

ORDINANCE NO. 25-1310

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST PARK, WASHINGTON, AMENDING THE LAKE FOREST PARK MUNICIPAL CODE FOR CONSISTENCY WITH RECENT WASHINGTON STATE LEGISLATION FOR MIDDLE HOUSING AND ACCESSORY DWELLING UNITS; MAKING REVISIONS TO CHAPTER 16.14 TREE CANOPY PRESERVATION AND ENHANCEMENT, CHAPTER 18.08 DEFINITIONS, CHAPTER 18.12 ZONING MAP, CHAPTER 18.16 RS-20 SINGLE FAMILY RESIDENTIAL LOW, CHAPTER 18.18 RS-15 SINGLE FAMILY RESIDENTIAL MODERATE, CHAPTER 18.20 RS-10 SINGLE FAMILY RESIDENTIAL MODERATE/HIGH, CHAPTER 18.21 RS-9.6 SINGLE FAMILY RESIDENTIAL MODERATE HIGH, CHAPTER 18.22 RS-7.2 SINGLE FAMILY RESIDENTIAL HIGH, CHAPTER 18.24 RM-3600 RESIDENTIAL MULTIFAMILY, CHAPTER 18.45 SG-SFR SOUTHERN GATEWAY SINGLE FAMILY RESIDENTIAL, CHAPTER 18.47 SG-T SOUTHERN GATEWAY TRANSITION, CHAPTER 18.50 DEVELOPMENT STANDARDS, SECTION 18.58.030 PARKING SPACES REQUIRED, AND SECTION 18.62.080 LANDSCAPE TYPES OF THE LAKE FOREST PARK MUNICIPAL CODE; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in 2023, the Washington State Legislature passed Engrossed Second Substitute House Bill (E2SHB) 1110, related to middle housing; and

WHEREAS, in passing E2SHB 1110, the State legislature found that Washington is facing an unprecedented housing crisis for its current population and a lack of housing choices, and is not likely to meet affordability goals for future populations; and

WHEREAS, the State legislature further found that in order to meet the goal of 1,000,000 new homes statewide by 2044, and enhanced quality of life and environmental protection, innovative housing policies will need to be adopted and that increasing housing options that are more affordable to various income levels is critical to achieving the state's housing goals, including those established by the legislature in Engrossed Second Substitute House Bill No. 1220; and

WHEREAS, in 2024, the Washington State Legislature passed Engrossed Substitute House Bill 2321 (ESHB 2321, as amended by the Senate) modifying the middle housing requirements in E2SHB 1110 to further clarify how cities are to bring their land use codes into compliance with legislation; and

WHEREAS, Lake Forest Park is classified as a “Tier 3 city” under the middle housing legislation and is required to have a compliant code by June 30, 2025, six months after the mandated periodic update of the city’s Comprehensive Plan under the Growth Management Act; and

WHEREAS, under the middle housing legislation, Lake Forest Park is required to allow two dwelling units on any lot that is zoned for residential development; and

WHEREAS, in 2023, the Washington State Legislature also adopted requirements for accessory dwelling units in Engrossed House Bill 1337 (EHB 1337) and imposed requirements on cities to bring their land use codes into compliance with that legislation by June 30, 2025; and

WHEREAS, under the accessory dwelling unit legislation, Lake Forest Park is required to allow up to two accessory dwelling units on residential lots with single-family homes, but only up to the density requirements in the middle housing legislation; and

WHEREAS, on December 12, 2025, the City Council passed Ordinance No. 24-1306 incorporating middle housing and accessory dwelling unit policies into the Housing Element of the Comprehensive Plan as required by State legislation and the Growth Management Act; and

WHEREAS, in order to ensure consistency between State law and the Lake Forest Park Municipal Code (LFPMC), specific updates/amendments are required; and

WHEREAS, the Washington State Legislature continues to change housing laws and impose additional mandates on cities, therefore, Lake Forest Park is implementing the requirements applicable as this Ordinance was being developed, but intends to continue to work on housing, planning, and development issues including considering additional policy amendments to the Comprehensive Plan and code amendments to the LFPMC; and

WHEREAS, during the course of developing the proposed ordinance amending LFPMC, various means of public outreach were used including, but not limited to: public meetings; a middle housing webpage and background document digital library; inclusion of community groups; presentations at and feedback from the numerous commissions, boards, and committees associated with the city; and widespread distribution of notifications of public hearings; and

WHEREAS, in accordance with the requirements set forth in RCW 36.70A.106, the City provided the Washington State Department of Commerce notice on March 13, 2025, of the City’s intent to adopt the proposed development code amendments (Commerce Submittal ID 2025-S-8174) at least 60 days in advance of adoption for the required 60-day State review period; and

WHEREAS, the city received specific review comments from the Washington State Department of Commerce on April 23, 2025, for consideration and inclusion into the proposed code amendments, to be consistent with the statutory guidelines for middle housing and accessory dwelling units, and the comments were incorporated into the proposed amendments by the city's Planning Commission as suggested; and

WHEREAS, in accordance with the State Environmental Policy Act (SEPA), after reviewing a completed environmental checklist and other information on file for the non-project action, the City's SEPA Responsible Official issued a Determination of Non-Significance (DNS) on May 8, 2025, pursuant to WAC 197-11-340 for the proposed code amendments; and

WHEREAS, no appeal was timely filed for the May 8, 2025, threshold determination (DNS) and no public comments were received by the City specific to environmental review; and

WHEREAS, the City's Planning Commission held regular public meetings on the proposed code amendments on October 8 and November 12, 2024, and January 14, February 11, March 11, and May 13, 2025; and

WHEREAS, on May 13, 2025, the city's Planning Commission held a duly noticed public hearing on the proposed amendments, accepted testimony and made a formal recommendation of code amendments to the City Council; and

WHEREAS, the City Council held public meetings to review and analyze the code amendments during regular and special meetings on May 22, June 9, June 12, June 16, and June 26, 2025; and

WHEREAS, on June 12, 2025, the City Council held a duly noticed public hearing to accept public testimony and consider the planning commission recommendation; and

WHEREAS, adoption of the ordinance will bring the City of Lake Forest Park into compliance with the Middle Housing and accessory dwelling unit state legislation and will serve the general welfare of the public.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE FOREST PARK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. AMENDMENT. The City Council of the City of Lake Forest Park hereby amends Title 16, Environmental Protection, and Title 18, Planning and Land Use Regulations, as provided in **Exhibit A** attached hereto.

Section 2. AMENDMENT ZONING MAP. The City Council of the City of Lake Forest Park hereby amends the map titled "City of Lake Forest Park Zoning Map" referenced in LFPMP 18.12.010 and attached hereto as **Exhibit B**.

Section 3. SEVERABILITY. Should any portion of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 4. CORRECTIONS. The City Clerk is authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. EFFECTIVE DATE. This ordinance shall take effect five (5) days after passage and publication.

APPROVED BY A MAJORITY of the Lake Forest Park City Council this 26th day of June, 2025.

APPROVED:

Tom French

[Tom French \(Jun 27, 2025 19:21 PDT\)](#)

Tom French
Mayor

ATTEST/AUTHENTICATED:

Matthew McLean

Matthew McLean
City Clerk

APPROVED AS TO FORM:

Kim A. Pratt

Kim Adams Pratt
City Attorney

Introduced: May 22, 2025
Adopted: June 26, 2025
Posted: June 30, 2025
Published: June 30, 2025
Effective: July 5, 2025

Title 16 ENVIRONMENTAL PROTECTION

Chapter 16.14

TREE CANOPY PRESERVATION AND ENHANCEMENT

16.14.070 Tree permit approval criteria and conditions.

The following are criteria by which tree permits in LFPMC [16.14.040](#) are approved, conditioned, or denied:

- A. The tree canopy coverage goal for the lot sizes and land use types is set forth in Table 2 below. Tree canopy coverage is measured by the percentage of canopy provided by existing trees or the projected canopy coverage to be provided by newly planted or immature trees (when such trees reach 30 years of age).

