



LAKWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, January 25, 2016

7:00 P.M.

City of Lakewood

City Council Chambers

6000 Main Street SW

Lakewood, WA 98499

Page No.

CALL TO ORDER

ITEMS FOR DISCUSSION:

1. Western State Hospital update. – *Mr. Ron Adler, CEO*
- (3) 2. Parks Capital Improvement Program update. – (Memorandum)
- (4) 3. Review of Ordinance No. 620 relative to cottage housing. – (Memorandum)
- (65) 4. Review of Chapter 12A.9 of the Lakewood Municipal Code relative to street classifications. – (Memorandum)

REPORTS BY THE CITY MANAGER

ITEMS TENTATIVELY SCHEDULED FOR THE FEBRUARY 1, 2016 REGULAR CITY COUNCIL MEETING:

1. Proclamation declaring February 1-6, 2016 as Toastmasters International Week – *Mr. Dennis Baker and Ms. Karen Devereaux, Lakewood Toastmasters Club*
2. Police Chief's commendation for assisting the victim of a shooting on November 5, 2015. – *Army Specialist Jonah Atkinson and Specialist Labeisha Ingram*
3. Special Events update.

The City Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk's Office, 589-2489, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

<http://www.cityoflakewood.us>

The Council Chambers will be closed 15 minutes after adjournment of the meeting.

4. Awarding a bid for improvements on Bridgeport Way from JBLM to I-5. – (Motion – Consent Agenda)
5. Awarding a bid for the Citywide Outfall Water Quality Retrofit project. – (Motion – Consent Agenda)
6. Appointing a member to serve on the Public Safety Advisory Committee through August 6, 2017. – (Motion – Consent Agenda)
7. Authorizing the execution of an intergovernmental agreement with the Town of Steilacoom, in the amount of \$18,780, for animal control services. – (Motion – Consent Agenda)
8. Ordinance No. 620 – (postponed from the meeting of October 5, 2015)
Amending Title 18A of the Lakewood Municipal Code relative to cottage housing.

COUNCIL COMMENTS

ADJOURNMENT

The City Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk's Office, 589-2489, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

<http://www.cityoflakewood.us>

The Council Chambers will be closed 15 minutes after adjournment of the meeting.



To: Mayor and City Councilmembers

From: Mary Dodsworth, Parks, Recreation and Community Services

Through: John J. Caulfield, City Manager *John J. Caulfield*

Date: January 19, 2016

Subject: Parks Capital Improvement Project Update

After several years of planning and a successful grant season, the City of Lakewood will be completing a number of park development projects this year. Below is a chart showing the various projects, costs and partners. All projects were highly rated in the Lakewood Legacy Plan. Staff will attend the January 25 study session to provide more details regarding the projects and to answer any questions.

Site	Funding Source	Grant Amount	Total Project Cost
Springbrook Park Expansion – phase II	RCO (state)	\$193,950	267,000
	City of Lakewood	\$73,050	
Springbrook Bridge	State Leg (DOC)	\$300,000	\$310,000
	City of Lakewood	\$10,000	
Springbrook Expansion	PC Conservation Futures	\$285,000	\$320,000
	City of Lakewood	\$35,000	
Waughop Lake Trail	RCO (state)	\$250,000	\$500,000
	Partners for Parks	\$100,000	
	City of Lakewood (LTAC)	\$125,000	
	Town of Steilacoom	\$25,000	
FSP Sport Field Updates	LTAC (capital)	\$250,000	\$500,000
	RCO -YAF (State)	\$250,000	
Gateways Springbrook Bridgeport Pacific Highway / 100 th Nyanza / Gravelly Lk Dr.	REET	\$50,000	\$150,000
	REET	\$50,000	
	LTAC (City)	\$50,000	
Chambers Creek Trail Planning	City of Lakewood	\$25,000	\$100,000
	Pierce County	\$25,000	
	University Place	\$50,000	
Harry Todd Park Playground & Waterfront Planning Improvements	City of Lakewood	\$150,000	\$150,000
Gathering Space at FSP	Lakewood Rotary In-kind Support City of Lakewood (LTAC)	TBD	\$750,000



To: Mayor and City Councilmembers

From: David Bugher, Assistant City Manager, Development Services

Through: John J. Caulfield, City Manager *John J. Caulfield*

Date: January 25, 2016 (Study Session)

Subject: Proposed Cottage Housing Ordinance

Legislative History:

February 9, 2015 - City Council reviewed the Planning Commission's work plan for 2015 which included the promulgation of a cottage housing ordinance.

July 15, 2015 – The Planning Commission unanimously, adopted a resolution recommending approval of a proposed cottage housing ordinance to the Lakewood City Council.

September 28, 2015 – The City Council conducted a study session on the proposed ordinance. City staff received numerous inquiries:

- Clarification of definitions, what does it mean to build above and below a roof line?
- If the maximum size of a cottage house is 1,500 square feet would that include the basement, if a basement were proposed?
- Is it the intent to allow high-end quality housing?
- Who would own the underlying land?
- How does someone sell their interest and how is it different from a covenant?
- Will cottage housing permitting create a significant staff workload?
- What are the advantages of a one and a half-story cottage housing versus two-story?
- Has staff done a walk through or site visit on cottage housing projects in other communities?
- Should the City allow cottage housing in the R1 zone?
- Should the City allow cottage housing in the R4 zone?
- What is the overall community support for cottage housing development?
- Should the City allow cottage housing with smaller-sized units (< 1,500 square feet)?

October 5, 2014 - Tom Henderson, Lakewood resident, spoke against the proposed cottage housing ordinance, and expressed concern about lowering property values. He urged Council to allow citizens to vote on this matter by ballot.

Amy Paulson, Lakewood resident spoke against the proposed cottage housing ordinance.

Councilmember Brandstetter moved to postpone the cottage housing ordinance to the regular meeting of February 1, 2016. His motion was seconded by Councilmember Moss. A voice vote was taken and carried unanimously.

November 11, , 2015 – City Manager, Caulfield reported to the City Council that staff was working on a City Council tour of cottage housing projects for cities in King County. The date of the tour was scheduled for January 9, 2016.

December 14, 2015 - City Manager, Caulfield provided updated information on the cottage housing tour.

January 9, 2016 – Date of City Council cottage housing tour. (Note: As with any Council meeting, the tour was publicly advertised.)

Next Steps:

Staff anticipates that those members of the City Council who attended the tour will share their comments and impressions on the styles of cottage housing products that they examined.

To assist Council in this endeavor, City staff prepared two tables.

Table 1 is a matrix of cottage housing ordinances that compares the draft Lakewood cottage housing regulations against Kirkland, Redmond, and a “model” cottage housing code obtained from an architectural firm who has experience in this particular area. This table is in SUMMARY format. Staff attempted to use the same text as found in the various codes; however, some of the text had to be abbreviated. Shoreline was included in the matrix, but Shoreline’s situation is unique. They adopted a cottage housing ordinance and then later repealed the ordinance altogether. More details are contained in Table 1.

All of the ordinances share similarities, but they also have separate, unique features. Lakewood’s proposed regulations require a public hearing, and hearing examiner action. The hearing examiner is further given broad authority to amend design elements. All of the other cottage housing ordinances allow for administrative review and approval.

Kirkland has several features different from the other ordinances: 1) requires inclusionary housing¹; 2) requires single family detached dwellings only; 3) allows for up to 24 units maximum; and 4) requires low impact design.

¹ Inclusionary housing refers to a planning ordinance that requires a given share of new construction be affordable by people with low to moderate incomes.

Table 2 reviews current single family density levels with and without cottage housing. Please recall that all cottage housing regulations allow for an increase in density. In Lakewood's case, after reviewing other cottage housing ordinances, density levels are set too high in the R3 and R4 zones. Cottage housing should fall in the 7 to 12 dwelling unit per acre density range.

Seabrook:

Staff was also requested to examine the Seabrook Development Project located in Grays Harbor County. Seabrook is located about 20 miles north of Ocean Shores, and adjacent to the Pacific Beach community. The design places restrictions on the use of the automobile. It was approved as a master planned community, and is a residential and mixed-use development comprised of over 400 residences on 88 acres (5.55 dwelling units per acre). Up to 35% of the 88-acre site is managed as preserved forest, wetlands, stream corridors and parkland. Net developable land is 57.20 acres. Overall density, minus open space, is about 7 dwelling units per acre (6,200 square foot lot average). The development process began in 2003. The design incorporates narrow lot widths, smaller lot sizes, narrower tree-lined streets, sidewalks, and in some areas, rear garage access through the use of alleys.

Seabrook is not a cottage housing project per se, although there are elements of cottage housing styles within the project boundaries. Form based codes² were used to determine the scale of development.

Seabrook's CC&R's are highly restrictive and include regulations on pets, guests, trash, barbecue grills, campfires, lighting, lot storage, speed limits, parking, garage doors, restrictions on public gatherings (no more than 15 persons), lot and home maintenance, and the use of holiday decorations, just to name a few.

Other Information:

- Cottage housing does not represent a completely new type of zoning, but rather an alternative use of land with an existing underlying zoning.
- Cottage housing is a unique market niche. To-date, this product caters to those individuals who want to trade a large house with a smaller house, but with higher quality construction.
- In the greater Seattle area, the firms that specialize in this housing type have moved into markets in the Portland metro area.

² Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in words, diagrams and other visuals. They are keyed to a regulating a plan that designates the appropriate form and scale (and therefore, character) of development. This approach contrasts with conventional zoning's focus on the segregation of land uses, and the control of development intensity. Form-based codes are regulatory, not advisory. They are drafted to implement a community plan. They try to achieve a community vision based on forms of urbanism. A form-based code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements.

- For builders to want to undertake cottage development, as opposed to building single family houses as the zoning would allow, cottage development has to be at least an equal, if not a better business proposition than single family development.
- Cottages allow empty-nesters, seniors, and the newly single to get the equity out of their existing large house, but still have a detached home in a comfortable setting near friends and family.
- Creating a sense of community requires at least four cottages around a common open space. If a cottage cluster gets too big it begins to lose the sense of intimacy.
- The size of a cottage will play a large part in determining what market segments find it appealing. A cottage cluster could have several different sized cottages, giving buyers a variety of choices and encouraging some diversity of household sizes and make-ups.
- Setbacks from the street and from adjacent property represent land that cannot be used very productively in a cottage cluster. Because the emphasis of a cottage development is on common central open space, peripheral areas should not be expected to have much utility.

Suggested Changes to Lakewood’s Proposed Cottage Housing Regulations:

Based on a review of Lakewood’s ordinance in comparison to other ordinances, and comments that department staff has received following the Council tour, listed below are some suggested changes:

- | | |
|---|--|
| <ul style="list-style-type: none"> ▫ Only single family detached structures would be permitted. ▫ Require construction of garages. ▫ Maximum height for houses would be 25 feet. ▫ Maximum height for garages and other structures would be 18 feet. ▫ Delete the Hearing Examiner requirement; approve cottage housing through an administrative use permit. ▫ Reduce the density in the R3 and R4 zone from 3x to 2x. | <ul style="list-style-type: none"> ▫ Maintain the minimum development size of 4 units, and maximum of 12 units. ▫ Delete the 5 foot side yard requirement. ▫ Incorporate low impact development standards. ▫ Allow parking clusters of no more than 5 parking spaces. ▫ Require city review and approval of HOA documents, and CC&Rs. ▫ Require standards for a pedestrian network. ▫ Require covered storage areas for every dwelling. |
|---|--|

**Table 1
Cottage Housing Matrix**

Standard	Lakewood	Kirkland	Redmond	Shoreline	Model Code
Name	Cottage housing	Cottage homes	Cottage housing	<p>Cottage housing regulations were a controversial subject in Shoreline.</p> <p>Shoreline adopted an ordinance approving cottage housing, and then later, adopted a moratorium.</p> <p>The Shoreline Planning Commission held public hearings. They recommended replacing the current code with more restrictive cottage housing ordinance.</p> <p>In the end, the City Council repealed the cottage housing regulations. That action further required subsequent amendments to Shoreline's Comprehensive Plan.</p> <p>It appears that this action was taken in response to community concerns that: 1)</p>	Pocket Neighborhood
Maximum unit size	1,500 sq ft (with basement, 1,900 sq ft)	1,500 sq ft	1,500 sq ft		2,000 sq ft & three bedrooms
Density	<p>2x the maximum density allowed in base zones for R1 & R2</p> <p>3x the maximum density allowed in base zones for R3 & R4</p>	2x the maximum number of detached units allowed in base zones	The density is based on the size of the building. The larger the unit, the less the density bonus. However, in no case can a project exceed 2x the maximum density.		7-12 units per acre for detached & some townhouse style development
Development size	Minimum, 4 units Maximum, 12 units Minimum acreage, 0.75 acres	Minimum, 4 units Maximum, 24 units Minimum acreage, not addressed	Minimum, 4 units Maximum, 12 units Minimum acreage, 0.50		Minimum, 4 units Maximum, 12 units Minimum acreage, 0.50
Review process	SEPA; conditional use permit (CUP); public hearing; hearing examiner approval	SEPA; Notice of Application; no public hearing; administrative decision	SEPA; Cottage housing is permitted outright in selected medium density single family zones, although a neighborhood meeting is required.		Administrative decision
Location	A cottage housing project cannot be located closer than 400 feet to another cottage housing project	Distance calculation varies: 1 to 9 units, 500 feet 10 – 19 units, 1,000 feet 20 – 24 units, 1,500 feet	A cottage housing project cannot be located closer than 500 feet to another cottage housing project, although this standard is subject to change in one neighborhood.		Not listed.
Minimum lot size	Beyond density restrictions, there are no minimum lot size requirements.	Beyond density restrictions, there are no minimum lot size requirements.	Beyond density restrictions, there are no minimum lot size requirements.		Beyond density restrictions, there are no minimum lot size requirements.
Development options	Specifically mentions condominium or binding site plan processes	Subdivision Condominium Rental or ownership	Not stated; however, subdivision, or condominium process would be permitted.		Not stated; however, subdivision, or condominium process would be permitted.
Required parking spaces	1.8 parking spaces per unit	<ul style="list-style-type: none"> ▫ < than 700 sq ft, 1 parking space per unit ▫ Between 700 & 1,000 sq ft, 1.5 spaces per 	<ul style="list-style-type: none"> ▫ Minimum, 1.5 parking spaces per unit ▫ Maximum, 2.0 parking spaces per unit 		<ul style="list-style-type: none"> ▫ < 900 sq ft, 1 parking space per unit ▫ Between 901 sq ft & 1,500 sq ft, 1.5 parking spaces per unit

**Table 1
Cottage Housing Matrix**

Standard	Lakewood	Kirkland	Redmond	Shoreline	Model Code
		unit ▫ >1,000 sq ft, 2 parking spaces per unit		cottage housing was being pushed upon the community by developers; & 2) neighborhoods within Shoreline prefer low density single family residential development	▫ >1,500 sq ft, 2 parking space per unit
Parking design	Each community has parking design requirements. These requirements are very similar in that the purpose is to limit their visual appearance associated noise, and other impacts do not intrude into public spaces. These areas should also maintain the single family character along public streets. Lakewood's code allows clusters of 8 spaces. Kirkland's code allows clusters of 4 spaces, and Redmond, clusters of no more than 5 spaces.				See comments to the left. Clustered parking is not addressed.
Setbacks & building separation	▫ 15 ft front yard ▫ 5 ft side yard ▫ 10 ft separation between buildings	▫ 20 ft front yard ▫ 10 ft all other	▫ 15 ft front yard ▫ 10 ft setback for all structures adjacent to property lines ▫ 10 ft separation between buildings		▫ 10 ft setback for all structures adjacent to property lines ▫ 10 ft separation between buildings
Maximum building height of cottage housing is more restrictive than underlying base zoning district)	To be determined by the hearing examiner	▫ 25 ft or 27 ft depending on the zoning district ▫ 18 ft for accessory structures	25 ft		25 ft to eave, 30 ft measure to average roof height
Roof pitch	Lakewood has specific roof pitch standards for dwelling units and garages and carports	Not listed	Pitched roof design is required.		Not listed
Tree retention standards	Yes	Yes	Yes		Not listed
Low impact development standards	Not listed	Yes	No listed		Not listed
Max impervious surface area	R1 & R2 - 45% R3 – 60% R4 – 70%	50%	60%		No maximum, provided that stormwater engineering & all other requirements are met
Design parameters	▫ Building design standards are generalized. Hearing examiner is given broad	▫ Units single family detached units ▫ Clustered housing ▫ Common open space	▫ Units single family, attached or detached ▫ Clustered housing ▫ Common open space ▫ Private open space ▫ Community buildings ▫ Parking/garages ▫ "Screening"		▫ Units single family, attached or detached ▫ Clustered housing ▫ Common open space

