



CITY OF LAKE FOREST PARK CITY COUNCIL REGULAR MEETING

Thursday, June 12, 2025 at 7:00 PM

Meeting Location: In Person and Virtual / Zoom
17425 Ballinger Way NE Lake Forest Park, WA 98155

INSTRUCTIONS FOR ATTENDING THIS MEETING VIRTUALLY:

Please note, this link works for both the Work Session (6:00 p.m.) and Regular Meeting (7:00 p.m.).

Join Zoom Webinar: <https://us06web.zoom.us/j/87091829890>
Call into Webinar: 253-215-8782 | **Webinar ID:** 870 9182 9890

The City Council is providing opportunities for public comment by submitting a written comment or by attending in person to provide oral public comment.

HOW TO PARTICIPATE WITH ORAL COMMENTS:

If you are attending the meeting in person, there is a sign-in sheet located near the entrance to the Council Chambers. Simply fill the form out and the Mayor will call your name at the appropriate time. Oral comments are limited to 3:00 minutes per speaker. Oral comments are not being accepted via Zoom.

The meeting is being recorded.

HOW TO SUBMIT WRITTEN COMMENTS:

Written comments will be submitted to the Council if received by 5:00 p.m. on the date of the meeting; otherwise, they will be provided to the City Council the next day. The City Clerk will read your name and subject matter into the record during Public Comments.

As allowed by law, the Council may add and take action on items not listed on the agenda. For up-to-date information on agendas, please visit the City's website at www.cityofflp.gov

Meetings are shown on the city's website and on Comcast channel 21 for subscribers within the Lake Forest Park city limits.

AGENDA

1. CALL TO ORDER: 7:00 PM
2. PLEDGE OF ALLEGIANCE
3. SWEARING IN OF COUNCILMEMBER MCCARTNEY
4. ADOPTION OF AGENDA
5. PUBLIC COMMENTS

*The Council will not be accepting online public comments. This portion of the agenda is set aside for the public to address the Council on agenda items or any other topic the Council might have purview or control over. However, the Mayor or Council may not respond to comments from the public. If the comments are of a nature that the Council does not have influence or control over, then the Mayor or presiding officer may request the speaker suspend their comments. The Council may direct staff to follow up on items brought up by the public. **Comments are limited to a three (3) minute time limit.***

6. PROCLAMATIONS

- A. Recognizing June 19, 2025 as Juneteenth
- B. Recognizing June 22, 2025 as Octavia Butler Day

7. PUBLIC HEARINGS

- A. Public Hearing on Ordinance 25-1309/Amending Chapter 17 of the Lake Forest Park Municipal Code, Subdivisions regarding Unit Lot Subdivisions Code Amendments, and Ordinance 25-1310/Amending Chapter 18 of the Lake Forest Park Municipal Code, Planning and Land Use Regulation, regarding Middle Housing and Accessory Dwelling Units
 - Staff presentation
 - Questions from Council
 - Open the public hearing for comments (3 minutes per speaker)
 - Staff address questions that may have been presented during public comments and from the Council.
- B. Discussion, consideration and/or action on Ordinance 25-1309/Amending Chapter 17 of the Lake Forest Park Municipal Code, Subdivisions, regarding Unit Lot Subdivision Code Amendments
- C. Discussion, consideration and/or Action on Ordinance 25-1310/Amending Chapter 18 of the Lake Forest Park Municipal Code, Planning and Land Use Regulation

8. CONSENT CALENDAR

The following items are considered to be routine and non-controversial by the Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which case the item will be removed from the Consent Calendar in its normal sequence on the agenda.

- [A.](#) May 19, 2025 City Council Special Meeting Minutes
- [B.](#) May 19, 2025 Committee of the Whole Meeting Notes
- [C.](#) May 22, 2025 City Council Regular Meeting Minutes
- [D.](#) May 29, 2025 Budget & Finance Committee Special Meeting Minutes
- [E.](#) May 29, 2025 City Council Special Meeting Minutes
- [F.](#) City Expenditures for the Period Ending June 12, 2025

9. FINAL CONFIRMATION

- [A.](#) Appointment of Sandra Weber to Climate Action Committee

10. ORDINANCES AND RESOLUTIONS FOR INTRODUCTION / REFERRAL

- [A.](#) Resolution 25-2020/Authorizing the Mayor to Sign a Grant Agreement Between King County and the City of Lake Forest Park for Development Funding for the Future Lakefront Park Property

11. ORDINANCES AND RESOLUTIONS FOR COUNCIL DISCUSSION

12. COUNCIL DISCUSSION AND ACTION

- A. Continued discussion regarding budget challenges

13. OTHER BUSINESS

14. COUNCIL COMMITTEE REPORTS

- A. Councilmember Reports
- B. Mayor's Report
- [C.](#) City Administrator's Report

15. CLOSED SESSION

- A. Closed Session - Collective Bargaining, per RCW 42.130.140(4)(b)

16. ADJOURN

FUTURE SCHEDULE

- Thursday, June 19, 2025 – Juneteenth, City Hall Closed

- Monday, June 23, 2025, 6:00 p.m. Committee of the Whole Meeting – *hybrid meeting (City Hall and via Zoom)*
- Thursday, June 26, 2025, 6:00 p.m. Budget & Finance Committee Meeting – *hybrid meeting (City Hall and via Zoom)*
- Thursday, June 26, 2025, 7:00 p.m. City Council Regular Meeting – *hybrid meeting (City Hall and via Zoom)*

As allowed by law, the Council may add and take action on items not listed on the agenda.

Any person requiring a disability accommodation should contact city hall at 206-368-5440 by 4:00 p.m. on the day of the meeting for more information.



PROCLAMATION

WHEREAS, on January 1, 1863, President Abraham Lincoln issued the Emancipation Proclamation, setting in motion the end of slavery in the United States; and

WHEREAS, the end of the Civil War began with the surrender of General Lee at Appomattox Court House on April 9, 1865 and ended with the final terms of surrender of the last Confederate General on June 2, 1865; and

WHEREAS, this news reached Texas when Union Major-General Gordon Granger arrived in Galveston Bay with his troops. It was on June 19, 1865, that he announced: "the people of Texas are informed that, in accordance with a proclamation from the Executive of the United States, all slaves are free"; and

WHEREAS, celebration of the end of slavery reaching the furthest Union state, which became known as Juneteenth, is one of the oldest public celebrations of the end of slavery in the United States; and

WHEREAS, Juneteenth celebrations spread across many southern states and more with the movement of freed Texas slaves as they exercised their newfound freedoms in search of family and new lives; and

WHEREAS, the first Juneteenth celebrations brought friends and families together, often on emancipated land, the first to be owned by former enslaved people, and included inspirational speakers, reading of the Emancipation Proclamation of 1863, food and stories from former enslaved people; and

WHEREAS, Juneteenth commemorates the complete emancipation of Confederate slaves and June 19th was declared Emancipation Day in Texas in 1980; and

WHEREAS, on a larger scale, celebration of Juneteenth reminds each of us of the precious promises of freedom, equality, and opportunity which are at the core of America.

NOW, THEREFORE, the Mayor and City Council of the City of Lake Forest Park do hereby proclaim June 19, 2025 as a day to celebrate Juneteenth in the City of Lake Forest Park.

Signed this 12th day of June 2025

Thomas French, Mayor



PROCLAMATION

WHEREAS, Octavia Butler was a visionary and influential author whose groundbreaking work greatly contributed to the science fiction and speculative fiction genres; and

WHEREAS, Octavia Butler was born on June 22, 1947, in Pasadena, California, and her literary contributions have captivated readers around the world; and

WHEREAS, Octavia Butler became the first science fiction writer to receive the prestigious MacArthur Fellowship in 1995, acknowledging her exceptional talent and literary achievements; and

WHEREAS, Octavia Butler's work explores important themes such as race, gender, power dynamics, and social justice, challenging readers to critically examine the world we live in; and

WHEREAS, Octavia Butler's novels, including "Kindred," "Parable of the Sower," and "Lilith's Brood," have garnered numerous awards and accolades, leaving an indelible mark on the literary landscape; and

WHEREAS, Octavia Butler's profound influence extends beyond her written works, inspiring countless authors, artists, and readers to engage in meaningful conversations about the future of humanity and the importance of empathy and understanding; and

WHEREAS, it is important to honor and celebrate the contributions of Octavia Butler, recognizing her significant impact on literature and the promotion of diverse voices within the genre; and

WHEREAS, Octavia Butler resided in the City of Lake Forest Park, Washington for a significant portion of her life, drawing inspiration from the natural beauty and vibrant community of our city, and it is fitting to honor her connection to our community on this special day.

NOW, THEREFORE, the Mayor and City Council of the City of Lake Forest Park do hereby proclaim June 22 as

OCTAVIA BUTLER DAY

in our city and encourage all residents to take part in activities that celebrate her legacy. This day shall serve as a reminder of the transformative power of literature and the importance of embracing diverse perspectives in shaping a more inclusive and equitable society.

Signed this 12th day of June 2025

Thomas French, Mayor



CITY OF LAKE FOREST PARK

CITY COUNCIL

AGENDA COVER SHEET

Meeting Date	June 12, 2025 Regular Meeting
Originating Department	Community Development
Contact Person	Mark Hofman, Community Development Director
Title	Ordinance 25-1309 / Unit Lot Subdivision Code Amendments
	Ordinance 25-1310 / Middle Housing and Accessory Dwelling Units

Legislative History

- First PresentationJune 9, 2025 – Special Council Meeting
- Second PresentationJune 12, 2025 – Public Hearing scheduled

Attachments:

- Draft Ordinance 25-1309 and Draft Ordinance 25-1310
- Redline version
- Clean-strikeout draft code with comments
- SCJ Alliance Technical Memorandum

Executive Summary

The proposed ordinances update the Lake Forest Park Municipal Code (“LFPMC”), Titles 17 and 18, to implement state-mandated requirements for middle housing, accessory dwelling units (ADUs), and unit-lot subdivisions. Compliance with E2SHB 1110 (2023), EHB 1337 (2023), SB 5258 (2023) and ESHB 2321 (2024) ensures the City allows at least two dwelling units per residential lot and provides streamlined subdivision procedures while preserving local design standards.

Background

Washington’s 2023–24 housing legislation requires “Tier 3” cities like Lake Forest Park to allow a minimum of two dwellings per lot and to permit zero-lot-line and unit-lot subdivisions. The Planning

Commission held six work sessions and a public hearing on May 13, 2025, before forwarding a recommendation to the City Council.

Fiscal & Policy Implications

Adoption of the proposed ordinances aligns the Lake Forest Park Municipal Code with state law, avoiding default to the Department of Commerce model ordinance. Implementation will require staff training and public outreach, but is expected to be covered by existing budget of the Community Development Department. Permit fee revenue may increase modestly as additional housing applications are submitted.

Alternatives

Options	Results
<ul style="list-style-type: none">Defer action	The State's model ordinance would automatically govern after June 30, 2025
<ul style="list-style-type: none">Adopt the Ordinance	Comply with minimum legislative mandates for middle housing, ADUs, and unit lot subdivision

Staff Recommendation

Staff recommends adopt Ordinance 25-1309 amending sections 17.04.050 and Chapter 17.12, Short Subdivisions and Dedications of the Lake Forest Park Municipal Code

Staff recommends adopting Ordinance 25-1310 amending Chapter 18, Planning and Land Use Regulations of the Lake Forest Park Municipal Code

Technical Memorandum

To: City of Lake Forest Park City Council

From: SCJ Alliance

Meeting Date: June 9, 2025

Project: Lake Forest Park Middle Housing, Accessory Dwelling Unit, and Unit Lot Subdivision Code Updates

Subject: Review of an Ordinance amending the Lake Forest Park Municipal Code for compliance with State-mandated regulations to implement Washington State Legislation, including E2SHB 1110, ESHB 2321, and EHB 1337.

Summary

In 2023, the Washington State Legislature passed, and the Governor signed into law, Engrossed Second Substitute House Bill 1110 (E2SHB 1110) for Middle Housing requirements and Engrossed House Bill 1337 (EHB 1337) for accessory dwelling unit requirements, amending the Growth Management Act, Chapter 36.70A RCW (GMA). Additionally, Engrossed Second House Bill 2321 (ESHB 2321) was adopted in 2024 to clarify housing requirements of E2SHB 1110. These legislative amendments require many cities to update their zoning regulations to allow additional densities and housing types defined as “middle housing” in predominantly residential land use districts, along with several other associated requirements to help encourage the development of these housing types.

EHB 1337 requires cities and counties to allow two accessory dwelling units (ADUs) per lot in urban growth areas and establishes standards for jurisdictions to use. Lake Forest Park has explored utilizing ADU’s for meeting density requirements and has incorporated the ADU requirements into the proposed middle housing ordinance.

The adopted definition of “Middle housing” found within RCW 36.70A.030 is as follows:

“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.

Lake Forest Park has been classified by Washington State as a “Tier 3” City, which means that the City has a population of less than 25,000 in 2020, is in a county with a population of at least 275,000, and is in a contiguous urban growth area with the largest city in the county.

As a Tier 3 City, Lake Forest Park has fewer requirements than Tier 1 and 2 cities and is only required to allow for a minimum of two units per lot. As noted in the RCW definition, there are nine (9) types of housing that are identified as middle housing. Tier 3 cities are only required to accommodate for the housing unit types which can reasonably accommodate two units per lot. By default, the State is limiting the required housing types for Tier 3 cities to the following:

- Duplexes
- Stacked flats
- Cottage housing
- Courtyard apartments

The other requirements specific to Tier 3 cities have been incorporated into an ordinance that would amend the Lake Forest Park Municipal Code (LFPMC) in order to achieve compliance with state requirements. These revisions are outlined in the Proposed Revision section below. In addition, part of the legislation also required cities to allow subdivision for the middle housing units that are of a type that can be subdivided. RCW 36.70A.635(5). These changes are outlined under Subdivision Updates section below.

State Mandates

Middle Housing. Through adoption of the new housing legislation, the Department of Commerce was directed to provide technical assistance to cities to help with implementation of the new middle housing legislation.

RCW 36.70A.636(2)(a) states that “the department shall publish model middle housing ordinances no later than six months following July 23, 2023.” A model housing ordinance was published and went through several iterations before a final version was completed in November 2024. RCW 36.70A.636(b) goes on further to state:

(b) In any city subject to RCW [36.70A.635](#) that has not passed ordinances, regulations, or other official controls within the time frames provided under RCW [36.70A.635](#)(11), the model ordinance supersedes, preempts, and invalidates local development regulations until the city takes all actions necessary to implement RCW [36.70A.635](#).

Subdivision Mandates. As part of adopting the middle housing requirements, the State legislature included a requirement in [ESSHB 1110](#) requiring cities to allow “zero lot line” short subdivisions. [RCW 36.70A.635](#)(5), provides in pertinent part: “A city must also allow zero lot line short subdivision where the number of lots created is equal to the unit density required in subsection (1) of this section.”

This means that Lake Forest Park must allow zero lot line subdivisions that result in two lots for existing lots where residential uses are allowed.

In addition, by adoption of different legislation in 2023 ([ESSSB 5258](#)), the Legislature amended the State Subdivision Act ([Ch. 58.17 RCW](#)) to require the following:

(3) All cities, towns, and counties shall include in their short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.

[RCW 58.17.060](#)(3).

So, while the middle housing legislation only requires the City to allow the zero lot line short subdivisions up to the two lots per residential lot, ESSSB 5258 requires the general allowance of unit lot short subdivisions, not just zero lot line short subdivisions. The proposed draft code accomplishes compliance with the middle housing requirements using the unit lot subdivision procedures as the most effective way to have the subdivision be consistent with the underlying zoning and built environment in Lake Forest Park.

The unit lot subdivision requirements have been incorporated into a proposed new subsection 17.12.90 of the LFPMC. Additional information summarizing the unit lot subdivision procedures is described beginning on page 4 of this memo.

As a Tier 3 City, Lake Forest Park **must** adopt new middle housing regulations **by June 30, 2025**. If the middle housing ordinance is not adopted by the June 30, 2025, deadline, the model ordinance adopted by the WA State Department of Commerce will preempt the City's regulations and take effect. The Lake Forest Park Planning Commission recommended meeting the minimum mandates in the recent legislation, thereby integrating only the required sections of the RCW at this time. If the City adopts the proposed amendments prior to June 30, 2025, it will not be governed by the model housing ordinance. Additional provisions, policies, regulations, amendments, and affordable housing incentives will be explored by the Planning Commission.

PROPOSED REVISIONS

The full revisions to the code are outlined below. Where applicable, Staff has indicated which sections of code are required to be updated for compliance with the new housing legislation. Other minor edits have been made to improve flow and consistency within the code.

When reading the attached ordinance, please note that all amendments are in red font and the language which is underlined indicates that it is an addition to the existing city code. Language shows with a ~~strikethrough~~ indicates that it is existing language proposed for deletion. Page numbers from the attached draft ordinance have been included for ease of reference.

LFPMC 17.04.050 Definitions (pg. 2)

New definitions have been added for the following terms:

- Parent Lot
- Unit Lot
- Split Lot
- Unit Lot Subdivision
- Zero Lot Line Subdivision

Edits have been made to the definition of “short subdivision” and “subdivision” for compliance with State legislation.

LFPMC 17.12 Short Subdivisions and Dedications (pgs. 9-10)

The chapter header has been modified to include the term “unit lot subdivision”. Additionally, the terms “short subdivision” and “unit lot subdivision” have been incorporated in various sections of this chapter for consistency and clarity.

It is important to maintain the distinction between short subdivisions and subdivision, as the short subdivision process is available for subdivisions of land into four or fewer lots. The long subdivision process is for subdivisions of land into five or more lots. When incorporating unit lot subdivisions into the code, they have been incorporated into the short subdivision procedures because unit lots will be restricted to less than four possible units on a parent lot.

LFPMC 17.12.90 Unit Lot Subdivisions (pgs. 11-12)

This is a new subsection created to incorporate the required unit lot subdivision requirements, utilizing the model ordinance language developed by the State. This new procedural allowance was created as a means of allowing ADU’s and middle housing units to be sold as individual fee simple lots.

Following these new procedures, a **unit lot subdivision** allows a “parent lot” to be divided into multiple, separately owned unit lots and common areas, under the following conditions:

1. Process & Eligibility

- Application Requirements: Must follow standard procedures for a short subdivision (for 4 or fewer lots) or long subdivision (for 5 or more lots, if densities increase in the future).

- Eligible Projects: Applies to lots developed with middle housing (which includes ADU's) or multiple detached single-family homes without stacked units.

2. Development Standards

- The entire development must meet design and development standards as applied to the parent lot, not individual unit lots. This includes setbacks, open space requirements, etc.
- No new nonconformities may be introduced through future platting or modifications.

3. Common Area Management

- Must establish easements and legal agreements (e.g., CC&Rs) for shared use and maintenance of:
 - Garages, parking, access, bike parking, solid waste areas
 - Underground utilities, common open space
 - Shared structural elements (e.g., walls, facades, roofs)
- Unsubdivided portions of the parent lot must be owned in common by the unit owners or a homeowners' association (HOA).

4. Required Plat Notes

- Plat title must include "Unit Lot Subdivision."
- It must state that the development approval was based on the overall site plan for the parent lot.

5. Approvals & Expiration

- Preliminary approval allows facility development upon public works review of construction drawings and may include city-imposed conditions.
- Subdivisions are subject to standard revision and expiration rules like other subdivisions.

6. Tree Canopy Requirements

- Each developed unit lot must comply with tree canopy coverage standards as established for the parent lot under the Lake Forest Park Municipal Code.

LPFMC 18.08 Definitions

The following definitions within the Municipal Code are being revised, deleted, or added. The definitions depicted in the color red are definitions that are required to be included within the code pursuant to the middle housing legislation which amended RCW 36.70A.030 Definitions. All definitions are followed by a brief rationale for the amendment.

- **Accessory Dwelling Unit (ADU), attached** (pg. 15)

This definition is being revised to specify that an ADU that exceeds the size limitations of MMC 16.34.020 shall be considered a duplex if attached.

- **Accessory Dwelling Unit (DADU), detached** (pg. 15)
This definition is being revised to specify that an ADU that exceeds the size limitations of MMC 16.34.020 shall be considered a cottage if detached.
- **Administrative Design Review** (pg. 15)
This is a new definition required pursuant to the middle housing legislation which amended RCW 36.70A.070.
- **Cottage housing** (pg. 19)
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Courtyard apartments** (pg. 19)
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Development Regulations** (pg. 19)
This is a new required definition, pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Duplex** (pg. 19)
This is a new definition. The new housing legislation requires that Tier 3 cities allow duplexes as a permitted use in residential zones, but allows the jurisdiction to craft their own definition.
- **Dwelling, multifamily** (pg. 19)
This is not a requirement but this definition has been amended to include a statement that middle housing is a type of multifamily dwelling.
- **Major Transit Stop** (pg. 22)
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Middle Housing** (pg. 23)
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Single-family zones** (pg. 25)
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.

- **Stacked Flat** (pg. 25)
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Tier 3 City** (pg. 25)
This is a new definition that has been provided by the State but is optional. Staff recommends inclusion of this definition for clarity when describing Lake Forest Park as a Tier 3 city.
- **Townhouses** (pg. 25)
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Unit density** (pg. 26)
This is a new definition recommended by the State for inclusion, but is one that the City may define.

Within the definition section, please also note that the term “Manufacture housing” was moved simply to place it in alphabetical order. The definition is not new, nor is it revised.

LPFMC 18.12.010 Zones Established (pg. 27)

A minor edit has been made to reflect the new term SG-LD (Southern Gateway – Low Density), which has been modified from Southern Gateway – Single Family. Other minor edits have been made throughout the chapter to utilize new acronym.

LPFMC 18.16 RS-20 Single Family, Residential Low (pg. 28)

The title of this zoning district has been revised from RS-20 Single Family to RS- Residential Low. This reflects a Commerce requirement to remove the term “single-family”.

LPFMC 18.16.010 Permitted Uses (pg. 28)

This has been updated to specify the middle housing types that will be allowed within the zoning district.

LPFMC 18.16.010 Yards (pg. 29)

This section has been amended to provide clarity on side yard setbacks.

LPFMC 18.16.090 Tree canopy coverage (pg.29)

This is a new subsection added at the request of the planning commission to account for tree canopy coverage.

LPFMC 18.18 R-15 Residential, Moderate (pgs. 30-31)

In line with the changes to 18.16, the title of this zoning district has been amended to remove the term “single-family”, and the chapter has also been updated to specify the exact types of middle housing that would be allowed within the zoning district.

Other edits to this section mirror those of Chapter 18.16 regarding setbacks and tree canopy coverage.

LPFMC 18.20 R-10 Residential, Moderate/High (pgs. 32-33),

The title of this zoning district has been amended to remove the term “single-family”, and the chapter has also been updated to specify the exact types of middle housing that would be allowed within the zoning district.

Other edits to this section mirror those of Chapter 18.16, regarding setbacks and tree canopy coverage.

LPFMC Chapter 18.21 R-9.6 Residential, Moderate/High (pgs. 34-35)

The title of this zoning district has been amended to remove the term “single-family”, and the chapter has also been updated to specify the exact types of middle housing that would be allowed within the zoning district.

Other edits to this section mirror those of Chapter 18.16, regarding setbacks and tree canopy coverage.

LPFMC 18.22 R-7.2 Residential, High (pgs. 36-37)

The title of this zoning district has also been amended to remove the term “single-family”, and the chapter has also been updated to specify the exact types of middle housing that would be allowed within the zoning district.

Other edits to this section mirror those of Chapter 18.16, regarding setbacks and tree canopy coverage.

LPFMC 18.24 RM-3600 Residential Multifamily (pg. 38)

Duplex has been removed as a permitted use from this multifamily zone.

LPFMC 18.45 SG-SFR SOUTHERN GATEWAY RESIDENTIAL (pgs. 47-50)

The title of this zoning district has been amended to remove the term “single-family”, with minor edits found throughout the section to replace “single-family” with “low density”.

Other amendments include allowances for middle housing, as well as clarifying language regarding density calculations.

Finally, a new subsection (E) has been incorporated to specify the mandated off-street parking requirements for middle housing units.

LPFMC 18.50.050 Accessory Dwelling Units (pgs. 61-62)

While the term “middle housing” does not include ADU’s, Lake Forest Park is also including legislation (required by House Bill 1337) related to ADU’s in the middle housing update. The code amendments within this section of the code are as follows:

- Up to two (2) ADU’s may be permitted on a lot per each single-family dwelling located on the same lot, provided that the unit density standards are not exceeded. This section goes on to further state that if a lot is developed with a duplex, or with two units classified as middle housing, then no ADU is permitted on that lot.
- ADU’s will need to comply with the development standards of the underlying zoning district.
- The maximum gross floor area of an ADU is set at 1,000 square feet. (Although the maximum may be higher, it cannot be less than 1,000 square feet.)
- For any lot which is the result of a subdivision or a lot split and which is below the minimum lot size for the zone, no additional dwelling units, including accessory dwelling units, shall be allowed.
- ADU’s will not be allowed on lots that are not connected to a public sewer system.
- The garage conversion allowance has been revised to provide more clarity about the parking requirements if the previous parking space has been lost through conversion to an ADU.
- Revision to incorporate statutory guidance that ADU’s within one-half mile of a major transit stop do not need to provide parking.
- ADU’s may be sold as a condominium unit or separate piece of property through the unit lot subdivision process (as required per [RCW 36.70A.681\(1\)\(k\)](#))

LPFMC 18.50.060 Accessory Structures and Buildings (pg. 62)

This section has been amended to include language that ADU’s can be sited at the lot line when abutting a public alley, if it is not routinely snow plowed. This was added at the request of Commerce for compliance with the RCW.

LPFMC 18.58.030 Parking spaces required (pg. 67)

A new Row 5 has been incorporated to specify the off-street parking requirements for middle housing dwellings. This language is being included for compliance with RCW 36.70A.635(6).

The additional provisions are as follows:

- 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 or lot splits.
- 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 or lots splits.
- No off-street parking shall be required within one-half mile walking distance of a major transit stop.

LFPMC 18.62.080 Landscape Types (pg. 74)

There are no substantial changes were made to this section, only a typo was discovered in subsection (D) to change “steam” to “stream”.

PLANNING COMMISSION REVIEW

The Planning Commission reviewed the proposed amendments over several sessions beginning in November 2024. They then conducted a duly advertised public hearing held on May 13, 2025, after which they made a motion to forward a recommendation of approval of specific code amendments to City Council.

ACTION: Discussion at a Special Meeting of the City Council on Monday, June 9, 2025. A noticed public hearing is scheduled for 7pm, Thursday, June 12, 2025, followed by additional discussion of the draft code amendments.

Chapter 17.04
GENERAL PROVISIONS

- Sections:
- 17.04.010 Purpose.
 - 17.04.020 Scope.
 - 17.04.030 Procedure generally.
 - 17.04.040 Ownership.
 - 17.04.050 Definitions.
 - 17.04.060 Violation – Penalty.

17.04.010 Purpose.
The regulations contained in this title are designed to provide for the approval of plats, subdivisions, and dedications; and to provide a relatively expeditious, simple, and inexpensive procedure for the short subdivision of land which imposes different requirements than a regular subdivision; to encourage the most appropriate development of land throughout the city; to minimize traffic hazards and accidents; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land and undue concentration of population; to promote the coordinated development of vacant areas; to secure an appropriate allotment of land in new developments for requirements of community life; to conserve and restore natural beauty, other natural resources, and other public uses and requirements; and to enable conveying land by accurate legal description which may be simplified by reference to an approved short plat. (Ord. 337 § 1, 1984)

17.04.020 Scope.
A. No person, firm or corporation shall make a subdivision of any land area into five or more lots, plots, or tracts or make a dedication of any land as a public right-of-way except in accordance with the standards and conditions implied by the city council and payment of required fees.

B. No person, firm or corporation shall make a subdivision of any land area into four or less lots, plots, or tracts except in accordance with the standards and rules adopted by the city council, payment of all required fees, and approval of such short subdivision by the administrator for short subdivisions. (Ord. 337 § 2, 1984)

17.04.030 Procedure generally.
Any person, firm or corporation planning to subdivide any land or dedicate any public right-of-way shall file an application and make a payment to the city clerk of a fee as provided in the then applicable ordinances. The fee ordinance schedule is on file with the city clerk. (Ord. 337 § 3, 1984)

17.04.040 Ownership.
No lot, tract or portion of same shall be divided or sold, or ownership changed or transferred whereby the ownership is less than is shown on the face of the plat except by approved subdivision or short subdivision procedure. (Ord. 337 § 5, 1984)

17.04.050 Definitions.
The following definitions apply throughout this title:

- ~~A.~~ ~~A.~~ “Administrator for short subdivision” means the administrative official or his designate.
- ~~A.~~ ~~B.~~
- ~~B.~~ ~~“Cul-de-sac”~~ means a dead-end street terminating in a circular area with a minimum diameter of 80 feet. The improved portion of the circular area shall be 64 feet in diameter.
- ~~C.~~
- ~~D.~~ ~~C.~~ “Dedication” means the deliberate setting aside of land by an owner for any general and public use, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a plat showing the dedication thereon, and the acceptance by the public shall be evidenced by the approval of such plat in the manner provided in this title.

~~E.~~ ~~C.~~ ~~D.~~

~~F.~~ “Easement” means a right given by a property owner of the use of a strip of land by the public, a corporation or persons for specific purpose or purposes. Minimum width or road easement shall be 20 feet with improved surface to be determined at the discretion of the administrative official.

~~G.~~ ~~E.~~ “Improved roadway” means that portion of the street right-of-way which is surfaced with an asphaltic or better surface.

~~H.~~ ~~F.~~ “Lot” means a fractional part of subdivided lands having fixed boundaries ~~and being of sufficient area and dimension to meet minimum zoning requirements and having a minimum development requirements.~~ ~~75 foot frontage on a public right of way or a minimum 30 foot frontage on the circular portion of a cul de sac.~~

~~G.~~ “Lot, parent” means a lot which is subdivided into unit lots through the unit lot subdivision process.

~~H.~~ “Lot, unit” means a lot created from a parent lot and approved through the unit lot subdivision process.

~~I.~~ “Lot split” means the administrative process of dividing an existing lot into two.

~~J.~~ ~~G.~~ “Plat” means a map or pictorial representation of a subdivision.

~~J.~~ ~~H.~~ “Short subdivision” means the division of land into four or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, transfer, or building development. Short subdivision includes unit lot subdivisions that divides or redivides land into four or fewer lots, tracts, parcels or sites for the purpose of sale, lease, or transfer of ownership. In determining the number of lots, tracts, parcels or sites, the count shall include all lots, tracts, parcels or sites, including any that may be considered a parent lot under the unit lot subdivision sections of this Title.

~~K-L.~~ ~~I.~~ “Solar energy system” means any device or combination of devices or elements which rely upon direct sunlight as an energy source including but not limited to any substance or device which collects sunlight for use in:

1. The heating or cooling of a building;
2. The heating or pumping of water;
3. Industrial, commercial, or agricultural processes; or
4. The generation of electricity.

A solar energy system may be used for purposes in addition to the collection of solar energy. The uses include, but are not limited to, serving as a structural member, part of a roof, a window, or a wall of a building.

~~M.~~ “Subdivision” means the division of land into five or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, transfer, or building development. Subdivision includes unit lot subdivisions that divides or redivides land into five or more lots, tracts, parcels or sites for the purpose of sale, lease, or transfer of ownership. In determining the number of lots, tracts, parcels or sites, the count shall include all lots, tracts, parcels or sites, including any that may be considered a parent lot under the unit lot subdivision sections of this Title.

~~N.~~ “Unit lot subdivision” means the division of a parent lot into two or more unit lots within a development and approved through the unit lot subdivision process.

~~O.~~ “Zero lot line subdivision” means the division of land in which the location of each building is placed in such a manner that one or more of the building’s sides rest directly on a lot line.

17.04.060 Violation – Penalty.

Any violation of this title or of the rules adopted as authorized in this title, is deemed a misdemeanor, and each day that the condition is permitted to continue is a separate offense. (Ord. 337 § 4, 1984)

Commented [ZT1]: Huh. I hadn’t noticed this before, but this definition seems to be applying frontage within it.... Would the City want to strike this and refer to appropriate development regulations in chapter 18?

Commented [ZT2R1]: With the PC discussion in February this would be preferred.

Commented [ZT3]: Comment from Commissioner Sam Castic “Under this proposed definition is a “Lot, unit” a “lot” too? If so, we should clarify that. If not, we should also specify that. It’s a bit ambiguous as is.”

Commented [ZT4R3]: It is a lot too, but is more like a lot within a lot. For example, two unit lots within a single parent lot.

Commented [ZT5]: This is recommended language as part of the unit lot subdivision

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Commented [ZT6]: This is NOT required but is trying to be proactive with additional state

Commented [ZT7R6]: Edited to remove “for the purpose of sale, lease, or transfer of ownership.”

Commented [ZT8]: Comment from Commissioner Sam Castic “We should only add the definitions if

Commented [ZT9R8]: For organizational purposes, these terms were used as “lot, parent”

Commented [ZT10]: Comment from Commissioner Sam Castic “I suggest simplifying this definition so

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Commented [ZT11]: Comment from Commissioner Sam Castic “Do we mean “lot units” here per the

Commented [ZT12R11]: Yes. The term is unit lot, but it was placed in here as “lot, unit” to group all

Commented [ZT13]: This is NOT required as part of middle housing needs to be added to address

Commented [ZT14]: This is NOT a requirement but could be for consideration on what a “zero lot

Commented [ZT15R14]: The middle housing legislation has the requirement for:

Chapter 17.08
SUBDIVISIONS AND DEDICATIONS

Sections:

Article I. Application

- 17.08.010 Preliminary consideration.
- 17.08.020 Review.
- 17.08.030 Content.
- 17.08.040 Public hearing.
- 17.08.050 Standards of acceptability.