Table 2: Canopy Coverage Goal

Zoning and Lot Size	Canopy Coverage Goal
<u>Residential (R-20, R-15) Single family</u> lots greater than 15,000 square feet	58%
<u>Residential (R-10) Single family</u> lots 10,000 – 15,000 square feet	39%
<u>Residential (R-9.6, R-7.2) Single-family</u> lots less than 10,000 square feet	28%
Multifamily	15%
Commercial	15%
Southern Gateway <u>Low Density Residential (SG-LDR) Single Family</u>	15%
Southern Gateway Transition	10%
Southern Gateway Corridor	5%

Title 18 PLANNING AND LAND USE REGULATIONS

Chapter 18.08

DEFINITIONS

18.08.010 Applicability.

For the purpose of the chapter, the definition of words and terms used in this title shall be as provided in this chapter and as defined in the Uniform Building Code, current edition, as adopted by the state of Washington.

18.08.020 Accessory use or accessory building.

“Accessory use” or “accessory building” means a use, structure, building or portion of a building located on the same lot as the main use or building to which it is accessory.

18.08.030 Accessory dwelling unit (ADU), attached.

“Attached accessory dwelling unit” means a dwelling unit ~~which is located on the same parent lot as a primary dwelling unit either subordinate in floor area to a single family dwelling unit and is located~~ within or attached to a single-family dwelling unit. An accessory dwelling unit that exceeds the size limitations set forth in LFPMC 18.50.050, is defined as a duplex unit if attached to another dwelling unit.

18.08.033 Accessory dwelling unit (DADU), detached.

“Detached accessory dwelling unit” means a dwelling unit located on the same parent lot as a primary dwelling unit ~~which is subordinate in floor area to a single family dwelling unit~~ and is constructed as part of an accessory building. ~~detached from the primary dwelling unit. A detached accessory dwelling unit that exceeds the size limitations set forth in LFPMC 18.50.050, is defined as a cottage.~~

18.08.035 Active ground floor uses.

“Active ground floor uses” means a use that promotes an active pedestrian environment on the ground floor of a mixed use, commercial, office, residential building or freestanding parking structure, and includes retail establishments, restaurants, catering, arts and craft studios, pubs, salons, day spas, health clubs and exercise studios, professional services offices, medical and dental offices, day cares, artisanal/craft production and retail, and other uses determined to be substantially similar by the director or through development agreement proposals.

18.08.040 Administrative Design Review

“Administrative design review” means a development permit process whereby an application is reviewed, approved, or denied by the community development director or their designee based solely on documented design and development standards without a public predecision hearing, unless such review is otherwise required by state or federal law, or the structure is a designated landmark or historic district established by the City. The city may utilize public meetings, hearings, or voluntary review boards to consider, recommend, or approve requests for variances from locally established design review standards.

~~18.08.040~~18.08.045 Adult family home.

“Adult family home” means the regular family abode of a person or persons who are providing personal care, room and board to more than one but not more than four adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and provider are capable of meeting the standards provided for by law.

18.08.100 Apartment.

“Apartment” means a room, or a suite of two or more rooms in a multiple dwelling or in any other building not a single-family residence or two-unit middle housing residence.

...

18.08.255 Cottage housing.

“Cottage housing” means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.

18.08.260 Council.

“Council” means the city council of the city.

18.08.263 Courtyard apartments.

“Courtyard apartments” means attached dwelling units arranged on two or three sides of a yard or court.

18.08.265 Cultural, entertainment, and/or recreational facility.

“Cultural, entertainment, and/or recreational facility” means a facility providing cultural, entertainment, and/or recreational services, including but not limited to: theaters, performing arts centers, museums, play facilities, dance studios, health clubs and physical fitness facilities; however, it shall not be interpreted to include adult use establishments as defined in LFPMC 18.08.050.

18.08.270 Day care.

“Day care,” “family day care,” and “adult day care” mean a facility used for providing the regularly scheduled on-premises care of children or adults for less than a 24-hour period. A Type I day care facility is a facility providing care for 12 or fewer children or adults. A Type II day care is a facility providing care for more than 12 children or adults.

18.08.275 Development regulations

“Development regulations” or “regulation” means the controls placed on development or land use activities by the city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto. A development regulation does not include a decision to approve a project permit application, as defined in RCW 36.70B.020, even though the decision may be expressed in a resolution or ordinance of the city council.

18.08.277 Duplex.

“Duplex” means a residential building with two attached dwelling units.

18.08.280 Dwelling, multifamily.

“Multifamily dwelling” means a residential building designed for or occupied by two or more families, with the number of families in residence not exceeding the number of dwelling units provided. Middle housing is a type of multifamily dwelling.

18.08.290 Dwelling, single-family.

“Single-family dwelling” means a single detached primary residential dwelling unit.

...

18.08.450 Major transit stop.

“Major transit stop” means:

- (A) a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;

(B) commuter rail stops;

(C) stops on rail or fixed guideway systems;

(D) stops on bus rapid transit routes, including those stops that are under construction.

18.08.455 Manufactured housing.

“Manufactured housing” means a single-family dwelling constructed after June 15, 1976, in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance. Manufactured housing is prefabricated or assembled at a place other than a building site and is located and installed in the same manner as conventional housing, except to the extent that construction standards are regulated by the Washington State Department of Labor and Industries (Chapter 43.22 RCW). (Ord. 773 § 3, 1999)

18.08.44118.08.460 **Marijuana or cannabis.**

“Marijuana” or “cannabis” means all or part of the plant cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. (Ord. 1095 § 3, 2015)

18.08.44218.08.461 **Marijuana processor.**

“Marijuana processor” means a person licensed by the state Liquor Control Board to process marijuana into usable marijuana and marijuana-infused products, package and label usable marijuana and marijuana-infused products for sale in retail outlets, and sell usable marijuana and marijuana-infused products at wholesale to marijuana retailers. (Ord. 1095 § 4, 2015)

18.08.44318.08.462 **Marijuana producer.**

“Marijuana producer” means a person licensed by the state Liquor Control Board to produce and sell at wholesale to marijuana processors and other marijuana producers. (Ord. 1095 § 5, 2015)

18.08.44418.08.463 **Marijuana retailer.**

“Marijuana retailer” means a person licensed by the state Liquor Control Board to sell usable marijuana and marijuana-infused products in a retail outlet. (Ord. 1095 § 6, 2015)

18.08.44518.08.464 **Marijuana-infused products.**

“Marijuana-infused products” means products that contain marijuana or marijuana extracts and are intended for human use. The term “marijuana-infused products” does not include usable marijuana. (Ord. 1095 § 7, 2015)

18.08.44618.08.465 **Marijuana retail outlet.**

“Marijuana retail outlet” means a location licensed by the state Liquor Control Board for the retail sale of usable marijuana and marijuana-infused products. (Ord. 1095 § 8, 2015)

18.08.44718.08.466 **Marijuana, usable.**

“Usable marijuana” means dried marijuana flowers. The term “usable marijuana” does not include marijuana-infused products. (Ord. 1095 § 9, 2015)

18.08.45018.08.470 **Medical-dental clinic.**

“Medical-dental clinic” means a building or group of buildings designed for the use of, and occupied and used by, physicians and dentists and others engaged professionally in such healing arts for humans as are recognized by the laws of the state of Washington, including medical clinics; and including the installation and use of therapeutic equipment, X-ray equipment or laboratories, chemical, biochemical, and biological laboratories used as direct

accessories to the medical-dental profession; dental laboratories including facilities for the making of dentures on prescription; pharmacies limited to the retail dispensing of pharmaceuticals and sick room supplies (but not room or orthopedic equipment or furniture); provided, there shall be no exterior display windows or signs pertaining to such accessory uses other than a directory sign. (Ord. 773 § 3, 1999)

18.08.475 Middle housing.

“Middle housing” means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

18.08.46018.08.477 Mitigation.

“Mitigation” means the use of any or all of the following actions that are listed in descending order of preference:

- 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 the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
- C. Rectifying the impact by repairing, rehabilitating or restoring the affected sensitive area;
- D. Reducing or eliminating the impact over time by preservation or maintenance operations during the life of the development proposal;
- E. Compensating for the impact by replacing, enhancing or providing substitute sensitive areas and environments;
- F. Monitoring the impact and taking appropriate corrective measures. (Ord. 773 § 3, 1999)

18.08.470 — Manufactured housing.

