner, as appropriate, shall approve applications for family day care homes and day care centers subject to the following general requirements:

- A. Appropriate Washington State ~~day care~~ licensure and all applicable state and local licensure and land-use permits shall be obtained prior to operation and shall be maintained.;
 - B. The facility shall comply with all building, fire safety, health code, and business licensing requirements.;
 - C. A safe passenger loading area shall be provided.;
- For home-based daycare facilities,

the passenger loading area shall consist of a five (5) foot wide by eighteen (18) foot long drop-off area adjacent to each required parking stall. For all other daycare facilities, there shall be a clearly marked, off-street area for loading and unloading clients. The minimum dimensions of the passenger loading area shall be determined as part of the design review and zoning certification process. Adequate vehicle turnaround shall be provided on site for parking and loading so as to preclude the necessity of backing out onto the street.

D. Signage, if any, shall conform to the requirements of LMC 18A.50.600, Signs.

E. Parking shall conform to the requirements of LMC 18A.50.500, Parking, with the exception of loading area, which shall instead be subject to the provisions of subsection "C" above.

F. No structural or decorative alteration shall be made to the dwelling, which will alter the single-family character of an existing or proposed residential structure, or which is incompatible with surrounding residences.

G. In addition to the general requirements above, Daycare Facilities, Level 12 are subject to the following requirements:

1. Outdoor recreation areas shall be enclosed by an at least six (6) foot high fence.
2. Outdoor play equipment for child day cares shall not be located in any required front or side yard setback area.

H. In addition to the general requirements above, Daycare Facilities, Level 23 are subject to the following requirements:

1. The day care center shall not be located within three hundred (300) feet of another day care facility which is not located in the residence of the care provider.
2. Outdoor recreation areas shall be enclosed by a six (6) foot high fence.
3. Outdoor play equipment for child day cares shall not be located in any required front or side yard setback area.
4. The permit may be conditioned in order to reduce potential conflicts between the day care center and surrounding neighborhood, including, but not limited to, noise attenuation, special parking needs, and hours of operation.
- ~~5. There shall be a clearly marked, off street area for loading and unloading clients. Adequate vehicle turnaround shall be provided on site for parking and loading so as to preclude the necessity of backing out onto the street.~~

Section 30. Section 18A.70.230 of the Lakewood Municipal Code is hereby amended as follows:

18A.70.230- Exemptions - Home Occupations

The following uses are exempt from the regulations of this section.

A. Daycare Facilities, Level 1 ~~and Level 2~~, which are instead subject to LMC 18A.70.100.

B. Lodging, Level 1.

C. Garage sales; yard sales; bake sales; temporary home bazaars for hand-crafted items; parties for the display of clothing, gifts and household products;, and other similar uses shall not be considered home occupations subject to regulation pursuant to this section; provided, that any such use shall not be in existence for more than twenty (20) days in any one (1) calendar year and is not in violation of any other section of the title or other City ordinances; and provided further, that any such garage sales and yard sales involve only the sale of household goods, none of which were purchased for the purpose of resale.

D. On-line endeavors that do not generate any outward appearance, including but not limited to deliveries, of commercial use at the site.

E. For-profit production of produce or other food products grown on the premises. This may include temporary or seasonal sale of produce or other food products grown on the premises.

F. Hobbies which do not result in payment to those engaged in such activity.

Section 31. Section 18A.70.420 of the Lakewood Municipal Code is hereby amended as follows:

18A.70.420- Applicability - Manufactured Home Parks

The development and operation of manufactured home parks and manufactured home subdivisions are allowed as a conditional use in all zones where Single-Family ~~Residential Detached Dwelling~~, Level 34 uses are permitted, subject to LMC 18A.10, Discretionary Permits, Conditional Use Permits, and LMC 18A.70.430, Development Standards.

Section 32. 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 33. 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 34. 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 15th day of December, 2008.