Article II. Design Standards

- 17.08.060 Rights-of-way.
- 17.08.070 Lots – Lot line adjustment fee.
- 17.08.080 Encroachment on future public areas prohibited.
- 17.08.090 Service streets.
- 17.08.100 Buffer strips.
- 17.08.110 Dedications.
- 17.08.120 Variations and exceptions.

Article III. Site Improvements

- 17.08.130 Requirements generally.
- 17.08.140 Completion or bond.
- 17.08.150 Performance bond.

Article IV. Final Plat

- 17.08.160 Submittal.
- 17.08.170 Preparation generally.
- 17.08.180 Drawing and index sheet.
- 17.08.190 Identification and description.
- 17.08.200 Delineation.
- 17.08.210 Descriptions, dedications and certificates.

Article I. Application

17.08.010 Preliminary consideration.

- A. Application for subdivision or dedication shall be made to the city clerk on a form established by the city.
- B. The application shall contain sufficient information, including a sketch of the proposal sufficient to permit the hearing examiner to indicate the general acceptability of the layout as submitted.
- C. The applicant must complete all requirements of the hearing examiner for final approval within six months of the original application. (Ord. 836 § 3, 2000; Ord. 337 § 8, 1984)

17.08.020 Review.

- A. In completing the preliminary consideration of the application, the city administrator or his or her designee shall furnish the applicant with a list of the requirements in LFPMC 17.08.030 to be completed before final consideration of the application. The required items shall be filed with the city clerk at least two weeks before the public hearing.
- B. The city clerk shall affix thereto the date received and immediately dispatch one copy of the proposed plat or dedication and engineering data to the city engineer and four copies to the hearing examiner.

C. Upon receipt of the proposed plat or dedication and engineering data, the city engineer shall check as to the general conformity with the overall requirements of the platting and right-of-way improvements ordinances of the city. The city engineer shall make his recommendations regarding the material submitted in written form to the hearing examiner prior to the initial hearing.

D. The city engineer may require the complete field and computation notes showing original or reestablished corners with descriptions of same, true bearings and distances to establish right-of-way lines and monuments, turning angles, points of curvature, length of tangents, closure and methods of balancing with corners and distances of the plat or dedication. Allowable error shall be two one-hundredths of one foot in preparation of the final plat.

E. Final sewer, water and underground service plans must be submitted to the city engineer for approval prior to actual construction of these utilities. If any changes are made during the installation, the revised drawings showing the exact location of the utilities must be furnished. All underground utilities, sanitary sewers, and storm drains installed in streets shall be constructed prior to the surfacing of such streets. Service connections for all underground utilities and sanitary sewers shall be laid to such lengths as will obviate the necessity for disturbing the street improvements, when service connections thereto are made. (Ord. 836 § 4, 2000; Ord. 337 § 8, 1984)

17.08.030 Content.

The hearing examiner may require any or all of the following to be submitted at least two weeks before the public hearing:

A. Six copies of a map of the proposed plat or dedication, drawn to a minimum scale of one inch to 100 feet, prepared by a registered surveyor, containing the following information:

1. The name of the plat or dedication;
2. The name, address, telephone number and seal of the land surveyor;
3. Lot and block numbers; street names and layout; dimensions of all lots, streets, easements, and all dedicated rights-of-way; municipal boundaries, township and section lines which adjoin or intersect the plat;
4. Date, scale and true north point;
5. Sufficient contours or elevations to determine the general topography of the land;
6. The location and direction of the flow of all watercourses and the approximate location of all areas subject to inundation or stormwater overflow;
7. The outline of any existing buildings to remain in place, including buildings within 100 feet of plat boundary;
8. All building setback lines as established by ordinances and regulations of the city;
9. Proposed location of all monuments. One such monument shall be placed at each street intersection and at such locations as required by the city engineer;
10. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating grade and exact locations.

B. Six copies of a statement containing the following:

1. The name of the plat or dedication;
2. The name, address, and telephone number of the owner or owners;
3. The legal description of the property;
4. Present and proposed land use and zoning;

5. Source of water supply and written approval of water district for proposed services;
6. Profile and section print of all streets within the plat to be dedicated as public roads together with storm drainage plans;
7. Method of proposed sewage disposal and written approval of the health officer or sewer district for the proposal.

C. All information required by the State Environmental Policy Act. (Ord. 836 § 5, 2000; Ord. 337 § 8, 1984)

17.08.040 Public hearing.

Before giving final consideration to the proposal, the hearing examiner shall call a public hearing in accordance with rules established by the city council and Chapter 58.17 RCW. (Ord. 836 § 6, 2000; Ord. 337 § 8, 1984)

17.08.050 Standards of acceptability.

The hearing examiner, in making a decision on the application, shall be guided by the standards set forth in Article II of this chapter. (Ord. 836 § 7, 2000; Ord. 337 § 8, 1984)

Article II. Design Standards

17.08.060 Rights-of-way.

A. Rights-of-way shall conform in effect to the comprehensive plan as adopted and to the general pattern of the rights-of-way system of Lake Forest Park. Except for dead-end streets, minimum right-of-way shall be 60 feet and the minimum improved roadway 28 feet.

B. The terminal of such dead-end street shall be a circular area with a minimum diameter of 80 feet, the improved portion (street) of which shall be 64 feet in diameter.

C. The minimum width of a dead-end street less than 400 feet long shall be 30 feet within improved roadway of 22 feet. If such street is over 400 feet, the minimum width of the right-of-way shall be 60 feet with an improved roadway 28 feet. All such street shall terminate in a cul-de-sac in accordance with subsection B of this section.

D. The minimum grade except in vertical curves on any street or road shall be twenty-five-hundredths of one percent for purpose of drainage.

E. The maximum grade on any street shall not exceed 10 percent, unless otherwise approved by the commission.

F. Streets shall be required to intersect one another at an angle as near to a right angle as is practicable in each specific case.

G. The subdivider shall improve the extension of all subdivision streets to the intersecting paving line of any city street.

H. All street names shall be approved by the planning commission and shall be in conformity to the county system wherever possible. (Ord. 337 § 8, 1984)

17.08.070 Lots – Lot line adjustment fee.

A. The sizes and shapes of lots shall be in conformance to any districting regulations effective in the area of the proposed subdivision.

B. The side lines of all lots, so far as possible, shall be at right angles to the street which the lot faces, or radial or approximately radial if the street is curved.

C. No lot shall be divided by a city boundary line.

D. All lots must have a minimum of 75 feet frontage on a public right-of-way.

E. The fee for a lot line adjustment shall be as established periodically by city council resolution. (Ord. 787 § 1, 1999; Ord. 439 § 11, 1989; Ord. 340, 1985; Ord. 337 § 8, 1984; Ord. 326 § 19, 1984)

17.08.080 Encroachment on future public areas prohibited.

The tract to be subdivided shall not be a part of or encroach upon an area or areas designated in the comprehensive plan for future public facilities; provided, that the city take reasonable steps to implement that part of the plan within five years. (Ord. 337 § 8, 1984)

17.08.090 Service streets.

Frontage on high volume trafficways shall be provided with parallel service streets or such other access as may be appropriate to the conditions. (Ord. 337 § 8, 1984)

17.08.100 Buffer strips.

Where residential subdivisions are to be developed adjacent to nonresidential use districts, buffer strips or other protective treatment shall be provided to the extent and type as may be required by the hearing examiner. (Ord. 836 § 8, 2000; Ord. 337 § 8, 1984)

17.08.110 Dedications.

If required by the hearing examiner, all plats must provide for dedication of areas for parks, playgrounds, or open public spaces, on the basis of population density. (Ord. 836 § 9, 2000; Ord. 337 § 8, 1984)

17.08.120 Variations and exceptions.

A. Variations and exceptions from the dimensional standards and improvement requirements as set forth in this title may be made by the planning commission in those instances where it is deemed that hardship, topography, or other factual deterrent conditions prevail, and in such manner as it considers necessary to maintain the intent and purpose of these regulations and requirements.

B. In all respects, the proposal will be considered in relation to the comprehensive plan of the city, or any part thereof, or preliminary plans made in anticipation thereof.

C. There are certain areas which have been designated as sensitive because of the nature of the topography creating concern due to flooding, bad drainage, steep slopes, rock formations, or other features likely to be harmful to the safety, welfare, and general health of the future residents. (Ord. 337 § 8, 1984)

Article III. Site Improvements

17.08.130 Requirements generally.

Site improvements shall include grading of entire widths of street rights-of-way, surfacing of roadways, construction of drainage facilities and all underground utilities included in the preliminary plat. (Ord. 337 § 8, 1984)

17.08.140 Completion or bond.

Site improvements shall be completed prior to approval of the final plat or a performance bond shall be furnished guaranteeing such completion within one year from date of acceptance of the plat. (Ord. 337 § 8, 1984)

17.08.150 Performance bond.

Performance bond shall be drawn in favor of the city in the amount specified by the city engineer, or in lieu of a bond an equal sum in cash, certified check or government bonds may be deposited with the city treasurer. If money is received, it shall be held in escrow pending the satisfactory completion of the required work. The city engineer may authorize the release of portions of this money to the subdivider in accordance with a prearranged progress schedule. When all right-of-way improvements have been completed, and all monuments properly placed according to the required city standards, and have been approved by the city engineer, the road bond or balance of money held in escrow shall be released to the subdivider. (Ord. 337 § 8, 1984)

Article IV. Final Plat

17.08.160 Submittal.

On completion of site improvements to the satisfaction of the city engineer, or upon delivery of performance bond in lieu thereof, the final plat shall be submitted to the hearing examiner accompanied by the following:

The Lake Forest Park Municipal Code is current through Ordinance 1296, passed August 5, 2024.

A. Filing Fees. A check payable to the King County auditor in an amount to be determined by the county auditor in accordance with the laws of Washington.

B. Deposit to cover costs of checking, equal to the estimated cost of checking the plat as determined by the city engineer. Deposit shall be made with the city clerk to be credited to the appropriate fund. All work done by the city engineer shall be charged to such deposit. Any excess remaining after deduction of cost of checking shall be returned to the plat; if checking costs exceed the amount deposited, the plat shall pay the difference.

C. A certificate of title from a reputable title insurance company giving the legal description and showing the title and interest of all parties to the plat or dedication. The certificate shall be dated not to exceed 30 days prior to submission of the final plat.

D. A certificate by the county treasurer, showing that the taxes have been paid in accordance with RCW 58.08.030 and 58.08.040, and that deposit has been made to the county treasurer for the taxes for the following year. Also, a certificate by the county treasurer showing that all taxes and assessments levied and chargeable against the property in the plat, replat or subdivision have been made in accordance with RCW 58.08.030.

E. Such other information as may be necessary to expeditiously implement the requirement of this title. (Ord. 836 § 10, 2000; Ord. 337 § 8, 1984)

17.08.170 Preparation generally.

After approval of the preliminary plat by the hearing examiner and the fulfillment of the requirements of these regulations and any other requirements specified by the hearing examiner, one tracing of the final plat shall be prepared to be filed for record. (Ord. 836 § 11, 2000; Ord. 337 § 8, 1984)

17.08.180 Drawing and index sheet.

Final plat shall be drawn with India ink on the best grade of tracing cloth, 18 inches by 22 inches in size, allowing a one-half-inch border. If more than one sheet is required, each sheet, including the index sheet shall be of the size specified in this section. The index sheet must show the entire subdivision, with street and highway names and block numbers. (Ord. 337 § 8, 1984)

17.08.190 Identification and description.

The final plat shall include the following:

- A. Name of subdivision;
- B. Location by section, township and range, or by other legal description;
- C. The name and seal of the registered land surveyor;
- D. Scale (same as preliminary plat) shown graphically, date and northpoint. The scale of the final plat shall be such that all distances and bearings can be clearly and legibly shown thereon in their proper proportions. Plats unduly cramped and on which essential data cannot be clearly read will not be approved. (Ord. 337 § 8, 1984)

17.08.200 Delineation.

The final plat shall include the following:

- A. Boundary of the plat, based on an accurate traverse with angular and lineal dimensions;
- B. Exact location, width, and name of all streets within and adjoining the plat, and the exact location and widths of all alleys, walkways, and crosswalkways. The name of a street shall not duplicate that of any existing street in the city, and shall be generally consistent with the practice of King County;
- C. True courses and distances to the nearest established street lines or official monuments which shall accurately describe the location of the plat;
- D. Municipal, township, county or section lines accurately tied to the lines of the subdivision by distances and courses;

- E. Radii, internal angles, points of curvature, tangent bearings and lengths of all arcs;
- F. All easements for rights-of-way provided for public services or utilities;
- G. All lot and block numbers and lines, with accurate dimensions in feet and hundredths. Blocks in numbered additions to subdivisions bearing the same name may be numbered or lettered consecutively through the several additions;
- H. Accurate location of all monuments, which shall be concrete, four inches by four inches at top, six inches by six inches at bottom, and 24 inches long, with metal marker cast in the center. One such monument shall be placed at each street intersection, and at locations to complete a continuous line of sight and at such other locations as required by the city engineer;
- I. All plat meander lines or reference lines along bodies of water, established above the high-water line of such water;
- J. Accurate outlines and legal description of any areas to be dedicated or reserved for public use, with the purposes indicated thereon and in the dedication, and of any area to be reserved by deed covenant for common uses of all property owners;
- K. Building setback lines accurately shown with dimensions. (Ord. 337 § 8, 1984)

17.08.210 Descriptions, dedications and certificates.

The final plat shall include the following:

- A. A description of property platted which shall be the same as that recorded in preceding transfer of said property or that portion of the transfer covered by plat. Should this description be cumbersome and not technically correct, a true and exact description shall be shown upon the plat, together with original description. The correct description shall follow: "The intent of all above description is to embrace all the following described property;"
- B. Dedication with notarized acknowledgement, by owner or owners, of the adoption of the plat and the dedication of streets and other public areas. In case of corporation, proper acknowledgement shall be used;
- C. Restrictions;
- D. Certification by registered land surveyor to the effect that the plat represents a survey made by him and that the monuments shown thereon exist as located and that all dimensional and geodetic details are correct;
- E. Proper forms for the approvals of the city engineer, the hearing examiner, the city, and the county treasurer with space for signatures;
- F. Approval by signature of the county auditor, as to filing for record;
- G. All signatures shall be in India ink or other ink of equal density. No interlineations will be permitted. (Ord. 836 § 12, 2000; Ord. 337 § 8, 1984)

Chapter 17.12

SHORT SUBDIVISIONS, UNIT LOT SUBDIVISIONS, AND DEDICATIONS

Sections:

- 17.12.010 Application – Preliminary consideration.
- 17.12.020 Application – Contents.
- 17.12.030 Application – Publication.
- 17.12.040 Application – Exemptions.
- 17.12.050 Design standards.
- 17.12.060 Fees and approval procedures.
- 17.12.070 *Repealed.*
- 17.12.080 Filing and recording requirements.
- 17.12.090 Unit lot subdivision.

17.12.010 Application – Preliminary consideration.

A. Application for short subdivisions and unit lot subdivisions shall be made to the city clerk on a form established by the planning commission and reviewed by the administrator/building official and the planning commission chairman.

B. The application shall contain sufficient information, including a sketch of the proposal sufficient to indicate the general acceptability of the layout as submitted. The applicant must complete all requirements for final approval within six months of the original application. (Ord. 337 § 9, 1984)

17.12.020 Application – Contents.

The administrative official may require any or all of the following to be submitted as part of the application:

- A. Four copies of a map or plat plan of the parcel;
- B. The legal description of the property to be subdivided;
- C. Name, address and telephone number of person(s) proposing to subdivide;
- D. Name and address of licensed engineer or land surveyor, if any, (or person preparing drawing and legal descriptions);
- E. Date, north arrow, and adequate scale (one inch equals 20 feet);
- F. Lot lines, dimension of lots and area of lots;
- G. Location of existing and proposed vehicular access;
- H. Location of permanent buildings and structures, if any;
- I. Legal description of the proposed lots;
- J. Location of existing or proposed utility and storm drainage easements and facilities;
- K. Other information as determined by the administrative official. (Ord. 337 § 9, 1984)

17.12.030 Application – Publication.

Notice of application for ~~a~~ short subdivisions and unit lot subdivisions shall be given by one publication in the official newspaper of the city and by first-class mail to owners of property within 300 feet of any boundary of the subject property. The proposed development site shall also be posted, identifying the total area of the plat, the number and typical lot size, the proposed use, and the name of the applicant. (Ord. 337 § 9, 1984)

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Commented [ZT16]: Comment from Commissioner Sam Castic "Unit lot, or lot unit (like the defined term)? Probably need to adjust throughout for consistency."

Commented [ZT17R16]: The term is unit lot, but I see the confusion here on use.. See comment responses under definitions section.

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17.12.040 Application – Exemptions.

No land in the city shall be divided into four or fewer lots by or because of sale, lease, transfer or other conveyance without compliance with this chapter; except that divisions of land shall be exempt from the procedures set forth in this chapter when the following circumstances apply:

A. Any deeding of land to a public body; provided, however, that any remaining lot or lots which are consistent with zoning, or access or health requirements;

B. Any division of land for the purpose of minor adjustment of a boundary line to accommodate the transfer of land between two adjacent property owners which does not result in the creation of any new building site, substandard lot, or substandard yard or setback requirement. (Ord. 337 § 11, 1984)

17.12.050 Design standards.

A. The proposed short subdivision or unit lot subdivision shall comply with the comprehensive plan and the zoning ordinance.

B. Curb, gutter, pavement, and storm drainage facilities may be required at the discretion of the administrative official to prevent stormwater erosion and damage.

C. The proposed short subdivisions or unit lot subdivision shall provide necessary utility and drainage easements and the grantees thereof shall agree in writing to restore the easement rights-of-way to their original condition after any installation, maintenance or repair.

D. The administrative official may require additional information from the applicant to determine whether the project must be reviewed under the provisions of the State of Washington Environmental Protection Act (Chapter 43.21C RCW) and as the same may be amended and supplemented from time to time. Preliminary approval of the short subdivision or unit lot subdivision shall not be given until all requirements of the Act are fulfilled. If a stream or natural drainage may exist in the proposed short subdivision or unit lot subdivision it shall not be altered until an assessment is made of potential environmental effects. (Ord. 337 § 9, 1984)

17.12.060 Fees and approval procedures.

A. The person proposing to subdivide shall pay a fee as established periodically by city council resolution.

B. The administrative official, together with the planning commission chairman shall approve or disapprove the short subdivision or unit lot subdivision if the application is in proper form and the short subdivision or unit lot subdivision complies with the foregoing.

C. Action will ordinarily be taken on short subdivisions or unit lot subdivisions of this type within 20 days from the date the application ~~is~~ filed. No construction of structures, utilities, grading or excavation shall be allowed prior to the official approval of the short subdivision or unit lot subdivision.

D. If the necessary criteria have not been complied with, the administrative official, together with the planning commission chairman may either disapprove the application or require that the applicant make necessary changes which would cause them to give their approval. (Ord. 787 § 1, 1999; Ord. 337 § 9, 1984)

17.12.070 Right of appeal.

Repealed by Ord. 768. (Ord. 337 § 9, 1984)

17.12.080 Filing and recording requirements.

A. Short plats may require surveys and monuments.

B. The regulations shall require filing of a short plat for record in the office of the county auditor (King County department of records).

C. Filing standards for short subdivisions and unit lot subdivisions are:

1. The short plat should be standard engineering drawing size (e.g., eight-and-one-half inches by 14 inches).

Commented [ZT18]: Comment from Commissioner Maddy Larson "I don't understand this section and its implications."

Commented [ZT19R18]: This section wasn't edited for this code amendment, but to provide some insight, it provides exemptions to the short subdivision process (permitting process specifics for short subdivisions) in cases of minor boundary line adjustments and transferring land to a public body from private ownership.

Commented [ZT20]: Review against guidance on lot lines in SMO

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2. The legal description may be written by licensing engineer or land surveyor or by a real estate title company unless otherwise determined by the administrative official.
3. The scale of drawing shall be an engineering scale, normally one inch equals 20 feet.
4. Existing structures shall show dimensions to lot lines.
5. Items to be placed on drawings:
 - a. Name or number of short plat and date;
 - b. Existing and proposed owners, if relevant;
 - c. Lots defined by large letters, "A", "B", "C" and "D", and by square footage;
 - d. Exact location of short plat by vicinity map and streets bordering the short subdivision.
6. Other requirements set forth in this chapter.

D. Recording of Short Subdivisions and Unit Lot Subdivisions.

1. Notices of short subdivision or unit lot subdivision approval shall be prepared for recording on the form prepared by the administrative official.
2. The original of the short plat, together with a copy of the completed notice of short subdivision or unit lot subdivision approval, shall be filed with the King County department of records by the subdivider. A copy of the short plat and notice of short subdivision or unit lot subdivision approval shall be furnished for the city short-plat file. (Ord. 337 §9, 1984)

17.12.90 Unit lot subdivision.

A lot may be divided into separately owned unit lots and common areas, provided the following standards are met.

- A. Process. Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision or subdivision, depending on the number of lots.
- B. Applicability. A lot to be developed with middle housing or multiple detached single-family residences, in which no dwelling units are stacked on another dwelling unit or other use, may be subdivided into individual unit lots as provided herein.
- C. Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable design and development standards.
- D. Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.
- E. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.
- F. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.
- G. Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the

Commented [ZT21]: Comment from Commissioner Sam Castic "Struck this as it seems like the approval procedures should be followed regardless of the number of lots being created. Does that make sense?"

Commented [ZT22R21]: I put a strikethrough here for now to show the suggested edit.

I understand the reasoning; however I believe this line is trying to state that unit lot subdivisions may be subject to short subdivision (17.12) OR subdivision (17.08) processes. The difference of which process to use being the number of lots.

An example of comparison scenarios being a developer coming in to produce a subdivision of duplexes vs an individual taking a lot to divide into two duplexes (2 parent lots, 4 unit lots)

Commented [ZT23R21]: The suggested edit was made and removed in the final version

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Commented [ZT24]: Comment from Commissioner Sam Castic: "I think I see the intent here, but wonder if it would be better worded as:

Applicable unit density, and design and development standards, that apply to a parent lot shall also apply to each unit lot created from a unit lot subdivision as if each of the unit lots together were the single parent lot. The unit density limits that apply to a parent lot cannot be exceeded by the total number of dwelling units permitted or constructed on the unit lots created from a parent lot. The design and development standards applicable to a parent lot shall also be met for development and for dwelling units permitted or constructed on unit lots created from a parent lot as if all of the unit lots were still the single parent lot"

Commented [ZT25R24]: Workshopping this would be good.

Commented [ZT26R24]: Left as is for concise wording

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Lake Forest Park Municipal Code
Chapter 17.12 SHORT SUBDIVISIONS, UNIT LOT
SUBDIVISIONS, -AND DEDICATIONS

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following:

1. The title of the plat shall include the phrase "Unit Lot Subdivision."
2. Approval of the development on each unit lot was granted by the review of the development, as a whole, on the parent lot.

H. Effect of Preliminary Approval. Preliminary approval constitutes authorization for the applicant to develop the required facilities and improvements, upon review and approval of construction drawings by the public works department. All development shall be subject to any conditions imposed by the city on the preliminary approval.

I. Revision and Expiration. Unit lot subdivisions follow the revision and expiration procedures for a short subdivision.

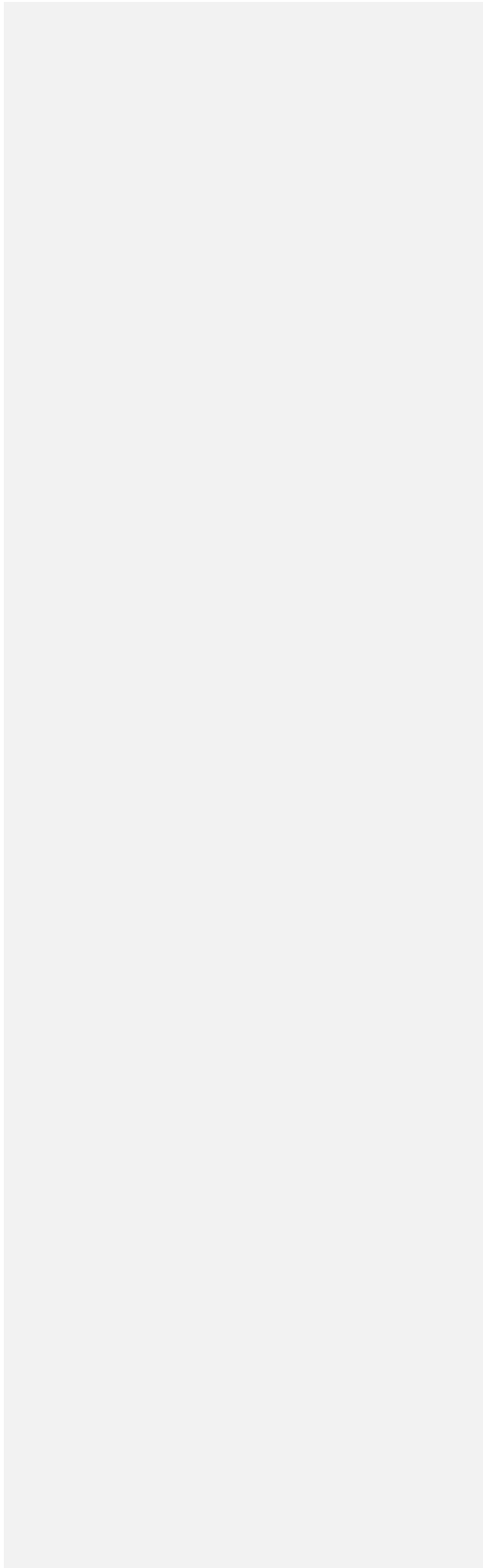
A.J. Each unit lot that will have a dwelling unit constructed or that will otherwise be developed must continue to meet the tree canopy coverage requirements for the parent lot that are specified in the Lake Forest Park Municipal Code (including without limitation, in LFPMC 16.14.070).

Commented [ZT27]: Pulled from the state recommended language on unit lot subdivision to address legislation on this requirement - SB 5258

Commented [SC28]: HB 1110 allows for tree canopy requirements to continue to be addressed for permitted development, and here and in some other places noted, I think we should reflect that so that we can be clear that tree canopy requirements currently in effect can't be circumvented by subdivisions and additional density.

Commented [ZT29R28]: Agreed and added in

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The Lake Forest Park Municipal Code is current through Ordinance 1296, passed August 5, 2024.

Chapter 18.08

DEFINITIONS

Sections:

- 18.08.010 Applicability.
- 18.08.020 Accessory use or accessory building.
- 18.08.030 Accessory dwelling unit (ADU), attached.
- 18.08.033 Accessory dwelling unit (DADU), detached.
- 18.08.035 Active ground floor uses.

18.08.040 Administrative design review

- 18.08.040 ~~045~~ Adult family home.
- 18.08.050 Adult use establishment.
- 18.08.055 Affordable housing.
- 18.08.057 Affordable unit.
- 18.08.060 Alley.
- 18.08.070 Alteration.
- 18.08.080 Amendment.
- 18.08.090 Animal, small.
- 18.08.100 Apartment.
- 18.08.105 Artisanal/craft production and/or retail.
- 18.08.107 Assisted housing.
- 18.08.110 Automobile, boat and trailer sales area.
- 18.08.120 Automobile rental.
- 18.08.130 Automobile service station.
- 18.08.135 Automobile-oriented uses.
- 18.08.140 Building.
- 18.08.150 Building envelope.
- 18.08.160 Building (or structure) height.
- 18.08.170 Building, main.
- 18.08.180 Building setback line.
- 18.08.190 Building site.
- 18.08.200 Cemetery.
- 18.08.205 Charging levels.
- 18.08.210 Church.
- 18.08.220 Commission.
- 18.08.230 Communication facility.
- 18.08.240 Conditional use.
- 18.08.250 Conditional use permit.

18.08.255 Cottage housing

- 18.08.260 Council.

18.08.263 Courtyard apartments

- 18.08.265 Cultural, entertainment, and/or recreational facility.
- 18.08.270 Day care.

18.08.275 Development regulations

18.08.277 Duplex

- 18.08.280 Dwelling, multifamily.
- 18.08.290 Dwelling, single-family.
- 18.08.300 Dwelling unit.
- 18.08.302 Electric vehicle infrastructure.
- 18.08.304 Electric vehicle charging stations.
- 18.08.306 Eligible household.
- 18.08.310 Family.
- 18.08.320 Floor area.

Commented [ZT30]: Will need renumbering upon final definitions list

Commented [ZT31]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

Commented [ZT32]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

Commented [ZT33]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

Commented [ZT34]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

The Lake Forest Park Municipal Code is current through Ordinance 1296, passed August 5, 2024.

Lake Forest Park Municipal Code
Chapter 18.08 DEFINITIONS

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- 18.08.324 Framework.
- 18.08.326 Freestanding parking structure.
- 18.08.330 Grade.
- 18.08.340 Health club.
- 18.08.350 Home occupation.
- 18.08.352 Hotel, boutique hotels and temporary lodging.
- 18.08.360 Impervious surface.
- 18.08.370 Instructional institution.
- 18.08.380 Kennel.
- 18.08.390 Loading zone.
- 18.08.400 Lot.
- 18.08.410 Lot area.
- 18.08.420 Lot width.
- 18.08.430 Lot lines.
- 18.08.440 Lot, panhandle.
- ~~18.08.450~~ Major transit stop
- ~~18.08.470~~ 55 Manufactured housing.
- ~~18.08.441~~ ~~460~~ Marijuana or cannabis.
- ~~18.08.442~~ ~~461~~ Marijuana processor.
- ~~18.08.443~~ ~~462~~ Marijuana producer.
- ~~18.08.444~~ ~~463~~ Marijuana retailer.
- ~~18.08.445~~ ~~464~~ Marijuana-infused products.
- ~~18.08.446~~ ~~465~~ Marijuana retail outlet.
- ~~18.08.447~~ ~~466~~ Marijuana, usable.
- ~~18.08.450~~ ~~470~~ Medical-dental clinic.
- ~~18.08.475~~ Middle housing
- ~~18.08.460~~ ~~477~~ Mitigation.
- ~~18.08.470~~ Manufactured housing.
- 18.08.490 Nonconforming building.
- 18.08.500 Nonconforming lot.
- 18.08.510 Nonconforming use.
- 18.08.520 Open space, required.
- 18.08.530 Person.
- 18.08.540 Principal use.
- 18.08.550 Professional offices.
- 18.08.560 Public agency.
- 18.08.565 Public art.
- 18.08.567 Public market.
- 18.08.570 Public utility.
- 18.08.580 Recreational area or community club house, noncommercial.
- 18.08.590 Recreational area, commercial.
- 18.08.595 Retail sales and services.
- 18.08.600 *Repealed.*
- 18.08.610 Signs.
- ~~18.08.615~~ Single-family zones
- ~~18.08.617~~ Stacked flat
- 18.08.620 Street.
- 18.08.630 Structural alterations.
- 18.08.635 Solar energy system.
- 18.08.640 Substandard lot.
- ~~18.08.650~~ Tier 3 city
- ~~18.08.655~~ Townhouses
- ~~18.08.650~~ ~~657~~ Transit park and ride lot.
- ~~18.08.660~~ Unit density
- ~~18.08.660~~ ~~665~~ Use.

Commented [ZT35]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

Commented [ZT36]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

Commented [ZT37]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

Commented [ZT38]: Optional definition for clarity.

Commented [ZT39]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions. Further conversation needed on applicability.

Commented [ZT40]: Optional definition for the City to define.

The Lake Forest Park Municipal Code is current through Ordinance 1296, passed August 5, 2024.

18.08.680	Veterinary clinic or small animal hospital.
18.08.690	Yard.
18.08.700	Yard, front.
18.08.710	Yard, side.
18.08.720	Yard, rear.
18.08.730	Zone.

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. (Ord. 773 § 3, 1999)

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. (Ord. 1235 § 1, 2022; Ord. 773 § 3, 1999)

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 ~~city 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 LPMC 18.50.050, is defined as a cottage. A detached accessory dwelling unit that exceeds the size limitations set forth in LPMC XXX, is defined as a cottage.~~

(Ord. 1235 § 1, 2022; Ord. 773 § 3, 1999)

“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 LPMC 18.50.050, is defined as a cottage. A detached accessory dwelling unit that exceeds the size limitations set forth in LPMC XXX, is defined as a cottage.~~

(Ord. 1235 § 1, 2022)

“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. (Ord. 1217 § 4, 2021)

18.08.040 Administrative Design Review

“Administrative design review” means a development permit process whereby an application is reviewed, approved, or denied by the planning director or the planning director’s designee based solely on objective 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 under a local preservation ordinance. A city may utilize public meetings, hearings, or voluntary review boards to consider, recommend, or approve requests for variances from locally established design review standards.~~

18.08.04045 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. (Ord. 773 § 3, 1999)

Commented [ZT41]: Will need to update numbering once final definitions list is decided.

Commented [ZT42]: Commerce Comment: 18.08.030 and .033 include subordinate in floor area to single[1]family dwelling unit. We recommend including middle housing types to ADU definition and removing subordinate in floor area to be more consistent with state statute.