~~“Manufactured housing” means a single family dwelling constructed after June 15, 1976, in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance. Manufactured housing is prefabricated or assembled at a place other than a building site and is located and installed in the same manner as conventional housing, except to the extent that construction standards are regulated by the Washington State Department of Labor and Industries (Chapter 43.22 RCW). (Ord. 773 § 3, 1999)~~

...

18.08.615 Single-family zones.

“Single-family zones” means those zones where single-family detached residences are the predominant land use.

18.08.617 Stacked flat.

“Stacked flat” means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned.

18.08.620 Street.

“Street” means a public or recorded private thoroughfare which affords primary means of access to abutting property.

18.08.630 Structural alterations.

“Structural alterations” means any change in the supporting members of a building or structure, such as foundations, bearing walls, columns, beams, floor or roof joists, girders or rafters, or changes in the interior dimensions of the building or structure, or increase in floor space.

18.08.635 Solar energy system.

“Solar energy system” means solar energy devices or design features of a building used for the collection, storage, and distribution of solar energy for space heating, space cooling, lighting, electric generation, or water heating.

18.08.640 Substandard lot.

“Substandard lot” means a lot or parcel of land which has less than the required minimum area or width as established by the zone in which it is located and provided that such lot or parcel was of record as a legally created lot on the effective date of the ordinance codified in this title.

18.08.650 Tier 3 city.

“Tier 3 city” means a city with a population of less than 25,000 that is within a contiguous urban growth area with the largest city in a country with a population of more than 275,000, based on 2020 Office of Financial Management population estimates. The City of Lake Forest Park is classified as a Tier 3 city.

18.08.655 Townhouses.

“Townhouses” means buildings that contain three or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides.

18.08.650 18.08.657 Transit park and ride lot.

“Transit park and ride lot” means a parking lot, whether publicly or privately owned, providing vehicle parking and passenger and vehicular circulation specifically for the purpose of access to a metropolitan public transportation system as defined in RCW 35.58.020(14).

18.08.660 Unit density.

“Unit density” means the number of dwelling units allowed on a lot, regardless of lot size.

18.08.660 18.08.665 Use.

“Use” means the nature of the occupancy, the type of activity, or the character and form of improvements to which land is devoted or may be devoted.

...

18.08.690 Yard.

“Yard” means those open ~~areas~~ ~~spaces~~ on a lot other than a court, that are unoccupied and unobstructed by buildings, except as otherwise provided in this title. (Ord. 773 § 3, 1999)

Chapter 18.12

ZONING MAP

18.12.010 Zones established.

The following zones are hereby established: ~~RS~~-20, ~~RS~~-15, ~~RS~~-10, ~~RS~~-9.6, ~~RS~~-7.2, RM-3600, RM-2400, RM-1800, RM-900, BN, CC, TC, SG-~~LDSE~~R, SG-T and SG-C. The location and boundaries of the various zones are such as are shown on the map titled “City of Lake Forest Park Zoning Map” codified in this title and made a part of this title.

...

18.12.050 Reference to zones.

Whenever the terms “~~RS~~” and “RM” are used in this title, they refer to all zones containing these letters in their titles.

Chapter 18.16**RS-20 SINGLE-FAMILY****RESIDENTIAL, LOW****18.16.010 Permitted uses.**

The following are permitted uses in an RS-20 zone:

A. A single-family dwelling of a permanent character, placed in a permanent location.

B. A single middle-housing dwelling made up of two units in any of the following configurations:

Side-by-side duplex;

Stacked flats;

Courtyard apartments; or

Cottage housing.

~~B-C.~~ Home occupations, provided they meet the criteria in LFPMC 18.50.040.

~~C-D.~~ Accessory buildings and structures in accordance with the provisions in LFPMC 18.50.060.

~~D-E.~~ Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.

~~E-F.~~ Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.

~~F-G.~~ Signs in accordance with the provisions in Chapter 18.52 LFPMC.

~~G-H.~~ Type I day care facility in accordance with the provisions in LFPMC 18.50.045.

18.16.020 Conditional uses.

Conditional uses and associated development standards, if any, for an RS-20 zone are those identified in Chapter 18.54 LFPMC.

18.16.030 Lot area.

The minimum required area of a lot in an RS-20 zone shall be 20,000 square feet.

18.16.040 Street frontage.

The minimum street frontage in an RS-20 zone shall be 75 feet along a public street right-of-way.

18.16.050 Lot coverage.

No building or combination of buildings, including accessory buildings, shall occupy or cover more than 25 percent of the net lot area in an RS-20 zone.

18.16.060 Yards.

The following setbacks shall apply in an RS-20 zone:

A. Front yard: Not less than 20 feet measured at a right angle to the front line;

B. Side yards: A minimum combined width of 15 feet, not less ~~Not less~~ than five feet setback on either side, ~~with a minimum combined width of 15 feet;~~ measured from the property line to the nearest point of the building;

C. Rear yard: Not less than 20 feet.

18.16.070 Building height limit.

The building height limit in an RS-20 zone shall not exceed 30 feet.

18.16.080 Impervious surface.

The maximum impervious surface allowed in an RS-20 zone shall be 35 percent of the lot area.

18.16.090 Tree canopy coverage.

Development of permitted and conditional uses must meet the tree canopy coverage requirements specified in the Lake Forest Park Municipal Code (including, without limitation, in LFPMC 16.14.070 and 17.12.90.J).

Chapter 18.18**RS-15 SINGLE FAMILY****RESIDENTIAL, MODERATE****18.18.010 Permitted uses.**

The following are permitted uses in an RS-15 zone:

A. A single-family dwelling of a permanent character, placed in a permanent location.

B. A single middle-housing dwelling made up of two units in any of the following configurations:

Side-by-side duplex

Stacked flats

Courtyard apartments

Cottage housing

~~B-C.~~ Home occupations, provided they meet the criteria in LFPMC 18.50.040.

~~C-D.~~ Accessory buildings and structures in accordance with the provisions in LFPMC 18.50.060.

~~D-E.~~ Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.

~~E-F.~~ Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.

~~F-G.~~ Signs in accordance with the provisions in Chapter 18.52 LFPMC.

~~G-H.~~ Type I day care facility in accordance with the provisions in LFPMC 18.50.045.

18.18.020 Conditional uses.

Conditional uses and associated development standards, if any, for an RS-15 zone are those identified in Chapter 18.54 LFPMC.

18.18.030 Lot area.

The minimum required area of a lot in an RS-15 zone shall be 15,000 square feet.

18.18.040 Street frontage.

The minimum street frontage in an RS-15 zone shall be 75 feet along a public street right-of-way.

18.18.050 Lot coverage.

No building or combination of buildings, including accessory buildings, shall occupy or cover more than 27 1/2 percent of the net lot area in an RS-15 zone.

18.18.060 Yards.

The following setbacks shall apply in an RS-15 zone:

A. Front yard: Not less than 20 feet measured at a right angle to the front line;

B. Side yards: A minimum combined width of 15 feet. Not less than five feet on either side, ~~with a minimum combined width of 15 feet~~, measured from the property line to the nearest point of the building;

C. Rear yard: Not less than 20 feet.

18.18.070 Building height limit.

The building height limit in an RS-15 zone shall not exceed 30 feet.

18.18.080 Impervious surface.

The maximum impervious surface allowed in an RS-15 zone shall be 40 percent of the lot area.

18.18.090 Tree canopy coverage.

Development of permitted and conditional uses must meet the tree canopy coverage requirements specified in the Lake Forest Park Municipal Code (including, without limitation, in LFPMC 16.14.070 and 17.12.90.J).

Chapter 18.20

RS-10 ~~SINGLE-FAMILY~~ RESIDENTIAL, MODERATE/HIGH

18.20.010 Permitted uses.

The following are permitted uses in an RS-10 zone:

A. A single-family dwelling of a permanent character, placed in a permanent location.

B. A single middle-housing dwelling made up of two units in any of the following configurations:

Side-by-side duplex

Stacked flats

Courtyard apartments

Cottage housing

~~B-C.~~ Home occupations, provided they meet the criteria in LFPMC 18.50.040.

~~C-D.~~ Accessory buildings and structures in accordance with the provisions of LFPMC 18.50.060.

~~D-E.~~ Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.

~~E-F.~~ Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.