**Table 1
Cottage Housing Matrix**

Standard	Lakewood	Kirkland	Redmond	Shoreline	Model Code
	<ul style="list-style-type: none"> ▫ authority Units single family, attached or detached ▫ Clustered housing ▫ Common open space ▫ Entries & porches ▫ No garage requirement unless adjacent to an alley or shared parking lot ▫ Storage ▫ Fences ▫ Maintenance 	<ul style="list-style-type: none"> ▫ Private open space is encouraged ▫ Entries & porches ▫ Shared detached garages ▫ Community buildings ▫ Fences 	<ul style="list-style-type: none"> ▫ Storage ▫ Refuse & recycling 		<ul style="list-style-type: none"> ▫ Private open space ▫ Front porch ▫ "Eyes" on public space ▫ Street facing facades ▫ Privacy between dwellings ▫ Community buildings ▫ Parking/garages ▫ Storage ▫ Refuse & recycling ▫ Fences ▫ Pedestrian network ▫ Maintenance
Do regulations take into account existing residences?	Yes	Yes	Yes		No
Requirement to provide median income housing?	No	Yes	No		No

**Table 2
Base Residential Density & Proposed Cottage Housing Residential Density**

Zoning District	R1	R2	R3	R4
Base density in acres	1.45	2.2	4.8	6.4
Base density based on lot size	25,000	17,000	7,500	5,700
Cottage Housing Density Bonus	2x	2x	3x	3x
Density bonus in acres	2.90	4.40	14.40	19.20
Density bonus based on lot size	15,021	9,900	3,025	2,269
Other				
Maximum density	Cannot exceed a maximum of 12 units			

Attachments:

- Lakewood Ordinance 620
- Kirkland Cottage Housing Ordinance
- Redmond Cottage Housing Ordinance
- "Pocket Neighborhood" Model Code

ORDINANCE NO. 620

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending Title 18A relative to Cottage Housing.

WHEREAS, the Community Development Director has received suggestions to provide for increased density and housing options within the City’s single family residential zoning districts; and

WHEREAS, the Planning Commission held a duly-noticed public hearing(s) on June 17, 2015, to receive and consider public testimony on said proposed code changes; and,

WHEREAS, the Planning Commission has found that the proposed changes to the Land Use and Development Code are consistent with the adopted Lakewood Comprehensive Plan and will not adversely affect the public health , safety and general welfare of the citizens of the city; and,

WHEREAS, the Planning Commission has found affirmatively that the proposed amendments satisfy the applicable findings of LMC 18A.02.415;

WHEREAS the Planning Commission for the City of Lakewood has recommended to the Lakewood City Council that amendments to Chapter 18A of the Lakewood Municipal Code pertaining to cottage housing be adopted:

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

Section 1: Section 18A.02.502 LMC entitled “Process Types -- Permits” is amended to read as follows:

Permit Process Types. Permit applications for review pursuant to this section shall be classified as a Process I, Process II, Process III, or Process IV action. Process V actions are legislative in nature. Permit applications and decisions are categorized by process type as set forth in Table 3. The differences between the processes are generally associated with the different nature of the decisions and the decision-making body as described below.

TABLE 3: APPLICATION PROCESSING PROCEDURES

	Process I Administrative Action	Process II Administrative Action	Process III Hearing Action	Process IV Hearing Action	Process V Legislative Action
Permits	Zoning certification; Building permit; Design Review; Sign	Administrative Uses; Short Plat; SEPA; Home Occupation;	Conditional Use; Major Variance; Preliminary Plat; Major	Zoning Map Amendments; Site-specific Comprehensive Plan map	Generalized or comprehensive ordinance text amendments; Area-wide

Recommendation	NA	NA	Community Development Department Staff	Planning Commission, except for Final Plat and Development Agreement as noted ** above	Planning Commission
Decision-Making Body	Community Development Director	Community Development Director	Hearing Examiner	City Council	City Council
Appeal	Hearing Examiner Community Development Director's decision on permits noted *** above is appealable to Superior Court.	Hearing Examiner	Superior Court	Superior Court	Superior Court

Section 2: Section 18A.20.300 LMC entitled, “Residential Use Category – Land Use Types and Levels,” is amended to read as follows:

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

A. Single-Family Residential. A residential dwelling unit that provides living accommodations for a single individual or family. This category includes development with up to two (2) dwelling units per individual lot, not including accessory dwelling units permitted under LMC 18A.70.310.

Level 1: Detached single-family: conventionally built, manufactured, or modular homes permanently constructed on-site to meet applicable uniform codes, and placed on a permanent foundation as specified by the manufacturer, where each unit is detached from any other unit and located on its own separate legal lot of record. Manufactured and modular homes are subject to the provisions of LMC 18A.50.180, Manufactured Homes on Individual Lots.

Level 2: Two Family Residential: A legal lot of record containing two units, whether attached or detached from each other (including instances where individual units are held in condominium ownership on a commonly owned parcel), but not including units attached to multiple units on other lots, which are instead classified as Single Family - Level 3 (Attached Single Family-

Section 5: Section 18A.70.710 LMC entitled “Purpose and Intent – Cottage Housing” is created to read as follows:

The purpose of this chapter is to provide for a specific residential development type (“cottage housing”) featuring modestly sized single family detached residences with commonly held community amenities, and oriented around commonly held open-space areas. Specific design standards must be met. An increase in allowable density over the maximum density allowed in the underlying zoning district is provided as an incentive to encourage development of this type of housing, and in recognition of the reduced impacts expected from this type of housing versus typical single-family residential development. This housing type is intended to:

- A. Promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition, and individual needs.
- B. Provide opportunities for more affordable housing choices within single-family neighborhoods.
- C. Encourage creation of functional usable open space in residential communities.
- D. Promote neighborhood interaction and safety through design.
- E. Ensure compatibility with neighboring land uses.
- F. Provide opportunities for infill development that support the growth management goal of more efficient use of urban residential land.

Intent: It is the intent of this section to provide specific standards for an increased density residential development type that is compatible with moderate density single family residential environments. This housing type will be strictly regulated to provide design amenities that make the development more attractive and compatible as infill in existing single family neighborhoods. Specific design features include limited-size detached building forms with a high level of design quality, increased minimum levels of landscaping and open space, and professionally maintained landscaping, common areas and building exteriors.

Approval of a cottage housing development project exceeding the maximum density allowed in the underlying zoning district shall only be granted if the project complies with the specific development and design standards contained in this section. Nothing in this section is intended prohibit or limit the development of housing projects that otherwise meet the provisions of the underlying zoning district.

Section 6: Section 18A.70.720 LMC entitled “Applicability – Cottage Housing” is created to read as follows:

4. An applicant for a cottage housing development may be required to show, through a conceptual site plan, the number of traditional units that could be constructed on the site under conventional development standards and addressing any environmental constraints affecting the property. This number of units shall be used to calculate the maximum number of cottage units that may be constructed on the property.

B. Locational criteria.

1. The minimum area for a cottage housing project is 0.75 acre, which may include more than one contiguous lot.

2. Cottage housing development shall be separated from another cottage housing development by a minimum of 400 feet measured between the closest points of the subject properties.

C. Site design.

1. Cottage housing development shall be clustered and shall consist of a minimum of four (4) dwelling units and a maximum of twelve (12) dwelling units.

2. At least seventy-five (75) percent of dwelling units shall abut the common open space.

3. Common open spaces shall have dwelling units abutting at least two (2) sides.

4. Creation of individual lots shall only be permitted through the residential binding site plan process provided in LMC 17.34 and Chapter 64.34. RCW.

5. Siting of dwelling units or common open space in areas with slopes exceeding fifteen (15) percent is discouraged. Dwelling units shall not be placed in such areas if extensive use of retaining walls is necessary to create building pads or open space areas.

6. Fencing and Screening. The intent of internal decorative fencing and screening is to delineate private yards, screen parking areas and structures, community assets and unit walls. A cottage housing development is intended to be an internally open community sharing common areas. The intent of external fencing and screening is to conceal the higher density development from adjacent lower density land uses. Chain link and solid fences shall not be allowed internally. Solid fencing is allowed on the perimeter boundary, except where bordering an external street where streetscape landscaping is required.

D. Setbacks and building separation.

1. Dwelling units shall have at least a fifteen (15) foot front and five (5) foot side and rear yard setback.

Section 10: Section 18A.70.760 LMC entitled “Building Design Standards – Cottage Housing” is created to read as follows:

A cottage housing development is expected to reflect a coherent and high quality design concept and include architectural elements that ensure compatibility with existing neighborhood development and character. The following design elements are intended to provide compatibility with existing residential environments. Alternative designs may be submitted to the hearing examiner for review and approval, but the Examiner must find that any such concepts meet or exceed the design quality of the prescriptive standards, and fulfill the stated purpose and intent of this chapter.

A. Roofs.

1. Dwelling units shall have a minimum 6:12 roof pitch. Up to thirty-five (35) percent of roof area may have a slope not less than 4:12. Portions of a roof with a pitch of less than 6:12 shall be limited to architectural features such as dormers, porch roofs and shed roofs.
2. Garages and carports shall have a minimum 6:12 roof pitch.
3. Cottages shall be a maximum of 1-1/2 stories. Any upper floor shall be located within the roof structure, not below it, in order to reduce building massing as much as possible.

B. Entries and porches.

1. Each dwelling unit abutting a public right of way (excluding alleys) shall have a primary entry and covered porch a minimum of eighty (80) square feet in size, oriented toward the public right of way. If abutting more than one public right of way, the developer and City shall collaborate to determine which right of way the entrance and covered porch shall be oriented toward.
 2. Each dwelling unit shall have an entry and covered porch oriented toward the common open space. If the dwelling unit abuts a public right of way, this may be a secondary entrance, and the minimum porch size shall be fifty (50) square feet. If not abutting a public right of way, this shall be the primary entrance, and the minimum porch size shall be eighty (80) square feet.
 3. Covered porches shall be a minimum of six (6) feet deep.
- C. Dwelling units shall not include attached garages unless the garage abuts an alley or shared parking lot. The first 200 square feet of attached garage space shall not be counted towards maximum dwelling unit size allowance. Garage area in excess of 200 sq. ft. shall be counted in the floor area of the unit.
- D. Detached garages and carports associated with individual dwelling units shall not exceed five hundred (500) square feet in size. No shared garage or carport may exceed one thousand – two hundred (1,200) square feet in size.

Cottage housing development shall be required to implement a mechanism, acceptable to the approval authority, to ensure the continued care and maintenance of all common areas including common open space, parking, surface water management facilities (if applicable) and any other common area. Such a mechanism might include creation of a homeowners' or condominium association with authority and funding necessary to maintain the common areas.

Section 13: Section 18A.70.790 LMC entitled "Modifications – Cottage Housing" is created to read as follows:

Applicants may request modifications to the open space, site design, design standards, setbacks and parking provisions of this chapter. The approval authority may modify the above referenced provisions of this chapter if both of the following apply:

- A. The site is constrained due to unusual shape, topography, easements or critical areas; and
- B. The modification will not result in a project that is less compatible with neighboring land uses than would have occurred under strict adherence to the provisions of this chapter.
- C. The approval authority may permit modifications to the building design standards if it finds the alternative design concept provides a high level of design quality and compatibility with the character of the surrounding neighborhood.

1. The Commission recommends that Section 18A.90.200 be amended to add the following definitions:

Section 14: Section 18A.90.200 LMC entitled "Definitions" is amended to read as follows:

18A.90.200- Definitions

ABANDON OR ABANDONMENT OF WIRELESS TELECOMMUNICATIONS FACILITIES (WTF). Means:

- a. to cease operation for a period of sixty (60) or more consecutive calendar days;
 - b. to reduce the effective radiated power of an antenna by seventy five (75) percent for sixty (60) or more consecutive calendar days unless new technology or the construction of additional cells in the same locality allows reduction of effective radiated power by more than seventy five (75), so long as the operator still serves essentially the same customer base;
 - c. to relocate an antenna at a point less than eighty (80) percent of the height of an antenna support structure; or,
 - d. to reduce the number of transmissions from an antenna by seventy five (75) percent for sixty (60) or more consecutive calendar days; Provided that non-operation or reduced operation for a period of sixty (60) or more consecutive calendar days to facilitate maintenance, re-design or other changes about which the City was notified in advance shall not constitute abandonment.
- ABSENTEE OWNER. Any real property owner(s) who customarily resides some place other than the property (whether an estate or business) in question.

Development Director to authorize the development or operation of a proposed land use activity subject to special degrees of control.

AGRICULTURAL USE. Land primarily devoted to the commercial production of dairy, apiary, furbearing, vegetable, or animal products or of grain, hay, straw, turf, seed, fin fish, or livestock, and that has long-term commercial significance for agricultural production.

AIRPORT. Any land area, runway or other facility designed, used or intended to be used either publicly or by any person or persons for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars, and other necessary buildings and open spaces.

ALLEY. A public or private way not more than 30 feet wide at the rear or side of property affording only secondary means of vehicular or pedestrian access to abutting property.

ALTERATION, STRUCTURAL. Any change or repair which would tend to prolong the life of the supporting members of a building or structure, such as alteration or bearing walls, foundation, columns, beams, or girders. In addition, any change in the external dimensions of the building shall be considered a structural alteration.

AMATEUR RADIO STATION OPERATORS OR RECEIVE-ONLY ANTENNAS. Any tower or antenna that is under 70 feet in height and is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive-only antennas.

AMENDMENT. Amendment means a change in the wording, context, or substance of this code or the comprehensive plan; a change in the zoning map or comprehensive plan map; a change to the official controls of City code; or any change to a condition of approval or modification of a permit or plans reviewed or approved by the Community Development Director or Hearing Examiner.

ANCHOR. The device to which tie-downs are secured or fastened having a holding power of not less than 4,800 pounds. They include, but are not necessarily limited to, screw auger, expanding or concrete deadmen type anchors, and are to be constructed as to accommodate "over the top" and "frame" type tie-downs, used singly or in conjunction.

ANTENNA HEIGHT OR HEIGHT. When referring to a tower or other Wireless Telecommunications Facilities (WTF), the vertical distance measured from the finished grade of the parcel at the base of the tower pad or antenna support structure to the highest point of the structure even if said highest point is an antenna. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height.

ANTENNA SUPPORT STRUCTURE. Any pole, telescoping mast, tower, tripod, or other structure which supports a device used in the transmitting or receiving of radio frequency signals.

ANTENNA. Any exterior apparatus designed for telephonic, radio, data, Internet, or television communications through the sending and/or receiving of electromagnetic waves, and includes equipment attached to a tower or building for the purpose of providing telecommunications services.

ANTIQUA DEALER. Any person engaged, in whole or in part, in the business of selling antiques.

ANTIQUES. Works of art, pieces of furniture, decorative and household objects, and other such collectibles possessing value or commercial appeal owing to their being made during an earlier period.

APARTMENT. A dwelling unit in a multifamily building.

where no repair work is done except minor incidental repair of motor vehicles or trailers to be displayed, sold or rented on the premises.