Commented [ZT43]: May want to edit per middle housing and HB 1337 language.

Possible additional language could include wording that an ADU above a certain size becomes a cottage (detached) or a duplex (attached)

Commented [ZT44R43]: Parameters that guide this conversation is the following language from HB 1337:

“The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet”

Commented [KP45R43]: Edits made for consideration by PC.

Commented [ZT46]: New comment from commerce.

Commented [ZT47R46]: •18.08.030 and .033 include subordinate in floor area to single[1]family dwelling unit. We recommend including middle housing types to ADU definition and removing subordinate in floor area to be more consistent with state statute.

Commented [ZT48]: Comment by Commissioner Maddy Larson

“Can we state “documented” design and development standards? These would be standards considered and recommended by PC to City Council.”

Commented [ZT49R48]: This may warrant a review by the city attorney.

This doesn't appear that this edit would significantly change the intent of the definition; however it is a state required definition passed in HB 1110.

Commented [ZT50]: Comment by Commissioner Maddy Larson “What standards are used to perform this review?”

Commented [ZT51R50]: Development code as specified in chapters like 18.16 (setbacks, frontage, height, etc.) and any relevant design standards for those zones (such as the ones for the Southern Gateway zones).

Commented [ZT52]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

18.08.050 Adult use establishment.

“Adult use establishment” means an enterprise predominantly involved in the selling, renting or presenting for commercial purposes books, magazines, motion pictures, films, video cassettes, cable television, adult entertainment as defined by LFPMC 5.30.010(B), performance or activity distinguished or characterized by a predominant emphasis on the depiction, simulation or relation to “specified sexual activities.” Examples of such establishments include, but are not limited to, adult book or video stores and establishments offering panorams, peep shows, or topless or nude dancing.

“Specified sexual activities” means:

- A. Human genitalia in a state of sexual arousal;
- B. Acts of human masturbation, sexual intercourse or sodomy;
- C. Erotic fondling, touching or display of human genitalia or pubic region. (Ord. 773 § 3, 1999)

18.08.055 Affordable housing.

“Affordable housing” means residential housing that is rented or owned by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed 30 percent of the household’s monthly income. (Ord. 1217 § 4, 2021)

18.08.057 Affordable unit.

“Affordable unit” means a dwelling unit that is reserved for occupancy by eligible households and sold or rented at an affordable price or affordable rent. (Ord. 1217 § 4, 2021)

18.08.060 Alley.

“Alley” means a public thoroughfare or way which affords only a secondary means of access to abutting property. (Ord. 773 § 3, 1999)

18.08.070 Alteration.

“Alteration” means any human-induced action which impacts the existing condition of a site. Alterations include but are not limited to grading; filling; dredging; draining; channelizing; cutting, limbing or topping, clearing, relocating or removing vegetation; applying herbicides or pesticides or any hazardous or toxic substance; discharging pollutants excepting stormwater; grazing domestic animals; paving, construction, application of gravel; modifying for surface water management purposes; or any other human activity that impacts the existing vegetation, hydrology, wildlife or wildlife habitat. Alteration does not include walking, passive recreation, fishing or other similar activities. (Ord. 773 § 3, 1999)

18.08.080 Amendment.

“Amendment” means a city council approved change in the wording, context or substance of this title, change in the zone boundaries or change upon zoning maps adopted hereunder, or change in an approved site plan. (Ord. 773 § 3, 1999)

18.08.090 Animal, small.

“Small animal” means any animal other than livestock or animals considered to be predatory or wild. Small animal includes, but is not limited to, fowl of all kinds, furbearing animals, bees, pets, or any other similar animal which is kept outside the owner’s residence all or part of the time. Animals normally considered to be livestock, predatory or wild, shall be considered small animals when they are taken into captivity for the purpose of breeding, domestication, training, hunting, or exhibition and which weigh less than 100 pounds. (Ord. 773 § 3, 1999)

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 dwelling or a two-family dwelling occupied or suitable for occupancy as a dwelling unit for one family. (Ord. 773 § 3, 1999)

18.08.105 Artisanal/craft production and/or retail.

“Artisanal/craft production and/or retail” means small-scale on-site production and/or assembly of arts, crafts, foods, beverages, or other type of product involving the use of small-scale equipment and/or hand tools and involving limited outdoor storage of materials, equipment, or products when such storage is decoratively treated or otherwise integrated into the building or site design. This definition includes retail spaces such as tasting rooms for products produced or assembled off site when the activities otherwise meet this definition. This definition excludes marijuana processing, marijuana production, or marijuana retail sales as defined in this chapter. (Ord. 1217 § 4, 2021)

18.08.107 Assisted housing.

“Assisted housing” means long-term residential housing in a building consisting of two or more dwelling units or sleeping units, which shall include support services to promote independent living such as food preparation and dining areas, group activity areas, medical supervision, and similar services. (Ord. 1217 § 4, 2021)

18.08.110 Automobile, boat and trailer sales area.

“Automobile, boat and trailer sales area” means an open area, other than a street, used for the display and sale of new or used automobiles or the sale of boats or trailers, and where no repair work is done except minor incidental repair of automobiles, boats or trailers to be displayed, sold or rented on the premises. (Ord. 773 § 3, 1999)

18.08.120 Automobile rental.

“Automobile rental” means an open area, or building, used for the parking and rental of automobiles, and where no repair work is done except minor incidental repair of automobiles to be rented on the premises. (Ord. 773 § 3, 1999)

18.08.130 Automobile service station.

“Automobile service station” means an occupancy which provides for:

A. The servicing of motor vehicles, including watercraft, and operations incidental thereto limited to the retail sale of petroleum products and automotive accessories; automobile washing by hand (except as otherwise provided herein); waxing and polishing of automobiles; tire changing and repairing (excluding recapping); battery service, changing and replacement, excluding repair and rebuilding; radiator cleaning and flushing, excluding steam cleaning and repair; and installation of accessories;

B. The following operations if conducted within a building: lubrication of motor vehicles; brake servicing limited to servicing and replacement of brake cylinders, lines and brake shoes; wheel balancing; the testing, adjustment, and replacement or servicing of carburetors, coils, condensers, distributor caps, fan belts, filters, generators, points, rotors, spark plugs, voltage regulators, water and fuel pumps, water hoses and wiring. (Ord. 773 § 3, 1999)

18.08.135 Automobile-oriented uses.

“Automobile-oriented uses” means businesses that have permanent facilities that allow employees to serve customers in automobiles without the employee leaving the building in which the business is housed. Automobile-oriented uses also means businesses that are primarily for the purpose of sales, service, or repair of automobiles such as parts shops, auto body shops, oil change shops, garages, gasoline/fuel stations, and similar uses. “Automobile-oriented uses” does not mean businesses that, as an auxiliary use, offer pick-up, take-out, carry-out, or to-go services. (Ord. 1217 § 4, 2021)

18.08.140 Building.

“Building” means any covered structure used or intended for supporting or sheltering any use or occupancy. (Ord. 773 § 3, 1999)

18.08.150 Building envelope.

“Building envelope” means the area of a lot that delineates the limits of where a building may be placed on the lot. (Ord. 773 § 3, 1999)

18.08.160 Building (or structure) height.

“Building height” means the vertical distance, from the average level of the undisturbed soil of the site covered by a structure, measured to the highest point of the structure, except as provided for in LFPMC 18.50.085.

“Average level” shall be determined by averaging elevations of the downward projections of the four corners of the smallest rectangle which will enclose all of the building, excluding a maximum of 30 inches of eaves. If a corner falls off the site, its elevation shall be the average elevation of the two points projected downward where the two sides of the rectangle cross the property line. (Ord. 773 § 3, 1999)

18.08.170 Building, main.

“Main building” means the principal building or other structure on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. Where a permissible use involves more than one building or structure designed or used for the primary purpose, as in the case of group homes, each such permissible building or other structure on a lot or building site as defined by this title shall be construed as comprising a main building or structure. (Ord. 773 § 3, 1999)

18.08.180 Building setback line.

“Building setback line” means a line which establishes a definite point beyond which the foundation and adjoining wall of a building shall not extend. (Ord. 773 § 3, 1999)

18.08.190 Building site.

“Building site” means a parcel of land assigned to a use, to a main building, or to a main building and its accessory buildings, together with all yards and open spaces required by this title, whether the area so devoted is comprised of one lot, a fraction of a lot, a combination of lots, or combination of lots and fractions of lots. (Ord. 773 § 3, 1999)

18.08.200 Cemetery.

“Cemetery” means land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundary of such cemetery. (Ord. 773 § 3, 1999)

18.08.205 Charging levels.

“Charging levels” means the SAE International standard indicators of electrical force, or voltage, at which an electric vehicle’s battery is recharged. The terms 1, 2, and 3 are the most common EV charging levels, and include the following specifications:

- A. Level 1 is considered slow charging.
- B. Level 2 is considered medium charging.
- C. Level 3 is considered fast or rapid charging. (Ord. 1217 § 4, 2021)

18.08.210 Church.

“Church” means a building, together with its accessory buildings, wherein persons regularly assemble for religious worship and which building, together with its accessory buildings, is maintained and controlled by a religious body, organized to sustain public worship. A church may include day care nurseries, but excludes rest homes, convalescent homes, homes for the aged, guest homes and religious nursing homes. (Ord. 773 § 3, 1999)

18.08.220 Commission.

“Commission” means the planning commission of the city. (Ord. 773 § 3, 1999)

18.08.230 Communication facility.

“Communication facility” means a site developed primarily for the transfer of voice or data through radio transmissions. Such sites typically require the construction of transmission structures to which transmission equipment is attached or in which such equipment is housed. (Ord. 773 § 3, 1999)

18.08.240 Conditional use.

“Conditional use” means a use similar to the allowed uses in a given zone but permitted only after review by the hearing examiner, and the granting of a conditional use permit imposing such performance standards as are necessary to make the use compatible with other allowed uses in the same vicinity and zone. (Ord. 924 § 5, 2005; Ord. 773 § 3, 1999)

18.08.250 Conditional use permit.

“Conditional use permit” means the documented evidence of authority granted by the city to locate a conditional use at a particular location. (Ord. 773 § 3, 1999)

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.

Commented [ZT53]: Required, pursuant to the middle housing legislation which amended RCW 36.70A.030 - Definitions

18.08.260 Council.

“Council” means the city council of the city. (Ord. 773 § 3, 1999)

18.08.263 Courtyard apartments.

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

Commented [ZT54]: Required, pursuant to the middle housing legislation which amended RCW 36.70A.030 - Definitions

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. (Ord. 1217 § 4, 2021)

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. (Ord. 1217 § 4, 2021; Ord. 773 § 3, 1999)

18.08.275 Development regulations

“Development regulations” or “regulation” means the controls placed on development or land use activities by a county or 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 legislative body of the county or city.

Commented [ZT55]: Required, pursuant to the middle housing legislation which amended RCW 36.70A.030 - Definitions

18.08.277 Duplex.

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

Commented [ZT56]: Recommended not required definition. Left for the City to define how they would like - more specific or broad

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. (Ord. 773 § 3, 1999) Middle housing is a type of multifamily dwelling.

Commented [ZT57R56]: The drafted language currently allows for stacked flats and courtyard apartments to also be duplexes but does not include cottage housing.

18.08.290 Dwelling, single-family.

“Single-family dwelling” means a detached residential dwelling unit, designed for and occupied by one family. (Ord. 773 § 3, 1999)

Commented [ZT58]: Middle housing is a type of multifamily housing. Could edit for clarity here.

18.08.300 Dwelling unit.

“Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons and which includes permanent provisions for living, sleeping, eating, cooking and sanitation. (Ord. 1285 § 3, 2023; Ord. 773 § 3, 1999)

Commented [ZT59R58]: Added recommended edits. Not required.

18.08.302 Electric vehicle infrastructure.

“Electric vehicle infrastructure” means providing conduit for wiring and data, and associated ventilation to support the addition of future electric vehicle charging stations pursuant to the most current edition of the National Electrical Code. (Ord. 1217 § 4, 2021)

18.08.304 Electric vehicle charging stations.

“Electric vehicle charging stations” means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use authorized by the LFPMC. (Ord. 1217 § 4, 2021)

18.08.306 Eligible household.

“Eligible household” means one or more adults and their dependents who certify that their household annual income does not exceed the applicable percentage of the King County median income, adjusted for household size, and who certify that they meet all qualifications for eligibility, including, if applicable, any requirements for recertification on income eligibility. (Ord. 1217 § 4 2021)

18.08.310 Family.

“Family” means one or more persons jointly occupying a single-family dwelling or dwelling unit, including the joint use of and responsibility for common areas, sharing household activities and responsibilities such as meals, chores, household maintenance, and expenses. Such persons need not be related by blood or marriage. A family does not include large institutional or congregant group living situations such as dormitories, sororities, and monasteries. (Ord. 1235 § 1, 2022; Ord. 773 § 3, 1999)

18.08.320 Floor area.

“Floor area” means a total floor area within the walls of all buildings on a lot or building site, except for the spaces therein devoted to vents, shafts and light courts and except for the area devoted exclusively to loading and unloading facilities and to parking of motor vehicles. (Ord. 773 § 3, 1999)

18.08.324 Framework.

“Framework,” including “town center framework design guidelines,” means the set of recommendations and requirements entitled “Town Center Design Guidelines Framework” adopted by the Lake Forest Park city council pursuant to Ordinance 1217, including amendments and addenda thereto. (Ord. 1217 § 4, 2021)

18.08.326 Freestanding parking structure.

“Freestanding parking structure” means a standalone building or structure of multiple levels used primarily for parking vehicles and associated with no other primary use. A freestanding parking structure may include parking on the upper (rooftop) level. A freestanding parking structure may include an accessory use as defined in this chapter. (Ord. 1217 § 4, 2021)

18.08.330 Grade.

“Grade” means the average of the ground level at the centers of all walls of a building. (Ord. 773 § 3, 1999)

18.08.340 Health club.

“Health club” means an enterprise providing recreation, including but not limited to physical fitness centers, spas, and sports and recreation clubs. (Ord. 773 § 3, 1999)

18.08.350 Home occupation.

“Home occupation” means any occupation or activity undertaken for gain or profit and carried on in a dwelling or building which is clearly secondary to the main use of the premises as a dwelling place, does not represent any exterior evidence of such secondary use, does not change the residential character of the dwelling or neighborhood, and in no way infringes upon the rights of the neighboring residences to enjoy a peaceful occupancy of their homes. (Ord. 773 § 3, 1999)

18.08.352 Hotel, boutique hotels and temporary lodging.

“Hotel, boutique hotels and temporary lodging” means a facility providing lodging of 50 or fewer rooms and related services for a charge, typically for a period of one month or less, and includes inns, residence or extended-stay hotels, and bed and breakfasts. (Ord. 1217 § 4, 2021)

18.08.360 Impervious surface.

“Impervious surface” means a hard or compacted 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 a hard or compacted surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions preexistent to development. Common impervious surfaces include but are not limited to rooftops, concrete or asphalt paving, paved walkways, patios, compacted gravel, driveways, parking lots and storage areas, and oiled, macadam, or other surfaces which similarly impeded the natural infiltration of surface water. (Ord. 773 § 3, 1999)

18.08.370 Instructional institution.

“Instructional institution” means elementary, junior high, high schools, junior colleges, colleges or universities or other schools, public or private, giving academic or technical education, training or instruction. (Ord. 773 § 3, 1999)

18.08.380 Kennel.

“Kennel” means a place where four or more adult dogs or cats or any combination thereof are kept by persons providing facilities and care for compensation, but not including a small animal hospital or clinic. An adult dog or cat is one of either sex, altered or unaltered, that has reached the age of four months. (Ord. 773 § 3, 1999)

18.08.390 Loading zone.

“Loading zone” means an on-site space or berth on the same lot or site with the buildings or use served, such space to serve for the temporary parking of a vehicle while loading or unloading merchandise, materials or passengers. (Ord. 773 § 3, 1999)

18.08.400 Lot.

“Lot” means a recorded plot, parcel or tract of land. If one or more lots are built upon as a unit of property, they shall be considered as a single lot. (Ord. 773 § 3, 1999)

18.08.410 Lot area.

“Lot area” means the horizontal surface area within the recorded boundary lines of a platted lot, excluding those areas wholly or in part covered by water. (Ord. 773 § 3, 1999)

18.08.420 Lot width.

“Lot width” means the average of the distance between the side lot lines measured at and along the front and rear setback lines. (Ord. 773 § 3, 1999)

18.08.430 Lot lines.

A. Lot Front Line. “Lot front line” means that lot line at which vehicular access is off of a public right-of-way, private street, access easement or tract;

B. Lot Rear Line. “Lot rear line” means a lot line which is opposite and most distant from the lot front line. For the purpose of establishing the lot rear line of a triangular or trapezoidal lot, or of a lot the rear line of which is formed by two or more lines, the following shall apply:

1. For a triangular- or gore-shaped lot, a line 10 feet in length within the lot and farthest removed from the lot front line and at right angles to the line comprising the depth of such lot shall be used as the lot rear line;
2. In the case of a trapezoidal lot, the rear line of which is not parallel to the front line, the lot rear line shall be deemed to be a line at right angles to the line comprising the depth of such lot and drawn through a point bisecting the recorded lot rear line;

C. Lot Side Line. “Lot side line” means any lot boundary line not a lot front line or a lot rear line. (Ord. 773 § 3, 1999)

18.08.440 Lot, panhandle.

“Panhandle lot” or “flag lot” means a lot that is to the rear of another lot or lots and that has access via a narrow portion of the lot that extends to a public right-of-way or access tract. (Ord. 773 § 3, 1999)

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.

18.08.470~~55~~ 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)

18.08.444~~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)

18.08.442~~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)

18.08.443~~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)

18.08.444~~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)

18.08.445~~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)

18.08.446~~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)

18.08.447~~466~~ Marijuana, usable.

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

Commented [ZT60]: Required, pursuant to the middle housing legislation which amended RCW 36.70A.030 - Definitions

Commented [ZT61]: Comment from Commissioner Maddy Larson “I disagree unless we have a qualifier of what is deemed “under construction.” Given ST delays many properties may be counted in this way long before or if ever the BRT is built.”

Commented [ZT62R61]: Noted; however, this is a state required definition that was actually amended in HB 2321 to include this piece.

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Commented [ZT63]: This is only moved to a new location to alphabetize.

18.08.450170 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.

18.08.460177 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.~~

~~“Motel” means one or more buildings containing individual sleeping units where a majority of such units open individually and directly to the outside, and where a garage is attached to or a parking space is conveniently located next to each unit, all for the temporary use by automobile tourists or transients, and the word includes tourist courts, motor courts, automobile courts, automobile camps and motor lodges. A unit in a motel having kitchen facilities constitutes a dwelling unit and shall be subject to all of the provisions and requirements of this title governing dwelling units for the zone in which the establishment is located, but never less than the requirements of the heaviest multiple-dwelling zone. (Ord. 773 § 3, 1999)~~

18.08.490 Nonconforming building.

“Nonconforming building” means a legally established building or structure which does not conform in its construction, area, yard requirements or height to the restrictions of the land use zone in which it is classified in this title. (Ord. 773 § 3, 1999)

18.08.500 Nonconforming lot.

“Nonconforming lot” means a legally established lot or parcel of land which does not conform to the regulations of the land use zone in which it is classified by this title. (Ord. 773 § 3, 1999)

18.08.510 Nonconforming use.

“Nonconforming use” means a legally established use which does not conform to the regulations of the land use zone in which it is classified by this title. (Ord. 773 § 3, 1999)

18.08.520 Open space, required.

“Required open space” means a portion of the area of a lot or building site, other than required yards, which area is required by this title, as set forth in the different classifications contained herein, to be maintained between

Commented [ZT64]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

Commented [ZT65]: Comment from Commissioner Maddy Larson “Shouldn't this refer back to a set of design standards? What one person deems compatible may not be by another.”

Commented [ZT66R65]: This was a required definition provided by the state.

It can refer back to development standards but those would need to apply to both single family houses and middle housing. For example there are design standards for residences in the Southern Gateway zone, these need to apply to both single family residences AND middle housing.

buildings, between wings of a building as common area to be available for use by the persons specified in a multiple-lot subdivision, and between buildings and any portion of a property boundary line not contiguous to a required front or side yard. Open spaces are required to be free and clear of buildings and structures and to remain open and unobstructed from the ground to the sky, except for specific permitted uses and structures. (Ord. 773 § 3, 1999)

18.08.530 Person.

“Person” means and includes an individual, firm, partnership, association or corporation, governmental agency or political subdivision. (Ord. 773 § 3, 1999)

18.08.540 Principal use.

“Principal use” means the primary or predominant use to which the property is or may be devoted, and to which all other uses on the premises are accessory. (Ord. 773 § 3, 1999)

18.08.550 Professional offices.

“Professional offices” means an office maintained and used as a place of business by individuals in licensed professions and other generally recognized professions which utilize training or knowledge in the mental disciplines as distinguished from occupations primarily oriented to manual skills or the handling of commodities. (Ord. 773 § 3, 1999)

18.08.560 Public agency.

“Public agency” means any agency, political subdivision, or unit of local government of this state including but not limited to municipal corporations, special purpose districts, and local service districts; any agency of the state of Washington, the United States or any state thereof; or any Indian tribe recognized as such by the federal government. (Ord. 773 § 3, 1999)

18.08.565 Public art.

“Public art” means all forms of original creation of audio or visual art, placed outside or inside a structure, and readily accessible for public viewing. Public art must be made of durable materials that are vandal-resistant and designed to age well. Examples of public art include paintings, sculpture, murals, inlays, mosaics, friezes or bas-reliefs. (Ord. 1217 § 4, 2021)

18.08.567 Public market.

“Public market” means a temporary or occasional market, primarily outdoors, consisting of two or more independent vendors, with each vendor operating independently from other vendors, for the purpose of selling farm-grown or home-grown produce, food prepared off site or on site, artisanal or craft products including alcoholic beverages, flowers, plants, or other similar perishable goods and/or new wares, used goods, or merchandise. (Ord. 1217 § 4, 2021)

18.08.570 Public utility.

“Public utility” means a private business organization such as a public service corporation performing some public service and subject to special governmental regulations, or a governmental agency performing similar public services, the services by either of which are paid for directly by the recipients thereof. Such services shall include, but are not limited to, water supply, electric power, gas and transportation for persons and freight. (Ord. 773 § 3, 1999)

18.08.580 Recreational area or community club house, noncommercial.

“Recreational area or community club house, noncommercial” means an area devoted to facilities and equipment for recreational purposes, including swimming pools, tennis courts, playgrounds, community club houses and other similar uses maintained and operated by a nonprofit club or organization whose membership is limited to the residents within the area. (Ord. 773 § 3, 1999)

18.08.590 Recreational area, commercial.

“Commercial recreational area” means an area operated for profit and devoted to facilities and equipment for recreational purposes, including swimming pools, tennis courts, playgrounds and other similar uses whether the use of such area is limited to private membership or whether open to the public upon the payment of a fee. (Ord. 773 § 3, 1999)

18.08.595 Retail sales and services.

“Retail sales and services” means a commercial use or enterprise providing goods, food, commodities, and/or services directly to the consumer, whose goods are available for immediate purchase and removal from the premises by the purchaser and/or whose services do not meet the definition of “professional offices.” (Ord. 1217 § 4, 2021)

18.08.600 Retirement home.

Repealed by Ord. 1217. (Ord. 773 § 3, 1999)

18.08.XXX Short Term Rental.

The term “signs” shall be defined as it is in Chapter 18.52 LFPMC. (Ord. 905 § 2, 2004; 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.

Commented [ZT68]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

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.

Commented [ZT69]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

18.08.620 Street.

“Street” means a public or recorded private thoroughfare which affords primary means of access to abutting property. (Ord. 773 § 3, 1999)

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. (Ord. 773 § 3, 1999)

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. (Ord. 1217 § 4, 2021)

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. (Ord. 773 § 3, 1999)

Commented [KP70]: This definition is optional.

Commented [ZT71R70]: At February meeting, planning commission was in favor of this definition.

Commented [KP72]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

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.

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Commented [ZT73]: Comment by Commissioner Maddy Larson “What is the difference between a Townhouse vs duplex/triplex”

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.

Commented [ZT74R73]: With this definition, a duplex cannot be a townhouse since there needs to be at least three attached units. The number of units differ in these definitions.

Triplex on the other hand, could be a set of townhouses if arranged side by side with three attached units. I think under this definition townhouses wouldn’t be three units arranged as a stacked flats (three units separated vertically). However, the city currently does not have a triplex definition and it is not required.

18.08.656 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). (Ord. 773 § 3, 1999)

Commented [KP75]: Recommended definition, but City may define.

18.08.660 Unit density.

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

18.08.~~660~~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. (Ord. 773 § 3, 1999)

18.08.670 Variance.

“Variance” means a modification or exception to specific regulations but in accordance with the intent and purpose of such regulations, including the comprehensive plan, zoning code, or other applicable land use requirement. Variances shall be allowed upon meeting the variance criteria contained in Chapter 18.70 LFPMC. (Ord. 773 § 3, 1999)

18.08.680 Veterinary clinic or small animal hospital.

“Veterinary clinic or small animal hospital” means an establishment in which veterinary medical services, clipping, bathing and similar services are rendered to dogs, cats and other small animals and domestic pets, not including kennels. (Ord. 773 § 3, 1999)

18.08.690 Yard.

“Yard” means those open 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)

18.08.700 Yard, front.

“Front yard” means that yard adjacent to the front lot line and which is measured across the full width of the lot. (Ord. 773 § 3, 1999)

18.08.710 Yard, side.

“Side yard” means those yards extending along both side lot lines from the front yard to the rear yard. (Ord. 773 § 3, 1999)

18.08.720 Yard, rear.

“Rear yard” means that yard adjacent to the rear lot line and which is measured across the full width of the lot. (Ord. 773 § 3, 1999)

18.08.730 Zone.

“Zone” means an area accurately defined as to boundaries and location on an official map and within which area only certain types of land uses are permitted, and within which other types of land uses are excluded, as set forth in this title. (Ord. 773 § 3, 1999)

Chapter 18.12
ZONING MAP

- Sections:
- 18.12.010 Zones established.
 - 18.12.020 Boundary questions.
 - 18.12.030 Changes.
 - 18.12.040 Annexed land.
 - 18.12.050 Reference to zones.

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-LDSFR, 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. (~~Ord. 1057 § 6, 2013; Ord. 773 § 3, 1999~~)

Commented [ZT76]: If any changes to the zoning acronyms occurs, flagging this area for edits.

Commented [ZT77R76]: Edited to remove use of “single family” in acronym.

18.12.020 Boundary questions.

Where uncertainty exists as to the boundaries of any zone on the zoning map, the following rules of construction shall apply:

A. Where such boundaries are indicated as approximately following street and alley lines, the actual line shall be the centerline of such street or alley.

B. Where such boundaries are indicated as following lot lines, the actual line shall be the established lot line. (Ord. 773 § 3, 1999)

18.12.030 Changes.

No change shall be made to a zoning map except by authority of an amending ordinance. Any changes made otherwise shall be in violation of this title. (Ord. 773 § 3, 1999)

18.12.040 Annexed land.

A. All land annexed to the city after the effective date of the ordinance codified in this title shall continue to have the land use classification such land enjoyed while in the county, pending study, public hearing and specific reclassification.

B. Any lot subdivided under authority of the county and recognized by the county as a buildable lot, will, upon annexation to the city, be considered a buildable lot, even though it may be smaller than the city zoning requires for that vicinity and zone. (Ord. 773 § 3, 1999)

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. (~~Ord. 773 § 3, 1999~~)

Chapter 18.16

~~RS-20 SINGLE-FAMILY~~
RESIDENTIAL, LOW

Sections:

- 18.16.010 Permitted uses.
- 18.16.020 Conditional uses.
- 18.16.030 Lot area.
- 18.16.040 Street frontage.
- 18.16.050 Lot coverage.
- 18.16.060 Yards.
- 18.16.070 Building height limit.
- 18.16.080 Impervious surface.
- 18.16.090 Tree canopy coverage.

18.16.010 Permitted uses.

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

- ~~A.~~ ~~A.~~ A single-family dwelling of a permanent character, placed in a permanent location.
- ~~B.~~ ~~A B-~~ A single middle-housing dwelling made up of two units in any of the following configurations:
 - 1. Side-by-side duplex;
 - 2. Stacked flats;
 - 3. Courtyard apartments; or
 - 4. Cottage housing.
- ~~B.~~ Home occupations, provided they meet the criteria in LFPMC 18.50.040.
- ~~C.~~ ~~C.~~ Accessory buildings and structures in accordance with the provisions in LFPMC 18.50.060.
- ~~D.~~ ~~D.~~ Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.
- ~~E.~~ ~~E.~~ Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.
- ~~F.~~ ~~F.~~ Signs in accordance with the provisions in Chapter 18.52 LFPMC.
- ~~G.~~ ~~G-H.~~ G. Type I day care facility in accordance with the provisions in LFPMC 18.50.045. (Ord. 773 § 3, 1999)

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. (~~Ord. 773 § 3, 1999~~)

18.16.030 Lot area.

The minimum required area of a lot in an ~~RS-20~~ zone shall be 20,000 square feet. (Ord. 773 § 3, 1999)

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. (Ord. 773 § 3, 1999)

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. (~~Ord. 773 § 3, 1999~~)

Commented [ZT78]: A summary table of the zoning and permitted uses would be very helpful for the City to adopt.

Commented [ZT79R78]: Discussed with planning commission in February. They did not want to add one.

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Commented [LB80]: Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

Commented [ZT81R80]: Done.

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Commented [ZT82]: Review these provisions to check for 1337 language

Commented [ZT83R82]: Reviewed and changes made.

Commented [ZT84]: Review these provisions to check for 1337 language

Commented [ZT85R84]: Reviewed and changes made.

Commented [ZT86]: Did we review conditional use chapter?

Commented [ZT87R86]: Yes. No changes needed.

Commented [ZT88]: Comment from Commissioner Maddy Larson "Does this mean if less than 75' is available the property owner would have to request a variance?"

Commented [ZT89R88]: Flagging for further review to better address comment.

Commented [ZT90]: Comment from Commissioner Maddy Larson "Does 75" comply with the new law? I feel like there was something about 15' but maybe that was just for 6k or smaller lots?"

Commented [ZT91R90]: The law itself surrounds the added "allow for two units per lot" and for middle housing regulations to not be more restrictive than single family. (this is a quick summary) but it does not state specific

Commented [ZT92]: Comment by Commissioner

Commented [ZT93R92]: No it is not required.

Commented [ZT94]: No changes needed but for

Commented [ZT95R94]: This would mean a

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 15 feet, 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. ~~(Ord. 773 § 3, 1999)~~

18.16.070 Building height limit.

The building height limit in an RS-20 zone shall not exceed 30 feet. ~~(Ord. 773 § 3, 1999)~~

18.16.080 Impervious surface.

The maximum impervious surface allowed in an RS-20 zone shall be 35 percent of the lot area. ~~(Ord. 773 § 3, 1999)~~

18.16.090 Tree canopy coverage.

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).

Commented [ZT96]: Comment by Commissioner Maddy Larson "For all construction (single or multi) I think we need to rethink this item. Where there is space on the lot to be at least 10 feet off the side property line it should be required. And, either way, I believe we should institute a rule that limits the number of linear feet a structure can run on a neighbor's property line to reduce the impacts of decreased light on a neighboring property. Further, I think it would be ideal that if a property is 5' off the side property line that the second floor be stepped back to avoid what we are seeing in Ballard and elsewhere - housing that looms over neighbors which isn't "compatible" per section 18.08.xx Middle Housing section of this document."

Commented [ZT97R96]: As long as any changes like this are treated similarly between single family houses and middle housing, that should work.

Commented [ZT98]: Not required but consider for readability. If this is preferred, other zoning has this language as well.

Commented [ZT99]: Comment from Commissioner Maddy Larson "Do we need to clarify where this is calculated from on a lot and what it includes in terms of protrusions on the roof? I think we currently use the average of the four corners of a lot there by leaving a loophole for a taller structure."

Commented [ZT100R99]: Leaving for discussion. Not required but can be helpful.

Commented [LB101]: Height limit may not be less than 35 feet in predominantly residential zones.

Commented [ZT102R101]: Correction, this is from the model ordinance. Not the state legislation. 30 feet is valid. The City can make this change if they wish, but it is not required.

Commented [SC103]: Here and in the other zoning sections where we're adding middle housing, I think we should clarify something like this.

HB 1110 allows for tree canopy requirements to continue to be addressed for permitted development, and specifying this may help clarify that tree canopy requirements currently in effect can't be circumvented by additional density.

Commented [ZT104R103]: Thank you for the suggested language.

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Chapter 18.18
~~RS-15 SINGLE-FAMILY~~
RESIDENTIAL, MODERATE

Sections:

- 18.18.010 Permitted uses.
- 18.18.020 Conditional uses.
- 18.18.030 Lot area.
- 18.18.040 Street frontage.
- 18.18.050 Lot coverage.
- 18.18.060 Yards.
- 18.18.070 Building height limit.
- 18.18.080 Impervious surface.
- 18.18.090 Tree canopy coverage.