CITY OF LAKEWOOD

Douglas G. Richardson, Mayor

Attest:

Alice M. Bush, MMC, City Clerk







Approved as to Form:

Heidi Ann Wachter, City Attorney

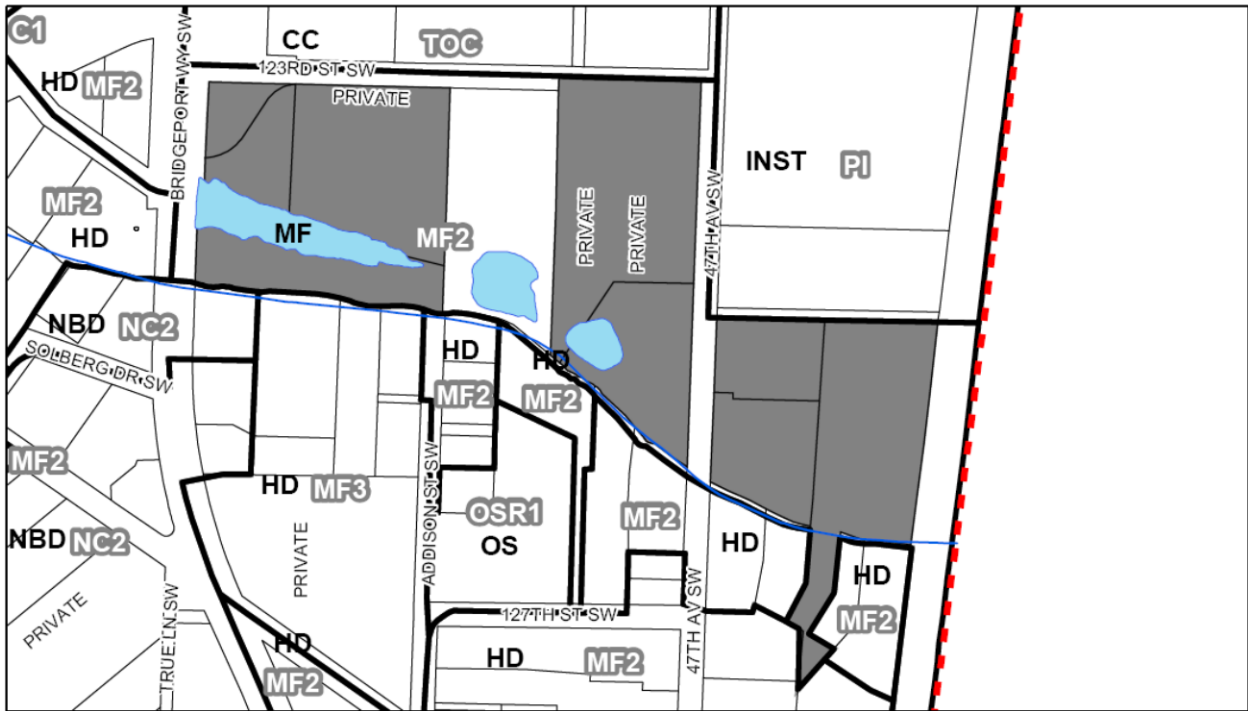
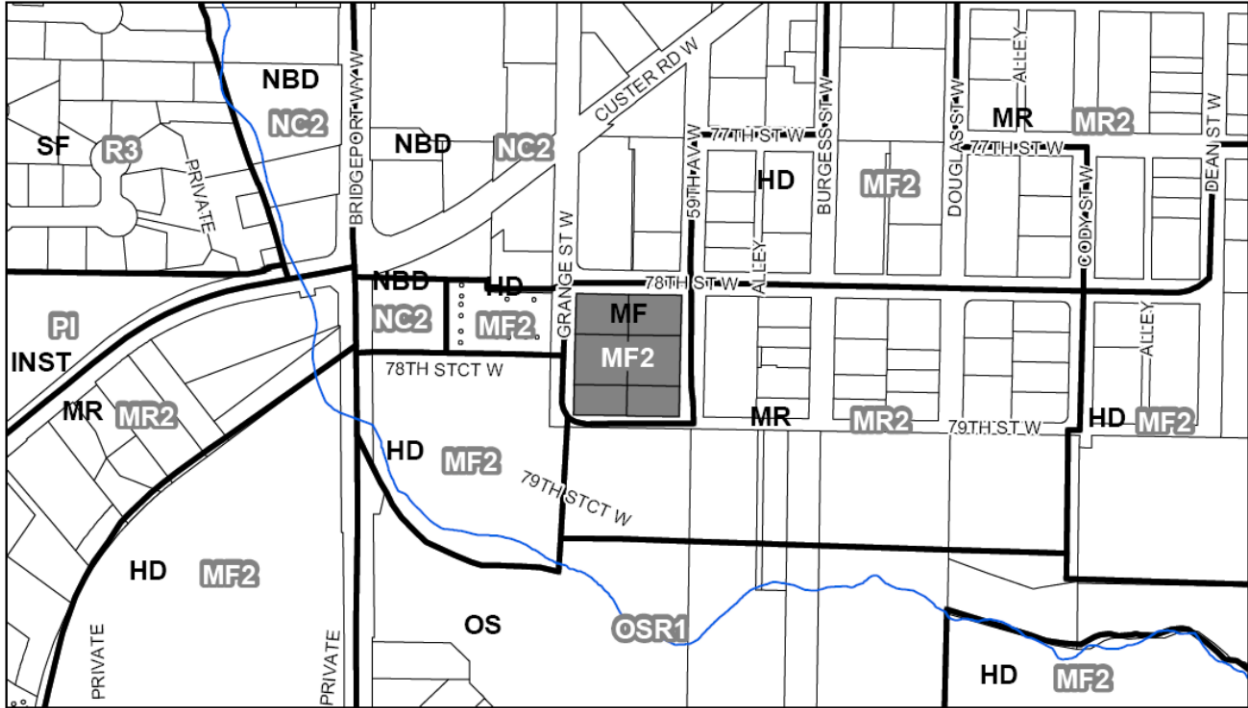
EXHIBIT A