AUTOMOBILE BODY REPAIR. Those establishments primarily engaged in furnishing automotive vehicle bodywork and painting.

AUTOMOBILE SERVICE STATION OR GAS STATION. A building or lot having pumps and storage tanks where fuels, oils or accessories for motor vehicles are dispensed, sold or offered for sale at retail only, repair service is incidental and no storage or parking space is offered for rent.

AUTOMOBILE WRECKING OR MOTOR VEHICLE WRECKING. The dismantling or disassembling of motor vehicles or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked motor vehicles or their parts.

AWNING. A shelter extending from the exterior wall of a building for the purpose of shielding a doorway or window from the elements and composed of non-rigid materials except for the supporting framework.

AXIAL SYMMETRY. The similarity of form or arrangement on either side of a dividing line or plane through the center of an object.

BACKHAUL NETWORK. The lines that connect a provider's wireless telecommunications facilities to one or more cellular telephone switching offices, and/or long distance providers, or the public switched telephone network.

BALCONY. An outdoor space built as an above ground platform projecting from the wall of a building and enclosed by a parapet or railing.

BARN. A structure used for the storage of farm products, feed, and for housing farm animals and light farm equipment.

BASE FLOOD. The flood having a one (1) percent chance of being equaled or exceeded in any given year.

BASEMENT. That portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

BAY WINDOW. A window that protrudes from the main exterior wall. Typically, the bay contains a surface that lies parallel to the exterior wall, and two (2) surfaces that extend perpendicular or diagonally from the exterior wall.

BEACH ACCESS, PUBLIC OR PRIVATE. Trails or roads that provide access for the public to the beach.

BED AND BREAKFAST. A lodging facility comprised of a single residential structure containing up to six units of small-scale temporary lodging which provides a single meal and where the proprietors of the service reside in the structure.

BIOSOLIDS. Municipal sewage sludge that is a primarily organic, semisolid product resulting from the wastewater treatment process, and septage that can be beneficially recycled and meets all applicable health regulations.

BLANK WALLS. Walls subject to "blank wall" requirements are any ground-level wall over six feet in height measured from finished grade at the base of the wall, and longer than fifty (50) feet measured horizontally. A wall subject to the requirement does not have any significant building feature, such as a window, door, modulation or articulation, or other special wall treatment within that fifty (50) foot section.

BLOCK. All land along one (1) side of a street that is between two (2) intersections or intercepting streets, or interrupting streets and a railroad right-of-way, or unsubdivided land or water course.

buildings, offices, structures, and premises by professions and trades rendering services.

CAMOUFLAGE. To disguise, hide, or integrate with an existing or proposed structure or with the natural environment so as to be significantly screened from view.

CAMPSITE. A space provided in a campground or recreational vehicle (RV) park which usually contains a table, stove, parking spur and space for a tent to accommodate a one-family group.

CANOPY. A permanent, cantilevered extension of a building that typically projects over a pedestrian walkway abutting and running along the facade of a building, with no habitable space above the canopy. A canopy roof is comprised of rigid materials.

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

CARETAKER HOME. An on-site residential dwelling unit of up to two thousand (2,000) square feet providing living accommodations for an individual, together with his/her family, who is employed as a caretaker for a private home, public recreational or community facility, or commercial or industrial establishment. Caretaker units may not be a temporary structure or recreational vehicle and may not remain in residential use if no longer used for caretaker residence.

CARPORT. A covered automobile structure open on one (1) or more sides, with direct driveway access for the parking stall(s). A carport may be integrated with, or detached from the primary structure. An attached carport shall have common wall construction with the primary structure.

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

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

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

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

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

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

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

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

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

CLOSED RECORD APPEALS. Administrative appeals under Chapter 36.70B RCW which are heard by the City Council or Hearing Examiner, following an open record hearing on a project

been recorded. Condominiums must meet all provisions of Chapter 64.34 RCW.

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

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

CORRECTIONAL FACILITIES. Facilities for holding persons in custody or in detention, including county jails, state prisons, juvenile detention facilities, pre-release facilities, work release facilities, and other facilities to which a person may be incarcerated upon arrest or pursuant to sentencing by court.

COTTAGE. A Single Family Detached Dwelling containing at least eight hundred (800) and no more than one thousand five hundred (1,500) square feet of gross floor area, constructed as part of a cottage housing development project and subject to the general requirements of LMC section 18A.10.800

COTTAGE HOUSING DEVELOPMENT. An alternative type of development comprised of small, Single Family Detached Dwellings (“cottages”) clustered around common open space, usually with detached garages and parking area.

COURTYARD, INTERIOR COURT. A space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three (3) or more sides by walls of a building.

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

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

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

CURB LEVEL. Curb level for any building means the level of the established curb in front of such building measured at the center of such front. Where no curb elevation has been established, the mean elevation of the finished lot grade immediately adjacent to a building shall be considered the curb level.

DANGEROUS WASTE. Any discarded, useless, unwanted, or abandoned substances including, but not limited to, certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial present or potential hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes: have short-lived, toxic properties that may cause death, injury, or illness or have mutagenic, teratogenic, or carcinogenic properties; or are corrosive, explosive, flammable, or may generate pressure through decomposition or other means. Includes wastes designated in WAC 173-303-070 through 173-303-103 as dangerous wastes.

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

DAYCARE FACILITY. A building or structure in which care is regularly provided for a group of children or adults for periods of less than twenty-four (24) hours. Day care facilities include family day care homes and day care centers regulated by the Washington State Department of Social and Health Services or successor agency, as presently defined and as may be hereafter amended (RCW 74.15, WAC 388-73-422).

DAYCARE, HOME. A daycare facility which operates in the provider’s residence and is subject

DRAINAGE DITCH. A constructed channel with a bed, bank or sides which discharges surface waters into a major or minor creek, lake, pond or wetland.

DRIPLINE. A circle drawn at the soil line directly under the outermost branches of a tree.

DRIVE-THROUGH. A business establishment, building, or structure which, by design, physical facilities, or services or products format encourages or permits customers to access sales or services from a service window while remaining in their vehicles, with access provided by a dedicated lane or lanes incorporated into the site design.

DRIVEWAY. A paved or graveled surface a minimum of fifteen (15) feet in width that provides access via a paved apron to a lot from a public or private right-of-way.

DUPLEX. One (1) detached residential building, vertically or horizontally attached, containing two (2) dwelling units totally separated from each other by a one (1) hour firewall or floor, designed for occupancy by not more than two (2) families.

DWELLING UNIT. One (1) room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or boarding house, or rental or lease on a weekly, monthly or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure or on the same property, and containing independent cooking, sleeping and sanitary facilities. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit. An efficiency apartment, also known as a studio apartment, constitutes a dwelling unit within the meaning of this title.

DWELLING. A building or portion thereof designed exclusively for human habitation, but not including hotels or motel units.

EASEMENT. A non-possessory interest in the land of another which entitles the owner of the interest to a limited use or enjoyment of the other's land for the purpose of and to protection from interference with this use by a public or private street, railroad, utilities, transmission lines, walkways, sidewalks, bikeways, equestrian trails, and other similar uses. An easement may be exclusive or include more than one (1) user.

EFFLUENT. With regard to water quality, treated or untreated liquid entering the estuary from a point source. With regard to dredging, water, including dissolved and suspended materials, which flows from a dredged material disposal site.

EQUIPMENT ENCLOSURE. A structure, shelter, cabinet, or vault used to house and protect the electronic equipment necessary for processing wireless communication signals. Associated equipment may include air conditioning, backup power supplies, and emergency generators.

ERECT. The act of placing or affixing a component of a structure upon the ground or upon another such component.

ESCAPE. Unauthorized absence from the designated facility boundary or failure to return to such place at the appointed time after having been permitted to leave.

EVERGREEN TREE. A tree, often a coniferous tree, which retains its foliage and remains green year round.

EXCAVATE. The removal by man of sand, sediment, or other material from an area of land or water for other than commercial or industrial use.

EXTREMELY HAZARDOUS WASTE. Any waste which will persist in a hazardous form for several years or more at a disposal site and which in its persistent form presents a significant environmental hazard and may be concentrated by living organisms through a food chain or may affect the genetic constitution of humans or other living creatures and is disposed of at a disposal site in such quantities as would present an extreme hazard to man or the environment. Those wastes designated in WAC 173-303-070 through 173-303-103 as extremely hazardous wastes.

rapid accumulation or runoff of surface waters from any source.

FLOODPLAIN. The area adjoining a stream, tidal estuary or coast that is subject to regional flooding. A regional (100-year) flood is a standard statistical calculation used by engineers to determine the probability of severe flooding. It represents the largest flood which has a one (1) percent chance of occurring in any one (1) year in an area as a result of periods of higher than normal rainfall or streamflows, extremely high tides, high winds, rapid snowmelt, natural stream blockages, tsunamis, or combinations thereof.

FLOODPLAIN MANAGEMENT REGULATIONS. State or local regulations, and any combination thereof, which provides standards for the purpose of flood damage prevention and reduction.

FLOODPROOFING. A combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

FLOODWAY, REGULATORY. The channel or the watercourse reasonably required to carry and discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

FLOOR AREA. The sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings, but not including attic space providing headroom of less than seven feet or basement if more than fifty (50) percent of the basement is less than grade.

FLOOR AREA RATIO (FAR). The floor area ratio of the building or buildings on any lot means the gross floor area of the building or buildings on that lot divided by the gross area of such lot.

FOOTCANDLE. A footcandle is a unit used for measuring the amount of illumination on a surface. The amount of usable light from any given source is partially determined by the angle of incidence of the source and the distance to the illuminated surface.

FREEWAY. Any section of a highway which has been declared to be a freeway by act or resolution of the competent establishing authority.

FRONTAGE ROAD. A street which is parallel and adjacent to an arterial, and which provides access to abutting properties while relieving them of the effect of street traffic access on to and from an arterial.

FRONTAGE. Frontage refers to length of a property line along a public street or right-of-way.

GARAGE. An enclosed automobile structure with direct driveway access principally for vehicular equipment such as automobiles, boats, etc., used by the tenants of the building(s). A garage may be integrated with, attached, or detached from the primary structure. See also **PARKING STRUCTURE.**

GAS ISLANDS. In conjunction with a motor vehicle service station or convenience commercial use providing gasoline, individual gas islands are comprised of single pumps dispensing single or various grades and types of motor vehicle fuel, or individual banks of pumps dispensing single or various grades and types of motor vehicle fuel, whether or not covered by a single canopy.

GATEWAYS. As used in these guidelines, the term gateway refers to those areas which are entranceways into the City of Lakewood and are so designated in the Lakewood Comprehensive Plan.

GEOLOGIC. Relating to the occurrence and properties of earth. Geologic hazards include but are not limited to faults, land and mudslides, and earthquakes.

GOVERNING AUTHORITY. The City Council of the City of Lakewood.

GRADE, AVERAGE. The average elevation of the undisturbed ground prior to construction at

HAZARDOUS WASTE FACILITY. The contiguous land and structures, other appurtenance and improvements on the land used for recycling, storing, treating, incinerating or disposing of hazardous waste.

HAZARDOUS WASTE STORAGE FACILITY. Any designated zone facility which holds hazardous waste for a temporary period not to exceed five (5) years; this does not include accumulation of hazardous waste by the generator on the site of generation, as long as the generator complies with the applicable requirements of WAC 173-303-200 and 173-303-201.

HAZARDOUS WASTE TREATMENT FACILITY. Any designated zone facility which processes hazardous waste by physical, chemical or biological means to make such waste nonhazardous or less hazardous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume.

HAZARDOUS WASTE TREATMENT OR STORAGE FACILITY, OFFSITE. Any hazardous waste treatment or storage facility that treats or stores any waste that is generated off the site.

HAZARDOUS WASTE TREATMENT OR STORAGE FACILITY, ONSITE. Any hazardous waste treatment or storage facility that treats or stores only that waste that is generated on the site.

HEARING EXAMINER REVIEW. A process involving the judgment and discretion of the Hearing Examiner in applying specific decision criteria and other requirements unique to a particular use in the approval of an activity permitted, or permitted conditionally, within a zoning district.

HEARING EXAMINER. A person appointed by the City to carry out the functions authorized under LMC 18A.02, Administration, and Chapter 35A.63 RCW.

HOLIDAY DECORATIONS. Temporary messages, displays, lighting, or decorations celebrating national, state, local, ethnic, and religious holidays or holiday seasons.

HOME OCCUPATION. Any occupation, profession or lawful commercial activity carried on by a resident living on the premises, and in which said activity is secondary to the use of the dwelling for living purposes, provided that the occupation or profession meets the requirements of LMC 18A.70.250.A and C.

HOME OCCUPATION, LIMITED. Any occupation, profession or lawful commercial activity carried on entirely within the dwelling, solely by a resident living on the premises, and which said activity is secondary to the use of the dwelling for living purposes; provided that the limited home occupation meets the requirements of LMC 18A.70.240.A-B.

HOMEOWNERS' ASSOCIATION. An incorporated, nonprofit organization operating under recorded land agreements through which each lot owner is automatically a member, and, each lot is automatically subject to a charge for a proportionate share of the common property, and, a charge, if unpaid, becomes a lien against the property.

HORTICULTURE. The cultivation of plants, garden crops, trees and/or stock.

HOTEL. A single building or a group of detached or semi-detached buildings containing six (6) or more guest rooms or self-contained suites, with parking provided on the site for the use of those staying in the rooms or suites, which is or are designed and used for the accommodation of transient travelers for a period not to exceed thirty (30) days.

HUMAN SCALE. The size of a building element or space relative to the dimensions and proportions of a human being.

IMPERVIOUS SURFACE. A hard surface area which either prevents or retards the entry of water into the soil mantle as it entered under natural conditions preexistent to development, or that hard surface area which causes water to run off the surface in greater quantities or at an

which requires a solid waste permit under RCW 70.95.

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

LARGE-SCALE COMMERCIAL FACILITIES. Principal, anchoring retail use integrated with other commercial or services uses under common ownership or use exceeding 100,000 square feet of cumulative gross floor area. For this purpose, "under common ownership or use" shall mean a single establishment which shares checkstands, management, a controlling ownership interest, or storage areas, e.g., a hardware/nursery, pharmacy, and/or grocery component associated with a general merchandise store.

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

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

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

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

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

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

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

LOT LINE. The property line bounding a lot.

LOT LINE, FRONT. Normally, the property line separating the lot from the street, other than an alley, from which access is provided to the lot. For the purpose of establishing setback requirements, orientation of the dwelling unit shall be independent of access to the parcel. In the case of a corner lot, the front lot line shall be the property line with the narrow dimension adjacent to the street.

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

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

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

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

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

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

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

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

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

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

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

- a. avoiding the impact altogether by not taking a certain action or parts of an action;
- b. minimizing impacts by limiting the degree or magnitude of an action and its implementation;
- c. rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- d. reducing or eliminating the impact over time by preservation and maintenance operations; and
- e. compensating for the impact by creation, restoration, or enhancement of critical or sensitive areas to maintain their functional processes, such as natural biological productivity, habitat, and species diversity, unique features and water quality. Any mitigation action or combination of actions may involve monitoring and remedial follow-up measures.

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

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

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

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

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

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

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

management but may be separately owned condominium units on a commonly owned parcel or cooperatively owned.

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

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

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

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

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

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

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

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

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

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

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

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

ORDINARY HIGH-WATER MARK. That mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on the effective date of this title, or as it may naturally change thereafter; provided, that in any area where the ordinary high-water mark cannot be found, the ordinary high-water mark shall be the line of mean high water.

ORNAMENTAL TREE. A tree that is either a conifer or deciduous tree that is accessory, decorative, enhance and accent the general landscaping of the site. Ornamental trees are generally between eight (8) and twenty (20) feet tall at maturity.