~~F-G.~~ Signs in accordance with the provisions in Chapter 18.52 LFPMC.

~~G-H.~~ Type I day care facility in accordance with the provisions in LFPMC 18.50.045.

18.20.020 Conditional uses.

Conditional uses and associated development standards, if any, for an RS-10 zone are those identified in Chapter 18.54 LFPMC.

18.20.030 Lot area.

The minimum required area of a lot in an RS-10 zone shall be 10,000 square feet.

18.20.040 Street frontage.

The minimum street frontage in an RS-10 zone shall be 75 feet along a public street right-of-way.

18.20.050 Lot coverage.

No building or combination of buildings, including accessory buildings, shall occupy or cover more than 30 percent of the net lot area in an RS-10 zone.

18.20.060 Yards.

The following setbacks shall apply in an RS-10 zone:

A. Front yard: Not less than 20 feet measured at a right angle to the front line;

B. Side yards: ~~A minimum combined width of 15 feet, n~~Not less than five feet on either side, ~~with a minimum combined width of 15 feet~~ measured from the property line to the nearest point of the building;

C. Rear yard: Not less than 15 feet; except as provided in LFPMC 18.50.060.

18.20.070 Building height limit.

The building height limit in an RS-10 zone shall not exceed 30 feet.

18.20.080 Impervious surface.

The maximum impervious surface allowed in an RS-10 zone shall be 45 percent of the lot area.

18.20.090 Tree canopy coverage.

Development of permitted and conditional uses must meet the tree canopy coverage requirements specified in the Lake Forest Park Municipal Code (including, without limitation, in LFPMC 16.14.070 and 17.12.90.J).

Chapter 18.21

RS-9.6 ~~SINGLE-FAMILY~~ RESIDENTIAL, MODERATE/HIGH

18.21.010 Permitted uses.

The following are permitted uses in an RS-9.6 zone:

A. A single-family dwelling of a permanent character, placed in a permanent location.

B. A single middle-housing dwelling made up of two units in any of the following configurations:

Side-by-side duplex

Stacked flats

Courtyard apartments

Cottage housing

~~B-C.~~ Home occupations, provided they meet the criteria in LFPMC 18.50.040.

~~C-D.~~ Accessory buildings and structures in accordance with the provisions of LFPMC 18.50.060.

~~D-E.~~ Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.

~~E-F.~~ Accessory dwelling units in accordance with the provisions of LFPMC 18.50.050.

~~F-G.~~ Signs in accordance with the provisions in Chapter 18.52 LFPMC.

~~G-H.~~ Type I day care facility in accordance with the provisions in LFPMC 18.50.045.

18.21.020 Conditional uses.

Conditional uses and associated development standards, if any, for an ~~RS~~-9.6 zone are those identified in Chapter 18.54 LFPMC.

18.21.030 Lot area.

The minimum required area of a lot in an ~~RS~~-9.6 zone shall be 9,600 square feet.

18.21.040 Lot width.

The minimum required width of a lot in an ~~RS~~-9.6 zone shall be 70 feet.

18.21.050 Lot coverage.

No building or combination of buildings, including accessory buildings, shall occupy or cover more than 30 percent of the net lot area in an ~~RS~~-9.6 zone.

18.21.060 Yards.

The following setbacks shall apply in an ~~RS~~-9.6 zone:

A. Front yard: Not less than 20 feet measured at a right angle to the front lot line;

B. Side yards: ~~A minimum combined width of 15 feet, n~~Not less than five feet on either side, ~~with a minimum combined width of 15 feet~~ measured from the property line to the nearest point of the building;

C. Rear yard: Not less than 15 feet; except as provided in LFPMC 18.50.060.

18.21.070 Building height limit.

The building height limit in an ~~RS~~-9.6 zone shall not exceed 30 feet.

18.21.080 Impervious surface.

The maximum impervious surface allowed in an ~~RS~~-9.6 zone shall be 45 percent of the lot area.

18.21.090 Tree canopy coverage.

Development of permitted and conditional uses must meet the tree canopy coverage requirements specified in the Lake Forest Park Municipal Code (including, without limitation, in LFPMC 16.14.070 and 17.12.90.J).

Chapter 18.22

~~RS-7.2 SINGLE-FAMILY~~

RESIDENTIAL, HIGH

18.22.010 Permitted uses.

The following are permitted uses in an ~~RS~~-7.2 zone:

A. A single-family dwelling of a permanent character, placed in a permanent location.

B. A single middle-housing dwelling made up of two units in any of the following configurations:

Side-by-side duplex

Stacked flats

Courtyard apartments

Cottage housing

~~B-C.~~ Home occupations, provided they meet the criteria in LFPMC 18.50.040.

~~C-D.~~ Accessory buildings and structures in accordance with the provisions in LFPMC 18.50.060.

~~D-E.~~ Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.

~~E-F.~~ Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.

~~F-G.~~ Signs in accordance with the provisions in Chapter 18.52 LFPMC.

~~G-H.~~ Type I day care facility in accordance with the provisions in LFPMC 18.50.045.

18.22.020 Conditional uses.

Conditional uses and associated development standards, if any, for an ~~RS~~-7.2 zone are those identified in Chapter 18.54 LFPMC.

18.22.030 Lot area.

The minimum required area of a lot in an ~~RS~~-7.2 zone shall be 7,200 square feet.

18.22.040 Lot width.

The minimum required width of a lot in an ~~RS~~-7.2 zone shall be 60 feet.

18.22.050 Lot coverage.

No building or combination of buildings, including accessory buildings, shall occupy or cover more than 35 percent of the net lot area in an ~~RS~~-7.2 zone.

18.22.060 Yards.

The following setbacks shall apply in an ~~RS~~-7.2 zone:

A. Front yard: Not less than 20 feet measured at a right angle to the front line;

B. Side yards: ~~A minimum combined width of 15 feet, n~~Not less than five feet on either side, ~~with a minimum combined width of 15 feet~~ measured from the property line to the nearest point of the building;

C. Rear yard: Not less than 15 feet except as provided in LFPMC 18.50.060.

18.22.070 Building height limit.

The building height limit in an ~~RS~~-7.2 zone shall not exceed 30 feet.

18.22.080 Impervious surface.

The maximum impervious surface allowed in an ~~RS~~-7.2 zone shall be 45 percent of the lot area.

18.22.090 Tree canopy coverage.

Development of permitted and conditional uses must meet the tree canopy coverage requirements specified in the Lake Forest Park Municipal Code (including, without limitation, in LFPMC 16.14.070 and 17.12.90.J).

Chapter 18.24

RM-3600 RESIDENTIAL MULTIFAMILY

...

18.24.020 Permitted uses.

The following uses are permitted in the RM-3600 multifamily zone:

A. Those uses permitted in the RS-7.2 zoning district;

~~B. A two-family dwelling (duplex);~~

~~C. A multifamily dwelling, townhouse, apartment, cooperative, condominium, each dwelling unit having one or more bedrooms. No such dwelling unit shall be occupied by more than one family;~~

~~C. D. Senior citizen apartments;~~

~~D. E. Accessory buildings and structures in accordance with LFPMC 18.50.050.~~

...

Chapter 18.45

SG-~~SFLDR~~ SOUTHERN GATEWAY – ~~SINGLE-FAMILY~~ LOW DENSITY RESIDENTIAL

18.45.010 Permitted uses.

The following are permitted uses in an SG-~~SFLDR~~ zone:

A. A single-family dwelling of a permanent character, placed in a permanent location.

B. A single two-unit middle housing dwelling of a permanent character, placed in a permanent location. This can include the following configurations:

1. Side-by-side duplex

2. Stacked flats

3. Courtyard apartments

4. Cottage housing

~~C. B.~~ Home occupations, provided they meet the criteria in LFPMC 18.50.040.

~~D. C.~~ Accessory buildings and structures in accordance with the provisions in LFPMC 18.50.060.

~~E. D.~~ Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.

~~F. E.~~ Type I day care facility in accordance with the provisions in LFPMC 18.50.045.

~~G. F.~~ Townhouses, provided the front or rear yards do not directly face public rights-of-way or adjacent single-family residential zones.

