

# Title 16: ZONING

## Chapter 16.24<sup>[1]</sup>

### WOODLAND DISTRICT

#### Sections:

- 16.24.010 Statement of intent
- 16.24.020 Permitted uses
- 16.24.030 Conditional uses
- 16.24.040 Prohibited uses
- 16.24.050 Environmental performance
- 16.24.060 General site planning standards
- 16.24.070 Major pedestrian corridor – overlay zone
- 16.24.080 Employment core – overlay zone
- 16.24.090 Residential use
- 16.24.100 Stormwater

**16.24.010 Statement of intent.** It is the intent of this Chapter to:

- A. Encourage density and a diverse mix of uses in the core area.
- B. Create a core area that is strongly pedestrian-oriented and transit friendly.
- C. Create a strong identity for the core area that supports the policies of the Downtown Comprehensive Plan, the City of Lacey Vision Plan and the Woodland District Guidelines.
- D. Create places that provide for the needs of a diverse population.
- E. Develop a Major Pedestrian Corridor that provides a comfortable pedestrian experience and commercial-retail opportunities.
- F. Develop an Employment Core overlay zone that promotes the development of an office hub within the Woodland District that supports the surrounding retail component.
- G. Promote high density residential in mixed-use patterns throughout the Woodland District.
- H. Combine those portions of the city formerly zoned as Central Business Districts 1,2, and 3 into the Woodland District. (Ord. 1154 §8, 2001; Ord. 1131 §1,2, 2000; Ord. 1098 §14(A), 1999; Ord. 1080 §9, 1998; Ord 965 §1, 1993; Ord. 871 §2 (part), 1989).

**16.24.020 Permitted uses.**

- A. Commercial uses.
  - Apparel and accessory stores
  - Books and stationary
  - Convention centers and conference centers
  - Cultural, entertainment and recreation

---

<sup>[1]</sup> Chapter 16.24 was repealed and replaced by Ordinance 1131, 2000, and by Ordinance 871, 1989.

Daycare facilities

Department stores

Drug stores and pharmacies

Eating and drinking establishments

Fabric stores

Financial institutions when designed as a subordinate use to the primarily retail use. No more than fifty percent of the floor area may be devoted to primarily financial institution space.

Florists

General merchandise

Gifts/specialty

Grocery stores

Hobby/special interest

Home furnishings

Home improvement stores/garden supplies

Hotels/motels

Jewelry

Liquor

Personal services

Professional, business, and educational services when designed as a subordinate use to the primarily retail use. No more than fifty percent of the floor area may be devoted to office space.

Other similar and related uses consistent with the intent of the zone as determined by the site plan review committee.

- B. Employment core. The following uses are permitted in that portion of the Woodland District known as the Employment Core and designated in *Table 16T-10*. The focus of this area is to provide a predominant work environment with opportunities for personal services. Uses within the Employment Core area must comply with the standards in Section 16.24.080.

All uses listed within Section 16.24.020.A

Business offices

Corporate/regional/administrative offices

Educational services

Financial institutions

Professional offices

Other similar and related uses consistent with the intent of the zone as determined by the site plan review committee.

C. Residential. Residential is permitted throughout the core area. Residential uses must meet the standards found in Section 16.24.090. (Ord. 1179 §5, 2002; Ord. 1131 §1,2, 2000; Ord. 1098 §14(B), 1999; Ord. 965 §3, 1993; Ord. 927 §10, 1992; Ord. 902, 1990; Ord. 871 §2 (part), 1989).

**16.24.030 Conditional uses**

Those uses consistent with the intent of the core area and its uses may be permitted as provided for in Chapter 16.66 in addition to the following uses:

- A. Gas stations, provided the following standards can be met:
  - 1. Gas pump islands shall not be located between the building and any property lines adjacent to a public or private street.
  - 2. Gas stations shall not be permitted along the major pedestrian corridor, as defined in Section 16.24.070.
- B. Drive thru facilities, provided the following standards can be met:
  - 1. Drive thru stacking lanes shall not be located between the building and any property lines adjacent to a public or private street.
  - 2. Drive thru lanes can not impede pedestrian access to the building.
  - 3. Landscaping or screening must be provided to mitigate any adverse effects on nearby property.
  - 4. Drive thru's shall not be permitted along the major pedestrian corridor, as defined in Section 16.24.070.
- C. Auto repair and automobile part retail uses, provided the following standards can be met:
  - 1. A pedestrian entrance is located on the street.
  - 2. All service bays are located to the side or rear of the building.
  - 3. Drive lanes are located in a manner that does not impede pedestrian access to the building.
  - 4. Auto repair and automobile part retail uses shall not be permitted along the major pedestrian corridor, as defined in Section 16.24.070. (Ord. 1131 §1, 2, 2000; Ord. 871 §2 (part), 1989).