**CPA-2008-01 PAB Alternative
Map Amendment
from SF to ARC and from SF to CBD
(rezone from R4 to ARC
& rezone from R4 to CBD)**

	City Limit		Tax Parcel	
	CP Designation		Zoning Designation	This product was prepared with care by City of Lakewood Department of Finance and Information Systems GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Call 253-612-2639 for further information. :projects\cpabareview\review\2008\CPA-08-PAB_Alternative_mrs.mxd
	Subject Parcel			


1 inch = 300 feet



	City Limit		CP Designation
	Tax Parcel		Zoning Designation
			Subject Parcel






CPA-2008-02
 Map Correction
 from MF to HDMF
 (zone stays MF2)

1 inch equals 400 feet




This product was prepared with care by City of Lakewood Department of Finance and Information Systems GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Call 283-512-2662 for further information.
 \projects\cp\pdr\review\review2008\CPA-08-02_mrs.mxd



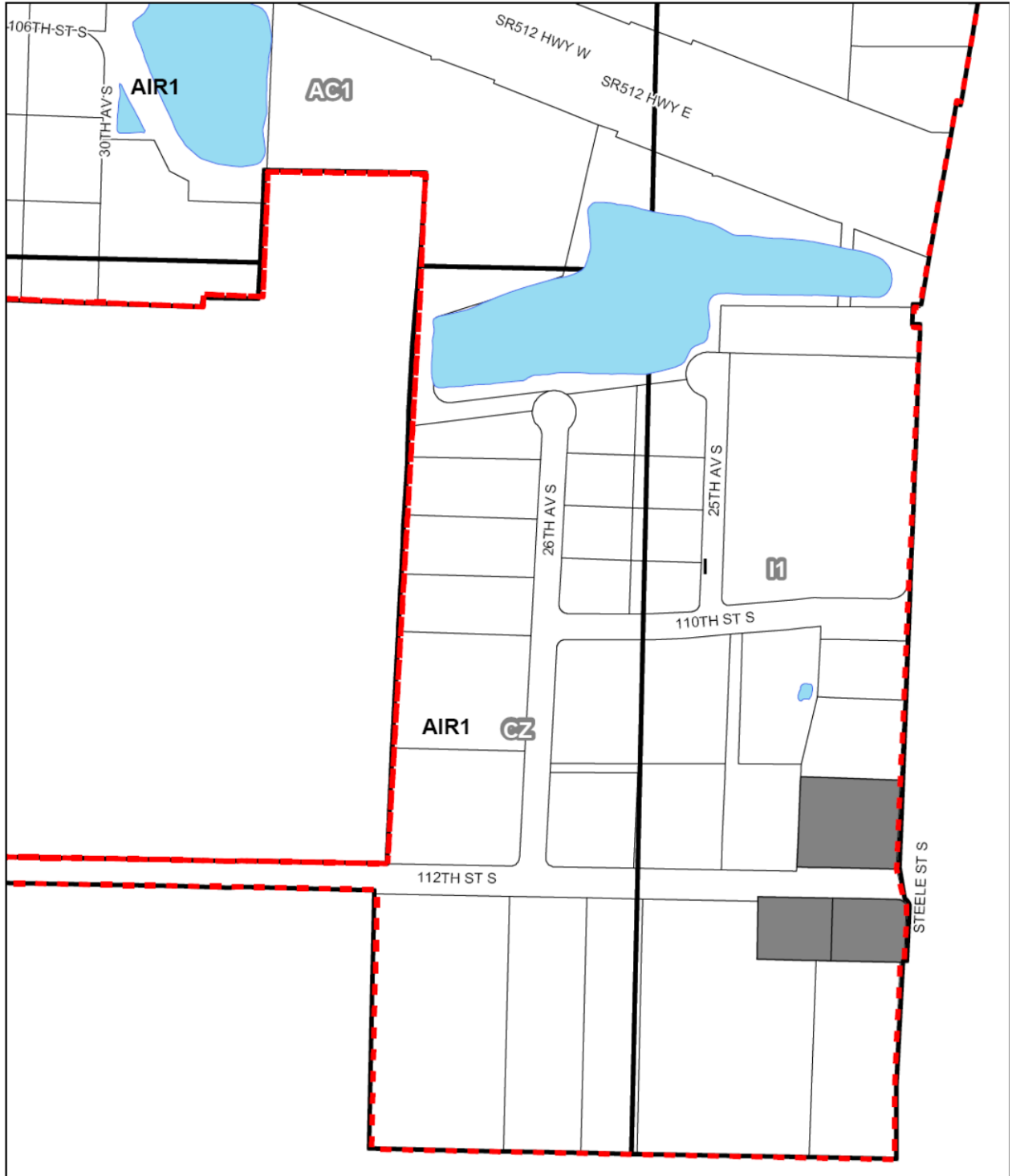
	City Limit		CP Designation
	Tax Parcel		Zoning Designation
			Subject Parcel