~~H. G.~~ Real estate sales offices located within the development site in a temporary facility, including office space located in a temporary mobile office trailer up to 40 feet long. The real estate sales office shall be temporary in nature and used only for conducting sales activities for housing located within the development (no sales of off-site property shall be allowed). The sales office shall be removed within 30 days of completion of initial sales within the community.

18.45.015 H- Prohibited Uses.

“Gated communities,” that is, enclosed complexes of multiple residences that restrict public access, are prohibited.

18.45.020 Conditional uses.

Conditional uses and associated development standards, if any, for an SG-SFLDR zone are those identified in Chapter 18.54 LFPMC.

18.45.030 Lot area and maximum density.

A. There is no minimum lot area. Residences may be located on common parcels held in condominium ownership.

B. The maximum density is 20 dwelling units per acre. The density shall be calculated by dividing the number of dwellings by the total area being developed, including streets, alleys, open spaces and other common areas. In using this density calculation, the maximum density allowed in this zone can be no less than two units.

18.45.040 Lot width.

There is no minimum required lot width.

18.45.050 Lot coverage.

No building or combination of buildings, including accessory buildings, shall occupy or cover more than 60 percent of the net lot area. "Net lot area" shall be defined as the total land area included in the application less roads and common open space.

18.45.060 Yards.

All buildings within the SG-SFLDR zone must comply with the setbacks and other requirements in the southern gateway – single-family residential zone design guidelines. See Section B.1.2, Conditions at Zone Edges.

18.45.070 Building height limit.

The building height limit in an SG-SFLDR zone shall not exceed 35 feet as determined by LFPMC 18.08.160, Building (or structure) height. For residences with a sloped roof and not directly facing a single-family zone or across the street from a single-family zone, the maximum height of the building may be measured to the midpoint between the peak of the roof and the bottom of the eave; that is, half way up the slope of the roof.

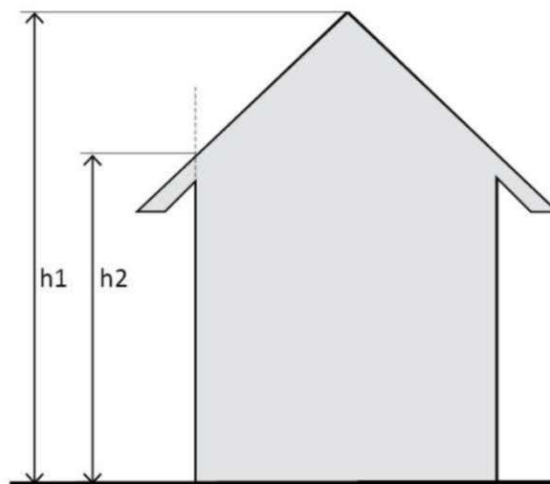


Figure 18.45.070-1. Where allowed by LFPMC 18.45.070, the height of a building with a pitched roof is $(h1 + h2)/2$, where $h2$ is measured at the surface of the roof where it intersects with a projection of the outside edge of the building wall. Where the wall/roof configuration varies, the building height shall be at the point where the height is the maximum.

(Ord. 1057 § 1, 2013)

18.45.080 Impervious surface.

The maximum impervious surface allowed in an SG-~~SFLDR~~ zone shall be 60 percent of the land area included in the application; provided, that the requirements of the city's stormwater management regulations are met (see Chapter 16.25 LFPMC).

18.45.090 Screening, landscaping and tree canopy goal.

A. All sites in the SG-~~SFLDR~~ zone must have adequate screening and landscaping, subject to the southern gateway – ~~single-family low density residential~~ zone design guidelines.

B. The provisions of Chapter 16.14 LFPMC (Tree Canopy Preservation and Enhancement) shall apply; provided, that the canopy coverage goal established in LFPMC 16.14.080(A) shall be 20 percent for the SG-~~SFR~~ zone (measured over the whole site including roads, parking and service areas) and that the provisions under LFPMC 16.14.080(B) regarding designating a tree tract equal to five percent of the gross project area shall not apply.

18.45.100 Signs.

Signs must comply with Chapter 18.52 LFPMC and, specifically, meet the requirements in LFPMC 18.52.050, Signs in RM and RS zones.

18.45.110 Parking requirements and traffic impact mitigation.

All parking in the southern gateway – ~~single-family low density~~ residential zone shall be provided in accordance with the following:

A. Provide two stalls for every dwelling unit.

B. Additionally, provide either:

1. At least one additional stall on site for visitors. This stall may be part or all of a driveway; provided, that the vehicle does not impede either pedestrian or vehicular movement; or
2. For those residences that do not include on-premises space for visitor parking, provide one shared stall per three dwellings on street or within a small parking lot with no more than eight spaces. The stalls should not be more than 200 feet from the residence it serves. On-street parking spaces or joint use parking spaces may be used to meet this requirement. Visitor parking must meet ADA standards in terms of number and location of accessible parking stalls.

C. The parking requirement for the overall development may be met by counting all parking spaces in garages, driveways, parking lots, on-street parking included within the development as well as on-street parking along NE 145th Street, and NE 147th Street adjacent to the site. The applicant may apply for a parking reduction for conditions that reduce the actual parking need such as joint use, special populations, etc. The code administrator may allow a parking reduction if he or she determines that the reduction is justified by a parking occupancy analysis prepared by a licensed transportation planner with special qualifications in parking analysis.

D. The applicant shall submit to the city a traffic and parking impact analysis identifying the increases in traffic and off-site parking demand. The analysis shall be prepared by a licensed professional transportation engineer. The applicant shall be responsible for implementing both on-site and off-site mitigation measures that the code administrator determines necessary to prevent significant adverse impacts to transportation systems and the surrounding area. Specifically, necessary mitigation measures, such as on-site and off-site traffic calming measures, must be taken to prevent cut-through traffic and additional parking demand on streets in the surrounding area. (Ord. 1057 § 1, 2013)

E. If a housing development in the southern gateway – residential zone is a middle housing unit, off-street parking requirements apply as follows:

1. No off-street parking shall be required within one-half mile walking distance of a major transit stop.
2. A maximum of one off-street parking space per unit shall be required on lots no greater than 6,000 square feet, before any zero lot line subdivisions.

3. A maximum of two off-street parking spaces per unit shall be required on lots greater than 6,000 square feet before any zero lot line subdivisions.

18.45.120 Southern gateway – ~~single-family~~ low density residential zone design guidelines – Adopted – Rules of interpretation.

A. The Lake Forest Park “Southern Gateway – ~~Single-Family Low Density~~ Residential Zone Design Guidelines,” dated March 28, 2013, are adopted as guidelines applicable to applications filed under the southern gateway – ~~single-family-residential~~ zone review process described in LFPMC 18.47.130 through 18.47.150 and incorporated by reference herein.

B. To the extent that a proposed development in the southern gateway – ~~single-family~~ low density residential zone provides parking or open space in excess of the minimum required by the applicable zoning code or design guidelines provision, the excess may be allocated to meet similar requirements in the adjacent transition zone, subject to the following limitations:

1. The property to which the excess parking or open space are to be allocated shall be part of the same development proposal as the property providing the excess parking or open space, as part of a commercial site development permit (CSDP) reviewed and approved pursuant to Chapter 18.48 LFPMC; and
2. The property with excess parking spaces and/or open space shall be developed prior to or concurrently with development of the property to which the excess parking or open space is allocated; and
3. Any excess parking in the southern gateway – ~~single-family~~ low density residential zone shall be within 200 feet of the property in the southern gateway – transition zone to be served by the excess parking.
4. No excess open space in the southern gateway – ~~single-family~~ low density residential zone may be allocated or used to reduce the amount of open space otherwise required by design guidelines B.1.1.d and B.8.1, or LFPMC 18.46.060(E) or 18.47.040(A)(2).

18.45.130 Southern gateway – ~~single-family~~ low density residential zone design guidelines – Application – Effect.

Except as otherwise provided, any person who plans to develop or redevelop within the southern gateway – ~~single-family-low density~~ residential zone may apply to have the proposed project processed and reviewed according to this title. An accepted application shall be reviewed under this chapter and the southern gateway – ~~single-family-low density~~ residential zone design guidelines, both of which shall take precedence over and supersede any conflicting provision of LFPMC Titles 17 and 18, including provisions incorporated by reference into this title.