OUTSIDE STORAGE. All or part of a lot which is used for the keeping of materials, vehicles or products in an open, uncovered yard or in an unwallled building. Such materials may include tractors, backhoes, heavy equipment, construction materials and other similar items.

OVERLAY DISTRICT. A defined geographic area where a set of development regulations are established to achieve a specific public purpose. These regulations are in addition to those of the underlying zoning district.

OWNER. The owner of record of real property as shown on the tax rolls of the Pierce County Assessor, or a person who is purchasing a piece of property under contract.

OWNER OCCUPANT. A property owner, as reflected in title records, that makes his or her legal residence at the site, and actually resides at the site more than six months out of any given year.

OWNERSHIP. The existence of legal equitable title to land.

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

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

PARCEL. A lot or plot of land proposed or created in accordance with this Code or prior subdivision ordinance and state law and intended as a unit for the purpose, whether immediate or future, of transfer of ownership. The external boundaries existing as of the date of incorporation of the City of Lakewood shall be used to establish what is a parcel for the purposes of this Code. For parcels which have not been conveyed since that date, the legal description used in the conveyance closest to that date shall control.

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

PARKING SPACE. Any off-street surface area of not less than fifteen (15) feet by eight (8) feet in size, exclusive of maneuvering and access area, permanently reserved for the storage or parking of one (1) vehicle, and connected with an access which affords ingress and egress for vehicles.

PARKING STRUCTURE. A building or structure consisting of more than one (1) level, above and/or below ground with one (1) or more common entrances, and used for the parking and/or temporary storage of motor vehicles.

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

PARKS AND CAMPGROUNDS. A developed area devoted to overnight temporary use for vacation, and/or recreational or emergency purposes, but not for residential purposes. A camping site may be occupied by a tent, travel trailer or recreational vehicle. Campgrounds shall not include intensively developed commercial uses such as retail stores or gas stations.

d. Adjacent “blank walls” without “blank wall treatment”.

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

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

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

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

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

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

PLAT. A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets, and alleys or other division and dedications.

PLAT, PRELIMINARY. A neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of the City subdivision regulations and Chapter 58.17

RCW. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

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

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

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

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

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

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

PRE-EXISTING WIRELESS TELECOMMUNICATIONS FACILITY (WTF). Any wireless telecommunications facility for which a building permit and/or development permit has been

storm waste facilities, parks and recreational facilities and schools. Such facilities include, but are not limited to, water supply electric power, gas and transportation of persons or freight.

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

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

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

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

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

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

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

RECIDIVISM. A condition that results when an offender who has served a period of incarceration is subsequently released from confinement and commits a new crime. As applied herein, a recidivating event is any event that results in the filing of criminal charges in any court of competent jurisdiction; or when an offender is administratively adjudicated and judged to have violated the terms of supervision or confinement in a manner that, had he or she been prosecuted in court, would have been equivalent to a misdemeanor, gross misdemeanor or felony crime in the state of Washington. Administrative adjudications are those conducted by DOC, the Indeterminate Sentence Review Board, their successors or their surrogates. Recidivating events include any criminal conduct including those which occur within the Type 4 Group Home.

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

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

RECREATIONAL VEHICLE PARK. A plot of ground upon which two (2) or more recreational vehicles are located, established or maintained for occupancy by recreational

dressings room, a sleeping porch, a sun room, a sun porch, a party room, a recreation room, a breakfast room, a study, and similar uses.

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

SALVAGE YARD OR JUNKYARD. A place where waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, including, but not limited to, auto and motor vehicle wrecking yards, house wrecking yards, used lumber yards and yards for use of salvaged house wrecking and structural steel materials and equipment.

SCREENING. Placement of a wireless telecommunication facility such as a tower or mount among trees or other appropriate vegetation to provide a natural, aesthetic appearance to the location of such wireless telecommunication facility.

SECONDARY USE. A use subordinate to the principal or primary use of the property, such as commercial, residential, or industrial uses allowed in each zoning district, etc.

SECONDHAND DEALER. Any person engaged, in whole or in part, in the business of buying, selling, trading, or otherwise transferring for value, secondhand or used personal property, metal junk, melted metals, or precious metals and consigned or auctioned goods.

SECONDHAND PROPERTY/GOODS. Any and all used or secondhand goods or items of personal property which can be used again for the purpose for which they were originally intended, including, but not limited to, valuable items such as coins with a value greater than their face value, precious metals, precious stones and jewelry.

SECURITY BARRIER. A wall, fence, or berm that has the purpose of securing a wireless telecommunications facilities wireless service facility from unauthorized entry or trespass.

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

SERVICE AREAS. Service areas refer to areas, enclosed or open, that contain equipment and uses such as ground level mechanical equipment, utility vaults, loading zones, outdoor storage areas, and trash and recycling areas.

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

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

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

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

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

regional-scale operations and does not include solid waste incineration which is accessory to an individual principal use.

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

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

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

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

SOUND TRANSMISSION CLASS (STC) OF A PARTITION. A single figure rating of the sound-isolating properties of a partition, which takes into account the relative importance of the sound transmission loss of the partition at different frequencies. The determination of the sound transmission class of a partition is described in "Determination of Sound Transmission Class," American Society for Testing and Materials, Designation E413-73.

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

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

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

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

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

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

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

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

SUBSTANTIAL IMPROVEMENT (for the purposes of flood regulations only). Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:

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

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

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

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

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

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

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

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

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

TOWNHOUSE. A two-story residential structure in which individual dwelling units are attached along at least one (1) common wall to at least two (2) other dwelling units. Each

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 15: Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 16: Effective Date. This ordinance shall take place thirty (30) days after its publication or publication of a summary of its intent and contents.

ADOPTED by the City Council this 5th day of October, 2015.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Alice M. Bush, MMC, City Clerk

Approved as to Form:

Heidi A. Wachter City Attorney

Chapter 113 – COTTAGE, CARRIAGE AND TWO/THREE-UNIT HOMES

Sections:

- [113.05](#) User Guide
- [113.10](#) Voluntary Provisions and Intent
- [113.15](#) Housing Types Defined
- [113.20](#) Applicable Use Zones
- [113.25](#) Parameters for Cottages, Carriage Units and Two/Three-Unit Homes
- [113.30](#) Community Buildings and Community Space in Cottage Developments
- [113.35](#) Design Standards and Guidelines
- [113.40](#) Median Income Housing
- [113.45](#) Review Process
- [113.50](#) Additional Standards

113.05 User Guide

This chapter provides standards for alternative types of housing in single-family zones. If you are interested in proposing cottage, carriage or two/three-unit homes or you wish to participate in the City's decision on a project including these types of housing units, you should read this chapter.

(Ord. 4152 § 1, 2008; Ord. 4120 § 1, 2007)

113.10 Voluntary Provisions and Intent

The provisions of this chapter are available as alternatives to the development of typical detached single-family homes. In the event of a conflict between the standards in this chapter and the standards in KZC 15 or 17, the standards in this chapter shall control. These standards are intended to address the changing composition of households, and the need for smaller, more diverse, and often, more affordable housing choices. Providing for a variety of housing types also encourages innovation and diversity in housing design and site development, while ensuring compatibility with surrounding single-family residential development.

(Ord. 4152 § 1, 2008; Ord. 4120 § 1, 2007)

113.15 Housing Types Defined

The following definitions apply to the housing types allowed through the provisions in this chapter:

1. Cottage – A detached, single-family dwelling unit containing 1,500 square feet or less of gross floor area.
2. Carriage Unit – A single-family dwelling unit, not to exceed 800 square feet in gross floor area, located above a garage structure in a cottage housing development.
3. Two/Three-Unit Home – A structure containing two (2) dwelling units or three (3) dwelling units, designed to look like a detached single-family home.

(Ord. 4152 § 1, 2008; Ord. 4120 § 1, 2007)

113.20 Applicable Use Zones

The housing types described in this chapter may be used only in the following low density zones: RSA 4, RSA 6, RS 7.2, RSX 7.2, RS 8.5, RSX 8.5, RS 12.5 and RSX 12.5 (see KZC [113.25](#) for further standards regarding location of these housing types).

(Ord. 4196 § 1, 2009; Ord. 4152 § 1, 2008; Ord. 4120 § 1, 2007)

113.25 Parameters for Cottages, Carriage Units and Two/Three-Unit Homes

Please refer to KZC [113.30](#), [113.35](#) and [113.40](#) for additional requirements related to these standards.

	<u>Cottage</u>	<u>Carriage</u>	<u>Two/Three-Unit Home</u> ¹
Max Unit Size ²	1,500 square feet ³	800 square feet	1,000 square feet average unit size Structure total ⁴ : Two-Unit: 2,000 s.f. Three-Unit: 3,000 s.f.
Density	2 times the maximum number of <u>detached dwelling units</u> allowed in the underlying zone ^{5, 6, 7, 8}		
Max <u>Floor Area Ratio</u> (F.A.R.) ⁹	.35		
Development Size	Min. 4 units Max. 24 units Maximum cluster ¹⁰ : 12 units	Allowed when included in a <u>cottage</u> project.	Must be limited to either one (1) two-unit home or one (1) three-unit home, or be part of a <u>cottage</u> development, unless approved through Process IIA, Chapter 150 KZC.
Review Process	Process I		
Location	Developments containing <u>cottage</u> , carriage and/or <u>two/three-unit homes</u> may not be located closer than the distance noted below to another development approved under the provisions of this chapter or under Ordinance 3856: 1 to 9 Units: 500' 10 – 19 Units: 1,000' 20 – 24 Units: 1,500'		
Minimum <u>Lot Size</u>	Beyond density restrictions, there is no required minimum <u>lot size</u> for lots created through the subdivision process. (The number of allowed units on the subject property is determined by the density provision of this chart.)		
Parking Requirements ¹³	Units under 700 square feet: 1 space per unit		

	Units between 700 – 1,000 square feet: 1.5 spaces per unit Units over 1,000 square feet: 2 spaces per unit. Must be provided on the subject property.		
Minimum Required Yards (from exterior property lines of subject property)	Front: 20' Other: 10'	Must be included in a cottage project.	Front: 20' Other: 10'
Lot coverage (all impervious surfaces) ¹⁴	50%	Must be included in a cottage project.	50%
Height Dwelling Units	25' (RS Zones) and 27' (RSA and RSX Zones) maximum above A.B.E., (where minimum roof slope of 6:12 for all parts of the roof above 18' are provided). Otherwise, 18' above A.B.E.		
Accessory Structures	One (1) story, not to exceed 18' above A.B.E.		
Tree Retention	The tree retention plan standards contained in KZC 95.30 shall apply to development approved under this chapter.		
Common Open Space	400 square feet per unit. Private open space is also encouraged (see KZC 113.35).		
Community Buildings	Community buildings are encouraged. See KZC 113.30 for further regulations.		
Attached Covered Porches ¹⁵	Each unit must have a covered porch with a minimum area of 64 square feet per unit and a minimum dimension of 7' on all sides.		
Development Options	Subdivision Condominium Rental or Ownership		
Accessory Dwelling Units (ADUs)	Not permitted as part of a cottage, carriage or two/three-unit home development.		

¹ Within the jurisdiction of the Houghton Community Council, this housing type is only allowed where it is included in a cottage project.

² A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space may not be converted to habitable space.

³ Maximum size for a cottage is 1,500 square feet. A cottage may include an attached garage, not to exceed an additional 250 square feet.

⁴ Maximum size for a two-unit home is 2,000 square feet. A two-unit home may include an attached garage, not to exceed an additional 500 square feet. The maximum size for a three-unit home is 3,000 square feet. A three-unit home may include an attached garage, not to exceed an additional 750 square feet.

- ⁵ Existing detached dwelling units may remain on the subject property and will be counted as units.
- ⁶ When the conversion from detached dwelling units to equivalent units results in a fraction, the equivalent units shall be limited to the whole number below the fraction.
- ⁷ See KZC [90.135](#) for density calculation on a site which contains a wetland, stream, minor lake, or their buffers.
- ⁸ To determine equivalent units for a two- or three-unit home, the following formula will be used: Lot area/min. lot size per unit in underlying zone x 2 = maximum units (always round down to nearest whole number).
Example (RS 7.2 zone): 10,800/7200 = 1.5 x 2 = 3 units
- ⁹ FAR regulations:
- a. FAR regulations are calculated using the “buildable area” of the site, as defined in KZC [90.135](#). Where no sensitive areas regulated under Chapter [90](#) KZC exist on the site, FAR regulations shall be calculated using the entire subject property, except as provided in subsection b of this footnote.
 - b. Where Native Growth Protective Easements (NGPEs) for slopes result in a restricted area for development, density may be limited to ensure that the FAR on the developed portion of the site remains compatible with surrounding development and generally consistent with the FAR limitation of this chapter.
 - c. FAR for individual lots may vary. All structures on site, other than median income units and any attached garages for the median income units provided under KZC [113.40](#), shall be included in the FAR calculation for the development.
- ¹⁰ Cluster size is intended to encourage a sense of community among residents. A development site may contain more than one (1) cluster, with a clear separation between clusters.
- ¹¹ Stand-alone two/three-unit homes are not allowed within the jurisdiction of the Houghton Community Council.
- ¹² See KZC [113.45](#). Carriage units and two/three-unit homes may be included within a cottage housing proposal to be reviewed through Process I; provided, that the number of two/three-unit homes and carriage units does not exceed 20 percent of the total number of units in the project.
- ¹³ See KZC [105.20](#) for requirements related to guest parking.
- ¹⁴ Lot coverage is calculated using the entire development site. Lot coverage for individual lots may vary.
- ¹⁵ Requirements for porches do not apply to carriage or two/three-unit homes.

(Ord. 4238 § 2, 2010; Ord. 4196 § 1, 2009; Ord. 4152 § 1, 2008; Ord. 4120 § 1, 2007)

113.30 Community Buildings and Community Space in Cottage Developments

Community buildings and community space are encouraged in cottage developments.

1. Community buildings or space shall be clearly incidental in use and size to the dwelling units.
2. Building height for community buildings shall be no more than one (1) story. Where the community space is located above another common structure, such as a detached garage or storage building,

standard building heights apply.

3. Community buildings must be located on the same site as the cottage housing development, and be commonly owned by the residents.

(Ord. 4152 § 1, 2008; Ord. 4120 § 1, 2007)

113.35 Design Standards and Guidelines

1. Cottage Projects

a. Orientation of Dwelling Units

Dwellings within a cottage housing development should be oriented to promote a sense of community, both within the development, and with respect to the larger community, outside of the cottage project. A cottage development should not be designed to “turn its back” on the surrounding neighborhood.

- 1) Where feasible, each dwelling unit that abuts a common open space shall have a primary entry and/or covered porch oriented to the common open space.
- 2) Each dwelling unit abutting a public right-of-way (not including alleys) shall have an inviting facade, such as a primary or secondary entrance or porch, oriented to the public right-of-way. If a dwelling unit abuts more than one (1) public right-of way, the City shall determine to which right-of-way the inviting facade shall be oriented.

b. Required Common Open Space

Common open space should provide a sense of openness, visual relief, and community for cottage developments. The space must be outside of wetlands, streams and their buffers, and developed and maintained to provide for passive and/or active recreational activities for the residents of the development.

- 1) Each area of common open space shall be in one (1) contiguous and usable piece with a minimum dimension of 20 feet on all sides.
- 2) Land located between dwelling units and an abutting right-of-way or access easement greater than 21 feet in width may not serve as required common open space, unless the area is reserved as a separate tract, and does not contain pathways leading to individual units or other elements that detract from its appearance and function as a shared space for all residents.
- 3) Required common open space may be divided into no more than two (2) separate areas per cluster of dwelling units.
- 4) Common open space shall be located in a centrally located area and be easily accessible to all dwellings within the development.
- 5) Fences may not be located within required open space areas.
- 6) Landscaping located in common open space areas shall be designed to allow for easy

access and use of the space by all residents, and to facilitate maintenance needs. Where feasible, existing mature trees should be retained.