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.
- ~~A.~~
- ~~B.~~ B. A single middle-housing dwelling made up of two units in any of the following configurations:
 - 1. Side-by-side duplex
 - 2. Stacked flats
 - 3. Courtyard apartments
 - 4. Cottage housing
- ~~C.~~ Home occupations, provided they meet the criteria in LFPMC 18.50.040.
- ~~D.~~ Accessory buildings and structures in accordance with the provisions in LFPMC 18.50.060.
- ~~E.~~ Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.
- ~~F.~~ Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.
- ~~F.~~ Signs in accordance with the provisions in Chapter 18.52 LFPMC.
- ~~G.~~ Type I day care facility in accordance with the provisions in LFPMC 18.50.045. ~~(Ord. 773 § 3, 1999)~~

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. (Ord. 773 § 3, 1999)

18.18.030 Lot area.
The minimum required area of a lot in an ~~RS-15~~ zone shall be 15,000 square feet. (Ord. 773 § 3, 1999)

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Commented [LB107]: Review these provisions to check for 1337 language

Commented [LB108]: Review these provisions to check for 1337 language

Lake Forest Park Municipal Code
Chapter 18.18 RS-15 ~~SINGLE-FAMILY~~
RESIDENTIAL, MODERATE

Page 32/79

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. (Ord. 773 § 3, 1999)

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. (Ord. 773 § 3, 1999)

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, 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 20 feet. ~~(Ord. 773 § 3, 1999)~~

18.18.070 Building height limit.

The building height limit in an RS-15 zone shall not exceed 30 feet. (Ord. 773 § 3, 1999)

18.18.080 Impervious surface.

The maximum impervious surface allowed in an RS-15 zone shall be 40 percent of the lot area. (Ord. 773 § 3, 1999)

18.18.090 Tree canopy coverage.

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).

Commented [LB109]: Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

Commented [SC110]: Here and in the other zoning sections where we're adding middle housing, I think we should clarify something like this.

HB 1110 allows for tree canopy requirements to continue to be addressed for permitted development, and specifying this may help clarify that tree canopy requirements currently in effect can't be circumvented by additional density.

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Chapter 18.20

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

Sections:

- 18.20.010 Permitted uses.
- 18.20.020 Conditional uses.
- 18.20.030 Lot area.
- 18.20.040 Street frontage.
- 18.20.050 Lot coverage.
- 18.20.060 Yards.
- 18.20.070 Building height limit.
- 18.20.080 Impervious surface.
- 18.20.090 Tree canopy coverage.

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:
 - 1. Side-by-side duplex
 - 2. Stacked flats
 - 3. Courtyard apartments
 - 4. Cottage housing

- ~~A.~~ B. 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. (Ord. 773 § 3, 1999)

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Lake Forest Park Municipal Code
Chapter 18.20 ~~RS-R-10 SINGLE-FAMILY-~~
RESIDENTIAL, MODERATE/HIGH

Page 34/79

18.20.020 Conditional uses.

Conditional uses and associated development standards, if any, for an ~~RS-R-10~~ zone are those identified in Chapter 18.54 LFPMC. (Ord. 773 § 3, 1999)

18.20.030 Lot area.

The minimum required area of a lot in an ~~RS-R-10~~ zone shall be 10,000 square feet. (Ord. 773 § 3, 1999)

18.20.040 Street frontage.

The minimum street frontage in an ~~RS-R-10~~ zone shall be 75 feet along a public street right-of-way. (Ord. 773 § 3, 1999)

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-R-10~~ zone. (Ord. 773 § 3, 1999)

18.20.060 Yards.

The following setbacks shall apply in an ~~RS-R-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, not~~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. (Ord. 773 § 3, 1999)

18.20.070 Building height limit.

The building height limit in an ~~RS-R-10~~ zone shall not exceed 30 feet. (Ord. 773 § 3, 1999)

18.20.080 Impervious surface.

The maximum impervious surface allowed in an ~~RS-R-10~~ zone shall be 45 percent of the lot area. (Ord. 773 § 3, 1999)

18.20.090 Tree canopy coverage.

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).

Commented [LB115]: Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

Commented [SC116]: Here and in the other zoning sections where we're adding middle housing, I think we should clarify something like this.

HB 1110 allows for tree canopy requirements to continue to be addressed for permitted development, and specifying this may help clarify that tree canopy requirements currently in effect can't be circumvented by additional density.

Commented [ZT117]: Comment from Commissioner Sam Castic "Here and in the other zoning sections where we're adding middle housing, I think we should clarify something like this.

HB 1110 allows for tree canopy requirements to continue to be addressed for permitted development, and specifying this may help clarify that tree canopy requirements currently in effect can't be circumvented by additional density."

Commented [ZT118R117]: Thank you for the suggested language.

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Chapter 18.21

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

Sections:

- 18.21.010 Permitted uses.
- 18.21.020 Conditional uses.
- 18.21.030 Lot area.
- 18.21.040 Lot width.
- 18.21.050 Lot coverage.
- 18.21.060 Yards.
- 18.21.070 Building height limit.
- 18.21.080 Impervious surface.
- 18.21.090 Tree canopy coverage.

18.21.010 Permitted uses.

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

A. ~~A.~~ A ~~single-family residential~~ 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:

1. Side-by-side duplex
2. Stacked flats
3. Courtyard apartments
4. Cottage housing

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

C.

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

D.

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

E.

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

F.

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

G.

H. ~~G.~~ Type I day care facility in accordance with the provisions in LFPMC 18.50.045. (Ord. 773 § 3, 1999)

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Lake Forest Park Municipal Code
Chapter 18.21 ~~RS-R-9.6 SINGLE-FAMILY-~~
RESIDENTIAL, MODERATE/HIGH

Page 36/79

18.21.020 Conditional uses.

Conditional uses and associated development standards, if any, for an ~~RS-R-9.6~~ zone are those identified in Chapter 18.54 LFPMC. (Ord. 773 § 3, 1999)

18.21.030 Lot area.

The minimum required area of a lot in an ~~RS-R-9.6~~ zone shall be 9,600 square feet. (Ord. 773 § 3, 1999)

18.21.040 Lot width.

The minimum required width of a lot in an ~~RS-R-9.6~~ zone shall be 70 feet. (Ord. 773 § 3, 1999)

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-R-9.6~~ zone. (Ord. 773 § 3, 1999)

18.21.060 Yards.

The following setbacks shall apply in an ~~RS-R-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. (Ord. 773 § 3, 1999)

18.21.070 Building height limit.

The building height limit in an ~~RS-R-9.6~~ zone shall not exceed 30 feet. (Ord. 773 § 3, 1999)

18.21.080 Impervious surface.

The maximum impervious surface allowed in an ~~RS-R-9.6~~ zone shall be 45 percent of the lot area. (Ord. 773 § 3, 1999)

18.21.090 Tree canopy coverage.

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) .

Commented [LB123]: Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

Commented [SC124]: Here and in the other zoning sections where we're adding middle housing, I think we should clarify something like this.

HB 1110 allows for tree canopy requirements to continue to be addressed for permitted development, and specifying this may help clarify that tree canopy requirements currently in effect can't be circumvented by additional density.

Commented [ZT125]: Comment from Commissioner Sam Castic "Here and in the other zoning sections where we're adding middle housing, I think we should clarify something like this.

HB 1110 allows for tree canopy requirements to continue to be addressed for permitted development, and specifying this may help clarify that tree canopy requirements currently in effect can't be circumvented by additional density."

Commented [ZT126R125]: Thank you for the suggested language.

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Chapter 18.22

~~RS-7.2 SINGLE-FAMILY-~~

RESIDENTIAL, HIGH

Sections:

- 18.22.010 Permitted uses.
18.22.020 Conditional uses.
18.22.030 Lot area.
18.22.040 Lot width.
18.22.050 Lot coverage.
18.22.060 Yards.
18.22.070 Building height limit.
18.22.080 Impervious surface.
18.22.090 Tree canopy coverage

18.22.010 Permitted uses.

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

A. ~~A.~~ A ~~single-family~~residential 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:

1. Side-by-side duplex
2. Stacked flats
3. Courtyard apartments
4. Cottage housing

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

C.

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

D.

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

E.

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

F.

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

G.

H. ~~G.~~ Type I day care facility in accordance with the provisions in LFPMC 18.50.045. (~~Ord. 773 § 3, 1999~~)

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18.22.020 Conditional uses.

Conditional uses and associated development standards, if any, for an ~~RS-R-7.2~~ zone are those identified in Chapter 18.54 LFPMC. ~~(Ord. 773 § 3, 1999)~~

18.22.030 Lot area.

The minimum required area of a lot in an ~~RS-R-7.2~~ zone shall be 7,200 square feet. ~~(Ord. 773 § 3, 1999)~~

18.22.040 Lot width.

The minimum required width of a lot in an ~~RS-R-7.2~~ zone shall be 60 feet. ~~(Ord. 773 § 3, 1999)~~

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-R-7.2~~ zone. ~~(Ord. 773 § 3, 1999)~~

18.22.060 Yards.

The following setbacks shall apply in an ~~RS-R-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.~~ 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. ~~(Ord. 773 § 3, 1999)~~

18.22.070 Building height limit.

The building height limit in an ~~RS-R-7.2~~ zone shall not exceed 30 feet. ~~(Ord. 773 § 3, 1999)~~

18.22.080 Impervious surface.

The maximum impervious surface allowed in an ~~RS-R-7.2~~ zone shall be 45 percent of the lot area. ~~(Ord. 773 § 3, 1999)~~

18.22.090 Tree canopy coverage.

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) .

Commented [LB131]: Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

Commented [SC132]: Here and in the other zoning sections where we're adding middle housing, I think we should clarify something like this.

HB 1110 allows for tree canopy requirements to continue to be addressed for permitted development, and specifying this may help clarify that tree canopy requirements currently in effect can't be circumvented by additional density.

Commented [ZT133]: Comment from Commissioner Sam Castic "Here and in the other zoning sections where we're adding middle housing, I think we should clarify something like this.

HB 1110 allows for tree canopy requirements to continue to be addressed for permitted development, and specifying this may help clarify that tree canopy requirements currently in effect can't be circumvented by additional density."

Commented [ZT134R133]: Thank you for the suggested language.

Chapter 18.24

RM-3600 RESIDENTIAL MULTIFAMILY

- Sections:
- 18.24.010 Purpose.
 - 18.24.020 Permitted uses.
 - 18.24.030 Conditional uses.
 - 18.24.040 Lot area.
 - 18.24.050 Lot area per dwelling unit.
 - 18.24.060 Lot width.
 - 18.24.070 Land coverage.
 - 18.24.080 Yards.
 - 18.24.090 Building height.
 - 18.24.100 Parking.
 - 18.24.110 Screening and landscaping.
 - 18.24.120 Signs.

18.24.010 Purpose.
The principle objective and purpose to be served by this classification and its application is to permit a limited increase in population density in those areas to which this classification applies by permitting low density multiple dwellings and duplexes, while, at the same time, by means of the standards and requirements set forth herein, maintaining a desirable family living environment by establishing a minimum lot area and yards and open spaces. A related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently meet the needs resulting from a defined intensity of land use. (Ord. 773 § 3, 1999)

- 18.24.020 Permitted uses.**
The following uses are permitted in the RM-3600 multifamily zone:
- A. ~~A.~~ Those uses permitted in the RS-7.2 zoning district;
 - B. ~~A two-family dwelling (duplex);~~
 - ~~C.~~ ~~D.~~ Senior citizen apartments;
 - D. ~~E.~~ Accessory buildings and structures in accordance with LFPMC 18.50.050. (Ord. 773 § 3, 1999)

18.24.030 Conditional uses.
Conditional uses and associated development standards, if any, for the RM-3600 multifamily zone are those identified in Chapter 18.54 LFPMC. (Ord. 773 § 3, 1999)

18.24.040 Lot area.
The minimum required area of a lot in an RM-3600 zone shall be 7,200 square feet. (Ord. 773 § 3, 1999)

18.24.050 Lot area per dwelling unit.
In an RM-3600 zone, the lot area per dwelling unit shall be not less than 3,600 square feet. (Ord. 773 § 3, 1999)

18.24.060 Lot width.
Every lot in the RM-3600 zone shall have a width of not less than 60 feet. (Ord. 773 § 3, 1999)

- Commented [LB135]:** Ensure no standards are required that would be more restrictive for middle housing than for single-family units
- Commented [ZT136R135]:** Comment applies to RS rather than RM zones.
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- Commented [ZT137]:** Sometimes it is better to just restate the uses than to direct users to a different code section. Seeking direction if this method would still be preferred or not.
- Commented [ZT138R137]:** Leave as is
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- Commented [ZT139]:** When RS-7.2 is edited for middle housing, it includes the addition of duplexes in that zone, so (B) is now redundant.
- In the future, the City *could* put wording here to allow for additional middle housing types or affordability pieces or incentives, but that is a later piece.
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- Commented [LB140]:** Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone
- Commented [ZT141R140]:** Since RS-7.2 includes middle housing, this comment is covered in A.
- Future City edits could add additional middle housing types (triplex, quadplex, etc.) to the RM zones IF desired, but for the middle housing ordinance it is not required.
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- Commented [LB142]:** Review these provisions to check for 1337 language
- Commented [ZT143R142]:** Done
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18.24.070 Land coverage.

Maximum land coverage of buildings in the RM-3600 multifamily zone shall be:

- A. Interior lot, 35 percent;
- B. Corner lot, 40 percent;
- C. Building with swimming pool, 40 percent. (Ord. 773 § 3, 1999)

18.24.080 Yards.

Setbacks for the RM-3600 multifamily zone shall be as follows:

- A. Front yard, 20 feet;
- B. Side yards, 10 feet;
- C. Rear yard, 20 feet. (Ord. 773 § 3, 1999)

18.24.090 Building height.

Maximum building height in the RM-3600 multifamily zone shall be 35 feet. (Ord. 773 § 3, 1999)

18.24.100 Parking.

Off-street parking shall be provided in the RM-3600 multifamily zone subject to regulations of Chapter 18.58 LFPMC. (Ord. 773 § 3, 1999)

18.24.110 Screening and landscaping.

All sites in the RM-3600 multifamily zone shall have adequate screening and landscaping, subject to regulations of Chapter 18.62 LFPMC. (Ord. 773 § 3, 1999)

18.24.120 Signs.

Signs are limited to those provided for in Chapter 18.52 LFPMC. (Ord. 773 § 3, 1999)

Commented [LB144]: Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

Commented [ZT145R144]: Comment applies to RS rather than RM zones.

Commented [LB146]: Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

Commented [ZT147R146]: Comment applies to RS rather than RM zones.

Chapter 18.26

RM-2400 RESIDENTIAL MULTIFAMILY

Sections:

- 18.26.010 Purpose.
- 18.26.020 Permitted uses.
- 18.26.030 Conditional uses.
- 18.26.040 Lot area.
- 18.26.050 Lot area per dwelling unit.
- 18.26.060 Lot width.
- 18.26.070 Land coverage.
- 18.26.080 Yards.
- 18.26.090 Building height.
- 18.26.100 Parking.
- 18.26.110 Screening and landscaping.
- 18.26.120 Signs.

18.26.010 Purpose.

The principal objective and purpose to be served by this classification and its application is to establish areas permitting a greater population density than is allowed in more restrictive classifications and at the same time maintain a residential environment consistent with such greater population density. A related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently meet needs resulting from a defined intensity of land use. (Ord. 773 § 3, 1999)

18.26.020 Permitted uses.

The following uses are permitted in the RM-2400 multifamily zone:

- A. Those uses permitted in the RM-3600 zoning district;
- B. Day care facility, provided:
 - 1. The play area shall be completely enclosed to a minimum height of six feet with a solid fence or wall; and
- C. Retirement home, provided:
 - 1. The use shall be within one-quarter mile of public transportation, including van pools whether public or private, or neighborhood shopping, which shall be accessible by sidewalk or walkway; and
 - 2. The lot area per each sleeping unit and each dwelling unit shall not be less than 1,200 square feet. (Ord. 773 § 3, 1999)

18.26.030 Conditional uses.

Conditional uses and associated development standards for the RM-2400 multifamily zone are those identified in Chapter 18.54 LFPMC. (Ord. 773 § 3, 1999)

18.26.040 Lot area.

The minimum required area of a lot in an RM-2400 zone shall be 7,200 square feet. (Ord. 773 § 3, 1999)

18.26.050 Lot area per dwelling unit.

In an RM-2400 zone, the lot area per dwelling unit shall be not less than 2,400 square feet, except as provided for in LFPMC 18.26.020(C). (Ord. 773 § 3, 1999)

18.26.060 Lot width.

Every lot in the RM-2400 zone shall have a width of not less than 60 feet. (Ord. 773 § 3, 1999)

Commented [ZT148]: No changes are needed in the rest of the RM sections but I am leaving them in the code amendments document for now for review/discussion as to why.

Discussion with planning commission may lead to wording edits in this section per comment below.

Commented [LB149]: Consider adding language to clarify that middle housing types are permitted in this zone

Commented [ZT150R149]: Not required.

Commented [LB151]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

Commented [LB152]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

Commented [LB153]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

Commented [ZT154]: Comment from Commissioner Maddy Larson "Is this compliant with the new law?"

Commented [ZT155R154]: The new law doesn't state specifics on this; however it speaks to the grey area of development feasibility. Also, flagging that the RM zones are a higher density than the RS zones so they don't need to be changed.

18.26.070 Land coverage.

Maximum land coverage of buildings in the RM-2400 multifamily zone shall be:

- A. Interior lot, 45 percent;
- B. Corner lot, 50 percent;
- C. Building with swimming pool, 50 percent. (Ord. 773 § 3, 1999)

18.26.080 Yards.

Setbacks for the RM-2400 multifamily zone shall be as follows:

- A. Front yard, 20 feet;
- B. Side yards, 10 feet;
- C. Rear yard, 20 feet. (Ord. 773 § 3, 1999)

18.26.090 Building height.

Maximum building height in the RM-2400 multifamily zone shall be 35 feet. (Ord. 773 § 3, 1999)

18.26.100 Parking.

Off-street parking shall be provided in the RM-2400 multifamily zone subject to regulations of Chapter 18.58 LFPMC. (Ord. 773 § 3, 1999)

18.26.110 Screening and landscaping.

All sites in the RM-2400 multifamily zone shall have adequate screening and landscaping, subject to regulations of Chapter 18.62 LFPMC. (Ord. 773 § 3, 1999)

18.26.120 Signs.

Signs are limited to those provided for in Chapter 18.52 LFPMC. (Ord. 773 § 3, 1999)

Commented [LB156]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

Commented [LB157]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

Chapter 18.28

RM-1800 RESIDENTIAL MULTIFAMILY

Sections:

18.28.010	Purpose.
18.28.020	Permitted uses.
18.28.030	Conditional uses.
18.28.040	Lot area.
18.28.050	Lot area per dwelling unit.
18.28.060	Lot width.
18.28.070	Land coverage.
18.28.080	Yards.
18.28.090	Building height.
18.28.100	Parking.
18.28.110	Screening and landscaping.
18.28.120	Signs.

18.28.010 Purpose.
The principal objective and purpose to be served by this classification and its application is to establish areas permitting a greater population density than is allowed in more restrictive classifications and to permit the providing of accommodations for those who desire to live in a residential atmosphere without the necessity to individually maintain a dwelling unit. A related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently meet needs resulting from a defined intensity of land use. (Ord. 773 § 3, 1999)

18.28.020 Permitted uses.
The following uses are permitted in the RM-1800 multifamily zone:

A. Those uses permitted in the RM-2400 zoning district.

B. Rest homes, nursing and convalescent homes, provided:

1. The accommodations and number of persons cared for conform to state and local regulations pertaining thereto; and
2. That the health department shall have approved all applicable provisions.

C. A retirement home, provided:

1. The use shall be within one-quarter mile of public transportation, including van pools whether public or private, or neighborhood shopping, which shall be accessible by sidewalk or walkway; and
2. The lot area per each sleeping unit and each dwelling unit shall not be less than 900 square feet. (Ord. 773 § 3, 1999)

18.28.030 Conditional uses.
Conditional uses and associated development standards, if any, for the RM-1800 multifamily zone are those identified in Chapter 18.54 LFPMC. (Ord. 773 § 3, 1999)

18.28.040 Lot area.
The minimum required area of a lot in an RM-1800 zone shall be 7,200 square feet. (Ord. 773 § 3, 1999)

18.28.050 Lot area per dwelling unit.
In an RM-1800 zone, the lot area per dwelling unit shall be not less than 1,800 square feet, except as provided for in LFPMC 18.28.020(C). (Ord. 773 § 3, 1999)

Commented [LB158]: Consider adding language to clarify that middle housing types are permitted in this zone

Commented [ZT159R158]: Not required.

Commented [LB160]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

Commented [LB161]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

18.28.060 Lot width.

In the RM-1800 zone, every lot shall have a width of not less than 60 feet. (Ord. 773 § 3, 1999)

Commented [LB162]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

18.28.070 Land coverage.

Maximum land coverage of buildings in the RM-1800 multifamily zone shall be:

Commented [LB163]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

- A. Interior lot, 45 percent;
- B. Corner lot, 50 percent;
- C. Building with swimming pool, 50 percent. (Ord. 773 § 3, 1999)

18.28.080 Yards.

Setbacks for the RM-1800 multifamily zone shall be as follows:

Commented [LB164]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

- A. Front yard, 20 feet;
- B. Side yards, 15 feet;
- C. Rear yard, 20 feet. (Ord. 773 § 3, 1999)

18.28.090 Building height.

Maximum building height in the RM-1800 multifamily zone shall be 35 feet. (Ord. 773 § 3, 1999)

18.28.100 Parking.

Off-street parking shall be provided in the RM-1800 multifamily zone subject to regulations of Chapter 18.58 LFPMC. (Ord. 773 § 3, 1999)

18.28.110 Screening and landscaping.

All sites in the RM-1800 multifamily zone shall have adequate screening and landscaping, subject to regulations of Chapter 18.62 LFPMC. (Ord. 773 § 3, 1999)

18.28.120 Signs.

Signs are limited to those provided for in Chapter 18.52 LFPMC. (Ord. 773 § 3, 1999)

Chapter 18.30

RM-900 RESIDENTIAL MULTIFAMILY

Sections:

18.30.010	Purpose.
18.30.020	Permitted uses.
18.30.030	Conditional uses.
18.30.040	Lot area.
18.30.050	Lot area per dwelling unit.
18.30.060	Lot width.
18.30.070	Land coverage.
18.30.080	Yards.
18.30.090	Building height.
18.30.100	Parking.
18.30.110	Screening and landscaping.
18.30.120	Signs.

18.30.010 Purpose.
The principal objective and purpose to be served by this classification and its application is to establish areas permitting the maximum population density and which also permits uses other than residential, such as medical, dental and social services and shelter, all for human beings. The uses permitted in this classification relate conveniently and consistently in terms of traffic generated, demands upon public service facilities and impact upon each other. A related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently meet needs resulting from a defined intensity of land use. (Ord. 773 § 3, 1999)

18.30.020 Permitted uses.
The following uses are permitted in the RM-900 multifamily zone:

A. Those uses permitted in the RM-1800 zoning district.

B. Retirement home, provided:

1. The use shall be within one-quarter mile of public transportation, including vanpools whether public or private, or neighborhood shopping, which shall be accessible by sidewalk or walkway; and

2. The lot area per each sleeping unit and each dwelling unit shall not be less than 450 square feet. (Ord. 773 § 3, 1999)

18.30.030 Conditional uses.
Conditional uses and associated development standards, if any, for the RM-900 multifamily zone are those identified in Chapter 18.54 LFPMC. (Ord. 773 § 3, 1999)

18.30.040 Lot area.
The minimum required area of a lot in an RM-900 zone shall be 7,200 square feet. (Ord. 773 § 3, 1999)

18.30.050 Lot area per dwelling unit.
In an RM-900 zone, the lot area per dwelling unit shall not be less than 900 square feet except as provided for in LFPMC 18.30.020(B). (Ord. 773 § 3, 1999)

18.30.060 Lot width.
In the RM-900 zone, every lot shall have a width of not less than 60 feet. (Ord. 773 § 3, 1999)

18.30.070 Land coverage.
Maximum land coverage of buildings in the RM-900 multifamily zone shall be:

- A. Interior lot, 55 percent;
- B. Corner lot, 55 percent;
- C. Building with swimming pool, 60 percent. (Ord. 773 § 3, 1999)

18.30.080 Yards.

Setbacks for the RM-900 multifamily zone shall be as follows:

- A. Front yard, 20 feet;
- B. Side yards, 20 feet;
- C. Rear yard, 20 feet. (Ord. 773 § 3, 1999)

18.30.090 Building height.

Maximum building height in the RM-900 multifamily zone shall be 35 feet. (Ord. 773 § 3, 1999)

18.30.100 Parking.

Off-street parking shall be provided in the RM-900 multifamily zone subject to regulations of Chapter 18.58 LFPMC. (Ord. 773 § 3, 1999)

18.30.110 Screening and landscaping.

All sites in the RM-900 multifamily zone shall have adequate screening and landscaping, subject to regulations of Chapter 18.62 LFPMC. (Ord. 773 § 3, 1999)

18.30.120 Signs.

Signs are limited to those provided for in Chapter 18.52 LFPMC. (Ord. 773 § 3, 1999)

Commented [LB165]: Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

~~Chapter 18.34~~

~~BN NEIGHBORHOOD BUSINESS~~

(No changes needed)

~~Chapter 18.38~~

~~CC CORRIDOR COMMERCIAL~~

(No changes needed)

~~Chapter 18.42~~

~~TOWN CENTER~~

(No changes needed for middle housing compliance)

~~Chapter 18.45~~

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

Commented [ZT166]: This code section does discuss affordable housing if that needs to be reviewed at a later date.

Commented [LB167]: Consider changing to "Low Density Residential" so as not to exclude middle housing types

- Sections:
- 18.45.010 Permitted uses.
 - 18.45.015 Prohibited uses.
 - 18.45.020 Conditional uses.
 - 18.45.030 Lot area and maximum density.
 - 18.45.040 Lot width.
 - 18.45.050 Lot coverage.
 - 18.45.060 Yards.
 - 18.45.070 Building height limit.
 - 18.45.080 Impervious surface.
 - 18.45.090 Screening, landscaping and tree canopy goal.
 - 18.45.100 Signs.
 - 18.45.110 Parking requirements and traffic impact mitigation.
 - 18.45.120 Southern gateway – single-family residential zone design guidelines – Adopted – Rules of interpretation.
 - 18.45.130 Southern gateway – single-family residential zone design guidelines – Application – Effect.
 - 18.45.140 Administration.
 - 18.45.150 Bonds or other financial security.

18.45.010 Permitted uses.
The following are permitted uses in an SG-SFLDR zone:

- A. ~~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

Commented [LB168]: Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone.

Commented [ZT169R168]: Done in (B)

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Lake Forest Park Municipal Code
Chapter 18.45 SG-~~LDSE~~R SOUTHERN GATEWAY —
~~SINGLE FAMILY~~ RESIDENTIAL

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4. Cottage housing

- ~~A.~~ ~~B.~~ Home occupations, provided they meet the criteria in LFPMC 18.50.040.
- ~~B.~~ ~~C.~~ Accessory buildings and structures in accordance with the provisions in LFPMC 18.50.060.
- ~~C.~~ ~~D.~~ Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.
- ~~D.~~ ~~E.~~ Type I day care facility in accordance with the provisions in LFPMC 18.50.045.
- ~~E.~~ ~~F.~~ Townhouses, provided the front or rear yards do not directly face public rights-of-way or adjacent single-family residential zones.
- ~~F.~~ ~~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. (Ord. 1057 § 1, 2013)

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. (Ord. 1057 § 1, 2013)

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. ~~(Ord. 1057 § 1, 2013)~~

There is no minimum required lot width. (Ord. 1057 § 1, 2013)

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. (Ord. 1057 § 1, 2013)

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. (Ord. 1057 § 1, 2013)

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.

Commented [ZT170]: Consider including this as a new line item rather than included under permitted uses when it is instead prohibited.

Commented [LB171]: Add language to clarify that up to two dwellings per lot must be allowed in this zone.

Commented [ZT172R171]: Provided additional clarity that the density maximum cannot be less than two units. This does not prohibit single family houses in this zone, just states that the code cannot restrict two units after the calculation.

Please advise if this section needs to be edited further.

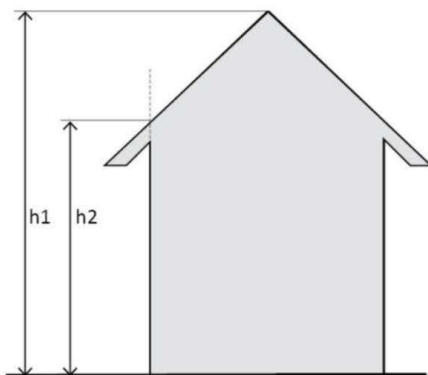


Figure 18.45.070-1. Where allowed by LFPMC 18.45.070, the height of a building with a pitched roof is $(h1 + h2)/2$, where $h2$ is measured at the surface of the roof where it intersects with a projection of the outside edge of the building wall. Where the wall/roof configuration varies, the building 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). (Ord. 1057 § 1, 2013)

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~~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-~~SFLDR~~ 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. (Ord. 1057 § 1, 2013)

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. (Ord. 1057 § 1, 2013)

18.45.110 Parking requirements and traffic impact mitigation.

All parking in the southern gateway --~~single-family~~ 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

Commented [LB173]: Update section to comply with middle housing parking standard requirements - see Section 9(B) of the Commerce model ordinance

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 or lot splits.
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 or lot splits.

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

A. The Lake Forest Park “Southern Gateway – ~~Single-Family-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.

Commented [LB174]: Review design guidelines and ensure they are inclusive of middle housing types

B. To the extent that a proposed development in the southern gateway – ~~single-family~~ 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:

Commented [ZT175]: Reviewed and this stands as a separate document that will need amending to remove use of single family in it.

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~~ 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~~ 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). (Ord. 1057 § 1, 2013)

18.45.130 Southern gateway – ~~single-family~~ residential zone design guidelines – Application – Effect. Except as otherwise provided, any person who plans to develop or redevelop within the southern gateway – ~~single-family~~ 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-- 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. (Ord. 1057 § 1, 2013)

18.45.140 Administration.

The provisions of Chapter 18.47 LFPMC and the southern gateway --single family-- 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-- 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. (Ord. 1057 § 1, 2013)

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. (Ord. 1057 § 1, 2013)

~~Chapter 18.46~~

~~SG-C SOUTHERN GATEWAY—CORRIDOR~~

~~(no changes needed)~~

Chapter 18.47

SG-T SOUTHERN GATEWAY – TRANSITION

Sections:

- 18.47.010 Purpose.
- 18.47.020 Permitted uses – Commercial and nonresidential.
- 18.47.030 Permitted uses – Primary and accessory residential.
- 18.47.040 Limitations on use and minimum residential density.
- 18.47.050 Conditional uses.
- 18.47.060 Building height.
- 18.47.070 Setbacks and north-south access road requirement.
- 18.47.080 Land coverage.
- 18.47.090 Screening, landscaping and tree retention.
- 18.47.100 Signs.
- 18.47.110 Parking requirements and traffic impact mitigation.
- 18.47.120 Southern gateway – corridor and transition zones design guidelines – Adopted – Rules of interpretation.
- 18.47.130 Southern gateway – corridor and transition zones design guidelines – Application – Effect.
- 18.47.140 Administration.
- 18.47.150 Bonds or other financial security.

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 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. (Ord. 1057 § 3, 2013)

18.47.020 Permitted uses – Commercial and nonresidential.

The following commercial and nonresidential uses are permitted in the SG-T zone, subject to the off-street parking, southern gateway – corridor and transition zones design guidelines and other general provisions as set forth in this title, except where modified by this chapter:

- A. Retail sales of food and commodities, which involve only incidental and limited fabrication and assembly. Uses excluded from this zone would include auto service stations, sale of gasoline or other fuels, and car washes, repair or

sale of heavy equipment, boats, tires and motor vehicles, sale of alcohol for on-premises consumption except in a restaurant with a license from the Washington State Liquor Control Board.

B. Business offices and uses which render professional, personal, and instructional services, such as real estate or insurance brokerages, consultants, medical or dental clinics, technical training, health clubs, and repair of jewelry, eyeglasses, clothing, household appliances and tools, or other such similar uses; excluding vehicle or tool rentals, pet sales and veterinary clinics.

C. Government buildings and uses, including but not limited to community centers, police stations, libraries, administrative offices, and other public service uses that are compatible with the intent of the SG-T zone.

D. Day care facilities.

E. Public utilities.

F. Electric vehicle charging stations.

G. In-home businesses and services. (Ord. 1057 § 3, 2013)

18.47.030 Permitted uses – Primary and accessory residential.

The following residential uses are permitted in the SG-T zone, subject to the off-street parking, southern gateway – corridor and transition zones design guidelines and other general provisions as set forth in this title, except where modified by this chapter:

A. Multiple dwelling units.

B. Single-family dwelling units are permitted in the SG-T zone; provided, that no single-family dwelling units shall front on the proposed north-south road along the west edge of the transition zone and single-family dwelling units shall make up no more than 50 percent of the residential units in the SG-T zone. Regardless of the number of single-family dwelling units in the transition zone, the minimum density in LFPMC 18.47.040(E) shall apply. Additionally, for single-family residences in the SG-T zone, the Lake Forest Park southern gateway – single-family residential zone design guidelines shall also apply.