18.45.140 Administration.

The provisions of Chapter 18.47 LFPMC and the southern gateway – ~~single-family-low density~~ residential zone design guidelines shall be administered as follows:

A. The applicant shall submit a commercial site development permit application on a form provided by the city planning department, along with supporting documents required by the city planning department. The submitted materials must include drawings and information needed to evaluate the proposal with respect to the southern gateway – ~~single-family-low density~~ residential zone design guidelines.

B. The application shall be reviewed first by the city code administrator generally under LFPMC 16.26.030(E), Ministerial Administrative Decisions, and LFPMC 16.26.040, Applications. LFPMC 16.26.035 providing for appeals to the city council shall not apply.

C. The code administrator shall make a recommendation according to LFPMC 16.26.080 (Type I applications – Code administrator’s recommendation) and the hearing examiner shall review the application under the procedures for a hearing examiner decision stated in LFPMC 16.26.090 through 16.26.110.

18.45.150 Bonds or other financial security.

The city may require a bond or other financial security to ensure compliance with any aspect of a permit or approval under this chapter.

Chapter 18.47**SG-T SOUTHERN GATEWAY – TRANSITION****18.47.010 Purpose.**

The intent of the SG-T zone is to:

A. Encourage small to moderate scale neighborhood and community oriented residential and commercial uses which provide services to the local community, a greater range of economic opportunities and housing choices, a pleasant residential environment and a focus for the local community.

B. Serve as transition between the more intense and larger scale development envisioned along Bothell Way and the smaller, ~~single-family~~low density residential character to the north and east.

C. Support an active, walkable mixed use center.

D. Protect the livability and attractiveness of residential neighborhoods.

The SG-T zone should provide for increased diversity for desirable business, commercial, civic, recreation, employment, and housing opportunities in a manner that is compatible with the residential character and scale of the local neighborhood.

...

18.47.060 Building height.

A. The maximum building height limit in the SG-T zone shall not exceed 45 feet, except that portions of structures at least 100 feet from a ~~single-family~~low density residential zone (including the SG-~~SFLD~~R zone) may be up to 55 feet in height. Additionally, for structures near properties zoned ~~single-family~~low density residential (including the SG-SFR zone), the maximum height shall not exceed 35 feet, measured to the midpoint of the slope of a pitched roof (see Figure 18.45.070-1), plus one foot in height for every one foot more than 20 feet (measured horizontally) away from the property zoned single-family residential, up to a maximum height of 45 feet (i.e., maximum height = 35 feet + distance of portion of the structure from the SFR zone minus 20 feet).

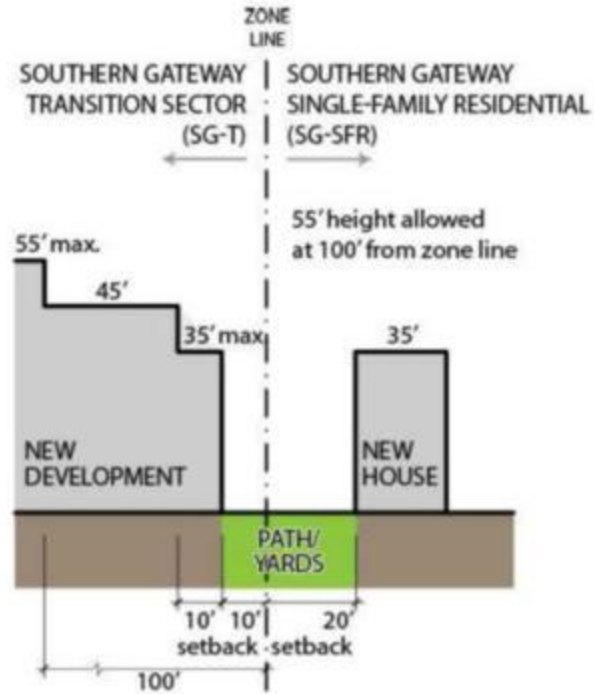


Figure 18.47.060-1. Maximum height of buildings near the southern gateway – ~~single-family~~ low density residential zone.

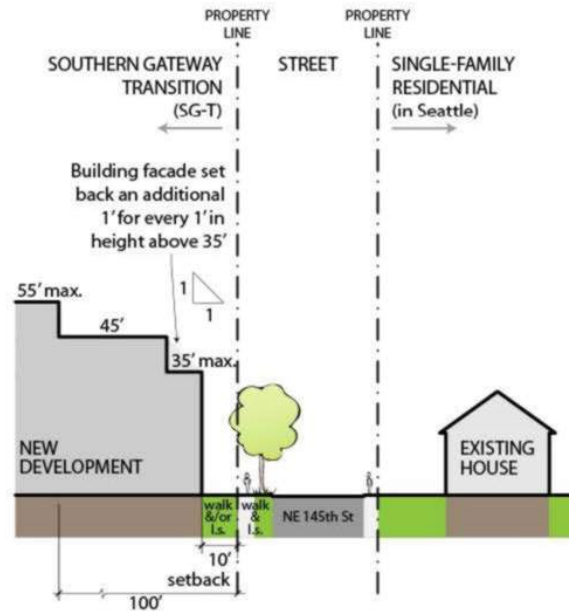


Figure 18.47.060-2. Maximum height of buildings across the street from a ~~single-family~~ low density zone (NE 145th Street is the only location where existing single-family residences are across the street from the southern gateway – transition zone).

B. For structures directly across the street from properties zoned ~~single-family~~ low density residential (including the SG-~~SFLDR~~ zone), the maximum height shall not exceed 35 feet measured to the midpoint of the slope of a pitched roof, plus one foot in height for every foot more than 10 feet (measured horizontally) away from the street right-of-way, up to a maximum height of 45 feet (i.e., maximum height = 35 feet + distance of portion of the structure from the SFR zone minus 10 feet).

18.47.070 Setbacks and north-south access road requirement.

A. Where reasonably necessary to mitigate impacts disclosed by the traffic analysis prepared pursuant to LFPMC 18.47.110(B), the city's review thereof and/or the environmental review process, approval of development in the SG-T zone between NE 145th Street and NE 147th Street may be conditioned upon construction of a north-south access street. The street will run north and south generally along the western edge of the SG-T zone. The street will be approximately 60 feet wide from backside of sidewalk to backside of sidewalk (see Figure 18.47.070-1 below). The roadway design must be submitted to the city for approval. In the absence of other direction from the code administrator, the roadway will generally consist of two 10-foot-wide travel lanes, two seven-foot-wide parking lanes (or widened sidewalks) and two 13-foot-wide sidewalks plus planting areas. (Sidewalks plus planting strips together must be at least 13 feet wide.)

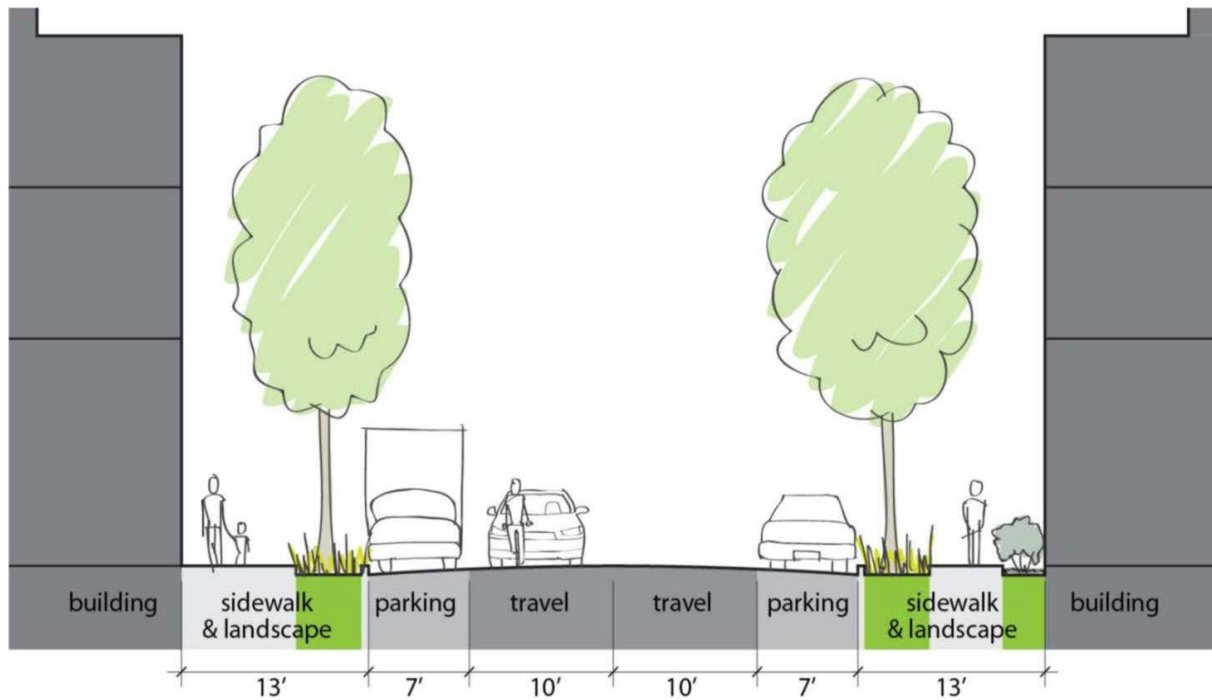


Figure 18.47.070-1. Preliminary N-S access street section.