7) Unless the shape or topography of the site precludes the ability to locate units adjacent to the common open space, the following standards must be met:

a) The open space shall be located so that it will be surrounded by cottages or two/three-unit homes on at least two (2) sides;

b) At least 50 percent of the units in the development shall abut a common open space. A cottage is considered to “abut” an area of open space if there is no structure between the unit and the open space.

8) Surface water management facilities shall be limited within common open space areas. Low Impact Development (LID) features are permitted, provided they do not adversely impact access to or use of the common open space for a variety of activities. Conventional stormwater collection and conveyance tools, such as flow control and/or water quality vaults are permitted if located underground.

c. Shared Detached Garages and Surface Parking Design

Parking areas should be located so their visual presence is minimized, and associated noise or other impacts do not intrude into public spaces. These areas should also maintain the single-family character along public streets.

1) Shared detached garage structures may not exceed four (4) garage doors per building, and a total of 1,200 square feet.

2) For shared detached garages, the design of the structure must be similar and compatible to that of the dwelling units within the development.

3) Shared detached garage structures and surface parking areas must be screened from public streets and adjacent residential uses by landscaping or architectural screening.

4) Shared detached garage structures shall be reserved for the parking of vehicles owned by the residents of the development. Storage of items which preclude the use of the parking spaces for vehicles is prohibited.

5) Surface parking areas may not be located in clusters of more than four (4) spaces. Clusters must be separated by a distance of at least 20 feet.

6) The design of carports must include roof lines similar and compatible to that of the dwelling units within the development.

d. Low Impact Development

The proposed site design shall incorporate the use of low impact development (LID) strategies to meet stormwater management standards. LID is a set of techniques that mimic natural watershed hydrology by slowing, evaporating/transpiring, and filtering water, which allows water to soak into the ground closer to its source. The design should seek to meet the following

objectives:

- 1) Preservation of natural hydrology.
- 2) Reduced impervious surfaces.
- 3) Treatment of stormwater in numerous small, decentralized structures.
- 4) Use of natural topography for drainageways and storage areas.
- 5) Preservation of portions of the site in undisturbed, natural conditions.
- 6) Reduction of the use of piped systems. Whenever possible, site design should use multifunctional open drainage systems such as vegetated swales or filter strips which also help to fulfill landscaping and open space requirements.

e. Two/Three-Unit Homes and Carriage Units within Cottage Projects

Two/three-unit homes and carriage units may be included within a cottage housing development. Design of these units should be compatible with that of the cottages included in the project.

f. Variation in Unit Sizes, Building and Site Design

Cottage projects should establish building and site design that promotes variety and visual interest that is compatible with the character of the surrounding neighborhood.

- 1) Projects should include a mix of unit sizes within a single development.
- 2) Proposals are encouraged to provide a variety of building styles, features and site design elements within cottage housing communities. Dwellings with the same combination of features and treatments should not be located adjacent to each other.

g. Private Open Space

Open space around individual dwellings should be provided to contribute to the visual appearance of the development, and to promote diversity in landscape design.

h. Pedestrian Flow through Development

Pedestrian connections should link all buildings to the public right-of-way, common open space and parking areas.

2. Two/Three-Unit Homes Not Included in Cottage Developments

Two and three-unit homes are an allowed use on individual lots in the zones listed in KZC [113.20](#). These homes should be consistent in height, bulk, scale and style with surrounding single-family residential uses.

a. Entries

Two and three-unit homes shall maintain the traditional character and quality of detached single-family dwelling units by using design elements such as the appearance of single points

of entry addressing the street, pitched roofs, substantial trim around windows, porches and chimneys. Ideally, the multiple-unit home will have no more than one (1) entry on each side of the structure.

b. Low Impact Development (LID)

Projects containing two (2) or more two/three-unit homes shall follow the LID standards set forth in this section.

c. Garages and Surface Parking Design

1) Garages and driveways for two/three-unit homes shall meet the standards established in KZC [115.43](#) and [115.115\(5\)](#). In addition, no more than three (3) garage doors may be visible on any facade of the structure.

2) Surface parking shall be limited to groups of no more than three (3) stalls. Parking areas with more than two (2) stalls must be visually separated from the street, perimeter property lines and common areas through site planning, landscaping or natural screening.

(Ord. 4152 § 1, 2008; Ord. 4120 § 1, 2007)

113.40 Median Income Housing

1. Requirement to Provide Median Income Housing – Projects including 10 or more housing units shall be required to provide 10 percent of the units as affordable to median income households. The level of affordability shall be determined according to the following schedule:

10-unit project:	1 unit affordable to households earning 100% of King County median income
11-unit project:	1 unit affordable to households earning 98% of King County median income
12-unit project:	1 unit affordable to households earning 96% of King County median income
13-unit project:	1 unit affordable to households earning 94% of King County median income
14-unit project:	1 unit affordable to households earning 92% of King County median income
15-unit project:	1 unit affordable to households earning 90% of King County median income
16-unit project:	1 unit affordable to households earning 88% of King County median income
17-unit project:	1 unit affordable to households earning 86% of King County median income
18-unit project:	1 unit affordable to households earning 84% of King County median income
19-unit project:	1 unit affordable to households earning 82% of King County median income

For projects with 20 units or more, the following schedule will apply:

20-unit project:	2 units affordable to households earning 100% of King County median income
21-unit project:	2 units affordable to households earning 98% of King County median income
22-unit project:	2 units affordable to households earning 96% of King County median income
23-unit project:	2 units affordable to households earning 94% of King County median income
24-unit project:	2 units affordable to households earning 92% of King County median income

Median income dwelling units shall have the same general appearance and use the same exterior materials as the market rate dwelling units, and shall be dispersed throughout the development.

The type of ownership of the median income housing units shall be the same as the type of ownership for the rest of the housing units in the development.

As noted in KZC [113.25](#), any median income units, and any attached garages for the median income units, provided under this section shall not be included in the floor area ratio (F.A.R.) calculation for the development.

2. Agreement for Median Income Housing Units – Prior to issuance of a certificate of occupancy, an agreement in a form acceptable to the City Attorney shall be recorded with King County Recorder’s Office. The agreement shall address price restrictions, homebuyer or tenant qualifications, long-term affordability, and any other applicable topics of the median income housing units. The agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant.

Median income housing units that are provided under this section shall remain as median income housing for a minimum of 50 years from the date of initial owner occupancy for ownership median income housing units and for the life of the project for rental median income housing units.

(Ord. 4491 § 11, 2015; Ord. 4152 § 1, 2008; Ord. 4120 § 1, 2007)

113.45 Review Process

1. Approval Process – Cottage Housing Development

- a. The City will process an application for cottage development through Process I, Chapter [145](#) KZC.
- b. Public notice for developments proposed through this section shall be as set forth under the provisions of Chapter [150](#) KZC (Process IIA).

2. Approval Process – Carriage Unit and Two/Three-Unit Home Development

- a. Single two/three-unit homes shall be reviewed through Process I. Developments containing two/three-unit homes and carriage units that are part of a cottage project shall also be reviewed through Process I; provided, that the number of two/three-unit homes and carriage units does not exceed 20 percent of the total number of units in the project. Noticing requirements shall be as described in subsection (1)(b) of this section.
- b. All other developments containing carriage and two/three-unit homes shall be reviewed using Process IIA.

3. Approval Process – Requests for Modifications to Standards

a. Minor Modifications

Applicants may request minor modifications to the general parameters and design standards set forth in this chapter. The Planning Director or Hearing Examiner may modify the

requirements if all of the following criteria are met:

- 1) The site is constrained due to unusual shape, topography, easements or sensitive areas.
- 2) The modification is consistent with the objectives of this chapter.
- 3) The modification will not result in a development that is less compatible with neighboring land uses.

4. Review Criteria

a. In addition to the criteria established for review of development proposals in Chapters [145](#) and [150](#) KZC, the applicant must demonstrate that:

- 1) The proposal is compatible with and is not larger in scale than surrounding development with respect to size of units, building heights, roof forms, setbacks between adjacent buildings and between buildings and perimeter property lines, number of parking spaces, parking location and screening, access and lot coverage.
- 2) Any proposed modifications to provisions of this chapter are important to the success of the proposal as an alternative housing project and are necessary to meet the intent of these regulations.

(Ord. 4372 § 1, 2012; Ord. 4152 § 1, 2008; Ord. 4120 § 1, 2007)

113.50 Additional Standards

1. Application fees for the Process I or IIA review of the proposed project shall be based on the number of single-family units that would be allowed by the underlying zoning, regardless of the number of units proposed under this chapter.
2. Impact fees under Kirkland Municipal Code Chapters 27.04 and 27.06 for the proposed project shall be assessed at the rates for multifamily dwelling units, as identified in Appendix A of Kirkland Municipal Code Chapters 27.04 and 27.06.
3. The City's approval of a cottage housing or two/three-unit home development does not constitute approval of a subdivision or short plat. An applicant wishing to subdivide in connection with a development under this chapter shall seek approval to do so concurrently with the approval process under this chapter. To the extent there is a conflict between the standards set forth in the chapter and Title 22 of the Kirkland Municipal Code, the standards set forth in this chapter shall control. A lot that has existing cottage, carriage or two/three-unit homes may not be subdivided unless all of the requirements of the Zoning Code and Title 22 of the Kirkland Municipal Code are met. A lot containing a two/three-unit home may not be subdivided in a manner that results in the dwelling units being located on separate lots.

(Ord. 4152 § 1, 2008; Ord. 4120 § 1, 2007)

The Kirkland Zoning Code is current through Ordinance 4491, passed September 1, 2015.

Disclaimer: The City Clerk's Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.



**Table 21.08.290A
Cottage Housing Developments: Site Requirements**

	Site Requirement	Notes
Cottages Allowed in Place of Each Standard Single-Family Home Allowed by the Density of the Zone.	1.75 for cottages of 1,000 square feet or less in floor area; 1.5 for cottages 1,001 square feet to 1,200 square feet in floor area; 1.25 for cottages between 1,201 square feet and 1,500 square feet in floor area.	In no case shall the number of cottages allowed in place of each standard sized home exceed two.
Minimum Lot Frontage (in feet).	20 feet	May be reduced to 14 feet on private access corridors serving less than three lots and accessing directly onto a public street.
Setbacks for All Structures from Adjacent Property Lines Along the Perimeter of the Site (except front or any public street setback)	10 feet	Except standard architectural projections up to a maximum of 18 inches in depth and six feet in width, and eaves up to 1.5 feet. When access to a cottage development is from an alley or access corridor, a minimum rear setback of 4 feet is allowed.
Front or any Public Street Setback	15 feet	Front orientation shall be determined by the lot on which the cottage housing development is located as it addresses a public street or access corridor.
Minimum Distance Between Structures (including accessory structures)	10 feet	Except standard architectural projections up to a maximum of 18 inches in depth and six feet in width, and eaves up to 1.5 feet.
Maximum Lot Coverage for Structures	40 percent	
Maximum Impervious Surface Area	60 percent	
Minimum Open Space	See subsection D.3 of this section, Required Minimum Open Space	
Maximum Height for Cottages and Accessory Structures	18 feet	
Maximum Height for Cottages with Minimum Roof Slope of 6:12	25 feet	All parts of the roof above 18 feet shall be pitched. The maximum height of any portion of the roof, except chimneys or cupolas, shall not exceed 25 feet anywhere on the site.
Parking Spaces per Cottage	Minimum 1.5 Maximum 2.0	The Technical Committee may reduce parking requirements based on the applicant's demonstration of site-specific factors that justify a lower standard, such as opportunities for transit service or anticipated number of residents.

2. Cottage Floor Area

a. Intent.

- i. Scale of Development. To ensure that the overall size, including bulk and mass of cottage structures and cottage housing developments, remain smaller and incur less visual impact than standard-sized single-family dwellings, particularly given the allowed intensity of cottage dwellings.
- ii. Variety. To provide variety in cottage housing developments through a mixture of building sizes and building footprints.



b. Requirements.

- i. The total floor area of each cottage shall not exceed 1,500 square feet. Attached garages shall be included in the calculation of total floor area.
- ii. Cottage areas that do not count toward the total floor area calculation are:
 - A. Unheated storage space located under the main floor of the cottage.
 - B. Architectural projections, such as bay windows, fireplaces or utility closets not greater than 18 inches in depth or six feet in width.
 - C. Attached roofed porches.
 - D. Detached garages or carports.
 - E. Spaces with a ceiling height of six feet or less measured to the exterior walls, such as in a second floor area under the slope of the roof.

The Administrator may approve other exemptions similar in nature provided the intent of this section is met.

Although the areas set forth above are not included for purposes of calculating total floor area under this section, nothing in this section exempts such areas from being counted in total floor area for the purpose of any other code, including but not limited to the City's RMC 15.08, Building Code, and RMC 15.06, Fire Code.
- iii. The maximum main floor area for cottages is 80 percent of the total floor area. For the purposes of this calculation, the area of interior stairway may be allocated between floors served.
- iv. The total square foot area of a cottage dwelling unit may not be increased. A note shall be placed on the title to the property for the purpose of notifying future property owners that any increase in the total square footage of a cottage is prohibited for the life of the cottage or duration of City cottage regulations.

3. Required Minimum Open Space.

- a. Intent. The minimum open space requirements are intended to provide a sense of openness and visual relief in cottage housing developments.
- b. Requirements.
 - i. Common open space shall:
 - A. Provide a centrally located focal area for the cottage housing development.
 - B. Be a minimum of 400 square feet per cottage.
 - C. Abut at least 50 percent of the cottages in a cottage housing development.
 - D. Have cottages abutting on at least two sides.
 - E. Be outside of wet stormwater ponds, wetlands, streams, lakes, and sensitive area buffers and on slopes of 10 percent or less and developed and maintained so it is usable for active or passive recreation activities.



ii. Cottages shall:

- A. Be oriented around and have the main entry from the common open space.
- B. Be within 60 feet walking distance of the common open space.

iii. Private open space shall:

- A. Provide private area around the individual dwellings to enable diversity in landscape design.
- B. Be a minimum of 300 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. It shall be oriented toward the common open space as much as possible, with no dimension less than 10 feet.
- C. Additionally, cottages shall have a roofed porch at least 80 square feet in size with a minimum dimension of eight feet on any side.

4. Screening.

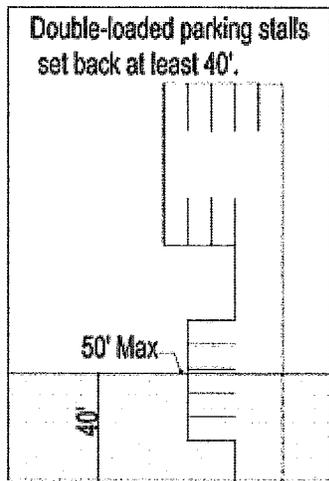
- a. Intent. To ensure that cottage housing developments do not create adverse visual impacts for residents of the cottage housing development and adjacent properties, and to maintain a single-family character along public streets. This subsection sets out requirements and guidelines for minimizing potential impacts resulting from the parking structures and other storage and waste facilities.
- b. Parking Requirements. Parking shall be:
 - i. Located on the cottage housing development property.
 - ii. Screened from public streets and adjacent residential uses by landscaping or architectural screening.
 - iii. Located in clusters of not more than five adjoining spaces.
 - iv. Prohibited in the front yard setback area. (See note in Cottage Housing Developments: Site Requirements chart.)
 - v. Prohibited within 40 feet of a public street, except: single-loaded parking is allowed in a maximum 50-foot-wide area when set back a minimum of 15 feet from a public street. (See Figure 8.19 below.)
 - vi. Allowed between or adjacent to structures only when it is located toward the rear of the principal structure and is served by an alley or private driveway.
 - vii. A pitched roof design is required for all parking structures. If a parking structure is attached to a cottage unit, review by the Design Review Board shall be required.
 - viii. The Administrator may approve other methods provided the intent of this section is met.
- c. Screening Requirements.