C. Senior citizen apartments.

D. Convalescent, nursing and retirement homes. (Ord. 1057 § 3, 2013)

18.47.040 Limitations on use and minimum residential density.

Every use locating in the SG-T zone shall be subject to the following further conditions and limitations:

A. Buildings facing the north-south connector road (the envisioned street as described in LFPMC 18.47.070) shall feature either:

1. Ground floor commercial spaces and uses facing the connector road over at least 85 percent of the building frontage; or
2. At least 55 square feet of public open space for every one linear foot of connector road street frontage adjacent to the development. The public open space shall be a park, plaza or other publicly accessible and usable open space approved by the code administrator. Buildings featuring ground level units facing the connector road shall feature ground floors with at least 12 feet from floor to ceiling and have entries that meet the Americans with Disabilities Act standards so that they may be used for commercial activities;
3. Option 2 above notwithstanding, buildings over 35 feet in height facing the connector road must feature ground floor commercial spaces and uses over at least 85 percent of the building frontage;

B. Individual commercial and nonresidential uses within a structure shall contain no more than 40,000 square feet per use on a single floor. Uses greater than 40,000 square feet on a single floor and not more than 60,000 square feet

on a single floor are only permitted after obtaining a conditional use permit (LFPMC 18.47.050). For the purposes of this subsection, each residential unit is considered a separate use;

C. Business and residential portions of a building must be separated by soundproof walls, floors, equipment, utilities or other suitable architectural features or appurtenances;

D. All businesses, services, repair, processing, storage or merchandise displays shall be conducted wholly within an enclosed building except for the following:

1. Off-street parking or loading;
2. Storage and sale of goods in connection with an established use under the provisions of a temporary use permit or special event;
3. Merchandise displays which are located in the SG-C zone where proper provision has been made for screening and safe pedestrian and vehicular passage;
4. Small outdoor display areas, not more than 100 square feet in footprint, associated with permanent indoor retail establishments; provided, that the merchandise is brought inside when the business is not open;
5. Temporary outdoor eating and drinking areas associated with permanent indoor establishments;

E. All development must include at least 25 dwelling units per net buildable acre of the portion of the site being developed. Roadways (including sidewalks and street landscaping), protected critical areas (e.g., wetlands) and common open spaces accessible to the general public are not included in the “net buildable area” calculation;

F. Drive-through window services are prohibited; and

G. Manufacturing that requires special or heavy equipment (e.g., professional quality lathes, presses, etc.) or that uses toxic chemicals is prohibited. Fabrication that uses small scale personally operated equipment such as a sewing machine or reprographic equipment may be permitted subject to the code administrator’s approval. (Ord. 1057 § 3, 2013)

18.47.050 Conditional uses.

A. Individual commercial and nonresidential uses within a structure shall contain a maximum of 60,000 square feet in building footprint area (as measured on the ground) per use. Uses greater than 60,000 square feet in building footprint area (as measured on the ground) and not more than 100,000 are only permitted after obtaining a conditional use permit (Chapter 18.54 LFPMC).

B. Transit facilities such as park-and-ride and kiss-and-ride lots. A kiss-and-ride lot is a small parking and drop-off area where people can wait to pick up passengers arriving on transit. (Ord. 1057 § 3, 2013)

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 residential zone (including the SG-SFR zone) may be up to 55 feet in height. Additionally, for structures near properties zoned single-family 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).

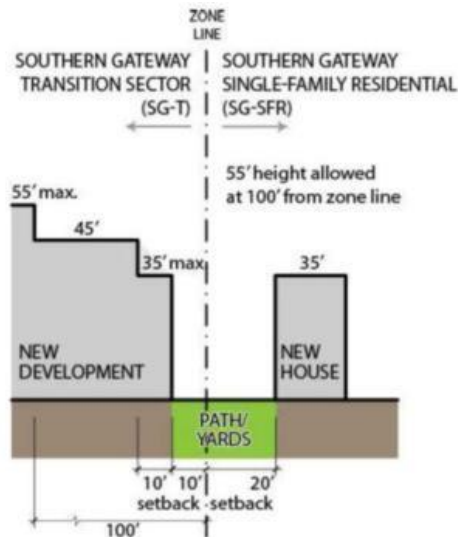


Figure 18.47.060-1. Maximum height of buildings near the southern gateway – single-family residential zone.

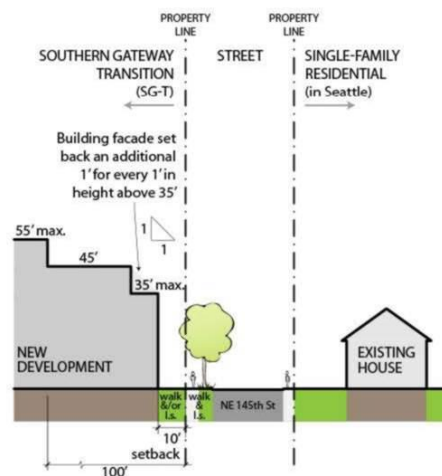


Figure 18.47.060-2. Maximum height of buildings across the street from a single-family zone (NE 145th Street is the only location where existing single-family residences are across the street from the southern gateway – transition zone).

B. For structures directly across the street from properties zoned single-family 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, plus one

The Lake Forest Park Municipal Code is current through Ordinance 1296, passed August 5, 2024.

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). (Ord. 1057 § 3, 2013)

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.)

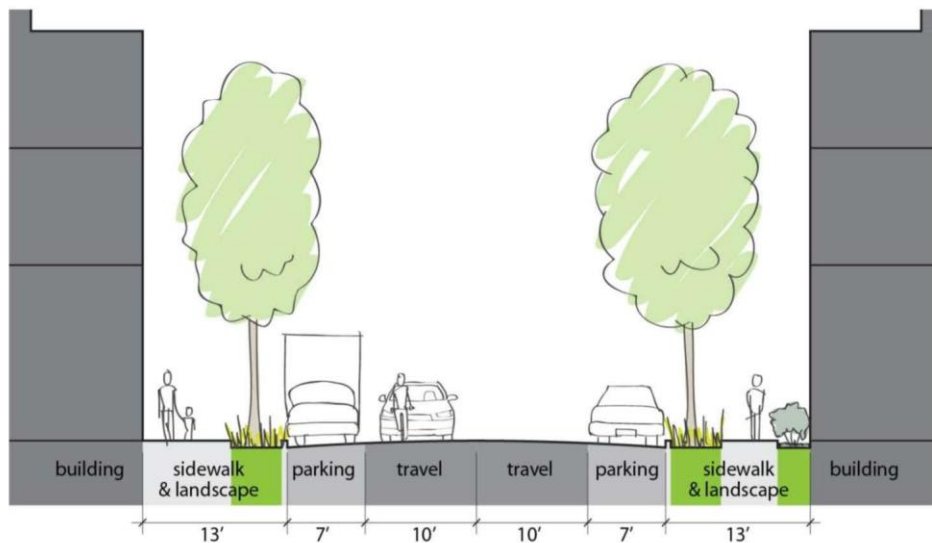


Figure 18.47.070-1. Preliminary N-S access street section.

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~~ 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~~ residential zone (including the SG-~~SFLDR~~ zone). (Ord. 1057 § 3, 2013)

The Lake Forest Park Municipal Code is current through Ordinance 1296, passed August 5, 2024.

18.47.080 Land coverage.

No maximum land coverage requirements provided other provisions of this title, including stormwater management and open space requirements, are met. (Ord. 1057 § 3, 2013)

18.47.090 Screening, landscaping and tree retention.

A. All sites in the SG-T zone must have adequate screening and landscaping, subject to the southern gateway – corridor and transition zones design guidelines.

B. The provisions of Chapter 16.14 LFPMP (Tree Canopy Preservation and Enhancement) shall apply; provided, that the canopy coverage goal established in LFPMP 16.14.080(A) shall be 10 percent for the SG-T zone for nonparking areas and 30 percent for open parking lots. Also, the provisions under LFPMP 16.14.080(B) regarding designating a tree tract equal to five percent of the gross project area shall not apply. (Ord. 1057 § 3, 2013)

18.47.100 Signs.

Signs are limited to those provided for in Chapter 18.52 LFPMP and the southern gateway – corridor and transition zones design guidelines. (Ord. 1057 § 3, 2013)

18.47.110 Parking requirements and traffic impact mitigation.

A. All parking in the southern gateway – transition zone shall be provided in accordance with the following:

1. Provide one stall for every 250 square feet of commercial space.
2. Provide 1.25 stalls for every dwelling unit, except that detached single-family dwelling units shall have two parking stalls per dwelling unit, plus either at least one additional stall on site for visitors or, for those residences that do not include on-premises space for visitor parking, one shared stall per three dwellings and located either on-street or within a small parking lot containing no more than eight spaces. Any additional off-site visitor parking space shall be located not more than 200 feet from the residence it serves. Where the total number of parking spaces required by this section results in a fraction, the next highest full unit shall be provided.
3. 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 it is justified by a parking occupancy analysis prepared by a licensed transportation planner with special qualifications in parking analysis.
4. The total number of required parking spaces may be satisfied in part by use of excess parking spaces if provided as part of a contiguous development approved under LFPMP 18.45.120(B).

B. The applicant shall submit to the city 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 § 3, 2013)

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 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. (Ord. 1057 § 3, 2013)

18.47.130 Southern gateway – corridor and transition zones design guidelines – Application – Effect.
Except as otherwise provided, any person who plans to develop or redevelop within the southern gateway – transition zone shall 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 – corridor and transition zones design guidelines, both of which shall take precedence over and supersede any conflicting provision of LFPMC Title 17 or 18, including provisions incorporated by reference into this title, as the same may be amended. (Ord. 1057 § 3, 2013)

18.47.140 Administration.
The provisions of this chapter and the southern gateway – corridor and transition zones design guidelines shall be administered as follows:

- A. The applicant shall submit a site plan 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 – corridor and transition zones design guidelines.
- B. The application shall first be reviewed 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. (Ord. 1057 § 3, 2013)

18.47.150 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. (Ord. 1057 § 3, 2013)

Chapter 18.48
COMMERCIAL SITE DEVELOPMENT PERMITS

Sections:

- 18.50.010 Walls and fences.
- 18.50.020 Yards.
- 18.50.030 Boat moorage.
- 18.50.040 Home occupations.
- 18.50.045 Day care/adult day care – Type I.
- 18.50.050 Accessory dwelling units.
- 18.50.060 Accessory structures and buildings.
- 18.50.070 Vision clearance.
- 18.50.080 Permitted intrusions into required yards.
- 18.50.085 Permitted height exclusions.
- 18.50.090 Location of swimming pools.
- 18.50.100 Lighting.
- 18.50.110 Temporary use permits.
- 18.50.120 Keeping household pets.
- 18.50.130 Collective gardens and dispensaries defined.
- 18.50.140 Collective gardens prohibited.
- 18.50.160 Recreational marijuana retailers.

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. (Ord. 773 § 3, 1999)

18.50.020 Yards.

All front and side yard setback areas must be maintained clear of all buildings. All yards must be free of objectionable litter and refuse and municipal waste. (Ord. 773 § 3, 1999)

18.50.030 Boat moorage.

Private boat moorage or wharfs shall be allowed for the moorage of private pleasure boats of the owner of the property on which the moorage is located in waterfront areas of R zones; provided, that such moorage is in compliance with the city’s shoreline management master program and with the regulations of this title. (Ord. 773 § 3, 1999)

18.50.040 Home occupations.

A. Home occupations shall be carried on entirely within the main residence and shall not exceed 500 square feet of the floor space of the residence.

Commented [LB176]: Ensure standards for walls and fences are no different for middle housing types than they are for single-family units

Commented [ZT177R176]: No changes needed.

- B. All activities of the occupation must be conducted indoors, with the exception of those occupations related to plants and those uses specified under Chapter 18.54 LFPMC (day care).
- C. No more than two persons other than members of the immediate family residing on the premises may operate or be employed in the home occupation.
- D. Home occupations shall not be conducted as a retail outlet for tangible goods. Goods shall not be sold or rented on the premises. Display or storage of goods outside of the premises or in a window is prohibited. Uses providing on-site services to customers shall do so by appointment only.
- E. Home occupations shall not create traffic, noise, smoke, dust, vapor, odors, vibration, glare, electrical interference, fire hazard or any other hazard or nuisance which is greater or more frequent than that commonly associated with permitted uses within the zoning district.
- F. One off-street parking space in addition to that required in LFPMC 18.58.030(4) shall be required for each employee not residing on-site and sufficient off-street parking spaces for uses which provide on-site services and services by appointment to avoid any on-street parking by customers;
- G. The occupation may use or store a vehicle used by the occupation provided:
1. No more than one such vehicle is allowed;
 2. An off-street parking space shall be provided for the vehicle in addition to those required under subsection F of this section and LFPMC 18.58.030(4);
 3. Such vehicle must not exceed a gross vehicle weight of 10,000 pounds.
- H. Any use which changes the residential character of the home, including modifications of the site which would suggest a use other than residential, shall not be permitted.
- I. Signs advertising home occupations shall not be permitted.
- J. A business license for the home occupation issued by the city is required. This business license may not be assigned to another person nor may it be transferred to any other site. (Ord. 962 § 1, 2007; Ord. 773 § 3, 1999)

18.50.045 Day care/adult day care – Type I.

Type I day care nurseries and adult day care facilities are allowed when no more than 12 children or adults are to be cared for at one time, subject to the following provisions:

- A. A minimum of one off-street parking space in addition to those required under LFPMC 18.58.030, plus one for each employee on duty.
- B. Buildings, structures and landscaping shall be of a character which is appropriate for the area.
- C. For day care nurseries, outdoor play areas shall be provided with a minimum of 75 square feet in area for each child using the area at one time, and shall be completely enclosed by a solid barrier such as a berm, wall or fence, with no openings except for gates, and having a minimum height of six feet, to minimize visual and noise impacts and prevent trespassing on adjacent residentially classified properties.
- D. The hours of operation may be restricted to assure compatibility with surrounding development. (Ord. 773 § 3, 1999)

18.50.050 Accessory dwelling units.

Accessory dwelling units, as defined by this title, 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);~~

Commented [LB178]: Update to ensure compliance with ADU legislation (HB 1337)

Commented [ZT179]: •We did not find language allowing for sale by condominium as in [RCW 36.70A.681\(1\)\(k\)](#). We recommend adding to 18.50.050 for clarification.

Commented [ZT180R179]: (k) A city or county may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an accessory dwelling unit; and

Commented [ZT181R179]: Leaving for council decision

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.

B.C. 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:

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;

1. However, if the converted accessory building previously contained parking, the minimum parking standards for both the principal unit and any accessory dwelling unit must be replaced elsewhere on the property.
2. Nonconforming use rules as set forth in chapter XXX18.66 LFPMC apply to any accessory buildings that are converted which but are not consistent with the applicable codes at the time of conversion.

GHG. 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:

H. An ADU may be sold as a condominium unit or as a separate piece of property through the unit lot subdivision process. I. The accessory dwelling unit is within an area with a lack of access to on-street parking; or

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 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. (Ord. 1235 § 3, 2022; Ord. 773 § 3, 1999)

18.50.070 Vision clearance.

A. All corner lots subject to yard requirements shall maintain for safety vision purposes a triangular area, one angle of which shall be formed by the lot front line and the side line separating the lot from the street, and the sides of the triangle forming the corner angle shall each be 15 feet in length measured from the aforementioned angle. The third side of the triangle shall be a straight line connecting the last two mentioned points which are distant 15 feet from the intersection of the lot front and side lines. Within the area comprising the triangle, no tree, fence, shrub or other physical obstruction higher than 42 inches above the established street grade shall be permitted.

B. On lots abutting fully developed urban streets, the city may require modification or removal of structures or landscaping located in required front, rear or side yards, if such improvements prevent adequate driveway entering

Commented [KP182]: HB 1337 states that local governments may not require ADU's to be smaller than 1,000 gross sqft in size.

Commented [ZT183]: Sizing needs to be discussed with Planning Commission.

Here, the floor of 1,000 sqft (as required by the state) is also the maximum sqft for an ADU.

Commented [ZT184R183]: PC approved 1000sf

Commented [ZT190]: At February PC Meeting, there was a request to wordsmith this item more.

Commented [ZT191R190]: Done

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Commented [ZT192]: ½ mile check RCW

•18.50.050(H) states one off-street parking space unless within a quarter mile, statutory guidance in RCW 36.70A.681(2)(a)(i) does not require off-street parking within ½ mile so we recommend using ½ mile to be consistent and removing the director's discretion to require within ¼ mile as neither is consistent with guidance. See more on page 13 of Commerce's ADU guidance.

Commented [ZT193]: Commerce Comment:

18.50.050(H) states one off-street parking space unless within a quarter mile, statutory guidance in RCW 36.70A.681(2)(a)(i) does not require off-street parking within ½ mile so we recommend using ½ mile to be consistent and removing the director's discretion to require within ¼ mile as neither is consistent with guidance. See more on page 13 of Commerce's ADU guidance.

Commented [ZT194]: Commerce comment: We did not find language allowing for sale by condominium as in RCW 36.70A.681(1)(k). We recommend adding to 18.50.050 for clarification.

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Commented [ZT199]: Review against zones getting changed.

Commented [ZT200]: To review as part of ADU sizing conversation.

Commented [ZT201R200]: Done

Commented [ZT202]: Commerce Comment: Section 18.50.060(E) has a 15-foot setback from the rear property line. We recommend adding language that ADU's can be sited at the lot line when abutting a public alley, if it is not routinely snow plowed.

Commented [ZT203R202]: Lake Forest Park currently doesn't have alleys but added language in case development goes that way moving forward

sight distance to roadways from an adjoining lot or lots, and if no reasonable driveway relocation alternative is feasible. (Ord. 773 § 3, 1999)

18.50.080 Permitted intrusions into required yards.

The following may project into required yards:

- A. Eaves, not exceeding 18 inches;
- B. Fireplace structures, bay windows, garden windows, enclosed stair landings, closets, framed fireplace shafts, eaves or similar projections not exceeding 18 inches and no more than a total of eight feet measured parallel to the wall of which it is a part;
- C. Uncovered porches and platforms which do not extend above the floor level of the first floor – 18 inches into side yards and six feet into the front yard;
- D. Planting boxes or masonry planters not exceeding 42 inches in height in any required front yard. (Ord. 773 § 3, 1999)

18.50.085 Permitted height exclusions.

Height is measured to the highest point of the structure, excluding the following:

- A. Church steeples;
- B. Elevator penthouses, not to exceed 72 square feet in horizontal section, or three feet in height, for that portion above the height limit;
- C. Chimneys, not to exceed nine square feet in horizontal section or more than three feet in height, for that portion above the height limit. No multiple-flue chimney shall exceed 39 square feet in horizontal section. The first chimney shall not exceed nine square feet in horizontal section, and other chimneys shall not exceed six square feet in horizontal section;
- D. Vent pipes not to exceed 18 inches in height above the height limit. (Ord. 773 § 3, 1999)

18.50.090 Location of swimming pools.

In any zone, a swimming pool may not be located in any required front yard, nor closer than five feet to any property line or to any building on the same premises. (Ord. 773 § 3, 1999)

18.50.100 Lighting.

All floodlighting provided in this chapter to illuminate any exterior area or building shall be so arranged as to direct light away from adjoining premises and public thoroughfares. (Ord. 773 § 3, 1999)

18.50.110 Temporary use permits.

Temporary use permits shall be required for the following activities:

A. Outdoor Promotions and Fundraising Events. No outdoor promotional activities intended to attract customers to a business or shopping center shall be permitted within the limits of the city except by permit issued by the city. The city may limit the hours and duration of the temporary use and terminate such activity if it proves to be:

1. Detrimental to public safety or traffic upon a public way; or
2. Disturbing to the community by reason of noise, lighting or lighting effects; or offensive conduct; or
3. Different from activity described in the permit application.

B. Christmas tree lots, temporary fruit or flower stands, car washes.

C. Promotions of seasonal merchandise.

D. Similar temporary uses that will not exceed a duration of 30 days. (Ord. 773 § 3, 1999)

18.50.120 Keeping household pets.

Keeping household pets is permitted as an accessory use, pursuant to LFPMC Title 6. (Ord. 820 § 4, 2000)

18.50.130 Collective gardens and dispensaries defined.*

“Collective garden” means the use of property for growing, production, processing, transportation, and/or delivery of cannabis by qualifying patients for medical use, as set forth in RCW 69.51A.130(2). (Ord. 1060 § 1, 2013)

*Code reviser’s note: Section 5 of Ord. No. 1060 provides, “No use that constitutes or purports to be a collective garden as that term is defined in this ordinance, that was engaged in that activity prior to the enactment of this ordinance shall be deemed to have been a legally established use under the provisions of the Lake Forest Park Municipal Code and that use shall not be entitled to claim legal nonconforming status.”

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

B. Chapter 314-55 WAC, now or as may hereafter be amended, shall apply in addition to the provisions of this chapter.

C. Limitations on Uses. The following limitations shall apply to all marijuana retailers unless stated otherwise:

1. A marijuana retailer shall not be located within 1,000 feet of the following uses or any use included in Chapter 314-55 WAC now or as may be hereafter amended:
 - a. Elementary or secondary school;
 - b. Playgrounds;
 - c. Recreation center or facility;
 - d. Child care centers;
 - e. Public parks;
 - f. Public transit centers;

- g. Libraries;
- h. Any game arcade; or
- i. Any real property with a land use designation of recreation/open space;
- j. Any real property designated for park use in an approved binding site plan under Chapter 18.48 LFPMC;
- k. Any real property designated for park use in an approved preliminary plat under LFPMC Title 17; and
- l. Any real property designated in the capital improvement plan for future park use.

D. Marijuana Retail Outlets. Marijuana odor shall be contained within the retail outlet so that the odor from marijuana cannot be detected by a person with a normal sense of smell from any abutting use or property. If marijuana odor can be smelled from any abutting use or property, the marijuana retailer shall be required to implement measures, including but not limited to installation of ventilation equipment necessary to contain the odor.

E. Security. In addition to the security requirements in Chapter 315-55 WAC, during non-business hours, all recreational marijuana retailers shall store all usable marijuana, marijuana-infused product, and cash in a safe or in a substantially constructed and locked cabinet. The safe or cabinet shall be incorporated into the building structure or securely attached thereto. For usable marijuana products that must be kept refrigerated or frozen, these products must be stored in a locked refrigerator or freezer container in a manner approved by the director, provided the container is affixed to the building structure.

F. Legal Nonconforming Uses. No use that constitutes or purports to be a marijuana producer, marijuana processor, or marijuana retailer as those terms are defined in this title, that was engaged in that activity prior to the enactment of the ordinance codified in this section, shall be deemed to have been a legally established use under the provisions of the Lake Forest Park Municipal Code, and that use shall not be entitled to claim legal nonconforming status under Chapter 18.66 LFPMC. (Ord. 1095 § 12, 2015)

~~Chapter 18.52~~

~~SIGNAGE~~

(No changes needed)

~~Chapter 18.54~~

~~CONDITIONAL USES~~

(No changes needed)

Chapter 18.58
OFF-STREET PARKING

Sections:

- 18.58.010 Required off-street parking.
- 18.58.020 Parking plan.
- 18.58.030 Parking spaces required.
- 18.58.040 Parking requirements for common facilities.
- 18.58.050 General requirements on size of parking spaces.
- 18.58.060 Surfacing.
- 18.58.070 Access.
- 18.58.080 Landscaping, pathways and amenities.
- 18.58.090 Drainage.

18.58.010 Required off-street parking.

Every building or use hereafter developed shall be provided with parking spaces as required in this chapter, and such parking space shall be made permanently available and be permanently maintained for parking purposes and, except for parking areas used for playground purposes in connection with schools, shall be used only for the parking of automobiles or trucks. Any areas used to provide required off-street parking shall be of such size and shape and so designed that the area will accommodate the number of cars to be provided for. Where structural alterations or additions to a building provide additional floor space, or additional seats or additional beds, as the case may be, the parking requirements shall only apply to the additional floor space, seats or beds. Wherever feasible, impervious parking surface shall be reduced through parking reduction mechanisms and design criteria including the use of permeable surfacing. (Ord. 1149 § 5, 2016; Ord. 773 § 3, 1999)

18.58.020 Parking plan.

Prior to the issuing of a building permit for any new building or structure, or for the enlargement of the floor area of an existing building or structure, the use of either of which requires off-street parking facilities to be provided as set forth in this title, or if a parking area is to be jointly used, a site plan of the parking area clearly indicating the number of parking spaces being provided and the proposed development of such area including location of the spaces, the size, shape, design, relationship to buildings to be served, curbcuts, lighting, landscaping and other features and appurtenances of the proposed parking facility shall be approved by the planning department. (Ord. 773 § 3, 1999)

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 Middle h <u>Housing dwellings</u>	<p><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 or lot splits.</u></p> <p><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 or lots splits.</u></p> <p><u>No off-street parking shall be required within one-half mile walking distance of a major transit stop.</u></p>
6 Health clubs	One parking space for each employee, plus one parking space for each 200 square feet of floor area.
7 Hotels	One parking space for each bedroom.
8 Hospitals	One parking space for each bed.
9 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.
10 Mortuaries	One parking space for each 40 square feet of floor area.
11 Motels	One parking space for each sleeping unit or dwelling unit.
12 Museums	One parking space for each 250 square feet of gross floor area.
13 Offices	One parking space for each 250 square feet of gross floor area.
14 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.
15 Rest homes, nursing and convalescent homes; homes for retired and children's institutions	One parking space for each four beds.
16 Retail	One parking space for each 200 square feet of gross floor area.
17 Rooming houses and boarding houses	One parking space for each two sleeping rooms or one parking space for each four beds, whichever is greater.
18 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.
19 Senior citizen apartments	One parking space for each dwelling unit.
20 Schools, elementary and junior high; public, private or parochial	One parking space for each employee and each faculty member.
21 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.
22 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.

Commented [KP204]: Required RCW 36.70A.635(6)

<div>2223. Arenas, auditoriums (including school auditoriums) and other places of public assembly (other than churches) and lodges</div>	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.
<div>2324. Storage and warehousing, comprising only activity on premises</div>	One parking space for each two employees on maximum working shift.
<div>2425. Theaters</div>	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. (Ord. 773 § 3, 1999)

18.58.040 Parking requirements for common facilities.

The amount of off-street parking required in LFPMC 18.58.030 may be reduced, by an amount to be determined by the planning department, when common parking facilities for two or more buildings or uses are designed and developed as one parking facility, provided;

- A. The total parking area exceeds 5,000 square feet.
- B. The amount of the reduction shall not exceed 10 percent for each use, except that the reduction may exceed 10 percent when:

1. The reduction is based on cooperative use of parking facilities when the time during which the cooperative uses operate are not conflicting;

2. The normal hours of operation are separated by at least one hour;

3. The total number of off-street parking spaces in the common facility is not less than the sum of the required parking spaces for the various uses computed separately for which the hours of operation overlap.
- C. A covenant or other acceptable contract between the cooperating property owners is approved by the planning department which cannot be amended without the consent of the department.
- D. If the conditions under which the reduction in parking requirements was approved are violated, the affected property owners must provide a remedy satisfactory to the planning department or provide the full amount of required off-street parking, in accordance with the provisions of this chapter, within 90 days of notice of the violation by the director or his designee. (Ord. 773 § 3, 1999)

18.58.050 General requirements on size of parking spaces.

A. Standard Parking Spaces. Standard parking space dimensions shall be as follows:

1. Parallel parking: width, 12 feet; length, 23 feet;
2. Angle parking: width, nine feet; length, 18 feet;
3. Parking aisle width for one-way traffic in relation to parking angle shall be:

0 to 50 degrees	12 feet
55 degrees	14 feet
60 degrees	16 feet
65 degrees	18 feet

70 degrees	20 feet
90 degrees	24 feet

4. The minimum aisle width to accommodate two-way traffic shall be 20 feet, except where a greater width is required for the parking angle used.

B. Compact Parking Spaces. Within any off-street parking facility which includes more than 20 parking spaces, up to 50 percent of the total may be sized to accommodate compact cars, subject to the following:

1. Each space shall have an area of not less than 120 square feet exclusive of drives and aisles, and a width of not less than seven feet, six inches.
2. Each space shall be adequately identified as a compact or small car space.
3. Aisle widths shall conform to the standards set forth by LFPMC 18.58.050(A)(3) for standard size cars.
4. Compact car spaces shall be reasonably distributed throughout the facility. (Ord. 773 § 3, 1999)

18.58.060 Surfacing.

All of the parking areas and driveways mentioned in this chapter, excluding those for single-family residential uses, shall be surfaced with an asphaltic or better material so as to provide a surface that is durable for the purpose and dust-free. Parking will not be permitted in entrances and exits. (Ord. 773 § 3, 1999)

18.58.070 Access.

Where the side street is available, access to the parking area must be made from that side street or lower classified street. Access to arterial and collector streets should only be done when no other reasonable access alternative exists. Where access must be made from an arterial right-of-way, the location of the parking access must comply with city standards and every effort shall be made to reduce traffic congestion and hazards. (Ord. 773 § 3, 1999)

18.58.080 Landscaping, pathways and amenities.

A. Purpose. To realize the city’s vision and reflect community values, all aspects of our city should ensure that the natural environment is celebrated. This includes the trees, lands, buildings and connections, as well as the spaces where vehicles park. Incorporating natural elements to provide shade, assist in managing surface water, and enhance the ecology of the location both reflect the character of the city and play an important role in combating the effect of urban heat islands that contribute to climate change.

B. Applicability.

1. New projects or redevelopment projects exceeding 50 percent of the fair market value of the parking lot must comply with these regulations in their entirety.
2. Redevelopment projects not exceeding 50 percent of the fair market value of the parking lot must comply with these regulations for all new or replaced portions of the parking lot.
3. Maintenance of existing parking lots that does not include altering the footprint of the parking lot, such as grind and overlay or restriping projects, must comply with these regulations where possible.

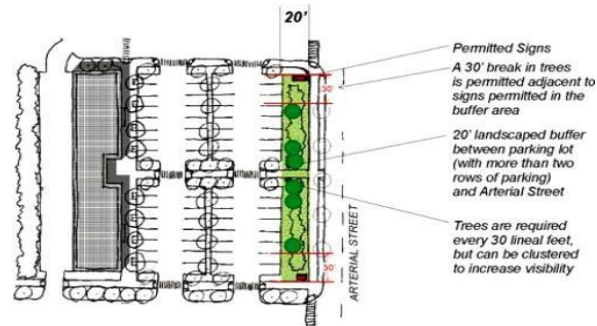
C. Landscaping. Parking lot landscaping is required as follows:

1. Perimeter Parking Lot Landscaping.
 - a. Adjacent to Roadways. Parking lots adjacent to roadways shall include a 10-foot-wide planting bed meeting the requirements for Type 3 landscaping set forth in LFPMC 18.62.080; except trees can be clustered or staggered to improve visibility near driveways and a 30-foot break in the required tree coverage is allowed adjacent to permitted signage. Refer to Figure 18.58.080-1.

Commented [LB205]: Ensure these standards are no different for middle housing types than they are for single-family units

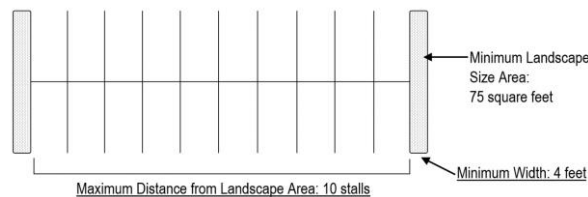
Commented [ZT206R205]: Language should be fine as is.

Figure 18.58.080-1: Landscaping between large parking lots and adjacent streets.



- b. Adjacent to Residential Uses. Parking lots adjacent to residential uses or zones must include the following additional screening measures:
- i. A post-and-beam fence, decorative metal fence, or similar fence with minimum four-inch openings consistent with residential character and quality; and
 - ii. A 10-foot-wide planting bed meeting the requirements for Type 1 landscaping set forth in LFPMC 18.62.080.
- c. Adjacent to Other Uses. Parking lots adjacent to nonresidential uses on a separate lot must provide a 10-foot-wide planting bed meeting the requirements for Type 2 landscaping set forth in LFPMC 18.62.080. This requirement can be waived by the director if adjacent lots are under common ownership with the subject of the proposal.
- d. Adjacent to Buildings. Parking lots adjacent to buildings shall include a five-foot-wide planting bed meeting the requirements of Type 3 landscaping set forth in LFPMC 18.62.080.
- e. Adjacent to Streams. Parking lots adjacent to streams as defined in Chapter 16.16 LFPMC shall include a 20-foot-wide planting bed meeting the requirements of stream buffer landscaping set forth in LFPMC 18.62.080. Where this provision conflicts with other landscaping requirements, this provision shall prevail.
2. Interior Parking Lot Landscaping. Surface parking lots must be landscaped to break up large areas of asphalt and provide visual relief as follows:
- a. Landscaping must be provided within surface parking lots at a rate of 20 square feet per parking stall. Landscaping must be designed and maintained to provide clear sight distance between three and one-half feet and eight feet above the existing street or private access road grade. Surface parking lot landscaping must be planted as follows:
 - i. Deciduous trees shall be planted at a rate of one tree per every seven stalls;
 - ii. Shrubs shall be planted no more than four feet apart; and
 - iii. Groundcovers shall be planted no more than 24 inches apart. Turf is not permissible as a groundcover in surface parking lot landscaping.
 - b. Landscape islands must be placed no further than 10 parking stalls apart and at the end of each parking row. Landscaping strips may be placed between rows of parking stalls. Landscape islands and strips must be a minimum of four feet wide and have an area of at least 75 square feet. Refer to Figure 18.58.080-2.