B. Minimum setback requirements in the SG-T zone shall be:

1. Front Yard. No requirement for yards facing the N-S access street. See also southern gateway – corridor and transition zones design guidelines. For buildings facing single-family residential zones and also without pedestrian facades, buildings must be set back at least 10 feet from the public right-of-way to reduce visual impact to nearby residences.
2. No side yards required except at least a 10-foot building setback along zone boundary lines directly adjacent to a ~~single-family~~low density residential zone (including the SG-~~SFLDR~~ zone).
3. No rear yards required except at least a 10-foot building setback along zone boundary lines directly adjacent to a ~~single-family~~low density residential zone (including the SG-~~SFLDR~~ zone).

...

18.47.120 Southern gateway – corridor and transition zones design guidelines – Adopted – Rules of interpretation.

A. The Lake Forest Park “Southern Gateway – Corridor and Transition Zones Design Guidelines,” dated March 28, 2013, are adopted as guidelines in the southern gateway – corridor and transition zones and incorporated by reference herein.

B. To the extent that a proposed development in southern gateway – transition zone exceeds a requirement of the applicable zoning code or design guidelines the excess may be allocated to meet similar requirements in the SG – ~~single-family~~low density residential zone. This provision shall apply only to parking, impervious surfaces, lot coverage, open space, stormwater LID, and canopy coverage goals. This provision can only be implemented through a site development plan approved by the city. The required elements or conditions supporting residential development must be provided concurrently with the residential development.

Chapter 18.50**DEVELOPMENT STANDARDS****18.50.010 Walls and fences.**

A. Fences not more than four feet in height may be constructed across the front of a lot and on the sides back as far as the building line in an RS or RM zone. Back of the building line, fences constructed along the side and rear property lines may be six feet in height. Fences higher than as set out in this subsection may be constructed provided they are located behind the building setback lines.

B. Barbed and razor wire fences and electrified fences are prohibited.

C. Where a fence is located directly on the ground, the height of the fence shall be the vertical distance from the top board, rail or wire to the ground directly below the fence; where a masonry wall is used as a fence, the height shall be the vertical distance from the top surface of the wall to the ground on the high side of the wall.

D. Fences may be placed on a retaining wall; provided that the fence meets the height restriction of this section. For purposes of measuring the allowed height of the fence, the low point shall correspond to the average height of the retaining wall.

E. Any fence exceeding a height of six feet, and any retaining wall exceeding a height of 48 inches shall require a building permit; the provisions and conditions of this section shall not apply to fences required by state law to surround and enclose public utility installations, or to chain link fences enclosing school grounds and public playgrounds.

...

18.50.050 Accessory dwelling units.

Accessory dwelling units, as defined by this title, ~~are may be permitted on lots of at least 7,200 square feet, and~~ provided they meet the following development criteria:

~~A. Only one accessory dwelling unit will be permitted per residential lot, except that one attached and one detached accessory dwelling unit may be permitted on lots with an area over one acre (43,560 square feet); Up to two accessory dwelling units may be permitted on a lot with a single-family dwelling. If a lot is developed with two principal residential units meeting the definition of middle housing, such as a duplex, then no accessory dwelling unit is permitted on that lot.~~

~~B. Accessory dwelling units shall comply with the development standards of the zoning district in which the accessory dwelling unit is located, including but not limited to, minimum lot coverage, setbacks, tree canopy coverage, etc.~~

~~BC. The accessory dwelling unit must be subordinate to the main dwelling unit, by having with a floor area that does not exceed the total floor area of the principal residence or 1,000 square feet, whichever is less;~~

~~C. Accessory dwelling units on lots less than 10,000 square feet in area must be attached, except that:~~

~~1. On lots with an area between 7,200 and 10,000 square feet, accessory buildings existing as of the adoption date of Ordinance 1235 may be remodeled to include a detached accessory dwelling unit provided that subsection (C)(2) of this section is met;~~

~~2. The accessory dwelling unit must meet all other provisions of this chapter and there shall be no increase in the lot coverage or height of the subject accessory building;~~

~~D. Accessory dwelling units on lots of 10,000 square feet or greater may be detached or part of an accessory building; provided, however, that the accessory dwelling unit shall meet the requirements of LFPMC 18.50.060;~~

D. Accessory dwelling units are permitted on existing lots substandard in minimum lot area.

E. Either the primary residence or the accessory dwelling unit must be owner-occupied;

E. Accessory dwelling units shall not be allowed on any lot not connected to a public sewer system.

F. Garage space and other accessory buildings may be converted into an accessory dwelling unit, except that: only if the same number of off-street parking spaces required by the LFPMC are provided elsewhere on the lot;

1. If the converted accessory building previously contained parking, the minimum parking standards for both the principal unit and any accessory dwelling unit must be met elsewhere on the property.
2. No nonconformities shall be created or intensified, as set forth in chapter 18.66 LFPMC.

G. One off-street parking space per accessory dwelling unit, in addition to that required for a single-family dwelling, shall be provided unless the accessory dwelling unit is within one-quarter-half mile of a major transit stop. ~~Provided, however, that off-street parking spaces may be required even if the accessory dwelling unit is within one-quarter-mile of a major transit stop if the director finds the following:~~

1. ~~The accessory dwelling unit is within an area with a lack of access to on-street parking; or~~
2. ~~Other evidence that makes on-street parking infeasible for the accessory dwelling unit.~~

~~H. The total number of people who may occupy the principal residence and the accessory unit, together, shall not exceed the number of people who may occupy a single-family dwelling.~~

H. An ADU may be sold as a condominium unit or as a separate piece of property through the unit lot subdivision process.

...

18.50.060 Accessory structures and buildings.

Accessory buildings and structures are permitted uses in single-family dwelling-residential zones, provided:

A. The total combined lot coverage of accessory buildings shall occupy or cover no more than 10 percent of the total area of the lot up to a maximum of 1,000 square feet; provided, that a maximum of 10 percent of the total area of the lot up to 1,500 square feet is allowed if a detached accessory dwelling unit is included in an accessory building on the lot.

B. In no case shall an accessory building have a floor area of more than 1,500 square feet. For the purposes of this provision, "floor area" includes floor area devoted to the parking and storage of motor vehicles.

C. Accessory buildings that do not include an accessory dwelling unit may only be placed in a rear yard.

D. Accessory buildings shall be 10 feet or more from the main buildings.

E. Accessory buildings ~~may shall~~ be placed no closer than five feet to the rear lot line, ~~excluding A~~ accessory dwelling units, ~~which may shall~~ be placed no closer than 15 feet to the rear property line unless abutting a public alley not routinely snow plowed, then the accessory dwelling unit may be placed along the lot line.

F. Accessory building height shall not exceed 15 feet, except those accessory buildings which include an accessory dwelling unit, which can be up to 25 feet in height; provided, that the building meets all zoning regulations pertaining to the primary or main building.

...