- i. Boundaries between cottage dwellings and neighboring properties shall be screened with landscaping to reduce the appearance of bulk or intrusion onto adjacent properties, or otherwise treated (e.g., through setbacks or architectural techniques) to meet the intent of this section.
 - ii. Common waste and other storage receptacles shall not be placed in the front yard setback area.
 - iii. Common waste and other storage receptacles shall be architecturally screened and/or screened with landscaping so as to mask their appearance to residents, adjacent properties, and the public right-of-way.
5. Accessory Dwelling Units. RZC 21.08.220 provides for accessory dwelling units (ADUs) in residential areas. For the purposes of this section, additional requirements for ADUs are as follows:
 - a. The number of accessory dwelling units (ADUs), either attached or detached, that are permitted in a cottage housing development shall be based on the underlying density calculation for standard-sized dwellings that would be attributed to that site. For example, if the density calculation for a site indicates that three standard size homes would be allowed, then three ADUs plus the number of cottages allowed would be the total number of dwelling units permitted on the site.
 - b. The size of an accessory dwelling unit shall be subordinate to that of the primary, or cottage dwelling. For any ADU, the total square footage of the ADU shall not exceed the lesser of (i) 500 square feet or (ii) 40 percent of the total square footage of the primary dwelling unit and the accessory dwelling unit combined. ADUs attached to a cottage shall count in the 1,000 square foot maximum floor area. ADUs in a detached structure do not count in the 1,000 square foot maximum floor area.

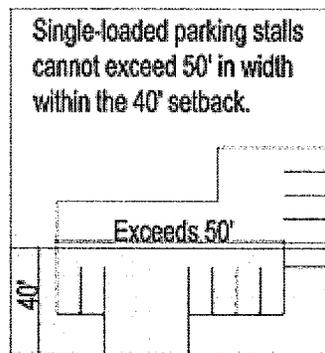
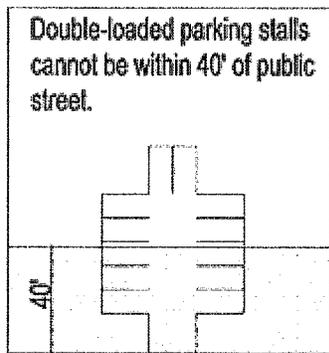


Figure 21.08.290
Cottage Housing Parking Requirements



DO THIS

NOT THIS



Public Street

Public Street

Public Street

Double-load or single-load in excess of 50 feet width not allowed within 40-foot setback.

- c. Accessory dwelling units (ADUs) are allowed in cottage housing developments only when proposed at the time of initial cottage development application.
 - d. Accessory dwelling units are not allowed with cottages in the Willows/Rose Hill or Education Hill Neighborhood.
6. Community Buildings. A cottage housing development may contain community building(s) that are clearly incidental in use or size and related to the dwelling units. Such community buildings shall be located on the same site as the cottage housing development and be commonly owned by the residents.
7. Existing Dwellings. An existing detached or attached single-family dwelling that is incorporated into a cottage housing development as a residence and is nonconforming with respect to the standards of this section shall be permitted to remain on a site used for a cottage housing development. However, the extent of the noncompliance may not be



increased unless the proposed change is determined by the Administrator to be consistent in character, scale and design with the cottage housing development. If the existing dwelling meets the requirements of this section with regard to size and is able to conform to other site standards, it may be counted as a cottage in the density calculation for the site. If the existing dwelling does not meet the size limitation for a cottage, then it shall count as one standard size dwelling.

E. Neighborhood Meeting. A neighborhood meeting is required for all cottage developments. Requirements for neighborhood meetings are set forth in RZC 21.76.060.C.

F. Supplemental Neighborhood Requirements.

1. Applicability.

a. Cottage housing developments are allowed in:

- i. Single-Family Constrained and Single-Family Urban zones in the North Redmond and Willows/Rose Hill Neighborhood, except properties zoned R-8; and
- ii. Single-Family Urban zones in the Bear Creek, Grass Lawn, Education Hill, Southeast Redmond, and Overlake Residential Neighborhoods.

b. Developments of less than four cottages are allowed in the Willows/Rose Hill and North Redmond Neighborhoods.

c. Cottage housing developments shall not exceed eight cottages, not including accessory structures, within the East Education Hill subarea as defined by Map N-EH-2 in the Neighborhoods Element of the Redmond Comprehensive Plan.

2. General Requirements.

a. Density in the Residential Innovative Zone. When cottages are used to fulfill the requirements for smaller dwelling units in the Residential Innovative zone, 1.5 cottages will be allowed in place of each smaller unit.

b. Design Standards. Supplemental design standards applicable to cottages are contained in the zone use charts for the R-4 zone (RZC 21.08.060), RIN zone (RZC 21.08.070), R-5 zone (RZC 21.08.080), R-6 zone (RZC 21.08.090), and R-8 zone (RZC 21.08.100).

c. Location Criteria.

i. NE Rose Hill Subarea. No more than five cottage housing development applications or 40 cottages (whichever occurs first) shall be accepted for sites within 500 feet of each other in the NE Rose Hill Subarea until an evaluation of compatibility with the neighborhood subarea is completed.

ii. Education Hill. Cottage housing developments shall be located on sites with a minimum distance of 500 feet from each other in the Education Hill Neighborhood until an evaluation of compatibility with the neighborhood subarea is completed. See Education Hill Neighborhood Policy N-EH-20 in the Redmond Comprehensive Plan.

3. Requirements for Cottage Housing of Less Than Four Dwellings. The requirements in RZC 21.08.290, Cottage Housing Developments, shall also apply to the development of one, two or



three cottages in the Willows/Rose Hill and North Redmond Neighborhoods with the following exceptions and conditions:

- a. Setbacks. All setbacks shall conform to those listed in the zone use chart for the R-6 zone district in RZC 21.08.090, RZC 21.08.170.H.2.e, *Side/Interior Setbacks*, shall apply. Refer to subsection RZC 21.08.290.D, *Cottage Housing Developments Site Requirements Chart*, for specific requirements concerning encroachments.
 - b. Cottage Floor Area. Subsection D.2.b of this section, concerning mix of building footprints, shall not apply.
 - c. Required Minimum Open Space. Open Space requirements shall conform to RZC 21.08.170.L, *Minimum Open Space – Landscaping – Buffers*, according to the underlying zoning in which the cottage is located. Additionally, if the development consists of three cottages, the dwellings should be clustered around a common open space consistent with subsection D.3.b of this section.
 - d. Parking Location and Screening. Subsection D.4.b.v concerning parking location shall not apply.
4. Demonstration Project. Consistent with Policy N-WR-E-4 of the Redmond Comprehensive Plan, a neighborhood demonstration project in the Willows/Rose Hill Neighborhood that incorporates innovative housing, including cottages, will undergo review of project design through community input and a Type III Review Process, including review by the Design Review Board. If the project can demonstrate adherence to the overall design intent of the cottage regulations, flexibility in standards for cottages may be allowed.

(Ord. 2753)

Effective on: 11/1/2014

POCKET NEIGHBORHOOD COMMUNITY DEVELOPMENT ZONING ORDINANCE

DRAFT 1505 © 2015 Ross Chapin, FAIA

ross@rosschapin.com • (360) 221 2373 • PO Box 230, Langley, WA 98260

This model zoning ordinance is intended to offer a strategy for residential development of larger sites that builds on patterns of sociability and privacy among nearby neighbors.

For more information on Pocket Neighborhoods, go to www.pocket-neighborhoods.com

Definitions

“Pocket Neighborhood Cluster”. A clustered group of 4-12 dwellings oriented around a common open space.

“Pocket Neighborhood Community Development”. Multiple pocket neighborhood clusters and porch-fronted dwellings amalgamated into a larger, coherent pedestrian-oriented development.

“Common Open Space”. The central space used by all occupants of a pocket neighborhood cluster. The common area shall be outside of ponds, wetlands, streams, and sensitive area buffers and on slopes of 10 percent or less and developed and maintained so it is usable for active or passive recreation activities.

“Carriage Unit”. A single-family dwelling unit, not to exceed 850 square feet in gross floor area, located above a garage structure.

“Live/Work Unit”. A single unit (e.g., studio, loft, or one bedroom), not to exceed 1200 square feet gross floor area, consisting of both a commercial studio/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant. Refer to ¹Live/work Provisions below for more criteria.

A. Purpose

1. The purpose of Pocket Neighborhood Community Development design is to:
 - a. Encourage a stronger sense of community and security among nearby neighbors, while preserving personal privacy;
 - b. Promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs; especially small households (one to three-person households);
 - c. Encourage affordability, innovation and variety in housing design and site development while ensuring compatibility with surrounding land uses;
 - d. Encourage the creation of more usable open space for residents of the development through flexibility in density and lot standards;
 - e. Maximize resident- and pedestrian-oriented outdoor spaces, and minimize impact of automobile traffic and parking.

B. Development Configuration

1. The primary development configuration of a Pocket Neighborhood Community Development shall be Pocket Neighborhood Clusters.
2. Secondary configurations may be street-oriented porch-front dwellings with access alleyway parking, and carriage and live-work dwellings along access alleyways. Where there is no reasonable alternative, dwellings may have driveways located off of streets, provided all conditions of this amendment are met.

C. Allowed Uses

1. The allowed uses within a Pocket Neighborhood Community Development shall be: single family detached dwellings, twin dwellings, rowhouses/townhouses, carriage houses¹, live/work units², community buildings, temporary real estate sales office/model home, and vehicle parking lots and garages. Each of these uses shall be permitted by right, if the requirements for a Pocket Neighborhood Community Development are met.
 - a. A maximum of 10 percent of the dwelling units may be carriage house units.
 - b. A maximum of 10 percent of the dwelling units may be live/work units, in compliance with xxx.xx. *(note: see below for live/work provisions)*

Note: on some sites a neighborhood commercial use may be appropriate – such as a café or coffee shop, child care center, and home office. These would need to meet requirements for parking, noise, etc. Refer to the website www.missingmiddlehousing.com for reasoning and exploration of appropriate mixes of building types and uses.

D. Site Requirements Chart

Density & Use	<i>Note: Densities of 7-12 units per acre will likely result when the buildings are single family + some townhouses. Given the requirements of open space, parking and these house types, the density will find its maximum. This code is also applicable for higher densities using a higher proportion of attached townhouses or stacked apartments. Given this, setbacks and height restrictions listed below may need to change.</i>
Pocket Neighborhood Cluster size	Minimum 4 dwellings; maximum 12 dwellings per cluster. No limit to number of clusters.
Minimum Setbacks	
Property adjacent to development site	10'
Adjacent Buildings	10', except setbacks from garages may be 5', provided fire separation requirements are met.
Front Yard	5' to porches; 5' to buildings of maximum of 18 feet in width; 10' to portions of buildings wider than 18 feet. In a pocket neighborhood cluster, the front yard shall be the side to the common open space. Where a dwelling in a cluster also has a face to the street, it shall be considered as a front yard.
Side Yard	5', except setbacks for attached dwellings may be zero feet, provided fire separation requirements are met. For corner lot locations, one side may be designated as a side yard.
Rear Yard	10', or 5' provided that privacy between dwellings (see above) is maintained.
Access Alleyway	3', provided that adequate turning radius into garages can be demonstrated.
Maximum Height	25' to eave, 30' measure to average roof height. <i>(note: review as appropriate for setting, and slope conditions)</i>
Maximum Coverage for	

All Impervious Surfaces	No maximum, provided that stormwater engineering and all other requirements are met.
Maximum Dwelling Size	2000 square feet, and 3 bedrooms

Note: review this dimension; what about the lower level walkout? And how it is size measured – exterior or interior? Scale must be appropriate to the setting, and to encouraging neighborliness.

E. Design Parameters

1. Pocket Neighborhood Size. Each cluster shall contain a minimum of four and a maximum of twelve dwellings to encourage a sense of community, located on no less than one-half acre.
2. Common Open Space in Pocket Neighborhood Clusters
 - a. Intent. Open space that is commonly owned and managed by all residents of a pocket neighborhood is a key feature in fostering community. It is intended that it be adequately sized and centrally located with individual dwelling entrances oriented towards the open space.
 - i. Size. A minimum of 400 square feet per dwelling unit of common open space is required in each pocket neighborhood cluster. Buildings serving all residents in a pocket neighborhood cluster main be included in the required area. Parking areas, yard setbacks, spaces between buildings of 15 feet or less in width, private open space, and driveways do not qualify as common open space.
 - ii. Proximity to Common Open Space. At least 75 percent of the dwelling units of a pocket neighborhood shall abut a common open space; and all of the dwelling units shall be within 60 feet walking distance measured from the nearest entrance of the dwelling along the shortest safe walking route to the nearest point of the common open space. The common open space shall have dwellings abutting at least two sides.
3. Private Open Space.
 - a. Intent. A sense of community requires the right balance of personal privacy. Private open space is an essential component of this balance. A ‘front’ yard creates a buffer between public and private spaces, while a ‘side’ or ‘back’ yard offers increased seclusion.
 - b. Location. Private open space shall separate the main entrance to the dwelling from the common open space or street by a hedge or fence not to exceed 36 inches in height. Private open space may be located in the side and rear yards as well.
 - c. Size. Each residential unit shall be provided with a minimum of 200 square feet of usable private open space, with no dimension less than 10 feet. Such open space requirements may be met with a combination of front, side or rear yard locations.
 - i. Carriage and Live-Work Units may be omitted from this requirement, provided they meet the requirements for Front Porch, below.
4. Front Porch.
 - a. Intent. A covered front porch is a key element in fostering neighborly connections, providing a human scale to a dwelling, and offering surveillance of public space. Its placement, size, relation to interior and public spaces, and the height of railings are all factors in achieving these intents.
 - b. Location. Every dwelling shall have a covered entry porch oriented toward the common open space or street. This porch shall be open on at least two sides, and shall not be enclosed.

- i. Exception: Live-work units may have covered entry porches located off of an access alley lane.
 - c. Size. The covered porch shall be greater than 70 square feet in area, with a minimum of dimension of 6 feet.
 - i. Exception: Dwellings less than 700 square feet in size may have a porch greater than 50 square feet in area and 5 feet minimum dimension.
 - d. Use. Front Porches are intended as supplementary living space, not storage space, as well as shelter from the weather for entering and exiting the dwelling; therefore, overnight storage of bicycles, tricycles shall not be allowed.
5. Eyes on Public Space.
- a. Intent. The first line of defense for personal and community security is a strong network of neighbors who know and care for one another. When the active dwelling spaces look onto public space, a stranger is noticed. As well, nearby neighbors can see if daily patterns are askew next door or be called upon in an emergency.
 - b. Common Open Spaces, Streets and Access Alley Lanes shall have a minimum of one residential dwelling window providing clear surveillance of public and semi-public space.
6. Street-Facing Facades.
- a. Intent. The facades of buildings facing the street contribute to the neighborhood by including attractive design details such as windows, front doors and porches, siding and trim.
 - b. All street-facing facades of dwellings shall avoid blank walls or appear to “turn their backs” to the street. Such facades shall include one or more of the following:
 - i. Porches;
 - ii. Windows, including bay windows;
 - iii. Dormers;
 - iv. Changes in exterior siding material or paint color;
 - v. Building modulation with a depth measuring at least one foot.
7. Privacy Between Dwellings.
- a. Intent. Having a next-door house or apartment peering into your own can be uncomfortable and claustrophobic; therefore, arrange openings to preserve privacy.
 - b. Dwellings shall be designed so that no window peers into the living space of adjacent dwellings closer than 30 feet apart. This may be accomplished by:
 - i. ‘Nesting’ dwellings with open and closed sides: the open side may have windows facing its own side or rear yard, while the closed side may have high windows, translucent windows, or skylights to bring in ample light while preserving privacy;
 - ii. Zero lot line dwellings (duplex or rowhouses) with no side windows;
 - c. The side yard of a dwelling may be fully usable to the face of the neighboring building through landscape easements or other means.
8. Community Buildings and Elements.
- a. Intent. Common buildings and shared elements are direct amenities of living in a pocket neighborhood. Beyond these benefits, these common facilities foster connections among neighbors and strengthen their sense of community.