Figure 18.58.080-2: Parking lot landscaping.



c. Landscape islands or planters must be surrounded by a standard vertical curb or similar barrier to protect the plantings from vehicle overhang. Gaps in the curb are permitted for stormwater drainage.

3. Low Impact Development. Except in landscape buffer areas adjacent to a “stream,” as defined in Chapter 16.16 LFPMC, parking area landscaping shall be used for low impact development best management practices or treatment best management practices as approved by the public works director pursuant to the stormwater management manual adopted in LFPMC 16.24.010, unless technically infeasible. The requirements for plant sizes and spacing in this section may be relaxed for bioretention facilities when supported by recommendations provided by an arborist, landscape architect, or other qualified professional.

D. Pathways Through Parking Lots. Safe and convenient pedestrian paths are required from street sidewalks through parking lots to building entries, as follows:

1. At least one pedestrian pathway must be provided for every four rows of vehicle parking spaces or fraction thereof. Pedestrian pathways must be provided at a maximum distance of 150 feet between pedestrian pathways and must be a minimum of six feet in width.
2. Where possible, pathways must be aligned to connect with major building entries or other destinations. At a minimum, pedestrian pathways must be configured to provide a convenient path to buildings or other destinations.
3. Pedestrian pathways must be clearly identifiable through special pavement, pavement markings and/or artistic painting. Signage and/or lighting provided at or along the pedestrian pathways must be pedestrian-scale.
4. Pedestrian pathways must be integrated with the required parking lot landscaping.

E. Pedestrian Amenities. All nonresidential development must provide a decorative garbage and recycling receptacle and at least one of the following pedestrian amenities near required pedestrian pathways:

1. Pedestrian furniture such as benches or low seating walls;
2. Weather protection;
3. Wayfinding kiosk;
4. Umbrellas with receptacles;
5. Perimeter landscaping in addition to the requirement in subsection B of this section;
6. Permanently installed and maintained public art. This is satisfied if the pedestrian pathway uses unique paving treatments; or
7. Other element that encourages pedestrian activity and creates a welcoming pedestrian environment, as approved by the director. (Ord. 1219 § 1, 2021; Ord. 773 § 3, 1999)

18.58.090 Drainage.

Drainage shall be in conformance with the city of Lake Forest Park standards and the Design Manual as defined in LFPMP 16.08.030. (Ord. 1241 § 13, 2022; Ord. 1149 § 5, 2016; Ord. 773 § 3, 1999)

Chapter 18.62

SCREENING AND LANDSCAPING

Sections:

- 18.62.010 Applicability.
- 18.62.020 Site plan.
- 18.62.030 Landscaping of perimeter of lot.
- 18.62.040 Landscaping of street frontages.
- 18.62.041 Minimum requirements.
- 18.62.050 Fencing.
- 18.62.060 Traffic visibility.
- 18.62.070 Maintenance.
- 18.62.080 Landscaping types.

18.62.010 Applicability.

The regulations of this chapter apply to RM, BN, TC, CC zones and uses. (Ord. 773 § 3, 1999)

18.62.020 Site plan.

A site plan of the proposed landscaping and screening shall be submitted and approved by the planning department prior to the approval of development permit. (Ord. 773 § 3, 1999)

18.62.030 Landscaping of perimeter of lot.

The perimeter of a lot, or development site, shall be landscaped to a depth of six feet from the property line or the perimeter of the development site and be maintained as a sight screen in accordance with this chapter, except as provided for in LFPMC 18.62.050 or as otherwise specified in this title. (Ord. 1220 § 1, 2021; Ord. 773 § 3, 1999)

18.62.040 Landscaping of street frontages.

Unless otherwise specified within this title, street frontages, except driveways and pedestrian walks within the property, shall be landscaped with evergreen shrubs or a combination of lawn, evergreen or deciduous shrubs and trees, and perennial or annual flowers to create and maintain a maximum residential character. (Ord. 1220 § 1, 2021; Ord. 773 § 3, 1999)

18.62.041 Minimum requirements.

A. Unless otherwise specified within this title, landscaped areas shall consist of a variety of trees, shrubs and plants that shall cover at least 75 percent of the ground contained in the landscape areas. At least one tree shall be required for every 250 square feet of landscaped area. A minimum of 30 percent of the landscaping and trees shall consist of evergreen/conifer species.

B. Use of native and drought-tolerant species is encouraged.

C. Invasive species and noxious weeds are prohibited. (Ord. 1220 § 1, 2021; Ord. 773 § 3, 1999)

18.62.050 Fencing.

There shall be allowed a decorative solid fencing on the perimeter with planting of three feet in depth on the public right-of-way sides of the fencing. (Ord. 773 § 3, 1999)

18.62.060 Traffic visibility.

Sight screening at all intersections between streets, between streets and alleys, and between streets and driveways shall not obstruct sight within 15 feet of the intersection. However, a perimeter screen shall be required to a height of no more than 40 inches within the 15-foot setback from the intersection. (Ord. 773 § 3, 1999)

18.62.070 Maintenance.

Shrubs and trees in the landscaping and screening shall be maintained in a healthy growing condition. Dead or dying trees or shrubs shall be replaced immediately and the planting area shall be maintained reasonably free of weeds and trash. (Ord. 773 § 3, 1999)

Commented [LB207]: Standards may not be different for middle housing types than they are for single-family units - consider excluding middle housing types from the applicability of this chapter, since the RM zones may contain middle housing types.

Commented [ZT208R207]: As it stands with edits, RM is a higher density that includes apartment buildings and condos. With middle housing requirements being added to the RS zones, the required treatment is met.

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.

Commented [ZT209]: Double checked and this is a typo in the code.

Commented [ZT210R209]: It is.

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. (Ord. 1220 § 1, 2021)

Chapter 17.04

GENERAL PROVISIONS

Sections:

- 17.04.010 Purpose.
- 17.04.020 Scope.
- 17.04.030 Procedure generally.
- 17.04.040 Ownership.
- 17.04.050 Definitions.
- 17.04.060 Violation – Penalty.

17.04.010 Purpose.

The regulations contained in this title are designed to provide for the approval of plats, subdivisions, and dedications; and to provide a relatively expeditious, simple, and inexpensive procedure for the short subdivision of land which imposes different requirements than a regular subdivision; to encourage the most appropriate development of land throughout the city; to minimize traffic hazards and accidents; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land and undue concentration of population; to promote the coordinated development of vacant areas; to secure an appropriate allotment of land in new developments for requirements of community life; to conserve and restore natural beauty, other natural resources, and other public uses and requirements; and to enable conveying land by accurate legal description which may be simplified by reference to an approved short plat. (Ord. 337 § 1, 1984)

17.04.020 Scope.

A. No person, firm or corporation shall make a subdivision of any land area into five or more lots, plots, or tracts or make a dedication of any land as a public right-of-way except in accordance with the standards and conditions implied by the city council and payment of required fees.

B. No person, firm or corporation shall make a subdivision of any land area into four or less lots, plots, or tracts except in accordance with the standards and rules adopted by the city council, payment of all required fees, and approval of such short subdivision by the administrator for short subdivisions. (Ord. 337 § 2, 1984)

17.04.030 Procedure generally.

Any person, firm or corporation planning to subdivide any land or dedicate any public right-of-way shall file an application and make a payment to the city clerk of a fee as provided in the then applicable ordinances. The fee ordinance schedule is on file with the city clerk. (Ord. 337 § 3, 1984)

17.04.040 Ownership.

No lot, tract or portion of same shall be divided or sold, or ownership changed or transferred whereby the ownership is less than is shown on the face of the plat except by approved subdivision or short subdivision procedure. (Ord. 337 § 5, 1984)

17.04.050 Definitions.

The following definitions apply throughout this title:

- A. “Administrator for short subdivision” means the administrative official or his designate.
- B. “Cul-de-sac” means a dead-end street terminating in a circular area with a minimum diameter of 80 feet. The improved portion of the circular area shall be 64 feet in diameter.
- C. “Dedication” means the deliberate setting aside of land by an owner for any general and public use, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a plat showing the dedication thereon, and the acceptance by the public shall be evidenced by the approval of such plat in the manner provided in this title.

D. "Easement" means a right given by a property owner of the use of a strip of land by the public, a corporation or persons for specific purpose or purposes. Minimum width of road easement shall be 20 feet with improved surface to be determined at the discretion of the administrative official.

E. "Improved roadway" means that portion of the street right-of-way which is surfaced with an asphaltic or better surface.

F. "Lot" means a fractional part of subdivided lands having fixed boundaries, ~~and~~ being of sufficient area, ~~and~~ dimension to meet minimum zoning requirements, ~~and having a minimum~~ development requirements. 75-foot-
~~frontage on a public right of way or a minimum 30-foot frontage on the circular portion of a cul-de-sac.~~

~~G. "Lot, parent" means a lot which is subdivided into unit lots through the unit lot subdivision process.~~

~~H. "Lot, unit" means a lot created from a parent lot and approved through the unit lot subdivision process.~~

~~I. "Lot split" means the administrative process of dividing an existing lot into two.~~

~~G.I.~~ "Plat" means a map or pictorial representation of a subdivision.

~~H.K.~~ "Short subdivision" means the division of land into four or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, transfer, or building development. Short subdivision includes unit lot subdivisions that divide or redivide land into four or fewer lots, tracts, parcels or sites for the purpose of sale, lease, or transfer of ownership. In determining the number of lots, tracts, parcels or sites, the count shall include all lots, tracts, parcels or sites, including any that may be considered a parent lot under the unit lot subdivision sections of this Title.

~~I.L.~~ "Solar energy system" means any device or combination of devices or elements which rely upon direct sunlight as an energy source including but not limited to any substance or device which collects sunlight for use in:

1. The heating or cooling of a building;
2. The heating or pumping of water;
3. Industrial, commercial, or agricultural processes; or
4. The generation of electricity.

A solar energy system may be used for purposes in addition to the collection of solar energy. The uses include, but are not limited to, serving as a structural member, part of a roof, a window, or a wall of a building.

~~J.M.~~ "Subdivision" means the division of land into five or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, transfer, or building development. Subdivision includes unit lot subdivisions that divide or redivide land into five or more lots, tracts, parcels or sites for the purpose of sale, lease, or transfer of ownership. In determining the number of lots, tracts, parcels or sites, the count shall include all lots, tracts, parcels or sites, including any that may be considered a parent lot under the unit lot subdivision sections of this Title.

~~N. "Unit lot subdivision" means the division of a parent lot into two or more unit lots within a development and approved through the unit lot subdivision process.~~

~~O. "Zero lot line subdivision" means the division of land in which the location of each building is placed in such a manner that one or more of the building's sides rest directly on a lot line.~~

17.04.060 Violation – Penalty.

Any violation of this title or of the rules adopted as authorized in this title, is deemed a misdemeanor, and each day that the condition is permitted to continue is a separate offense. (Ord. 337 § 4, 1984)

Chapter 17.08
SUBDIVISIONS AND DEDICATIONS

Sections:

Article I. Application

- 17.08.010 Preliminary consideration.
- 17.08.020 Review.
- 17.08.030 Content.
- 17.08.040 Public hearing.
- 17.08.050 Standards of acceptability.

Article II. Design Standards

- 17.08.060 Rights-of-way.
- 17.08.070 Lots – Lot line adjustment fee.
- 17.08.080 Encroachment on future public areas prohibited.
- 17.08.090 Service streets.
- 17.08.100 Buffer strips.
- 17.08.110 Dedications.
- 17.08.120 Variations and exceptions.

Article III. Site Improvements

- 17.08.130 Requirements generally.
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Article I. Application

17.08.010 Preliminary consideration.

A. Application for subdivision or dedication shall be made to the city clerk on a form established by the city.

B. The application shall contain sufficient information, including a sketch of the proposal sufficient to permit the hearing examiner to indicate the general acceptability of the layout as submitted.

C. The applicant must complete all requirements of the hearing examiner for final approval within six months of the original application. (Ord. 836 § 3, 2000; Ord. 337 § 8, 1984)

17.08.020 Review.

A. In completing the preliminary consideration of the application, the city administrator or his or her designee shall furnish the applicant with a list of the requirements in LFPMC 17.08.030 to be completed before final consideration of the application. The required items shall be filed with the city clerk at least two weeks before the public hearing.

B. The city clerk shall affix thereto the date received and immediately dispatch one copy of the proposed plat or dedication and engineering data to the city engineer and four copies to the hearing examiner.

C. Upon receipt of the proposed plat or dedication and engineering data, the city engineer shall check as to the general conformity with the overall requirements of the platting and right-of-way improvements ordinances of the city. The city engineer shall make his recommendations regarding the material submitted in written form to the hearing examiner prior to the initial hearing.

D. The city engineer may require the complete field and computation notes showing original or reestablished corners with descriptions of same, true bearings and distances to establish right-of-way lines and monuments, turning angles, points of curvature, length of tangents, closure and methods of balancing with corners and distances of the plat or dedication. Allowable error shall be two one-hundredths of one foot in preparation of the final plat.

E. Final sewer, water and underground service plans must be submitted to the city engineer for approval prior to actual construction of these utilities. If any changes are made during the installation, the revised drawings showing the exact location of the utilities must be furnished. All underground utilities, sanitary sewers, and storm drains installed in streets shall be constructed prior to the surfacing of such streets. Service connections for all underground utilities and sanitary sewers shall be laid to such lengths as will obviate the necessity for disturbing the street improvements, when service connections thereto are made. (Ord. 836 § 4, 2000; Ord. 337 § 8, 1984)

17.08.030 Content.

The hearing examiner may require any or all of the following to be submitted at least two weeks before the public hearing:

A. Six copies of a map of the proposed plat or dedication, drawn to a minimum scale of one inch to 100 feet, prepared by a registered surveyor, containing the following information:

1. The name of the plat or dedication;
2. The name, address, telephone number and seal of the land surveyor;
3. Lot and block numbers; street names and layout; dimensions of all lots, streets, easements, and all dedicated rights-of-way; municipal boundaries, township and section lines which adjoin or intersect the plat;
4. Date, scale and true north point;
5. Sufficient contours or elevations to determine the general topography of the land;
6. The location and direction of the flow of all watercourses and the approximate location of all areas subject to inundation or stormwater overflow;
7. The outline of any existing buildings to remain in place, including buildings within 100 feet of plat boundary;
8. All building setback lines as established by ordinances and regulations of the city;
9. Proposed location of all monuments. One such monument shall be placed at each street intersection and at such locations as required by the city engineer;
10. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating grade and exact locations.

B. Six copies of a statement containing the following:

1. The name of the plat or dedication;
2. The name, address, and telephone number of the owner or owners;
3. The legal description of the property;
4. Present and proposed land use and zoning;

5. Source of water supply and written approval of water district for proposed services;
6. Profile and section print of all streets within the plat to be dedicated as public roads together with storm drainage plans;
7. Method of proposed sewage disposal and written approval of the health officer or sewer district for the proposal.

C. All information required by the State Environmental Policy Act. (Ord. 836 § 5, 2000; Ord. 337 § 8, 1984)

17.08.040 Public hearing.

Before giving final consideration to the proposal, the hearing examiner shall call a public hearing in accordance with rules established by the city council and Chapter 58.17 RCW. (Ord. 836 § 6, 2000; Ord. 337 § 8, 1984)

17.08.050 Standards of acceptability.

The hearing examiner, in making a decision on the application, shall be guided by the standards set forth in Article II of this chapter. (Ord. 836 § 7, 2000; Ord. 337 § 8, 1984)

Article II. Design Standards

17.08.060 Rights-of-way.

A. Rights-of-way shall conform in effect to the comprehensive plan as adopted and to the general pattern of the rights-of-way system of Lake Forest Park. Except for dead-end streets, minimum right-of-way shall be 60 feet and the minimum improved roadway 28 feet.

B. The terminal of such dead-end street shall be a circular area with a minimum diameter of 80 feet, the improved portion (street) of which shall be 64 feet in diameter.

C. The minimum width of a dead-end street less than 400 feet long shall be 30 feet within improved roadway of 22 feet. If such street is over 400 feet, the minimum width of the right-of-way shall be 60 feet with an improved roadway 28 feet. All such street shall terminate in a cul-de-sac in accordance with subsection B of this section.

D. The minimum grade except in vertical curves on any street or road shall be twenty-five-hundredths of one percent for purpose of drainage.

E. The maximum grade on any street shall not exceed 10 percent, unless otherwise approved by the commission.

F. Streets shall be required to intersect one another at an angle as near to a right angle as is practicable in each specific case.

G. The subdivider shall improve the extension of all subdivision streets to the intersecting paving line of any city street.

H. All street names shall be approved by the planning commission and shall be in conformity to the county system wherever possible. (Ord. 337 § 8, 1984)

17.08.070 Lots – Lot line adjustment fee.

A. The sizes and shapes of lots shall be in conformance to any districting regulations effective in the area of the proposed subdivision.

B. The side lines of all lots, so far as possible, shall be at right angles to the street which the lot faces, or radial or approximately radial if the street is curved.

C. No lot shall be divided by a city boundary line.

D. All lots must have a minimum of 75 feet frontage on a public right-of-way.

E. The fee for a lot line adjustment shall be as established periodically by city council resolution. (Ord. 787 § 1, 1999; Ord. 439 § 11, 1989; Ord. 340, 1985; Ord. 337 § 8, 1984; Ord. 326 § 19, 1984)

17.08.080 Encroachment on future public areas prohibited.

The tract to be subdivided shall not be a part of or encroach upon an area or areas designated in the comprehensive plan for future public facilities; provided, that the city take reasonable steps to implement that part of the plan within five years. (Ord. 337 § 8, 1984)

17.08.090 Service streets.

Frontage on high volume trafficways shall be provided with parallel service streets or such other access as may be appropriate to the conditions. (Ord. 337 § 8, 1984)

17.08.100 Buffer strips.

Where residential subdivisions are to be developed adjacent to nonresidential use districts, buffer strips or other protective treatment shall be provided to the extent and type as may be required by the hearing examiner. (Ord. 836 § 8, 2000; Ord. 337 § 8, 1984)

17.08.110 Dedications.

If required by the hearing examiner, all plats must provide for dedication of areas for parks, playgrounds, or open public spaces, on the basis of population density. (Ord. 836 § 9, 2000; Ord. 337 § 8, 1984)

17.08.120 Variations and exceptions.

A. Variations and exceptions from the dimensional standards and improvement requirements as set forth in this title may be made by the planning commission in those instances where it is deemed that hardship, topography, or other factual deterrent conditions prevail, and in such manner as it considers necessary to maintain the intent and purpose of these regulations and requirements.

B. In all respects, the proposal will be considered in relation to the comprehensive plan of the city, or any part thereof, or preliminary plans made in anticipation thereof.

C. There are certain areas which have been designated as sensitive because of the nature of the topography creating concern due to flooding, bad drainage, steep slopes, rock formations, or other features likely to be harmful to the safety, welfare, and general health of the future residents. (Ord. 337 § 8, 1984)

Article III. Site Improvements

17.08.130 Requirements generally.

Site improvements shall include grading of entire widths of street rights-of-way, surfacing of roadways, construction of drainage facilities and all underground utilities included in the preliminary plat. (Ord. 337 § 8, 1984)

17.08.140 Completion or bond.

Site improvements shall be completed prior to approval of the final plat or a performance bond shall be furnished guaranteeing such completion within one year from date of acceptance of the plat. (Ord. 337 § 8, 1984)

17.08.150 Performance bond.

Performance bond shall be drawn in favor of the city in the amount specified by the city engineer, or in lieu of a bond an equal sum in cash, certified check or government bonds may be deposited with the city treasurer. If money is received, it shall be held in escrow pending the satisfactory completion of the required work. The city engineer may authorize the release of portions of this money to the subdivider in accordance with a prearranged progress schedule. When all right-of-way improvements have been completed, and all monuments properly placed according to the required city standards, and have been approved by the city engineer, the road bond or balance of money held in escrow shall be released to the subdivider. (Ord. 337 § 8, 1984)

Article IV. Final Plat

17.08.160 Submittal.

On completion of site improvements to the satisfaction of the city engineer, or upon delivery of performance bond in lieu thereof, the final plat shall be submitted to the hearing examiner accompanied by the following:

A. Filing Fees. A check payable to the King County auditor in an amount to be determined by the county auditor in accordance with the laws of Washington.

B. Deposit to cover costs of checking, equal to the estimated cost of checking the plat as determined by the city engineer. Deposit shall be made with the city clerk to be credited to the appropriate fund. All work done by the city engineer shall be charged to such deposit. Any excess remaining after deduction of cost of checking shall be returned to the platlor; if checking costs exceed the amount deposited, the platlor shall pay the difference.

C. A certificate of title from a reputable title insurance company giving the legal description and showing the title and interest of all parties to the plat or dedication. The certificate shall be dated not to exceed 30 days prior to submission of the final plat.

D. A certificate by the county treasurer, showing that the taxes have been paid in accordance with RCW 58.08.030 and 58.08.040, and that deposit has been made to the county treasurer for the taxes for the following year. Also, a certificate by the county treasurer showing that all taxes and assessments levied and chargeable against the property in the plat, replat or subdivision have been made in accordance with RCW 58.08.030.

E. Such other information as may be necessary to expeditiously implement the requirement of this title. (Ord. 836 § 10, 2000; Ord. 337 § 8, 1984)

17.08.170 Preparation generally.

After approval of the preliminary plat by the hearing examiner and the fulfillment of the requirements of these regulations and any other requirements specified by the hearing examiner, one tracing of the final plat shall be prepared to be filed for record. (Ord. 836 § 11, 2000; Ord. 337 § 8, 1984)

17.08.180 Drawing and index sheet.

Final plat shall be drawn with India ink on the best grade of tracing cloth, 18 inches by 22 inches in size, allowing a one-half-inch border. If more than one sheet is required, each sheet, including the index sheet shall be of the size specified in this section. The index sheet must show the entire subdivision, with street and highway names and block numbers. (Ord. 337 § 8, 1984)

17.08.190 Identification and description.

The final plat shall include the following:

- A. Name of subdivision;
- B. Location by section, township and range, or by other legal description;
- C. The name and seal of the registered land surveyor;
- D. Scale (same as preliminary plat) shown graphically, date and northpoint. The scale of the final plat shall be such that all distances and bearings can be clearly and legibly shown thereon in their proper proportions. Plats unduly cramped and on which essential data cannot be clearly read will not be approved. (Ord. 337 § 8, 1984)

17.08.200 Delineation.

The final plat shall include the following:

- A. Boundary of the plat, based on an accurate traverse with angular and lineal dimensions;
- B. Exact location, width, and name of all streets within and adjoining the plat, and the exact location and widths of all alleys, walkways, and crosswalkways. The name of a street shall not duplicate that of any existing street in the city, and shall be generally consistent with the practice of King County;
- C. True courses and distances to the nearest established street lines or official monuments which shall accurately describe the location of the plat;
- D. Municipal, township, county or section lines accurately tied to the lines of the subdivision by distances and courses;

- E. Radii, internal angles, points of curvature, tangent bearings and lengths of all arcs;
- F. All easements for rights-of-way provided for public services or utilities;
- G. All lot and block numbers and lines, with accurate dimensions in feet and hundredths. Blocks in numbered additions to subdivisions bearing the same name may be numbered or lettered consecutively through the several additions;
- H. Accurate location of all monuments, which shall be concrete, four inches by four inches at top, six inches by six inches at bottom, and 24 inches long, with metal marker cast in the center. One such monument shall be placed at each street intersection, and at locations to complete a continuous line of sight and at such other locations as required by the city engineer;
- I. All plat meander lines or reference lines along bodies of water, established above the high-water line of such water;
- J. Accurate outlines and legal description of any areas to be dedicated or reserved for public use, with the purposes indicated thereon and in the dedication, and of any area to be reserved by deed covenant for common uses of all property owners;
- K. Building setback lines accurately shown with dimensions. (Ord. 337 § 8, 1984)

17.08.210 Descriptions, dedications and certificates.

The final plat shall include the following:

- A. A description of property platted which shall be the same as that recorded in preceding transfer of said property or that portion of the transfer covered by plat. Should this description be cumbersome and not technically correct, a true and exact description shall be shown upon the plat, together with original description. The correct description shall follow: "The intent of all above description is to embrace all the following described property;"
- B. Dedication with notarized acknowledgement, by owner or owners, of the adoption of the plat and the dedication of streets and other public areas. In case of corporation, proper acknowledgement shall be used;
- C. Restrictions;
- D. Certification by registered land surveyor to the effect that the plat represents a survey made by him and that the monuments shown thereon exist as located and that all dimensional and geodetic details are correct;
- E. Proper forms for the approvals of the city engineer, the hearing examiner, the city, and the county treasurer with space for signatures;
- F. Approval by signature of the county auditor, as to filing for record;
- G. All signatures shall be in India ink or other ink of equal density. No interlineations will be permitted. (Ord. 836 § 12, 2000; Ord. 337 § 8, 1984)

Chapter 17.12

SHORT SUBDIVISIONS, UNIT LOT SUBDIVISIONS, AND DEDICATIONS

Sections:

- 17.12.010 Application – Preliminary consideration.
- 17.12.020 Application – Contents.
- 17.12.030 Application – Publication.
- 17.12.040 Application – Exemptions.
- 17.12.050 Design standards.
- 17.12.060 Fees and approval procedures.
- 17.12.070 *Repealed.*
- 17.12.080 Filing and recording requirements.
- 17.12.090 Unit lot subdivision.

17.12.010 Application – Preliminary consideration.

A. Application for short subdivisions and unit lot subdivisions shall be made to the city clerk on a form established by the planning commission and reviewed by the administrator/building official and the planning commission chairman.

B. The application shall contain sufficient information, including a sketch of the proposal sufficient to indicate the general acceptability of the layout as submitted. The applicant must complete all requirements for final approval within six months of the original application. (Ord. 337 § 9, 1984)

17.12.020 Application – Contents.

The administrative official may require any or all of the following to be submitted as part of the application:

- A. Four copies of a map or plat plan of the parcel;
- B. The legal description of the property to be subdivided;
- C. Name, address and telephone number of person(s) proposing to subdivide;
- D. Name and address of licensed engineer or land surveyor, if any, (or person preparing drawing and legal descriptions);
- E. Date, north arrow, and adequate scale (one inch equals 20 feet);
- F. Lot lines, dimension of lots and area of lots;
- G. Location of existing and proposed vehicular access;
- H. Location of permanent buildings and structures, if any;
- I. Legal description of the proposed lots;
- J. Location of existing or proposed utility and storm drainage easements and facilities;
- K. Other information as determined by the administrative official. (Ord. 337 § 9, 1984)

17.12.030 Application – Publication.

Notice of application for ~~a~~ short subdivisions and unit lot subdivisions shall be given by one publication in the official newspaper of the city and by first-class mail to owners of property within 300 feet of any boundary of the subject property. The proposed development site shall also be posted, identifying the total area of the plat, the number and typical lot size, the proposed use, and the name of the applicant. (Ord. 337 § 9, 1984)

17.12.040 Application – Exemptions.

No land in the city shall be divided into four or fewer lots by or because of sale, lease, transfer or other conveyance without compliance with this chapter; except that divisions of land shall be exempt from the procedures set forth in this chapter when the following circumstances apply:

- A. Any deeding of land to a public body; provided, however, that any remaining lot or lots which are consistent with zoning, or access or health requirements;
- B. Any division of land for the purpose of minor adjustment of a boundary line to accommodate the transfer of land between two adjacent property owners which does not result in the creation of any new building site, substandard lot, or substandard yard or setback requirement. (Ord. 337 § 11, 1984)

17.12.050 Design standards.

- A. The proposed short subdivision or unit lot subdivision shall comply with the comprehensive plan and the zoning ordinance.
- B. Curb, gutter, pavement, and storm drainage facilities may be required at the discretion of the administrative official to prevent stormwater erosion and damage.
- C. The proposed short subdivisions or unit lot subdivision shall provide necessary utility and drainage easements and the grantees thereof shall agree in writing to restore the easement rights-of-way to their original condition after any installation, maintenance or repair.
- D. The administrative official may require additional information from the applicant to determine whether the project must be reviewed under the provisions of the State of Washington Environmental Protection Act (Chapter 43.21C RCW) and as the same may be amended and supplemented from time to time. Preliminary approval of the short subdivision or unit lot subdivision shall not be given until all requirements of the Act are fulfilled. If a stream or natural drainage may exist in the proposed short subdivision or unit lot subdivision it shall not be altered until an assessment is made of potential environmental effects. (~~Ord. 337 § 9, 1984~~)

17.12.060 Fees and approval procedures.

- A. The person proposing to subdivide shall pay a fee as established periodically by city council resolution.
- B. The administrative official, together with the planning commission chairman shall approve or disapprove the short subdivision or unit lot subdivision if the application is in proper form and the short subdivision or unit lot subdivision complies with the foregoing.
- C. Action will ordinarily be taken on short subdivisions or unit lot subdivisions ~~of this type~~ within 20 days from the date the application ~~if is~~ filed. No construction of structures, utilities, grading or excavation shall be allowed prior to the official approval of the short subdivision or unit lot subdivision.
- D. If the necessary criteria have not been complied with, the administrative official, together with the planning commission chairman may either disapprove the application or require that the applicant make necessary changes which would cause them to give their approval. (Ord. 787 § 1, 1999; Ord. 337 § 9, 1984)

17.12.070 Right of appeal.

Repealed by Ord. 768. (Ord. 337 § 9, 1984)

17.12.080 Filing and recording requirements.

- A. Short plats may require surveys and monuments.
- B. The regulations shall require filing of a short plat for record in the office of the county auditor (King County department of records).
- C. Filing standards for short subdivisions and unit lot subdivisions are:
 - 1. The short plat should be standard engineering drawing size (e.g., eight-and-one-half inches by 14 inches).

2. The legal description may be written by licensing engineer or land surveyor or by a real estate title company unless otherwise determined by the administrative official.
3. The scale of drawing shall be an engineering scale, normally one inch equals 20 feet.
4. Existing structures shall show dimensions to lot lines.
5. Items to be placed on drawings:
 - a. Name or number of short plat and date;
 - b. Existing and proposed owners, if relevant;
 - c. Lots defined by large letters, "A", "B", "C" and "D", and by square footage;
 - d. Exact location of short plat by vicinity map and streets bordering the short subdivision.
6. Other requirements set forth in this chapter.

D. Recording of Short Subdivisions and Unit Lot Subdivisions.

1. Notices of short subdivision or unit lot subdivision approval shall be prepared for recording on the form prepared by the administrative official.
2. The original of the short plat, together with a copy of the completed notice of short subdivision or unit lot subdivision approval, shall be filed with the King County department of records by the subdivider. A copy of the short plat and notice of short subdivision or unit lot subdivision approval shall be furnished for the city short-plat file. (~~Ord. 337 §9, 1984~~)

17.12.90 Unit lot subdivision.

A lot may be divided into separately owned unit lots and common areas, provided the following standards are met.

- A. Process. Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision or subdivision.
- B. Applicability. A lot to be developed with middle housing or multiple detached single-family residences, in which no dwelling units are stacked on another dwelling unit or other use, may be subdivided into individual unit lots as provided herein.
- C. Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable design and development standards.
- D. Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.
- E. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.
- F. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.
- G. Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the

following:

1. The title of the plat shall include the phrase “Unit Lot Subdivision.”
 2. Approval of the development on each unit lot was granted by the review of the development, as a whole, on the parent lot.
- H. Effect of Preliminary Approval. Preliminary approval constitutes authorization for the applicant to develop the required facilities and improvements, upon review and approval of construction drawings by the public works department. All development shall be subject to any conditions imposed by the city on the preliminary approval.
- I. Revision and Expiration. Unit lot subdivisions follow the revision and expiration procedures for a short subdivision.
- J. Each unit lot that will have a dwelling unit constructed or that will otherwise be developed must continue to meet the tree canopy coverage requirements for the parent lot that are specified in the Lake Forest Park Municipal Code (including without limitation, in LFPMC 16.14.070).

Chapter 18.08

DEFINITIONS

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- 18.08.020 Accessory use or accessory building.
- 18.08.030 Accessory dwelling unit (ADU), attached.
- 18.08.033 Accessory dwelling unit (DADU), detached.
- 18.08.035 Active ground floor uses.
- 18.08.040 Administrative design review
- ~~18.08.040~~ 18.08.045 Adult family home.
- 18.08.050 Adult use establishment.
- 18.08.055 Affordable housing.
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- 18.08.090 Animal, small.
- 18.08.100 Apartment.
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- 18.08.140 Building.
- 18.08.150 Building envelope.
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- 18.08.250 Conditional use permit.
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- 18.08.326 Freestanding parking structure.
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- 18.08.380 Kennel.
- 18.08.390 Loading zone.
- 18.08.400 Lot.
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- 18.08.420 Lot width.
- 18.08.430 Lot lines.
- 18.08.440 Lot, panhandle.
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- 18.08.455 Manufactured housing.
- ~~18.08.441~~18.08.460 Marijuana or cannabis.
- ~~18.08.442~~18.08.461 Marijuana processor.
- ~~18.08.443~~18.08.462 Marijuana producer.
- ~~18.08.444~~18.08.463 Marijuana retailer.
- ~~18.08.445~~18.08.464 Marijuana-infused products.
- ~~18.08.446~~18.08.465 Marijuana retail outlet.
- ~~18.08.447~~18.08.466 Marijuana, usable.
- ~~18.08.450~~18.08.470 Medical-dental clinic.
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- ~~18.08.470 — Manufactured housing.~~
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- 18.08.500 Nonconforming lot.
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- 18.08.640 Substandard lot.
- 18.08.650 Tier 3 city
- 18.08.655 Townhouses
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- ~~18.08.660~~18.08.665 Use.
- 18.08.670 Variance.