CPA-2008-03
Map Correction
from INST to CC
(rezone from PI to C1)

1 inch equals 300 feet




This product was prepared with care by City of Lakewood Department of Finance and Information Systems GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Calculations were collected at different accuracy levels by various sources. Call 253-512-2265 for further information. [projects/cp/review/review2008/cpa-08-03_mrs.mxd](#)



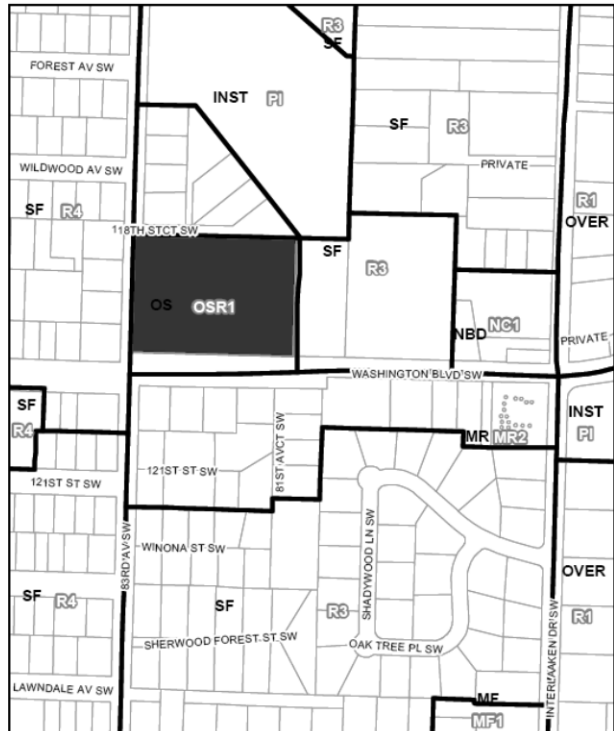
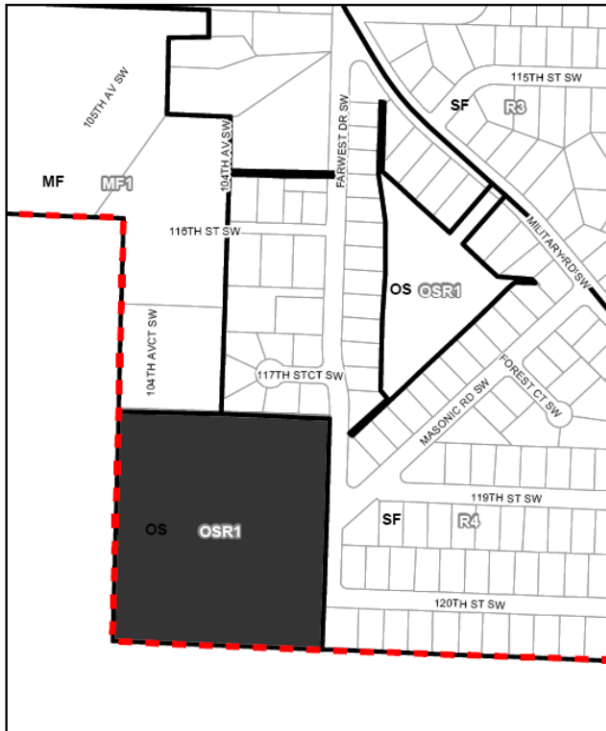