- b. Every Pocket Neighborhood Cluster shall contain at least two of the following elements shared and managed by residents of that cluster:
 - i. Barbeque, pizza oven, campfire circle, or outdoor terrace;
 - ii. Picnic shelter;
 - iii. Tool and general storage shed;
 - iii. Heated commons building, with optional bathroom and kitchenette, for meetings, card games, movie nights, potlucks, exercise, etc.
 - iv. Kitchen garden or flower garden.
- c. The larger Pocket Neighborhood Community may include more significant common buildings or elements for the benefit of all the residents of the community, including those listed above, and/or such facilities as:
 - i. woodworking shop;
 - iii. community kitchen/dining room, living room, library;
 - ii. child care room and/or playground;
 - iv. community garden.

9. Parking.

- a. Intent. Nearly everyone has a car; but cars do not need to dominate our pedestrian spaces. Parking areas should be located so their visual presence is minimized, and associated noise or other impacts do not intrude into public spaces.
- b. Parking requirements:
 - i. Dwellings under 900 square feet: 1 space per unit
 - ii. Dwellings between 901 – 1,500 square feet: 1.5 spaces per unit
 - iii. Dwellings over 1,500 square feet: 2 spaces per unit.
- c. Parking requirements shall be considered on the scale of the overall development, rather than on lot-by-lot basis. Parking requirements may be met onsite on residential lots, along access alleyways, and along streets as parallel parking.
 - i. Required parking for each dwelling shall be located within 150 feet of the entry door.
- d. Each dwelling shall have one designated parking space; additional required parking spaces shall be undesignated to allow for flexible use, and located on access alleyways and/or streets within or adjacent to the development.
- e. The primary strategy for designated parking shall be along access alleyways. Driveways off of streets are discouraged; where there is no reasonable alternative, such driveways shall be minimized.
 - i. Detached garages serving multiple dwellings shall be located off of an access alleyway, and limited to five single-car bays with doors up to 10 feet wide.
 - ii. In a Pocket Neighborhood cluster, consider locating parking so that residents and guests walk through the shared open space rather than entering the dwelling through an attached garage. This arrangement increases the opportunities for neighbor-to-neighbor contacts.
 - iii. Where dwellings must have garages located off of a street, such garages must be set back from the front façade of the dwelling by a minimum of one foot, and have a maximum of one garage door up to 10 foot wide.

- h. Storage of items within a garage that precludes the use of vehicle parking is prohibited.
- i. Head-in surface parking areas for more than two cars shall be:
 - i. prohibited in the front yard setback area;
 - ii screened from public streets and adjacent residential uses by landscaping or architectural screening.

10. Storage.

- a. Intent. Every household has storage needs for items such as bicycles, camping gear, hand tools, snow tires, suit cases and the like. When there is inadequate space, these items move to the porch or the garage.
- b. Every dwelling shall have a minimum of 40 square feet of covered storage space outside the heated living area. This space may be located in a garage if it does not preclude vehicle parking, or in a storage shed.

11. Refuse & Recycling.

- a. Intent. Garbage and recycling is a necessary element in residential living. Storage of these containers shall be located so their visual and odorous impact on adjacent properties is minimized.
- b. Refuse and recycling containers shall be screened from view by landscaping or architectural screening, and shall not be located in the front setback area, or where smells may be offensive to adjacent properties.

12. Fences.

- a. Intent. Fences can define and express personal space, and add to the quality of public space; but fences can also be offensive barriers.
- b. Fence height requirements:
 - i. Front yard: maximum 36 inch; 24 inch recommended;
 - ii. Side yard: maximum 36 inches from property line to face of dwelling, and maximum 72 inches behind the face of dwelling;
 - iii. Rear yard: maximum 72 inches

13. Pedestrian Network.

- a. Intent. The quality of life in residential neighborhoods is often reported to be high where there is a network of walkable pedestrian ways.
- b. Pocket Neighborhood Community Developments shall provide a network of pedestrian pathways, including sidewalks along at least one side of streets, mid-block walkways, and shared local streets and access alleyways. Connections to the wider neighborhood shall be made where appropriate and allowed. All such pathways shall be accessible by the general public, except that walkways into and through the Pocket Neighborhood clusters may be limited to residents and their guests.

14. Maintenance.

- a. The applicant shall prove to the City, based upon review by the City Solicitor's Office, that there will be a suitable legally-binding system in place, such as homeowner association agreements, to ensure proper maintenance and funding of shared facilities, such as shared parking areas, common open spaces, alleys and other improvements.

F. Administrative

The Planning Director may approve other methods provided the intent of this section is met.

¹ Live/work provisions

1. The commercial component of live/work units are intended for use by the following occupations: accountants; architects; artists and artisans; attorneys, computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; hair stylists; home-based office workers, insurance, real estate and travel agents; one-on-one instructors; photographers, and similar occupations;
2. In addition to the permitted uses above, the planning director may authorize other uses using reasonable discretion, as long as such other uses are not otherwise precluded by law;
3. The residential and the commercial space must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately;
4. Residential areas are permitted above the commercial component, to the side or in back of the business component;
5. The residential component as designated on the floor plan approved through the special development permit shall remain residential and cannot be converted to commercial use;
6. The commercial component shall be restricted to the unit and shall not be conducted in the yard, garage or any accessory structure;
7. The commercial component shall not detract from, or otherwise be a nuisance to, the residential character or appearance of the dwelling units;
8. Signage intended to promote on-site commercial uses shall be restricted to two square foot signs permanently affixed to door or wall of the business component;
9. Access to the commercial component of each live/work unit shall be clearly separate from the common walkways or entrances to the other residential units within the development;
10. The commercial use shall not generate vehicular traffic, in excess of normal residential traffic, which will interfere with residential traffic circulation or shall not cause more than three vehicles including vehicles used by customers, vendors, or delivery services to visit the premises per day;
11. No more than one employee (excluding residents of the dwelling unit) shall work or report to work on the premises;
12. The commercial use shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors;
13. No explosive, toxic, combustible or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used on the premises.

Example 1



Example 2



Example 3





To: Mayor and City Councilmembers

From: Don Wickstrom, Public Works Director

Through: John J. Caulfield, City Manager

Date: January 19, 2016

Subject: Street Classification Amendments

Background

Pursuant to RCW 35.78.010, all jurisdictions shall classify all of its streets according to their function. Classification of streets provides ability to designate travel patterns through the planned land uses and to design street cross sections accordingly. Classification of a street as an arterial makes it part of the Federal Route System, thereby making the street eligible for certain grant funding.

The City of Lakewood classifies its streets via the Municipal Code (Section 12A.9) under the following functions:

Principal Arterials: Principal arterials provide service for principal traffic movements within the City. They serve centers of activity; intra-area travel between Lakewood and other suburban centers between larger communities, and between principal trip generators. Principal arterials serve the longest trips and carry the principal portion of trips entering and leaving the overall area. Typically they are the highest traffic volume corridors in the City. The design year Average Daily Traffic (ADT) is generally more than 15,000 vehicles per day. They frequently carry important intra-urban and inter-city bus routes.

Minor Arterials: Minor arterials interconnect with and augment the principal arterial system. Minor arterials connect principal arterials to collector arterials and small generators. They provide service to medium-size trip generators, such as less intensive commercial development, high schools and some junior high/grade schools, warehousing areas, active parks and ball fields, and other land uses with similar trip generation potential. They distribute travel to smaller geographic areas and communities than those identified with the

principal arterial system. They provide service to trips of moderate length of a somewhat lower level of travel mobility than principal arterials. The design year ADT is approximately 5,000 to 20,000.

Collector Arterials: Collector arterials distribute trips from principal and minor arterials to the ultimate destination, or may collect traffic from local streets and channel it into the principal and minor arterial systems. They carry a low proportion of traffic traveling through the entire subarea; carry a high proportion of local traffic with an origin or destination within that area. Design year ADT is approximately 2,000 to 8,000. They may be on a somewhat meandering alignment and need not be particularly long or continuous.

Local Access: The local access street system provides circulation and access for residential neighborhoods away from the arterial system.

Proposed Street Classification Amendments

Public Works engineering completed a comprehensive review of all current street classifications within the city and determined that some amendments are warranted. A majority of the amendments are to clarify beginning and end limits of classified streets. The major amendments are to provide street classifications to be consistent with actual and proposed land use and associated traffic patterns. A summary of the changes are below. A map and table of all Lakewood classified streets (existing and proposed) is attached.

TABLE 1: Proposed Street Classification Amendments

	Street	From	To	Amendment
1	Bridgeport Way W / <u>SW</u>	McChord Drive (south City limits)	Leach Creek (north city limits)	Updated street name.
2	Gravelly Lake Drive	<u>I-5 Northbound On-ramp</u>	Bridgeport Way <u>SW</u>	Updated limits and street name.
3	Interlaaken Drive SW	<u>Short Lane SW</u>	Holly Hedge Lane SW	Updated street name.
4	<u>Main Street SW</u>	<u>Gravelly Lake Drive</u>	<u>108th Street SW</u>	New minor arterial (new street added since incorporation)
5	Wildaire Road SW	Gravelly Lake Drive SW	59 th Avenue SW	Reclassified to Local Access Road. Main Street replaced this route when Wildaire Road was made a “dead end.”
6	108 th Street SW	<u>Main Street SW</u>	Pacific Highway SW	Updated limits to reflect new Main Street.
7	Alfaretta Street SW	Dekoven Drive SW	<u>Gravelly Lake Drive SW</u>	Updated limits to match Federal Route limits.
8	<u>Amber Drive SW</u>	<u>Zircon Drive SW</u>	<u>Sapphire Drive SW</u>	New collector arterial (match existing land use / traffic patterns).
9	Avondale Road SW	<u>Brook Lane SW</u>	Gravelly Lake Drive SW	Updated limits.
10	Berkeley Street SW	<u>I-5 Northbound On-Ramp</u>	Portland Avenue SW	Updated limits.

TABLE 1: Proposed Street Classification Amendments (continued)

	Street	From	To	Amendment
11	<u>Coral Lane SW</u>	<u>Sapphire Drive SW</u>	<u>Onyx Drive SW</u>	New collector arterial (match existing land use / traffic patterns).
12	Lake Louise Drive SW	104 th Street SW	<u>100th Avenue SW</u>	Update limits.
13	Meadow Road SW	<u>Brook Lane SW</u>	Ardmore Drive SW	Update street name.
14	<u>Motor Avenue SW</u>	<u>Lexington Avenue SW</u>	<u>Whitman Avenue SE</u>	New collector arterial to match Federal Route.
15	Portland Avenue SW	<u>Boundary Street SW</u>	North Thorne Lane SW	Updated limits.
16	<u>San Francisco Avenue SW</u>	<u>Interstate 5</u>	<u>Addison Street SW</u>	New collector arterial (match existing land use / traffic patterns).
17	<u>Sapphire Drive SW</u>	<u>Amber Drive SW</u>	<u>Coral Lane</u>	New collector arterial (match existing land use / traffic patterns).
18	59 th Avenue SW	<u>Main Street SW</u>	Gravelly Lake Drive SW	Updated limits to reflect new public roadways.
19	75 th Street <u>W</u>	John Dower Road W	<u>Bridgeport Way W</u>	Updated limits of collector arterial and updated street name.
20	<u>75th Street W</u>	<u>Bridgeport Way W</u>	<u>Lakewood Drive W</u>	Change street class to minor arterial. Extended limits to Lakewood Drive.
21	104 th Street SW	<u>Hipkins Road SW</u>	Interlaaken Drive SW	Updated limits.

Next Steps

The proposed street classification amendments will be reviewed through the State Environmental Policy Act (SEPA). A SEPA Checklist will be completed to determine any environmental impacts related to these proposed amendments. Public notification of the SEPA Determination will be published and all documents available for public review and comment. After the SEPA review process, an ordinance will be brought to council with the proposed amendments.

Following the local update of the arterial street classifications, it is recommended to designate these arterials on the Federal Route System. This will take several months of application through Washington State Department of Transportation, concurrence from Puget Sound Regional Council, and approval by the Federal Highway Administration.

Street Classification Analysis

J. Howe / D. Winkler - January 2016

Street Name	From:	To:	ADT (2011-2014)	Length (mi)	Center of activity	Bus route	Comm/neighborhood boundary	Adjacent trip generator	Intra-area	Classification	Proposed Amendment Notes
Bridgeport Way W / SW	McChord Drive (South City Limits)	Leach Creek (north city limits)	15,000-27,000	4.4	Y		Y	Y	Y	Principal Arterial	Update Street name
Custer Road SW & W	88th Street SW	74th Street W	17,000-23,000	1.3	Y		Y	Y	Y	Principal Arterial	
Gravelly Lake Drive	I-5-Freeway I-5 Northbound On-ramp	Bridgeport Way W	11,000-29,000	3.4	Y		Y	Y	Y	Principal Arterial	Update limits
Lakewood Drive SW	Bridgeport Way SW	74th Street W (north city limits)	14,000-23,000	1.9			Y	Y	Y	Principal Arterial	
Military Road SW	107th Ave. SW (west city limits)	Washington Blvd. SW	6,800-11,000	1.1			Y	Y	Y	Principal Arterial	
South Tacoma Way	112th Street S	South 80th Street (north city limits)	14,000-27,000	2.0	Y		Y	Y	Y	Principal Arterial	
Steilacoom Boulevard SW	Far West Drive (West City Limits)	South Tacoma Way	13,000-42,000	4.4	Y	212	Y	Y	Y	Principal Arterial	
Washington Boulevard SW	Military Road SW	Gravelly Lake Drive SW	15,000-21,000	1.2		214	Y	Y	Y	Principal Arterial	
74th Street W	Custer Road W	Lakewood Drive SW	22,000	0.1	Y			Y	Y	Principal Arterial	
88th Street SW	Steilacoom Boulevard SW	Custer Road SW	15,000	0.26			Y	Y	Y	Principal Arterial	
100th Street SW	Bridgeport Way SW	South Tacoma Way	16,000-27,000	1.3	Y		Y	Y	Y	Principal Arterial	
112th Street S	South Tacoma Way	Steele Street S	15,000	0.74				Y	Y	Principal Arterial	
Ardmore Drive SW	Steilacoom Boulevard SW	Whitman Avenue SW	11,000	0.35		212				Minor Arterial	
Butte Drive SW	116th Street SW	104th Street SW	4,500	0.35						Minor Arterial	
Custer Road SW	Steilacoom Boulevard SW	88th Street SW	2,600	0.09						Minor Arterial	
Edgewood Avenue SW	North Gate Road SW	Washington Blvd. SW	7,400	0.12						Minor Arterial	
Far West Drive SW	112th Street SW	Steilacoom Blvd. SW	6,500-11,000	1.44						Minor Arterial	
Garnet Lane SW	Onyx Drive SW	83rd Avenue SW	2,000	0.05						Minor Arterial	
Gravelly Lake Drive SW	Bridgeport Way SW	Steilacoom Blvd. SW	6,000-28,000	0.52						Minor Arterial	
Hipkins Road SW	104th Street SW	Steilacoom Blvd. SW	8,000-11,000	1.16						Minor Arterial	
Interlaaken Drive SW	Interlaaken Drive SW Short Lane SW	Holly Hedge Lane SW	4,400	0.79						Minor Arterial	Update limits
Lakeview Avenue SW	111th Street SW	Steilacoom Blvd	5,000-8,000	1.4						Minor Arterial	
Main Street SW	Gravelly Lake Dr SW	108th Street SW	8,000	0.47	Y	part		Y		Minor Arterial	New Minor Arterial
Mount Tacoma Drive SW	Holly Hedge Lane SW	Lexington Avenue SW		0.76						Minor Arterial	
Mount Tacoma Drive SW	Motor Avenue SW	Bridgeport Way SW	3,300-9,000	1.94						Minor Arterial	
Murray Road SW	Fort Lewis Gate Entrance	I-5 Northbound On-ramps	15,000	0.47						Minor Arterial	
North Gate Road SW	Nottingham Road SW	Edgewood Avenue SW		0.23						Minor Arterial	
North Thorne Lane SW	Union Avenue SW	I-5 Northbound On-ramps	6,000	1						Minor Arterial	
Nyanza Road SW	Gravelly Lake Drive SW (S)	Gravelly Lake Drive SW (N)	9,000	1.1		214				Minor Arterial	
Pacific Highway SW	Gravelly Lake Drive SW	South Tacoma Way	6,000-24,000	2.36						Minor Arterial	
Phillips Road SW	Steilacoom Boulevard SW	Onyx Drive SW	1,400-8,400	0.91						Minor Arterial	
Short Lane SW	104th Avenue SW	Interlaaken Drive SW	3,400	0.12						Minor Arterial	
Union Avenue SW	Berkeley Street SW	North Thorne Lane SW	5,000-7,500	0.91						Minor Arterial	
Vernon Avenue SW	Veterans Drive SW	116th Street SW	3,000-4,300	0.49						Minor Arterial	