- 18.08.680 Veterinary clinic or small animal hospital.
18.08.690 Yard.
18.08.700 Yard, front.
18.08.710 Yard, side.
18.08.720 Yard, rear.
18.08.730 Zone.

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. (Ord. 773 § 3, 1999)

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. (Ord. 1235 § 1, 2022; Ord. 773 § 3, 1999)

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.

~~(Ord. 1235 § 1, 2022; Ord. 773 § 3, 1999)~~

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.

~~(Ord. 1235 § 1, 2022)~~

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. (Ord. 1217 § 4, 2021)

18.08.040 Administrative Design Review

“Administrative design review” means a development permit process whereby an application is reviewed, approved, or denied by the planning director or the planning director’s 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 under a local preservation ordinance. A 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. (Ord. 773 § 3, 1999)

18.08.050 Adult use establishment.

“Adult use establishment” means an enterprise predominantly involved in the selling, renting or presenting for commercial purposes books, magazines, motion pictures, films, video cassettes, cable television, adult entertainment as defined by LFPMC 5.30.010(B), performance or activity distinguished or characterized by a predominant emphasis on the depiction, simulation or relation to “specified sexual activities.” Examples of such establishments include, but are not limited to, adult book or video stores and establishments offering panorams, peep shows, or topless or nude dancing.

“Specified sexual activities” means:

- A. Human genitalia in a state of sexual arousal;
- B. Acts of human masturbation, sexual intercourse or sodomy;
- C. Erotic fondling, touching or display of human genitalia or pubic region. (Ord. 773 § 3, 1999)

18.08.055 Affordable housing.

“Affordable housing” means residential housing that is rented or owned by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed 30 percent of the household’s monthly income. (Ord. 1217 § 4, 2021)

18.08.057 Affordable unit.

“Affordable unit” means a dwelling unit that is reserved for occupancy by eligible households and sold or rented at an affordable price or affordable rent. (Ord. 1217 § 4, 2021)

18.08.060 Alley.

“Alley” means a public thoroughfare or way which affords only a secondary means of access to abutting property. (Ord. 773 § 3, 1999)

18.08.070 Alteration.

“Alteration” means any human-induced action which impacts the existing condition of a site. Alterations include but are not limited to grading; filling; dredging; draining; channelizing; cutting, limbing or topping, clearing, relocating or removing vegetation; applying herbicides or pesticides or any hazardous or toxic substance; discharging pollutants excepting stormwater; grazing domestic animals; paving, construction, application of gravel; modifying for surface water management purposes; or any other human activity that impacts the existing vegetation, hydrology, wildlife or wildlife habitat. Alteration does not include walking, passive recreation, fishing or other similar activities. (Ord. 773 § 3, 1999)

18.08.080 Amendment.

“Amendment” means a city council approved change in the wording, context or substance of this title, change in the zone boundaries or change upon zoning maps adopted hereunder, or change in an approved site plan. (Ord. 773 § 3, 1999)

18.08.090 Animal, small.

“Small animal” means any animal other than livestock or animals considered to be predatory or wild. Small animal includes, but is not limited to, fowl of all kinds, furbearing animals, bees, pets, or any other similar animal which is kept outside the owner’s residence all or part of the time. Animals normally considered to be livestock, predatory or wild, shall be considered small animals when they are taken into captivity for the purpose of breeding, domestication, training, hunting, or exhibition and which weigh less than 100 pounds. (Ord. 773 § 3, 1999)

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 dwelling or a two-family dwelling occupied or suitable for occupancy as a dwelling unit for one family. (Ord. 773 § 3, 1999)

18.08.105 Artisanal/craft production and/or retail.

“Artisanal/craft production and/or retail” means small-scale on-site production and/or assembly of arts, crafts, foods, beverages, or other type of product involving the use of small-scale equipment and/or hand tools and involving limited outdoor storage of materials, equipment, or products when such storage is decoratively treated or otherwise integrated into the building or site design. This definition includes retail spaces such as tasting rooms for products produced or assembled off site when the activities otherwise meet this definition. This definition excludes marijuana processing, marijuana production, or marijuana retail sales as defined in this chapter. (Ord. 1217 § 4, 2021)

18.08.107 Assisted housing.

“Assisted housing” means long-term residential housing in a building consisting of two or more dwelling units or sleeping units, which shall include support services to promote independent living such as food preparation and dining areas, group activity areas, medical supervision, and similar services. (Ord. 1217 § 4, 2021)

18.08.110 Automobile, boat and trailer sales area.

“Automobile, boat and trailer sales area” means an open area, other than a street, used for the display and sale of new or used automobiles or the sale of boats or trailers, and where no repair work is done except minor incidental repair of automobiles, boats or trailers to be displayed, sold or rented on the premises. (Ord. 773 § 3, 1999)

18.08.120 Automobile rental.

“Automobile rental” means an open area, or building, used for the parking and rental of automobiles, and where no repair work is done except minor incidental repair of automobiles to be rented on the premises. (Ord. 773 § 3, 1999)

18.08.130 Automobile service station.

“Automobile service station” means an occupancy which provides for:

A. The servicing of motor vehicles, including watercraft, and operations incidental thereto limited to the retail sale of petroleum products and automotive accessories; automobile washing by hand (except as otherwise provided herein); waxing and polishing of automobiles; tire changing and repairing (excluding recapping); battery service, changing and replacement, excluding repair and rebuilding; radiator cleaning and flushing, excluding steam cleaning and repair; and installation of accessories;

B. The following operations if conducted within a building: lubrication of motor vehicles; brake servicing limited to servicing and replacement of brake cylinders, lines and brake shoes; wheel balancing; the testing, adjustment, and replacement or servicing of carburetors, coils, condensers, distributor caps, fan belts, filters, generators, points, rotors, spark plugs, voltage regulators, water and fuel pumps, water hoses and wiring. (Ord. 773 § 3, 1999)

18.08.135 Automobile-oriented uses.

“Automobile-oriented uses” means businesses that have permanent facilities that allow employees to serve customers in automobiles without the employee leaving the building in which the business is housed. Automobile-oriented uses also means businesses that are primarily for the purpose of sales, service, or repair of automobiles such as parts shops, auto body shops, oil change shops, garages, gasoline/fuel stations, and similar uses. “Automobile-oriented uses” does not mean businesses that, as an auxiliary use, offer pick-up, take-out, carry-out, or to-go services. (Ord. 1217 § 4, 2021)

18.08.140 Building.

“Building” means any covered structure used or intended for supporting or sheltering any use or occupancy. (Ord. 773 § 3, 1999)

18.08.150 Building envelope.

“Building envelope” means the area of a lot that delineates the limits of where a building may be placed on the lot. (Ord. 773 § 3, 1999)

18.08.160 Building (or structure) height.

“Building height” means the vertical distance, from the average level of the undisturbed soil of the site covered by a structure, measured to the highest point of the structure, except as provided for in LFPMP 18.50.085.

“Average level” shall be determined by averaging elevations of the downward projections of the four corners of the smallest rectangle which will enclose all of the building, excluding a maximum of 30 inches of eaves. If a corner falls off the site, its elevation shall be the average elevation of the two points projected downward where the two sides of the rectangle cross the property line. (Ord. 773 § 3, 1999)

18.08.170 Building, main.

“Main building” means the principal building or other structure on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. Where a permissible use involves more than one building or structure designed or used for the primary purpose, as in the case of group homes, each such permissible building or other structure on a lot or building site as defined by this title shall be construed as comprising a main building or structure. (Ord. 773 § 3, 1999)

18.08.180 Building setback line.

“Building setback line” means a line which establishes a definite point beyond which the foundation and adjoining wall of a building shall not extend. (Ord. 773 § 3, 1999)

18.08.190 Building site.

“Building site” means a parcel of land assigned to a use, to a main building, or to a main building and its accessory buildings, together with all yards and open spaces required by this title, whether the area so devoted is comprised of one lot, a fraction of a lot, a combination of lots, or combination of lots and fractions of lots. (Ord. 773 § 3, 1999)

18.08.200 Cemetery.

“Cemetery” means land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundary of such cemetery. (Ord. 773 § 3, 1999)

18.08.205 Charging levels.

“Charging levels” means the SAE International standard indicators of electrical force, or voltage, at which an electric vehicle’s battery is recharged. The terms 1, 2, and 3 are the most common EV charging levels, and include the following specifications:

- A. Level 1 is considered slow charging.
- B. Level 2 is considered medium charging.
- C. Level 3 is considered fast or rapid charging. (Ord. 1217 § 4, 2021)

18.08.210 Church.

“Church” means a building, together with its accessory buildings, wherein persons regularly assemble for religious worship and which building, together with its accessory buildings, is maintained and controlled by a religious body, organized to sustain public worship. A church may include day care nurseries, but excludes rest homes, convalescent homes, homes for the aged, guest homes and religious nursing homes. (Ord. 773 § 3, 1999)

18.08.220 Commission.

“Commission” means the planning commission of the city. (Ord. 773 § 3, 1999)

18.08.230 Communication facility.

“Communication facility” means a site developed primarily for the transfer of voice or data through radio transmissions. Such sites typically require the construction of transmission structures to which transmission equipment is attached or in which such equipment is housed. (Ord. 773 § 3, 1999)

18.08.240 Conditional use.

“Conditional use” means a use similar to the allowed uses in a given zone but permitted only after review by the hearing examiner, and the granting of a conditional use permit imposing such performance standards as are necessary to make the use compatible with other allowed uses in the same vicinity and zone. (Ord. 924 § 5, 2005; Ord. 773 § 3, 1999)

18.08.250 Conditional use permit.

“Conditional use permit” means the documented evidence of authority granted by the city to locate a conditional use at a particular location. (Ord. 773 § 3, 1999)

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. (Ord. 773 § 3, 1999)

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. (Ord. 1217 § 4, 2021)

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. (Ord. 1217 § 4, 2021; Ord. 773 § 3, 1999)

18.08.275 Development regulations

"Development regulations" or "regulation" means the controls placed on development or land use activities by a county or 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 legislative body of the county or city.

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. (~~Ord. 773 § 3, 1999~~) Middle housing is a type of multifamily dwelling.

18.08.290 Dwelling, single-family.

“Single-family dwelling” means a detached residential dwelling unit, designed for and occupied by one family. (Ord. 773 § 3, 1999)

18.08.300 Dwelling unit.

“Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons and which includes permanent provisions for living, sleeping, eating, cooking and sanitation. (Ord. 1285 § 3, 2023; Ord. 773 § 3, 1999)

18.08.302 Electric vehicle infrastructure.

“Electric vehicle infrastructure” means providing conduit for wiring and data, and associated ventilation to support the addition of future electric vehicle charging stations pursuant to the most current edition of the National Electrical Code. (Ord. 1217 § 4, 2021)

18.08.304 Electric vehicle charging stations.

“Electric vehicle charging stations” means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use authorized by the LFPMC. (Ord. 1217 § 4, 2021)

18.08.306 Eligible household.

“Eligible household” means one or more adults and their dependents who certify that their household annual income does not exceed the applicable percentage of the King County median income, adjusted for household size, and who certify that they meet all qualifications for eligibility, including, if applicable, any requirements for recertification on income eligibility. (Ord. 1217 § 4 2021)

18.08.310 Family.

“Family” means one or more persons jointly occupying a single-family dwelling or dwelling unit, including the joint use of and responsibility for common areas, sharing household activities and responsibilities such as meals, chores, household maintenance, and expenses. Such persons need not be related by blood or marriage. A family does not include large institutional or congregant group living situations such as dormitories, sororities, and monasteries. (Ord. 1235 § 1, 2022; Ord. 773 § 3, 1999)

18.08.320 Floor area.

“Floor area” means a total floor area within the walls of all buildings on a lot or building site, except for the spaces therein devoted to vents, shafts and light courts and except for the area devoted exclusively to loading and unloading facilities and to parking of motor vehicles. (Ord. 773 § 3, 1999)

18.08.324 Framework.

“Framework,” including “town center framework design guidelines,” means the set of recommendations and requirements entitled “Town Center Design Guidelines Framework” adopted by the Lake Forest Park city council pursuant to Ordinance 1217, including amendments and addenda thereto. (Ord. 1217 § 4, 2021)

18.08.326 Freestanding parking structure.

“Freestanding parking structure” means a standalone building or structure of multiple levels used primarily for parking vehicles and associated with no other primary use. A freestanding parking structure may include parking on the upper (rooftop) level. A freestanding parking structure may include an accessory use as defined in this chapter. (Ord. 1217 § 4, 2021)

18.08.330 Grade.

“Grade” means the average of the ground level at the centers of all walls of a building. (Ord. 773 § 3, 1999)

18.08.340 Health club.

“Health club” means an enterprise providing recreation, including but not limited to physical fitness centers, spas, and sports and recreation clubs. (Ord. 773 § 3, 1999)

18.08.350 Home occupation.

“Home occupation” means any occupation or activity undertaken for gain or profit and carried on in a dwelling or building which is clearly secondary to the main use of the premises as a dwelling place, does not represent any exterior evidence of such secondary use, does not change the residential character of the dwelling or neighborhood, and in no way infringes upon the rights of the neighboring residences to enjoy a peaceful occupancy of their homes. (Ord. 773 § 3, 1999)

18.08.352 Hotel, boutique hotels and temporary lodging.

“Hotel, boutique hotels and temporary lodging” means a facility providing lodging of 50 or fewer rooms and related services for a charge, typically for a period of one month or less, and includes inns, residence or extended-stay hotels, and bed and breakfasts. (Ord. 1217 § 4, 2021)

18.08.360 Impervious surface.

“Impervious surface” means a hard or compacted 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 a hard or compacted surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions preexistent to development. Common impervious surfaces include but are not limited to rooftops, concrete or asphalt paving, paved walkways, patios, compacted gravel, driveways, parking lots and storage areas, and oiled, macadam, or other surfaces which similarly impeded the natural infiltration of surface water. (Ord. 773 § 3, 1999)

18.08.370 Instructional institution.

“Instructional institution” means elementary, junior high, high schools, junior colleges, colleges or universities or other schools, public or private, giving academic or technical education, training or instruction. (Ord. 773 § 3, 1999)

18.08.380 Kennel.

“Kennel” means a place where four or more adult dogs or cats or any combination thereof are kept by persons providing facilities and care for compensation, but not including a small animal hospital or clinic. An adult dog or cat is one of either sex, altered or unaltered, that has reached the age of four months. (Ord. 773 § 3, 1999)

18.08.390 Loading zone.

“Loading zone” means an on-site space or berth on the same lot or site with the buildings or use served, such space to serve for the temporary parking of a vehicle while loading or unloading merchandise, materials or passengers. (Ord. 773 § 3, 1999)

18.08.400 Lot.

“Lot” means a recorded plot, parcel or tract of land. If one or more lots are built upon as a unit of property, they shall be considered as a single lot. (Ord. 773 § 3, 1999)

18.08.410 Lot area.

“Lot area” means the horizontal surface area within the recorded boundary lines of a platted lot, excluding those areas wholly or in part covered by water. (Ord. 773 § 3, 1999)

18.08.420 Lot width.

“Lot width” means the average of the distance between the side lot lines measured at and along the front and rear setback lines. (Ord. 773 § 3, 1999)

18.08.430 Lot lines.

A. Lot Front Line. “Lot front line” means that lot line at which vehicular access is off of a public right-of-way, private street, access easement or tract;

B. Lot Rear Line. “Lot rear line” means a lot line which is opposite and most distant from the lot front line. For the purpose of establishing the lot rear line of a triangular or trapezoidal lot, or of a lot the rear line of which is formed by two or more lines, the following shall apply:

1. For a triangular- or gore-shaped lot, a line 10 feet in length within the lot and farthest removed from the lot front line and at right angles to the line comprising the depth of such lot shall be used as the lot rear line;
2. In the case of a trapezoidal lot, the rear line of which is not parallel to the front line, the lot rear line shall be deemed to be a line at right angles to the line comprising the depth of such lot and drawn through a point bisecting the recorded lot rear line;

C. Lot Side Line. “Lot side line” means any lot boundary line not a lot front line or a lot rear line. (Ord. 773 § 3, 1999)

18.08.440 Lot, panhandle.

“Panhandle lot” or “flag lot” means a lot that is to the rear of another lot or lots and that has access via a narrow portion of the lot that extends to a public right-of-way or access tract. (Ord. 773 § 3, 1999)

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)

~~18.08.450~~18.08.470 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.

~~18.08.460~~18.08.477 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)~~

18.08.480 Motel.

“Motel” means one or more buildings containing individual sleeping units where a majority of such units open individually and directly to the outside, and where a garage is attached to or a parking space is conveniently located next to each unit, all for the temporary use by automobile tourists or transients, and the word includes tourist courts, motor courts, automobile courts, automobile camps and motor lodges. A unit in a motel having kitchen facilities constitutes a dwelling unit and shall be subject to all of the provisions and requirements of this title governing dwelling units for the zone in which the establishment is located, but never less than the requirements of the heaviest multiple-dwelling zone. (Ord. 773 § 3, 1999)

18.08.490 Nonconforming building.

“Nonconforming building” means a legally established building or structure which does not conform in its construction, area, yard requirements or height to the restrictions of the land use zone in which it is classified in this title. (Ord. 773 § 3, 1999)

18.08.500 Nonconforming lot.

“Nonconforming lot” means a legally established lot or parcel of land which does not conform to the regulations of the land use zone in which it is classified by this title. (Ord. 773 § 3, 1999)

18.08.510 Nonconforming use.

“Nonconforming use” means a legally established use which does not conform to the regulations of the land use zone in which it is classified by this title. (Ord. 773 § 3, 1999)

18.08.520 Open space, required.

“Required open space” means a portion of the area of a lot or building site, other than required yards, which area is required by this title, as set forth in the different classifications contained herein, to be maintained between buildings, between wings of a building as common area to be available for use by the persons specified in a multiple-lot subdivision, and between buildings and any portion of a property boundary line not contiguous to a required front or side yard. Open spaces are required to be free and clear of buildings and structures and to remain open and unobstructed from the ground to the sky, except for specific permitted uses and structures. (Ord. 773 § 3, 1999)

18.08.530 Person.

“Person” means and includes an individual, firm, partnership, association or corporation, governmental agency or political subdivision. (Ord. 773 § 3, 1999)

18.08.540 Principal use.

“Principal use” means the primary or predominant use to which the property is or may be devoted, and to which all other uses on the premises are accessory. (Ord. 773 § 3, 1999)

18.08.550 Professional offices.

“Professional offices” means an office maintained and used as a place of business by individuals in licensed professions and other generally recognized professions which utilize training or knowledge in the mental disciplines as distinguished from occupations primarily oriented to manual skills or the handling of commodities. (Ord. 773 § 3, 1999)

18.08.560 Public agency.

“Public agency” means any agency, political subdivision, or unit of local government of this state including but not limited to municipal corporations, special purpose districts, and local service districts; any agency of the state of Washington, the United States or any state thereof; or any Indian tribe recognized as such by the federal government. (Ord. 773 § 3, 1999)

18.08.565 Public art.

“Public art” means all forms of original creation of audio or visual art, placed outside or inside a structure, and readily accessible for public viewing. Public art must be made of durable materials that are vandal-resistant and designed to age well. Examples of public art include paintings, sculpture, murals, inlays, mosaics, friezes or bas-reliefs. (Ord. 1217 § 4, 2021)

18.08.567 Public market.

“Public market” means a temporary or occasional market, primarily outdoors, consisting of two or more independent vendors, with each vendor operating independently from other vendors, for the purpose of selling farm-grown or home-grown produce, food prepared off site or on site, artisanal or craft products including alcoholic beverages, flowers, plants, or other similar perishable goods and/or new wares, used goods, or merchandise. (Ord. 1217 § 4, 2021)

18.08.570 Public utility.

“Public utility” means a private business organization such as a public service corporation performing some public service and subject to special governmental regulations, or a governmental agency performing similar public services, the services by either of which are paid for directly by the recipients thereof. Such services shall include, but are not limited to, water supply, electric power, gas and transportation for persons and freight. (Ord. 773 § 3, 1999)

18.08.580 Recreational area or community club house, noncommercial.

“Recreational area or community club house, noncommercial” means an area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community club houses and other similar uses

maintained and operated by a nonprofit club or organization whose membership is limited to the residents within the area. (Ord. 773 § 3, 1999)

18.08.590 Recreational area, commercial.

“Commercial recreational area” means an area operated for profit and devoted to facilities and equipment for recreational purposes, including swimming pools, tennis courts, playgrounds and other similar uses whether the use of such area is limited to private membership or whether open to the public upon the payment of a fee. (Ord. 773 § 3, 1999)

18.08.595 Retail sales and services.

“Retail sales and services” means a commercial use or enterprise providing goods, food, commodities, and/or services directly to the consumer, whose goods are available for immediate purchase and removal from the premises by the purchaser and/or whose services do not meet the definition of “professional offices.” (Ord. 1217 § 4, 2021)

18.08.600 Retirement home.

Repealed by Ord. 1217. (Ord. 773 § 3, 1999)

18.08.610 Signs.

The term “signs” shall be defined as it is in Chapter 18.52 LFPMC. (Ord. 905 § 2, 2004; 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. (Ord. 773 § 3, 1999)

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. (Ord. 773 § 3, 1999)

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. (Ord. 1217 § 4, 2021)

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. (Ord. 773 § 3, 1999)

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). (Ord. 773 § 3, 1999)

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. (Ord. 773 § 3, 1999)

18.08.670 Variance.

“Variance” means a modification or exception to specific regulations but in accordance with the intent and purpose of such regulations, including the comprehensive plan, zoning code, or other applicable land use requirement. Variances shall be allowed upon meeting the variance criteria contained in Chapter 18.70 LFPMC. (Ord. 773 § 3, 1999)

18.08.680 Veterinary clinic or small animal hospital.

“Veterinary clinic or small animal hospital” means an establishment in which veterinary medical services, clipping, bathing and similar services are rendered to dogs, cats and other small animals and domestic pets, not including kennels. (Ord. 773 § 3, 1999)

18.08.690 Yard.

“Yard” means those open 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)

18.08.700 Yard, front.

“Front yard” means that yard adjacent to the front lot line and which is measured across the full width of the lot. (Ord. 773 § 3, 1999)

18.08.710 Yard, side.

“Side yard” means those yards extending along both side lot lines from the front yard to the rear yard. (Ord. 773 § 3, 1999)

18.08.720 Yard, rear.

“Rear yard” means that yard adjacent to the rear lot line and which is measured across the full width of the lot. (Ord. 773 § 3, 1999)

18.08.730 Zone.

“Zone” means an area accurately defined as to boundaries and location on an official map and within which area only certain types of land uses are permitted, and within which other types of land uses are excluded, as set forth in this title. (Ord. 773 § 3, 1999)

Chapter 18.12

ZONING MAP

Sections:

- 18.12.010 Zones established.
- 18.12.020 Boundary questions.
- 18.12.030 Changes.
- 18.12.040 Annexed land.
- 18.12.050 Reference to zones.

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. (~~Ord. 1057 § 6, 2013; Ord. 773 § 3, 1999~~)

18.12.020 Boundary questions.

Where uncertainty exists as to the boundaries of any zone on the zoning map, the following rules of construction shall apply:

A. Where such boundaries are indicated as approximately following street and alley lines, the actual line shall be the centerline of such street or alley.

B. Where such boundaries are indicated as following lot lines, the actual line shall be the established lot line. (Ord. 773 § 3, 1999)

18.12.030 Changes.

No change shall be made to a zoning map except by authority of an amending ordinance. Any changes made otherwise shall be in violation of this title. (Ord. 773 § 3, 1999)

18.12.040 Annexed land.

A. All land annexed to the city after the effective date of the ordinance codified in this title shall continue to have the land use classification such land enjoyed while in the county, pending study, public hearing and specific reclassification.

B. Any lot subdivided under authority of the county and recognized by the county as a buildable lot, will, upon annexation to the city, be considered a buildable lot, even though it may be smaller than the city zoning requires for that vicinity and zone. (Ord. 773 § 3, 1999)

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. (~~Ord. 773 § 3, 1999~~)

Chapter 18.16

~~RS-20 SINGLE-FAMILY~~

RESIDENTIAL, LOW

Sections:

- 18.16.010 Permitted uses.
- 18.16.020 Conditional uses.
- 18.16.030 Lot area.
- 18.16.040 Street frontage.
- 18.16.050 Lot coverage.
- 18.16.060 Yards.
- 18.16.070 Building height limit.
- 18.16.080 Impervious surface.
- 18.16.090 Tree canopy coverage.

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. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

18.16.030 Lot area.

The minimum required area of a lot in an ~~RS-20~~ zone shall be 20,000 square feet. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

18.16.070 Building height limit.

The building height limit in an RS-20 zone shall not exceed 30 feet. (~~Ord. 773 § 3, 1999~~)

18.16.080 Impervious surface.

The maximum impervious surface allowed in an RS-20 zone shall be 35 percent of the lot area. (~~Ord. 773 § 3, 1999~~)

18.16.090 Tree canopy coverage.

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).

Chapter 18.18

RS-15 ~~SINGLE FAMILY~~

RESIDENTIAL, MODERATE

Sections:

- 18.18.010 Permitted uses.
- 18.18.020 Conditional uses.
- 18.18.030 Lot area.
- 18.18.040 Street frontage.
- 18.18.050 Lot coverage.
- 18.18.060 Yards.
- 18.18.070 Building height limit.
- 18.18.080 Impervious surface.
- 18.18.090 Tree canopy coverage.

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. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

18.18.030 Lot area.

The minimum required area of a lot in an RS-15 zone shall be 15,000 square feet. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

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, nNot 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. (~~Ord. 773 § 3, 1999~~)

18.18.070 Building height limit.

The building height limit in an RS-15 zone shall not exceed 30 feet. (~~Ord. 773 § 3, 1999~~)

18.18.080 Impervious surface.

The maximum impervious surface allowed in an RS-15 zone shall be 40 percent of the lot area. (~~Ord. 773 § 3, 1999~~)

18.18.090 Tree canopy coverage.

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) .

Chapter 18.20

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

Sections:

- 18.20.010 Permitted uses.
- 18.20.020 Conditional uses.
- 18.20.030 Lot area.
- 18.20.040 Street frontage.
- 18.20.050 Lot coverage.
- 18.20.060 Yards.
- 18.20.070 Building height limit.
- 18.20.080 Impervious surface.
- 18.20.090 Tree canopy coverage.

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. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

18.20.030 Lot area.

The minimum required area of a lot in an ~~RS~~-10 zone shall be 10,000 square feet. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

18.20.070 Building height limit.

The building height limit in an RS-10 zone shall not exceed 30 feet. (~~Ord. 773 § 3, 1999~~)

18.20.080 Impervious surface.

The maximum impervious surface allowed in an RS-10 zone shall be 45 percent of the lot area. (~~Ord. 773 § 3, 1999~~)

18.20.090 Tree canopy coverage.

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).

Chapter 18.21

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

Sections:

- 18.21.010 Permitted uses.
- 18.21.020 Conditional uses.
- 18.21.030 Lot area.
- 18.21.040 Lot width.
- 18.21.050 Lot coverage.
- 18.21.060 Yards.
- 18.21.070 Building height limit.
- 18.21.080 Impervious surface.
- 18.21.090 Tree canopy coverage

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. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

18.21.030 Lot area.

The minimum required area of a lot in an ~~RS-9.6~~ zone shall be 9,600 square feet. (~~Ord. 773 § 3, 1999~~)

18.21.040 Lot width.

The minimum required width of a lot in an ~~RS-9.6~~ zone shall be 70 feet. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

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, nNot 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. (~~Ord. 773 § 3, 1999~~)

18.21.070 Building height limit.

The building height limit in an RS-9.6 zone shall not exceed 30 feet. (~~Ord. 773 § 3, 1999~~)

18.21.080 Impervious surface.

The maximum impervious surface allowed in an RS-9.6 zone shall be 45 percent of the lot area. (~~Ord. 773 § 3, 1999~~)

18.21.090 Tree canopy coverage.

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).

Chapter 18.22

~~RS-7.2 SINGLE FAMILY~~

RESIDENTIAL, HIGH

Sections:

- 18.22.010 Permitted uses.
- 18.22.020 Conditional uses.
- 18.22.030 Lot area.
- 18.22.040 Lot width.
- 18.22.050 Lot coverage.
- 18.22.060 Yards.
- 18.22.070 Building height limit.
- 18.22.080 Impervious surface.
- ~~18.22.090 Tree canopy coverage~~

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. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

18.22.030 Lot area.

The minimum required area of a lot in an ~~RS-7.2~~ zone shall be 7,200 square feet. (~~Ord. 773 § 3, 1999~~)

18.22.040 Lot width.

The minimum required width of a lot in an ~~RS-7.2~~ zone shall be 60 feet. (~~Ord. 773 § 3, 1999~~)

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. (~~Ord. 773 § 3, 1999~~)

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, 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. (~~Ord. 773 § 3, 1999~~)

18.22.070 Building height limit.

The building height limit in an RS-7.2 zone shall not exceed 30 feet. (~~Ord. 773 § 3, 1999~~)

18.22.080 Impervious surface.

The maximum impervious surface allowed in an RS-7.2 zone shall be 45 percent of the lot area. (~~Ord. 773 § 3, 1999~~)

18.22.090 Tree canopy coverage.

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).

Chapter 18.24

RM-3600 RESIDENTIAL MULTIFAMILY

Sections:

- 18.24.010 Purpose.
- 18.24.020 Permitted uses.
- 18.24.030 Conditional uses.
- 18.24.040 Lot area.
- 18.24.050 Lot area per dwelling unit.
- 18.24.060 Lot width.
- 18.24.070 Land coverage.
- 18.24.080 Yards.
- 18.24.090 Building height.
- 18.24.100 Parking.
- 18.24.110 Screening and landscaping.
- 18.24.120 Signs.

18.24.010 Purpose.

The principle objective and purpose to be served by this classification and its application is to permit a limited increase in population density in those areas to which this classification applies by permitting low density multiple dwellings and duplexes, while, at the same time, by means of the standards and requirements set forth herein, maintaining a desirable family living environment by establishing a minimum lot area and yards and open spaces. A related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently meet the needs resulting from a defined intensity of land use. (Ord. 773 § 3, 1999)

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. (Ord. 773 § 3, 1999)

18.24.030 Conditional uses.

Conditional uses and associated development standards, if any, for the RM-3600 multifamily zone are those identified in Chapter 18.54 LFPMC. (Ord. 773 § 3, 1999)

18.24.040 Lot area.

The minimum required area of a lot in an RM-3600 zone shall be 7,200 square feet. (Ord. 773 § 3, 1999)

18.24.050 Lot area per dwelling unit.

In an RM-3600 zone, the lot area per dwelling unit shall be not less than 3,600 square feet. (Ord. 773 § 3, 1999)

18.24.060 Lot width.

Every lot in the RM-3600 zone shall have a width of not less than 60 feet. (Ord. 773 § 3, 1999)

18.24.070 Land coverage.

Maximum land coverage of buildings in the RM-3600 multifamily zone shall be:

- A. Interior lot, 35 percent;
- B. Corner lot, 40 percent;
- C. Building with swimming pool, 40 percent. (Ord. 773 § 3, 1999)

18.24.080 Yards.

Setbacks for the RM-3600 multifamily zone shall be as follows:

- A. Front yard, 20 feet;
- B. Side yards, 10 feet;
- C. Rear yard, 20 feet. (Ord. 773 § 3, 1999)

18.24.090 Building height.

Maximum building height in the RM-3600 multifamily zone shall be 35 feet. (Ord. 773 § 3, 1999)

18.24.100 Parking.

Off-street parking shall be provided in the RM-3600 multifamily zone subject to regulations of Chapter 18.58 LFPMC. (Ord. 773 § 3, 1999)

18.24.110 Screening and landscaping.

All sites in the RM-3600 multifamily zone shall have adequate screening and landscaping, subject to regulations of Chapter 18.62 LFPMC. (Ord. 773 § 3, 1999)

18.24.120 Signs.

Signs are limited to those provided for in Chapter 18.52 LFPMC. (Ord. 773 § 3, 1999)

Chapter 18.26

RM-2400 RESIDENTIAL MULTIFAMILY

Sections:

- 18.26.010 Purpose.
- 18.26.020 Permitted uses.
- 18.26.030 Conditional uses.
- 18.26.040 Lot area.
- 18.26.050 Lot area per dwelling unit.
- 18.26.060 Lot width.
- 18.26.070 Land coverage.
- 18.26.080 Yards.
- 18.26.090 Building height.
- 18.26.100 Parking.
- 18.26.110 Screening and landscaping.
- 18.26.120 Signs.