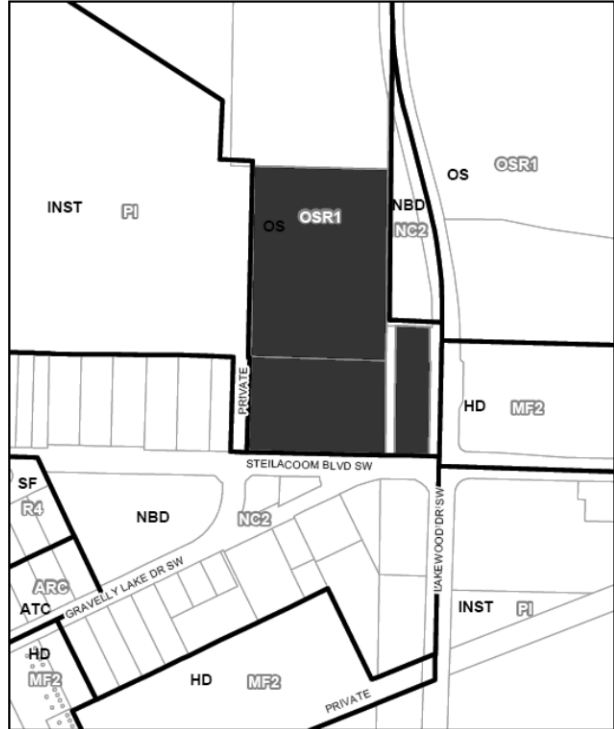
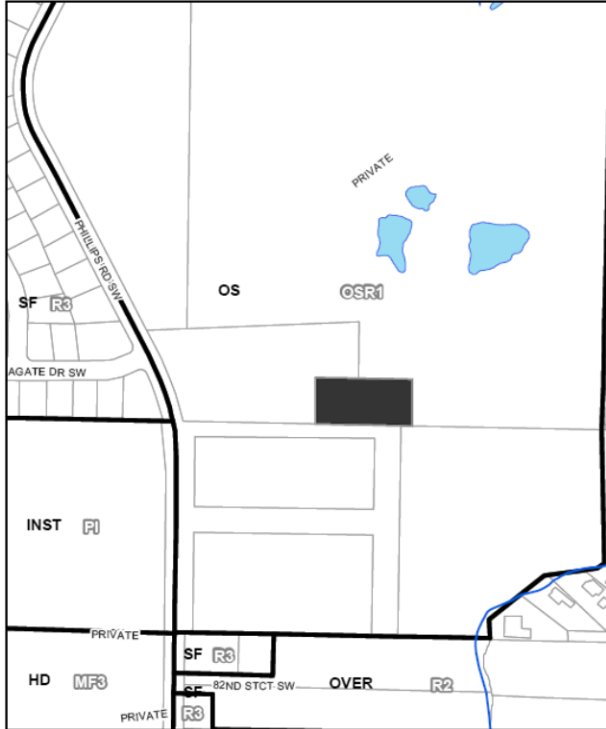
	City Limit		CP Designation
	Tax Parcel		Zoning Designation
			Subject Parcel

CPA-2008-04
 Map Amendment
 from I to NBD
 (rezone from I to NC2)

1 inch equals 300 feet



This product was prepared with care by City of Lakewood Department of Finance and Information Systems GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Call 253-412-2255 for further information.
 \projects\cpa\review\review027\CPA-07-04_mrs.mxd