Street Classification Analysis

J. Howe / D. Winkler - January 2016

Street Name	From:	To:	ADT (2011-2014)	Length (mi)	Center of activity	Bus route	Comm/neighborhood boundary	Adjacent trip generator	Intra-area	Classification	Proposed Amendment Notes
Veterans Drive SW	Nottingham Avenue	Gravelly Lake Drive SW	6,000-9,000	1.43						Minor Arterial	
Whitman Avenue SW	Motor Avenue SW	Ardmore Drive SW	8,000	0.18						Minor Arterial	
Wildaire Road SW	Gravelly Lake Drive SW	59th Avenue SW		0.27						Minor Arterial	Make Local Access
40th Avenue SW	100th Street SW	96th Street SW	8,500	0.22						Minor Arterial	
83rd Avenue SW	Steilacoom Boulevard SW	Garnett Lane SW	7,500	0.52						Minor Arterial	
84th Street S	South Tacoma Way	Tacoma Mall Boulevard S	13,000-16,000	0.81						Minor Arterial	
87th Avenue SW	Steilacoom Boulevard SW	Onyx Drive SW	9,500	0.37						Minor Arterial	
93rd Street SW	Whitman Avenue SW	Bridgeport Way SW	5,500	0.16						Minor Arterial	
96th Street S	40th Avenue SW	Lakewood East City Limits	7,500	0.88						Minor Arterial	
100th Street SW	Gravelly Lake Drive SW	Bridgeport Way SW	11,000	0.37		212				Minor Arterial	
104th Street SW	Butte Drive SW	Hipkins Road SW	3,000-8,000	0.32						Minor Arterial	
108th Street SW	59th Avenue SW	Pacific Highway SW	509 - 11,962	1.65						Minor Arterial	Update limits
	Main Street SW		7,000-12,000	1.22							
111th Street SW	112th Street SW	Lakeview Avenue SW		0.46						Minor Arterial	
112th Street SW	Gravelly Lake Drive SW	111th Street SW		0.81						Minor Arterial	
112th Street SW	Military Road SW	Farwest Drive SW		0.04						Minor Arterial	
150th Street SW	Murray Road SW	Lakewood East City Limits		3.55						Minor Arterial	
Alferetta Street SW	Dekoven Drive SW	Meadow Road SW Gravelly Lake Drive SW		0.47						Collector Arterial	Update limits to match Federal Route
Amber Drive SW	Zircon Dr SW	Sapphire Drive SW	2,300							Collector Arterial	New Collector Arterial
Angle Lane SW	Elwood Drive SW	Hipkins Road SW	2,300	0.37						Collector Arterial	
Avondale Road SW	Meadow Road SW Brook Lane SW	Gravelly Lake Drive SW	1,200	0.28						Collector Arterial	Update limits
Berkeley Street SW	I-5 Southbound On-ramps I-5 Northbound On-ramps	Portland Avenue SW	4,000-9,500	1.4 1.44						Collector Arterial	Update limits
Bristol Avenue SW	Lakewood Mall	100th Street SW		3.4						Collector Arterial	
Clover Creek Drive SW	Pacific Highway SW	Hillcrest Drive SW	545	0.59						Collector Arterial	
Coral Lane SW	Sapphire Drive SW	Onyx Drive SW	2,300							Collector Arterial	
Dekoven Drive SW	Meadow Road SW	Lake Grove Street SW	1,100	0.15						Collector Arterial	
Dresden Lane SW	Elwood Drive SW	87th Avenue SW		0.01						Collector Arterial	
Durango Street SW	Steilacoom Boulevard SW	B&I Parking Lot	1,200	0.6						Collector Arterial	
Edgewood Avenue SW	Veterans Drive SW	North Gate Road SW	7,500	0.1						Collector Arterial	
Elwood Drive SW	Angle Lane SW	Dresden Lane SW	4,000	0.62						Collector Arterial	
Hillcrest Drive SW	Glenwood Avenue SW	Clover Creek Drive SW		0.17						Collector Arterial	
Holden Road SW	Military Road SW	Lake Louise Drive SW	1,500	0.57						Collector Arterial	

Street Classification Analysis

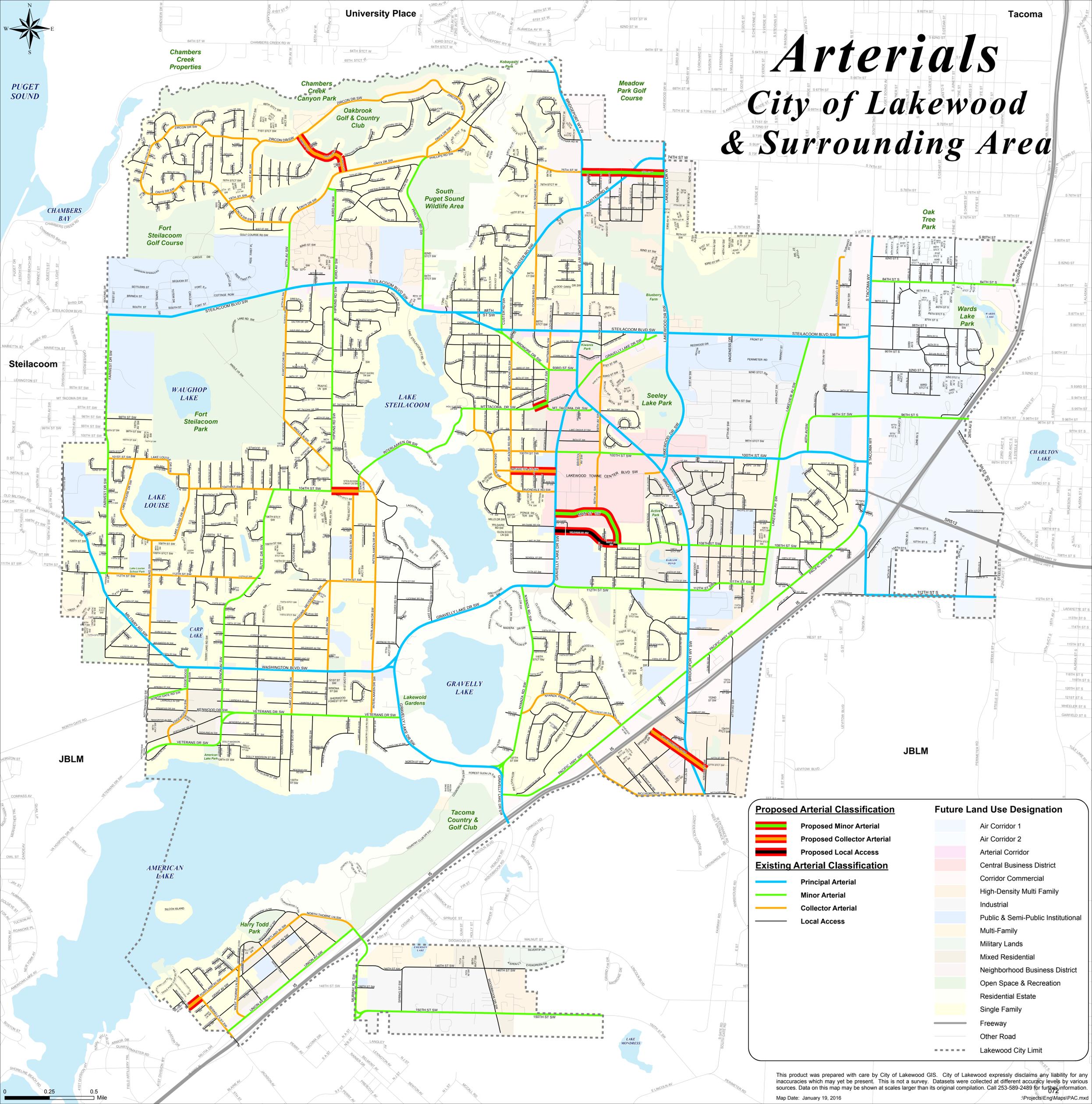
J. Howe / D. Winkler - January 2016

Street Name	From:	To:	ADT (2011-2014)	Length (mi)	Center of activity	Bus route	Comm/neighborhood boundary	Adjacent trip generator	Intra-area	Classification	Proposed Amendment Notes
Huggins Meyers Rd SW	116th Street SW	112th Street SW	1,000	0.26						Collector Arterial	
Idlewild Road SW	112th Street SW	104th Street SW	2,000	0.5						Collector Arterial	
Interlaaken Drive SW	Veterans Drive SW	Lake Steilacoom Dr. SW Short Lane SW	500-4,400	1.22						Collector Arterial	Update limits
John Dower Road SW	Steilacoom Boulevard	Custer Road W	1,300-1,700	0.49						Collector Arterial	
John Dower Road W	Custer Road W	75th Street W		0.43						Collector Arterial	
Lake City Boulevard SW	Veterans Drive SW	116th Street SW	500-1,200	0.8						Collector Arterial	
Lake Grove Avenue SW	Waverly Avenue SW	Dekoven Drive SW		0.46						Collector Arterial	
Lakewood Mall Blvd. SW	Lakewood Mall	Bridgeport Way SW		3.44						Collector Arterial	
Lake Louise Drive SW	100th Avenue SW	Holden Road SW	600	0.56						Collector Arterial	
Lake Louise Drive SW	Holden Road SW	104th Street SW	800	0.43						Collector Arterial	
Lake Louise Drive SW	104th Street SW	Lake Louise Drive SW 100th Avenue SW		0.07 0.45						Collector Arterial	Update street name and limits
Lake Louise Drive SW	Lake Louise Drive SW	100th Avenue SW	N/A	0.38						Collector Arterial	Replace with above
McChord Drive SW	New York Avenue SW	Bridgeport Way SW	N/A	0.6		300				Collector Arterial	
Meadow Road SW	Dekoven Drive SW Brook Lane SW	Ardmore Drive SW	N/A	0.32						Collector Arterial	Update limits
Motor Avenue SW	Lexington Avenue SW	Mount Tacoma Drive SW	4,000							Collector Arterial	New collector arterial to match Federal Route
New York Avenue SW	Pacific Highway SW	McChord Drive SW	1,936	0.09		300				Collector Arterial	
North Thorne Lane SW	Union Avenue SW	Portland Avenue SW	N/A	0.51						Collector Arterial	
Nyanza Park Drive SW	Nyanza Road SW	Glenwood Avenue SW	1,011	0.45						Collector Arterial	
Onyx Drive SW	Zircon Drive SW	87th Avenue SW	1,600-6,600	0.8						Collector Arterial	
Onyx Drive SW	87th Avenue SW	Phillips Road SW	2,500	0.62						Collector Arterial	
Onyx Drive SW	Phillips Road	Turquoise Drive SW	1,800	0.3						Collector Arterial	
Phillips Road SW	Onyx Drive SW	Turquoise Drive SW	1,400	0.3						Collector Arterial	
Portland Avenue SW	Berkeley Street SW Boundary Street SW	North Thorne Lane SW	1,300-2,700	0.91		206				Collector Arterial Collector Arterial	Update limits
San Francisco Avenue SW	Interstate 5	Addison Street SW	2,500	0.38						Collector Arterial	New Collector Arterial
Sapphire Drive SW	Amber Drive SW	Coral Lane	2,300							Collector Arterial	New Collector Arterial
Waverly Drive SW	Crescent Lane SW	Mount Tacoma Drive SW	N/A	0.12						Collector Arterial	
West Thorne Lane SW	Union Avenue SW	Portland Avenue SW		0.31						Collector Arterial	
Whitman Avenue SW	Ardmore Drive SW	Steilacoom Boulevard SW		0.38						Collector Arterial	
Zircon Drive SW	Onyx Drive SW	Turquoise Drive SW	1,000-1,500	2						Collector Arterial	
59th Avenue SW	Lakewood Mall	Gravelly Lake Drive SW	3,700-5,000	2.8						Collector Arterial	

Street Classification Analysis

J. Howe / D. Winkler - January 2016

Street Name	From:	To:	ADT (2011-2014)	Length (mi)	Center of activity	Bus route	Comm/neighborhood boundary	Adjacent trip generator	Intra-area	Classification	Proposed Amendment Notes
	<u>Main Street SW</u>					part					
<u>75th Street SW</u>	<u>75th Street W</u>	<u>Custer Road W</u>	2,543 - 11,034	0.28						Collector Arterial	
<u>75th Street W</u>	<u>John Dower Rd W</u>	<u>Bridgeport Way W</u>	2,600	0.26						Collector Arterial	Update limits
<u>75th Street W</u>	<u>Bridgeport Way W</u>	<u>Custer Road W</u>	11,000	0.28						Minor Arterial	New Minor Arterial
78th Street SW	Onyx Drive SW	91st Avenue SW	1,000	1.66						Collector Arterial	
83rd Avenue SW	Washington Boulevard SW	112th Street SW	700-7,500	0.5						Collector Arterial	
87th Avenue SW	Dresden Lane SW	Steilacoom Boulevard SW		0.13						Collector Arterial	
91st Avenue SW	78th Street SW	Zircon Drive SW		1.05						Collector Arterial	
100th Street SW	Dekoven Drive SW	Gravelly Lake Drive SW	2,500	0.35		212				Collector Arterial	
101st Street SW	Farwest Drive SW	100th Avenue SW	1,400	2.73						Collector Arterial	
104th Street SW	Lake Louise Drive SW	Butte Drive SW	3,000	0.47						Collector Arterial	
104th Street SW	Short Lane SW <u>Hipkins Road SW</u>	Interlaaken Drive SW		0.07						Collector Arterial	Update limits
112th Street SW	Farwest Drive SW	Butte Drive SW	1,700-2,500	1.72						Collector Arterial	
112th Street SW	Huggins Meyers Road SW	Interlaaken Drive SW	1,600	0.25						Collector Arterial	



Arterials

City of Lakewood & Surrounding Area

Proposed Arterial Classification		Future Land Use Designation	
	Proposed Minor Arterial		Air Corridor 1
	Proposed Collector Arterial		Air Corridor 2
	Proposed Local Access		Arterial Corridor
	Existing Arterial Classification		Central Business District
	Principal Arterial		Corridor Commercial
	Minor Arterial		High-Density Multi Family
	Collector Arterial		Industrial
	Local Access		Public & Semi-Public Institutional
			Multi-Family
			Military Lands
			Mixed Residential
			Neighborhood Business District
			Open Space & Recreation
			Residential Estate
			Single Family
			Freeway
			Other Road
			Lakewood City Limit

This product was prepared with care by City of Lakewood 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. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2489 for further information.

Map Date: January 19, 2016