18.50.140 Collective gardens prohibited.

A. Collective gardens, as defined in LFPMC 18.50.130, are prohibited in the following zoning districts:

1. All residential and mixed use districts, including RS-20, RS-15, RS-10, RS-9.6, RS-7.2, RM-3600, RM-2400, RM-1800, RM-900, SG-SFLDR, SG-C and SG-T;
2. All business and/or commercial districts, including BN, CC and TC; and
3. Any new district established after July 22, 2013.

B. Any violation of this section is declared to be a public nuisance per se, and may be abated by the city attorney under applicable provisions of this code or state law, including but not limited to the provisions of LFPMC Chapter 1.16 and/or 8.12. (~~Ord. 1060 § 2, 2013~~)

18.50.160 Recreational marijuana retailers.

A. Marijuana retail outlets licensed by the Washington State Liquor Control Board, as defined in Chapter 18.08 LFPMC, are permitted in the following zoning districts: BN and SG-C, but are prohibited in all of the zoning districts:

1. All residential and mixed use districts, including RS-20, RS-15, RS-10, RS-9.6, RS-7.2, RM-3600, RM-2400, RM-1800, RM-900, SG-SFLDR and SG-T;
2. All business and/or commercial districts, including CC and TC; and
3. Any new district established after March 26, 2015.

...

Chapter 18.58

OFF-STREET PARKING

...

18.58.030 Parking spaces required.

The amount of off-street parking required shall be no less than as set forth in this section.

The following uses, wherever located, shall provide off-street parking facilities as follows:

1. Churches	One parking stall for each three seats in the principal place of worship.
2. Community clubs and community recreational centers	One parking space for each employee and one parking space for each 40 square feet of gross floor area used for assembly purposes.
3. Day care	One parking space per 10 children or adults cared for, plus one parking space for each employee in addition to any other required parking.
4. Single-family dwellings Multifamily dwellings	Two parking spaces. One and one-half parking spaces per dwelling unit. Where the total quota results in a fraction, the next highest full unit shall be provided.
5. <u>Middle housing dwellings</u>	<u>A maximum of one off-street parking space per unit shall be required on lots no greater than 6,000 square feet before any zero lot line subdivisions.</u> <u>A maximum of two off-street parking spaces per unit shall be required on lots greater than 6,000 square feet before any zero lot line subdivision.</u>

	<u>No off-street parking shall be required within one-half mile walking distance of a major transit stop.</u>
56. Health clubs	One parking space for each employee, plus one parking space for each 200 square feet of floor area.
67. Hotels	One parking space for each bedroom.
78. Hospitals	One parking space for each bed.
89. Libraries, government buildings, fire stations and police stations, courts	One parking space for each employee, plus one parking space for each 250 square feet of total floor area.
910. Mortuaries	One parking space for each 40 square feet of floor area.
4011. Motels	One parking space for each sleeping unit or dwelling unit.
412. Museums	One parking space for each 250 square feet of gross floor area.
4213. Offices	One parking space for each 250 square feet of gross floor area.
4314. Recreational facilities	One parking space for each employee and one parking stall for each 40 square feet of total floor area used for assembly purposes.
4415. Rest homes, nursing and convalescent homes; homes for retired and children's institutions	One parking space for each four beds.
4516. Retail	One parking space for each 200 square feet of gross floor area.
4617. Rooming houses and boarding houses	One parking space for each two sleeping rooms or one parking space for each four beds, whichever is greater.
4718. Self-service storage	One parking space for every 3,500 square feet of storage area provided and two additional spaces adjacent to resident manager's quarters.
4819. Senior citizen apartments	One parking space for each dwelling unit.
4920. Schools, elementary and junior high; public, private or parochial	One parking space for each employee and each faculty member.
2021. School, high; public, private or parochial	One parking space for each 10 students and one parking space for each employee and each faculty member. Where parochial schools and churches are on the same site, the required church parking facilities shall be considered as contributing to the school parking requirement.
2122. School, specialized instruction	One parking space for each instructor who does not reside on the site and one parking space for every two students and/or spectators in attendance during an instructional session.
2223. Arenas, auditoriums (including school auditoriums) and other places of public assembly (other than churches) and lodges	One parking space for each five fixed seats, in all parking generating areas used simultaneously for assembly purposes. If there are no fixed seats, one parking space shall be provided for each 40 square feet of gross floor area used for assembly purposes.
2324. Storage and warehousing, comprising only activity on premises	One parking space for each two employees on maximum working shift.

2425. Theaters	One parking space for each three seats.
-----------------------	---

The parking requirements for a use not provided for in this section shall be determined by the city planning department and such determination shall be based upon the requirements for the most comparable use specified herein.

...

Chapter 18.62

SCREENING AND LANDSCAPING

...

18.62.080 Landscaping types.

A. Type 1 – Solid Screen.

1. Purpose. Provide sight-obscuring screening to separate incompatible land uses. Type 1 landscaping consists of a mix of primarily evergreen trees and shrubs placed to form a continuous screen.
2. Description. Type 1 landscaping shall consist of evergreen trees planted no more than 20 feet on center in a triangular pattern; shrubs and groundcover which will provide a 100 percent sight-obscuring screen within three years from the time of planting; or a combination of approximately 75 percent evergreen and 25 percent deciduous trees (with an allowable five percent variance), planted no more than 20 feet on center in a triangular pattern. Deciduous trees shall be at least two-inch caliper and evergreen trees shall be at least six feet in height. Shrub and groundcover spacing shall be appropriate for the species type and consistent with the intent of this section. Shrubs shall be at least 24 inches in height. Turf may constitute no more than 30 percent of groundcover.

B. Type 2 – Visual Screen.

1. Purpose. Provide a visual filter to separate higher- and lower-intensity uses. Type 2 landscaping consists of a mix of evergreen and deciduous trees and shrubs spaced to create a filtered screen.
2. Description. Type 2 landscaping shall be a combination of at least 50 percent evergreen and at least 30 percent deciduous trees, planted no more than 25 feet on center in a triangular pattern, interspersed with large shrubs and groundcover. Deciduous trees shall be at least two-inch caliper and evergreen trees shall be at least six feet in height. Shrub and groundcover spacing shall be appropriate for the species type, and consistent with the intent of this section. Shrubs shall be at least 24 inches in height. Turf may constitute no more than 30 percent of groundcover.

C. Type 3 – Visual Buffer.

1. Purpose. Provide a semi-transparent buffer to partially separate uses and soften the appearance of development projects. Type 3 landscaping consists of a mix of evergreen and/or deciduous trees spaced to create a continuous canopy.
2. Description. Type 3 landscaping shall be at least 70 percent deciduous trees planted no more than 30 feet on center in a triangular pattern and interspersed with shrubs and groundcover. Deciduous trees shall be at least two-inch caliper and evergreen trees shall be at least six feet in height. Shrub and groundcover spacing shall be appropriate for the species type, and consistent with the intent of this section. Shrubs shall be at least 24 inches in height. Turf may constitute no more than 30 percent of groundcover.

D. Stream Buffer.

1. Purpose. Provide stream buffer functions to enhance in-water and upland habitat. Stream buffer landscaping consists of native species typically found growing on stream banks in the Puget Sound lowlands.
2. Description. Stream buffer landscaping shall be designed by a landscape architect, certified professional wetland scientist, or other qualified professional using a mix of native trees, shrubs, and forbs. Stream buffer landscaping shall meet the following requirements:
 - a. Native trees shall be planted at an average of 12 feet on center and at an overall density of 300 trees per acre. Plants shall be a minimum one-gallon size at time of planting.
 - b. Native shrubs shall be planted at average of five feet on center and at an overall density of 1,730 shrubs per acre. Plants shall be a minimum of one-gallon size at time of planting.
 - c. Native forbs may include a mix of grasses, sedges, rushes, ferns, and other herbaceous plants and shall be planted at an average of 12 inches on center and at an overall density of one plant per square foot. Plants shall be a minimum of 10-inch plugs or four-inch pot size at time of planting.
3. Streambank landscaping shall include planting area preparation for all required planting areas. Planting area preparation includes removal of invasive weed species, decompaction of compacted soils, and introduction of soil amendments including compost and organic fertilizers. Planted areas shall be mulched with a uniform three-inch depth of wood chip mulch. Trees and shrubs shall be protected from herbivore and rodent browsing with plant protection tubes.

EXHIBIT B to Ordinance No. 25-1310