**16.24.040 Prohibited uses.**

- A. Uses with physical and operational requirements generating substantial:
  - Truck traffic
  - Dust
  - Glare
  - Heat or vibration
  - Noise
  - Odors
- B. Uses of a character which are either not compatible with the high aesthetic standards of the area, will not enhance the marketability of the core area, or will adversely impact the city's

economic development strategies for this zone. These uses shall include, but are not limited to:

Activities entailing movement of heavy equipment on and off the site except during construction;

Auto or truck storage as a primary use;

Cemeteries and crematoria;

Machine shops;

Motor freight terminals;

Park and ride lots;

Solid waste disposal facilities, including transfer stations, incinerators and sanitary landfills;

Stand-alone warehouse and distribution facilities. (Ord. 1179 §6, 2002; Ord. 1131 §1,2, 2000; Ord. 1131 §2, 2000; Ord. 871 §2 (part), 1989).

**16.24.050 Environmental performance.** It shall be the responsibility of the operator and/or the proprietor of any proposed use to provide such evidence and technical data as the enforcing officer and/or site plan review committee may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 of the Lacey Municipal Code.

Failure of the enforcing officer and/or site plan review committee to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of the Lacey Municipal Code. (Ord. 1131 §1, 2, 2000; Ord. 871 §2 (part), 1989).

**16.24.060 General site planning standards.**

A. Site standards.

1. Minimum lot size. The lot size shall be sufficient to accommodate the use(s) and requirements of the Lacey Municipal Code and Development Guidelines and Public Works Standards.

2. Setbacks.

Maximum front setback; ten feet for at least fifty percent of the building's front façade. The remaining portions of the front façade may be stepped back a maximum of twenty feet more than the established maximum setback for the purpose of accommodating pedestrian open space or recessed building entrances. *See Table 16T-09.*

Minimum side setback; ten feet unless waived by the Site Plan Review committee pursuant to the policies of this chapter.

Minimum rear setback; fifteen feet

3. Building height. Pursuant to *Table 16T-08.*

4. Building coverage. The building coverage shall be sufficient to accommodate the use(s) and requirements of the Lacey Municipal Code and Development Guidelines and Public Works Standards.

5. Site development shall meet all applicable requirement of Chapter 14.23.082, 14.23.084, 14.23.086 and 14.23.087.
  6. For sites over two acres in size, ten percent of the site shall be developed in commercial open space pursuant to the requirements of Chapter 14.23.088. Mixed-use developments shall comply with the open space requirements of Section 16.24.090.E.
- B. Pedestrian amenities. All development must meet applicable standards of Chapter 14.23.
- C. Parking
1. Parking lots
    - a. All new parking areas shall be designed to the rear or side of the building. No parking areas shall be built between the building and the street.
    - b. If parking is placed to the side of a project, it shall be designed to the standards in Section 14.23.087.A.3.
  2. Parking structures
    - a. Standard requirements. The site plan review committee shall review and approve, approve with conditions, or deny a proposal for a parking structure through the site plan review process in Chapter 16.84 of the Lacey Municipal Code. The site plan review committee may approve the parking structure only if:
      - (1) Driveway openings are limited and the number of access lanes in each opening are minimized.
      - (2) Ground level screening of parked vehicles by landscaping, or by a wall or other screening, is provided if pedestrian-oriented frontage is not developed at the ground level.
      - (3) The dimension of the parking structure abutting pedestrian areas is minimized, except where pedestrian-oriented frontage is provided.
      - (4) Whenever practicable, pedestrian-oriented uses are provided for at the street frontage.
      - (5) A wall or other screening of sufficient height to screen parked vehicles and which exhibits a visually pleasing character is provided at all above grade levels of the parking structure.
      - (6) A safe pedestrian linkage system between the parking structure and the principal use exists.
      - (7) The upper surface of underground parking structures shall not exceed a height of three and one-half feet above the average grade of the abutting public sidewalk and no parking shall be permitted on top of that portion of an underground parking structure which is above the established grade.
      - (8) Above ground parking structures shall not front on 6<sup>th</sup> Avenue or any arterial street unless they are visually compatible with the principal use structure and the character of development within the Woodland District.
      - (9) Parking areas or garages shall be designed to provide for off-street vehicle circulation to adjoining property and parking areas where physically feasible, except that driveways and parking aisles should not cross pedestrian linkages in the Woodland Districts.
    - b. Specific Requirements.