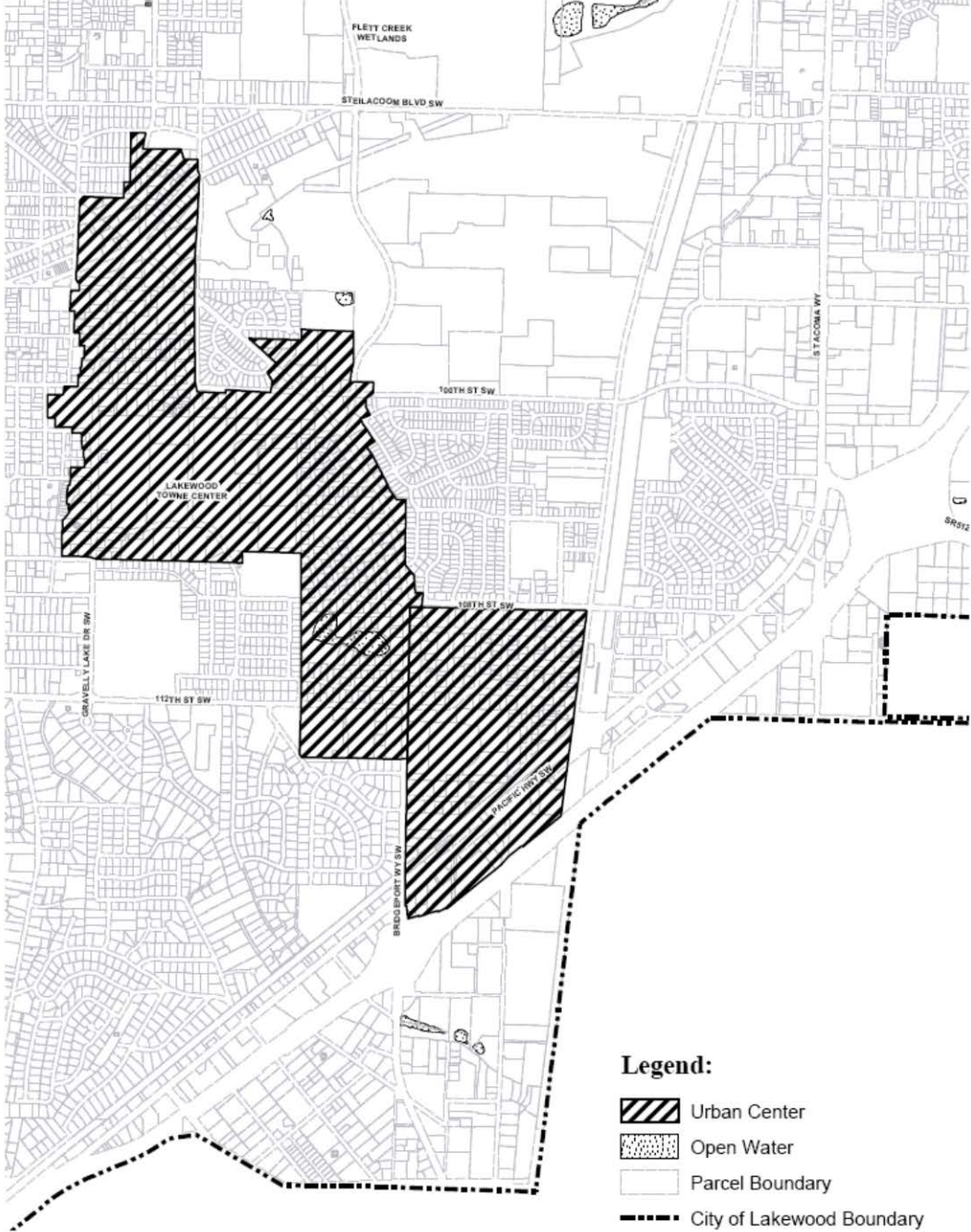






	City Limit		CP Designation
	Tax Parcel		Zoning Designation
	Subject Parcel		

CPA-2008-05
 Map Correction
 from OS to OS
 (rezone from OSR1 to OSR2)

This product was prepared with care by City of Lakewood Department of Finance and Information Systems GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Data were collected at different accuracy levels by various sources. Call 253-512-2269 for further information.
 *projects\cp\pabreview\review2007\CPA-07-05_01.mxd

EXHIBIT B



- Legend:**
-  Urban Center
 -  Open Water
 -  Parcel Boundary
 -  City of Lakewood Boundary

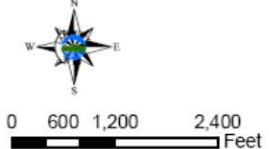


Figure 2.2
Urban Center