- (1) Parking structures that front on the major pedestrian corridor shall comply with the requirements in Section 14.23.087.H.
- (2) Parking structures shall comply with the blank wall limitation requirements in Section 14.23.086.C.4, with the exception of transparent walls, if a pedestrian-oriented retail component is not designed into the facility.

3. The requirements in Section 16.72 shall be met.

D. Building Standards. Commercial and mixed-use structures shall meet all applicable standards of Chapter 14.23.082, 14.23.084, 14.23.086, and 14.23.087. (Ord. 1220 §20, 2004; Ord. 1154 § 9, 2001; Ord. 1131 §1,2, 2000; Ord. 965 §4 and 5, 1993; Ord 871 §2 (part), 1989).

**16.24.070 Major pedestrian corridor – overlay zone.**

- A. The intent of the major pedestrian corridor is to provide a linkage for people from city hall, Timberland Library and St. Martins College to the commercial and employment components of Woodland District. The major pedestrian corridor shall provide a pleasant pedestrian experience with wide sidewalks, pocket parks, and interesting retail and commercial opportunities.
- B. The major pedestrian corridor is 6<sup>th</sup> Avenue SE from College Street SE to Sleater Kinney Road SE.
- C. Development along the corridor shall adhere to the requirements of Chapter 14.23.087.H of the Lacey Municipal Code. *See Table 16T-10.* (Ord. 1131 §1,2, 2000; Ord. 871 §2 (part), 1989).

**16.24.080 Employment core – overlay zone.**

- A. The intent of the employment core is to provide predominately a work environment with offices, both public and private. The employment core will provide opportunities for services along its perimeter and may provide services within the employment core.
- B. The employment core is generally located south of 6<sup>th</sup> Avenue SE, west of College Street SE, north of Pacific Avenue SE and east of Golf Club Road SE and is designated on *Table 16T-10.*
- C. General Requirements:
  1. Uses identified in Section 16.24.020.B. shall be permitted.
  2. All applicable requirements in Section 16.24.060 shall apply.
  3. All applicable requirements in Section 14.23 shall apply.
- D. Site planning requirements. Parcels with frontage on 6<sup>th</sup> Avenue SE, Golf Club Road SE, Pacific Avenue SE and College Street SE shall design space to accommodate retail space within a predominate office development. This retail space shall conform to the standards in Section 14.23.087.A.4. Permitted uses within this space shall be only those listed in Section 16.24.020.A. of the Lacey Municipal Code. (Ord. 1131 §1,2, 2000; Ord. 871 §2 (part), 1989).

**16.24.090 Residential use.**

Residential is permitted in all areas of the Woodland District provided the following standards are satisfied:

- A. Residential use shall be part of a mixed-use development.

- B. Residential use shall be above the first story in a mixed-use structure with retail or office use on the ground floor.
- C. Residential use may be provided at any density where all other applicable standards and requirements can be satisfied, such as parking and utilities.
- D. Residential development shall meet applicable design requirements of Sections 14.23.080, 14.23.084, and 14.23.086 of the Lacey Municipal Code.
- E. Where residential density exceeds six units per acre, twenty percent of the lot's area shall be open space. Open space shall be designed for the needs of the mixed-use development and should be apportioned accordingly. Standards of Sections 14.23.087.H.4 and 14.23.088 shall be used as a guide for open space amenities. Amenities provided on a rooftop such as garden space, sun bathing area and similar facilities. Additionally, balconies usable for outdoor use may count towards open space requirements for residential use. (Ord. 1179 §7, 2002; Ord. 1131 § 1,2, 2000; Ord. 1080 §10, 1998; Ord. 965 §§6 and 7, 1993; Ord. 871 §2 (part), 1989).

**16.24.100 Stormwater.**

All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city and shall be subject to its review and approval, and shall, moreover, comply with Chapter 15.36 of the Lacey Municipal Code pertaining to community facilities. (Ord. 1131 § 1,2, 2000; Ord. 1044 §12, 1996; Ord. 965, §§8 and 9, 1993; Ord. 871 §2 (part), 1989).

---