18.26.010 Purpose.

The principal objective and purpose to be served by this classification and its application is to establish areas permitting a greater population density than is allowed in more restrictive classifications and at the same time maintain a residential environment consistent with such greater population density. A related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently meet needs resulting from a defined intensity of land use. (Ord. 773 § 3, 1999)

18.26.020 Permitted uses.

The following uses are permitted in the RM-2400 multifamily zone:

A. Those uses permitted in the RM-3600 zoning district;

B. Day care facility, provided:

1. The play area shall be completely enclosed to a minimum height of six feet with a solid fence or wall; and

C. Retirement home, provided:

1. The use shall be within one-quarter mile of public transportation, including van pools whether public or private, or neighborhood shopping, which shall be accessible by sidewalk or walkway; and
2. The lot area per each sleeping unit and each dwelling unit shall not be less than 1,200 square feet. (Ord. 773 § 3, 1999)

18.26.030 Conditional uses.

Conditional uses and associated development standards for the RM-2400 multifamily zone are those identified in Chapter 18.54 LFPMC. (Ord. 773 § 3, 1999)

18.26.040 Lot area.

The minimum required area of a lot in an RM-2400 zone shall be 7,200 square feet. (Ord. 773 § 3, 1999)

18.26.050 Lot area per dwelling unit.

In an RM-2400 zone, the lot area per dwelling unit shall be not less than 2,400 square feet, except as provided for in LFPMC 18.26.020(C). (Ord. 773 § 3, 1999)

18.26.060 Lot width.

Every lot in the RM-2400 zone shall have a width of not less than 60 feet. (Ord. 773 § 3, 1999)

18.26.070 Land coverage.

Maximum land coverage of buildings in the RM-2400 multifamily zone shall be:

- A. Interior lot, 45 percent;
- B. Corner lot, 50 percent;
- C. Building with swimming pool, 50 percent. (Ord. 773 § 3, 1999)

18.26.080 Yards.

Setbacks for the RM-2400 multifamily zone shall be as follows:

- A. Front yard, 20 feet;
- B. Side yards, 10 feet;
- C. Rear yard, 20 feet. (Ord. 773 § 3, 1999)

18.26.090 Building height.

Maximum building height in the RM-2400 multifamily zone shall be 35 feet. (Ord. 773 § 3, 1999)

18.26.100 Parking.

Off-street parking shall be provided in the RM-2400 multifamily zone subject to regulations of Chapter 18.58 LFPMC. (Ord. 773 § 3, 1999)

18.26.110 Screening and landscaping.

All sites in the RM-2400 multifamily zone shall have adequate screening and landscaping, subject to regulations of Chapter 18.62 LFPMC. (Ord. 773 § 3, 1999)

18.26.120 Signs.

Signs are limited to those provided for in Chapter 18.52 LFPMC. (Ord. 773 § 3, 1999)

Chapter 18.28

RM-1800 RESIDENTIAL MULTIFAMILY

Sections:

- 18.28.010 Purpose.
- 18.28.020 Permitted uses.
- 18.28.030 Conditional uses.
- 18.28.040 Lot area.
- 18.28.050 Lot area per dwelling unit.
- 18.28.060 Lot width.
- 18.28.070 Land coverage.
- 18.28.080 Yards.
- 18.28.090 Building height.
- 18.28.100 Parking.
- 18.28.110 Screening and landscaping.
- 18.28.120 Signs.

18.28.010 Purpose.

The principal objective and purpose to be served by this classification and its application is to establish areas permitting a greater population density than is allowed in more restrictive classifications and to permit the providing of accommodations for those who desire to live in a residential atmosphere without the necessity to individually maintain a dwelling unit. A related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently meet needs resulting from a defined intensity of land use. (Ord. 773 § 3, 1999)

18.28.020 Permitted uses.

The following uses are permitted in the RM-1800 multifamily zone:

A. Those uses permitted in the RM-2400 zoning district.

B. Rest homes, nursing and convalescent homes, provided:

1. The accommodations and number of persons cared for conform to state and local regulations pertaining thereto; and
2. That the health department shall have approved all applicable provisions.

C. A retirement home, provided:

1. The use shall be within one-quarter mile of public transportation, including van pools whether public or private, or neighborhood shopping, which shall be accessible by sidewalk or walkway; and
2. The lot area per each sleeping unit and each dwelling unit shall not be less than 900 square feet. (Ord. 773 § 3, 1999)

18.28.030 Conditional uses.

Conditional uses and associated development standards, if any, for the RM-1800 multifamily zone are those identified in Chapter 18.54 LFPMC. (Ord. 773 § 3, 1999)

18.28.040 Lot area.

The minimum required area of a lot in an RM-1800 zone shall be 7,200 square feet. (Ord. 773 § 3, 1999)

18.28.050 Lot area per dwelling unit.

In an RM-1800 zone, the lot area per dwelling unit shall be not less than 1,800 square feet, except as provided for in LFPMC 18.28.020(C). (Ord. 773 § 3, 1999)

18.28.060 Lot width.

In the RM-1800 zone, every lot shall have a width of not less than 60 feet. (Ord. 773 § 3, 1999)

18.28.070 Land coverage.

Maximum land coverage of buildings in the RM-1800 multifamily zone shall be:

- A. Interior lot, 45 percent;
- B. Corner lot, 50 percent;
- C. Building with swimming pool, 50 percent. (Ord. 773 § 3, 1999)

18.28.080 Yards.

Setbacks for the RM-1800 multifamily zone shall be as follows:

- A. Front yard, 20 feet;
- B. Side yards, 15 feet;
- C. Rear yard, 20 feet. (Ord. 773 § 3, 1999)

18.28.090 Building height.

Maximum building height in the RM-1800 multifamily zone shall be 35 feet. (Ord. 773 § 3, 1999)

18.28.100 Parking.

Off-street parking shall be provided in the RM-1800 multifamily zone subject to regulations of Chapter 18.58 LFPMC. (Ord. 773 § 3, 1999)

18.28.110 Screening and landscaping.

All sites in the RM-1800 multifamily zone shall have adequate screening and landscaping, subject to regulations of Chapter 18.62 LFPMC. (Ord. 773 § 3, 1999)

18.28.120 Signs.

Signs are limited to those provided for in Chapter 18.52 LFPMC. (Ord. 773 § 3, 1999)

Chapter 18.30

RM-900 RESIDENTIAL MULTIFAMILY

Sections:

- 18.30.010 Purpose.
- 18.30.020 Permitted uses.
- 18.30.030 Conditional uses.
- 18.30.040 Lot area.
- 18.30.050 Lot area per dwelling unit.
- 18.30.060 Lot width.
- 18.30.070 Land coverage.
- 18.30.080 Yards.
- 18.30.090 Building height.
- 18.30.100 Parking.
- 18.30.110 Screening and landscaping.
- 18.30.120 Signs.

18.30.010 Purpose.

The principal objective and purpose to be served by this classification and its application is to establish areas permitting the maximum population density and which also permits uses other than residential, such as medical, dental and social services and shelter, all for human beings. The uses permitted in this classification relate conveniently and consistently in terms of traffic generated, demands upon public service facilities and impact upon each other. A related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently meet needs resulting from a defined intensity of land use. (Ord. 773 § 3, 1999)

18.30.020 Permitted uses.

The following uses are permitted in the RM-900 multifamily zone:

A. Those uses permitted in the RM-1800 zoning district.

B. Retirement home, provided:

1. The use shall be within one-quarter mile of public transportation, including vanpools whether public or private, or neighborhood shopping, which shall be accessible by sidewalk or walkway; and
2. The lot area per each sleeping unit and each dwelling unit shall not be less than 450 square feet. (Ord. 773 § 3, 1999)

18.30.030 Conditional uses.

Conditional uses and associated development standards, if any, for the RM-900 multifamily zone are those identified in Chapter 18.54 LFPMC. (Ord. 773 § 3, 1999)

18.30.040 Lot area.

The minimum required area of a lot in an RM-900 zone shall be 7,200 square feet. (Ord. 773 § 3, 1999)

18.30.050 Lot area per dwelling unit.

In an RM-900 zone, the lot area per dwelling unit shall not be less than 900 square feet except as provided for in LFPMC 18.30.020(B). (Ord. 773 § 3, 1999)

18.30.060 Lot width.

In the RM-900 zone, every lot shall have a width of not less than 60 feet. (Ord. 773 § 3, 1999)

18.30.070 Land coverage.

Maximum land coverage of buildings in the RM-900 multifamily zone shall be:

- A. Interior lot, 55 percent;
- B. Corner lot, 55 percent;
- C. Building with swimming pool, 60 percent. (Ord. 773 § 3, 1999)

18.30.080 Yards.

Setbacks for the RM-900 multifamily zone shall be as follows:

- A. Front yard, 20 feet;
- B. Side yards, 20 feet;
- C. Rear yard, 20 feet. (Ord. 773 § 3, 1999)

18.30.090 Building height.

Maximum building height in the RM-900 multifamily zone shall be 35 feet. (Ord. 773 § 3, 1999)

18.30.100 Parking.

Off-street parking shall be provided in the RM-900 multifamily zone subject to regulations of Chapter 18.58 LFPMC. (Ord. 773 § 3, 1999)

18.30.110 Screening and landscaping.

All sites in the RM-900 multifamily zone shall have adequate screening and landscaping, subject to regulations of Chapter 18.62 LFPMC. (Ord. 773 § 3, 1999)

18.30.120 Signs.

Signs are limited to those provided for in Chapter 18.52 LFPMC. (Ord. 773 § 3, 1999)

Chapter 18.34

BN NEIGHBORHOOD BUSINESS

(No changes needed)

Chapter 18.38

CC CORRIDOR COMMERCIAL

(No changes needed)

Chapter 18.42

TOWN CENTER

(No changes needed for middle housing compliance)

Chapter 18.45

SG-~~SFLD~~R SOUTHERN GATEWAY – ~~SINGLE-FAMILY LOW DENSITY~~ RESIDENTIAL

Sections:

- 18.45.010 Permitted uses.
- 18.45.015 Prohibited uses.
- 18.45.020 Conditional uses.
- 18.45.030 Lot area and maximum density.
- 18.45.040 Lot width.
- 18.45.050 Lot coverage.
- 18.45.060 Yards.
- 18.45.070 Building height limit.
- 18.45.080 Impervious surface.
- 18.45.090 Screening, landscaping and tree canopy goal.
- 18.45.100 Signs.
- 18.45.110 Parking requirements and traffic impact mitigation.
- 18.45.120 Southern gateway – single-family residential zone design guidelines – Adopted – Rules of interpretation.
- 18.45.130 Southern gateway – single-family residential zone design guidelines – Application – Effect.
- 18.45.140 Administration.
- 18.45.150 Bonds or other financial security.

18.45.010 Permitted uses.

The following are permitted uses in an SG-~~SFLD~~R 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. (Ord. 1057 § 1, 2013)

18.45.020 Conditional uses.

Conditional uses and associated development standards, if any, for an SG-~~SFLD~~R zone are those identified in Chapter 18.54 LFPMC. (Ord. 1057 § 1, 2013)

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. (Ord. 1057 § 1, 2013)

18.45.040 Lot width.

There is no minimum required lot width. (Ord. 1057 § 1, 2013)

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. (Ord. 1057 § 1, 2013)

18.45.060 Yards.

All buildings within the SG-~~SFLD~~R 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. (Ord. 1057 § 1, 2013)

18.45.070 Building height limit.

The building height limit in an SG-~~SFLD~~R 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.

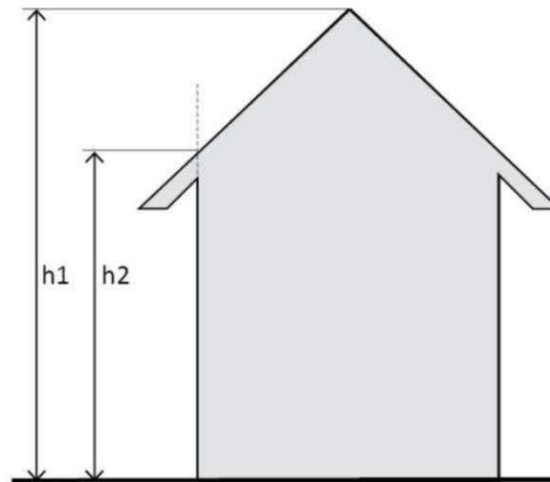


Figure 18.45.070-1. Where allowed by LFPMC 18.45.070, the height of a building with a pitched roof is $(h1 + h2)/2$, where $h2$ is measured at the surface of the roof where it intersects with a projection of the outside edge of the building wall. Where the wall/roof configuration varies, the building 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-~~SFLD~~R 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). (Ord. 1057 § 1, 2013)

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-~~SFLDR~~ 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. (~~Ord. 1057 § 1, 2013~~)

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. (Ord. 1057 § 1, 2013)

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 or lot splits.
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 or lot splits.

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). (~~Ord. 1057 § 1, 2013~~)

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. (~~Ord. 1057 § 1, 2013~~)

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. (~~Ord. 1057 § 1, 2013~~)

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. (~~Ord. 1057 § 1, 2013~~)

Chapter 18.46

SG-C SOUTHERN GATEWAY – CORRIDOR

(no changes needed)

Chapter 18.47

SG-T SOUTHERN GATEWAY – TRANSITION

Sections:

- 18.47.010 Purpose.
- 18.47.020 Permitted uses – Commercial and nonresidential.
- 18.47.030 Permitted uses – Primary and accessory residential.
- 18.47.040 Limitations on use and minimum residential density.
- 18.47.050 Conditional uses.
- 18.47.060 Building height.
- 18.47.070 Setbacks and north-south access road requirement.
- 18.47.080 Land coverage.
- 18.47.090 Screening, landscaping and tree retention.
- 18.47.100 Signs.
- 18.47.110 Parking requirements and traffic impact mitigation.
- 18.47.120 Southern gateway – corridor and transition zones design guidelines – Adopted – Rules of interpretation.
- 18.47.130 Southern gateway – corridor and transition zones design guidelines – Application – Effect.
- 18.47.140 Administration.
- 18.47.150 Bonds or other financial security.

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. (~~Ord. 1057 § 3, 2013~~)

18.47.020 Permitted uses – Commercial and nonresidential.

The following commercial and nonresidential uses are permitted in the SG-T zone, subject to the off-street parking, southern gateway – corridor and transition zones design guidelines and other general provisions as set forth in this title, except where modified by this chapter:

- A. Retail sales of food and commodities, which involve only incidental and limited fabrication and assembly. Uses excluded from this zone would include auto service stations, sale of gasoline or other fuels, and car washes, repair or

sale of heavy equipment, boats, tires and motor vehicles, sale of alcohol for on-premises consumption except in a restaurant with a license from the Washington State Liquor Control Board.

B. Business offices and uses which render professional, personal, and instructional services, such as real estate or insurance brokerages, consultants, medical or dental clinics, technical training, health clubs, and repair of jewelry, eyeglasses, clothing, household appliances and tools, or other such similar uses; excluding vehicle or tool rentals, pet sales and veterinary clinics.

C. Government buildings and uses, including but not limited to community centers, police stations, libraries, administrative offices, and other public service uses that are compatible with the intent of the SG-T zone.

D. Day care facilities.

E. Public utilities.

F. Electric vehicle charging stations.

G. In-home businesses and services. (Ord. 1057 § 3, 2013)

18.47.030 Permitted uses – Primary and accessory residential.

The following residential uses are permitted in the SG-T zone, subject to the off-street parking, southern gateway – corridor and transition zones design guidelines and other general provisions as set forth in this title, except where modified by this chapter:

A. Multiple dwelling units.

B. Single-family dwelling units are permitted in the SG-T zone; provided, that no single-family dwelling units shall front on the proposed north-south road along the west edge of the transition zone and single-family dwelling units shall make up no more than 50 percent of the residential units in the SG-T zone. Regardless of the number of single-family dwelling units in the transition zone, the minimum density in LFPMC 18.47.040(E) shall apply. Additionally, for single-family residences in the SG-T zone, the Lake Forest Park southern gateway – single-family residential zone design guidelines shall also apply.

C. Senior citizen apartments.

D. Convalescent, nursing and retirement homes. (Ord. 1057 § 3, 2013)

18.47.040 Limitations on use and minimum residential density.

Every use locating in the SG-T zone shall be subject to the following further conditions and limitations:

A. Buildings facing the north-south connector road (the envisioned street as described in LFPMC 18.47.070) shall feature either:

1. Ground floor commercial spaces and uses facing the connector road over at least 85 percent of the building frontage; or
2. At least 55 square feet of public open space for every one linear foot of connector road street frontage adjacent to the development. The public open space shall be a park, plaza or other publicly accessible and usable open space approved by the code administrator. Buildings featuring ground level units facing the connector road shall feature ground floors with at least 12 feet from floor to ceiling and have entries that meet the Americans with Disabilities Act standards so that they may be used for commercial activities;
3. Option 2 above notwithstanding, buildings over 35 feet in height facing the connector road must feature ground floor commercial spaces and uses over at least 85 percent of the building frontage;

B. Individual commercial and nonresidential uses within a structure shall contain no more than 40,000 square feet per use on a single floor. Uses greater than 40,000 square feet on a single floor and not more than 60,000 square feet

on a single floor are only permitted after obtaining a conditional use permit (LFPMC 18.47.050). For the purposes of this subsection, each residential unit is considered a separate use;

C. Business and residential portions of a building must be separated by soundproof walls, floors, equipment, utilities or other suitable architectural features or appurtenances;

D. All businesses, services, repair, processing, storage or merchandise displays shall be conducted wholly within an enclosed building except for the following:

1. Off-street parking or loading;
2. Storage and sale of goods in connection with an established use under the provisions of a temporary use permit or special event;
3. Merchandise displays which are located in the SG-C zone where proper provision has been made for screening and safe pedestrian and vehicular passage;
4. Small outdoor display areas, not more than 100 square feet in footprint, associated with permanent indoor retail establishments; provided, that the merchandise is brought inside when the business is not open;
5. Temporary outdoor eating and drinking areas associated with permanent indoor establishments;

E. All development must include at least 25 dwelling units per net buildable acre of the portion of the site being developed. Roadways (including sidewalks and street landscaping), protected critical areas (e.g., wetlands) and common open spaces accessible to the general public are not included in the “net buildable area” calculation;

F. Drive-through window services are prohibited; and

G. Manufacturing that requires special or heavy equipment (e.g., professional quality lathes, presses, etc.) or that uses toxic chemicals is prohibited. Fabrication that uses small scale personally operated equipment such as a sewing machine or reprographic equipment may be permitted subject to the code administrator’s approval. (Ord. 1057 § 3, 2013)

18.47.050 Conditional uses.

A. Individual commercial and nonresidential uses within a structure shall contain a maximum of 60,000 square feet in building footprint area (as measured on the ground) per use. Uses greater than 60,000 square feet in building footprint area (as measured on the ground) and not more than 100,000 are only permitted after obtaining a conditional use permit (Chapter 18.54 LFPMC).

B. Transit facilities such as park-and-ride and kiss-and-ride lots. A kiss-and-ride lot is a small parking and drop-off area where people can wait to pick up passengers arriving on transit. (Ord. 1057 § 3, 2013)

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-SFLDR 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).

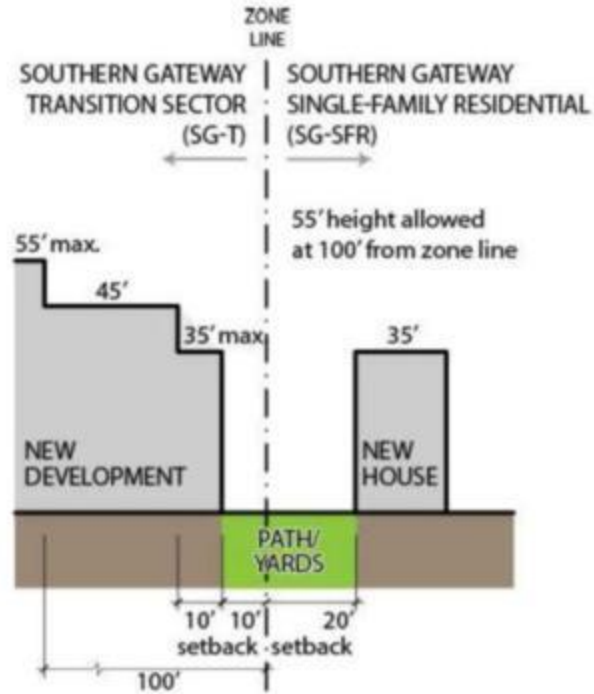


Figure 18.47.060-1. Maximum height of buildings near the southern gateway – ~~single family~~ low density residential zone.

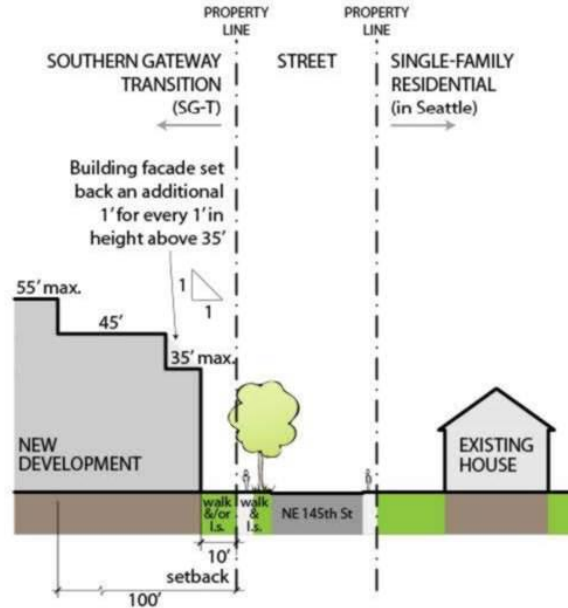


Figure 18.47.060-2. Maximum height of buildings across the street from a ~~single-family~~ low density zone (NE 145th Street is the only location where existing single-family residences are across the street from the southern gateway – transition zone).

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). (Ord. 1057 § 3, 2013)

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.)

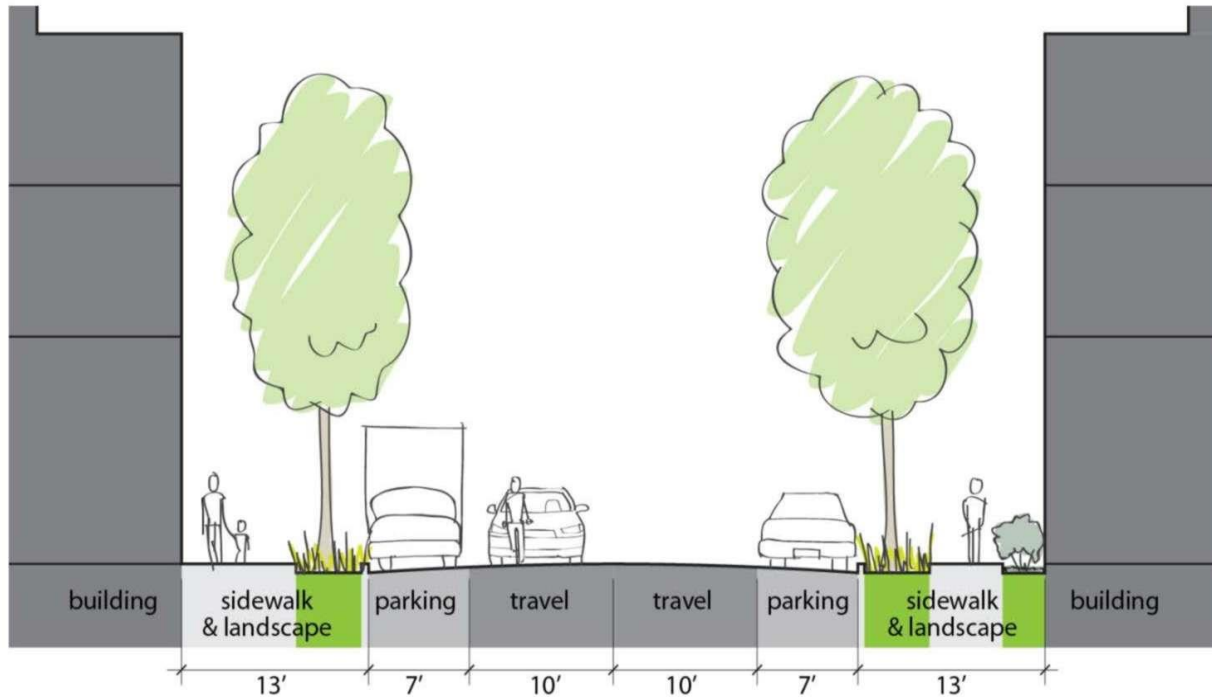


Figure 18.47.070-1. Preliminary N-S access street section.

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). (~~Ord. 1057 § 3, 2013~~)

18.47.080 Land coverage.

No maximum land coverage requirements provided other provisions of this title, including stormwater management and open space requirements, are met. (Ord. 1057 § 3, 2013)

18.47.090 Screening, landscaping and tree retention.

A. All sites in the SG-T zone must have adequate screening and landscaping, subject to the southern gateway – corridor and transition zones 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 10 percent for the SG-T zone for nonparking areas and 30 percent for open parking lots. Also, 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. (Ord. 1057 § 3, 2013)

18.47.100 Signs.

Signs are limited to those provided for in Chapter 18.52 LFPMC and the southern gateway – corridor and transition zones design guidelines. (Ord. 1057 § 3, 2013)

18.47.110 Parking requirements and traffic impact mitigation.

A. All parking in the southern gateway – transition zone shall be provided in accordance with the following:

1. Provide one stall for every 250 square feet of commercial space.
2. Provide 1.25 stalls for every dwelling unit, except that detached single-family dwelling units shall have two parking stalls per dwelling unit, plus either at least one additional stall on site for visitors or, for those residences that do not include on-premises space for visitor parking, one shared stall per three dwellings and located either on-street or within a small parking lot containing no more than eight spaces. Any additional off-site visitor parking space shall be located not more than 200 feet from the residence it serves. Where the total number of parking spaces required by this section results in a fraction, the next highest full unit shall be provided.
3. 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 it is justified by a parking occupancy analysis prepared by a licensed transportation planner with special qualifications in parking analysis.
4. The total number of required parking spaces may be satisfied in part by use of excess parking spaces if provided as part of a contiguous development approved under LFPMC 18.45.120(B).

B. The applicant shall submit to the city 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 § 3, 2013)

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. (~~Ord. 1057 § 3, 2013~~)

18.47.130 Southern gateway – corridor and transition zones design guidelines – Application – Effect.

Except as otherwise provided, any person who plans to develop or redevelop within the southern gateway – transition zone shall 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 – corridor and transition zones design guidelines, both of which shall take precedence over and supersede any conflicting provision of LFPMC Title 17 or 18, including provisions incorporated by reference into this title, as the same may be amended. (Ord. 1057 § 3, 2013)

18.47.140 Administration.

The provisions of this chapter and the southern gateway – corridor and transition zones design guidelines shall be administered as follows:

A. The applicant shall submit a site plan 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 – corridor and transition zones design guidelines.

B. The application shall first be reviewed 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. (Ord. 1057 § 3, 2013)

18.47.150 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. (Ord. 1057 § 3, 2013)

Chapter 18.50

DEVELOPMENT STANDARDS

Sections:

- 18.50.010 Walls and fences.
- 18.50.020 Yards.
- 18.50.030 Boat moorage.
- 18.50.040 Home occupations.
- 18.50.045 Day care/adult day care – Type I.
- 18.50.050 Accessory dwelling units.
- 18.50.060 Accessory structures and buildings.
- 18.50.070 Vision clearance.
- 18.50.080 Permitted intrusions into required yards.
- 18.50.085 Permitted height exclusions.
- 18.50.090 Location of swimming pools.
- 18.50.100 Lighting.
- 18.50.110 Temporary use permits.
- 18.50.120 Keeping household pets.
- 18.50.130 Collective gardens and dispensaries defined.
- 18.50.140 Collective gardens prohibited.
- 18.50.160 Recreational marijuana retailers.

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. (Ord. 773 § 3, 1999)

18.50.020 Yards.

All front and side yard setback areas must be maintained clear of all buildings. All yards must be free of objectionable litter and refuse and municipal waste. (Ord. 773 § 3, 1999)

18.50.030 Boat moorage.

Private boat moorage or wharfs shall be allowed for the moorage of private pleasure boats of the owner of the property on which the moorage is located in waterfront areas of R zones; provided, that such moorage is in compliance with the city's shoreline management master program and with the regulations of this title. (Ord. 773 § 3, 1999)

18.50.040 Home occupations.

A. Home occupations shall be carried on entirely within the main residence and shall not exceed 500 square feet of the floor space of the residence.

B. All activities of the occupation must be conducted indoors, with the exception of those occupations related to plants and those uses specified under Chapter 18.54 LFPMP (day care).

C. No more than two persons other than members of the immediate family residing on the premises may operate or be employed in the home occupation.

D. Home occupations shall not be conducted as a retail outlet for tangible goods. Goods shall not be sold or rented on the premises. Display or storage of goods outside of the premises or in a window is prohibited. Uses providing on-site services to customers shall do so by appointment only.

E. Home occupations shall not create traffic, noise, smoke, dust, vapor, odors, vibration, glare, electrical interference, fire hazard or any other hazard or nuisance which is greater or more frequent than that commonly associated with permitted uses within the zoning district.

F. One off-street parking space in addition to that required in LFPMP 18.58.030(4) shall be required for each employee not residing on-site and sufficient off-street parking spaces for uses which provide on-site services and services by appointment to avoid any on-street parking by customers;

G. The occupation may use or store a vehicle used by the occupation provided:

1. No more than one such vehicle is allowed;
2. An off-street parking space shall be provided for the vehicle in addition to those required under subsection F of this section and LFPMP 18.58.030(4);
3. Such vehicle must not exceed a gross vehicle weight of 10,000 pounds.

H. Any use which changes the residential character of the home, including modifications of the site which would suggest a use other than residential, shall not be permitted.

I. Signs advertising home occupations shall not be permitted.

J. A business license for the home occupation issued by the city is required. This business license may not be assigned to another person nor may it be transferred to any other site. (Ord. 962 § 1, 2007; Ord. 773 § 3, 1999)

18.50.045 Day care/adult day care – Type I.

Type I day care nurseries and adult day care facilities are allowed when no more than 12 children or adults are to be cared for at one time, subject to the following provisions:

A. A minimum of one off-street parking space in addition to those required under LFPMP 18.58.030, plus one for each employee on duty.

B. Buildings, structures and landscaping shall be of a character which is appropriate for the area.

C. For day care nurseries, outdoor play areas shall be provided with a minimum of 75 square feet in area for each child using the area at one time, and shall be completely enclosed by a solid barrier such as a berm, wall or fence, with no openings except for gates, and having a minimum height of six feet, to minimize visual and noise impacts and prevent trespassing on adjacent residentially classified properties.

D. The hours of operation may be restricted to assure compatibility with surrounding development. (Ord. 773 § 3, 1999)

18.50.050 Accessory dwelling units.

Accessory dwelling units, as defined by this title, 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. No additional dwelling units, including accessory dwelling units, shall be permitted on any lot created through subdivision or lot split that results in a size below the minimum required for the zone, if approved after the adoption of this ordinance.~~

~~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 LFPMP 18.50.060;~~

~~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, only if the same number of off-street parking spaces required by the LFPMP 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 replaced elsewhere on the property.~~
- ~~2. Nonconforming use rules as set forth in chapter 18.66 LFPMP apply to any accessory buildings that are converted but are not consistent with the applicable codes at the time of conversion.~~

~~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. (Ord. 1235 § 2, 2022; Ord. 773 § 3, 1999)~~

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~~ 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. (Ord. 1235 § 3, 2022; Ord. 773 § 3, 1999)

18.50.070 Vision clearance.

A. All corner lots subject to yard requirements shall maintain for safety vision purposes a triangular area, one angle of which shall be formed by the lot front line and the side line separating the lot from the street, and the sides of the triangle forming the corner angle shall each be 15 feet in length measured from the aforementioned angle. The third side of the triangle shall be a straight line connecting the last two mentioned points which are distant 15 feet from the intersection of the lot front and side lines. Within the area comprising the triangle, no tree, fence, shrub or other physical obstruction higher than 42 inches above the established street grade shall be permitted.

B. On lots abutting fully developed urban streets, the city may require modification or removal of structures or landscaping located in required front, rear or side yards, if such improvements prevent adequate driveway entering sight distance to roadways from an adjoining lot or lots, and if no reasonable driveway relocation alternative is feasible. (Ord. 773 § 3, 1999)

18.50.080 Permitted intrusions into required yards.

The following may project into required yards:

A. Eaves, not exceeding 18 inches;

B. Fireplace structures, bay windows, garden windows, enclosed stair landings, closets, framed fireplace shafts, eaves or similar projections not exceeding 18 inches and no more than a total of eight feet measured parallel to the wall of which it is a part;

C. Uncovered porches and platforms which do not extend above the floor level of the first floor – 18 inches into side yards and six feet into the front yard;

D. Planting boxes or masonry planters not exceeding 42 inches in height in any required front yard. (Ord. 773 § 3, 1999)

18.50.085 Permitted height exclusions.

Height is measured to the highest point of the structure, excluding the following:

A. Church steeples;

B. Elevator penthouses, not to exceed 72 square feet in horizontal section, or three feet in height, for that portion above the height limit;

C. Chimneys, not to exceed nine square feet in horizontal section or more than three feet in height, for that portion above the height limit. No multiple-flue chimney shall exceed 39 square feet in horizontal section. The first chimney shall not exceed nine square feet in horizontal section, and other chimneys shall not exceed six square feet in horizontal section;

D. Vent pipes not to exceed 18 inches in height above the height limit. (Ord. 773 § 3, 1999)

18.50.090 Location of swimming pools.

In any zone, a swimming pool may not be located in any required front yard, nor closer than five feet to any property line or to any building on the same premises. (Ord. 773 § 3, 1999)

18.50.100 Lighting.

All floodlighting provided in this chapter to illuminate any exterior area or building shall be so arranged as to direct light away from adjoining premises and public thoroughfares. (Ord. 773 § 3, 1999)

18.50.110 Temporary use permits.

Temporary use permits shall be required for the following activities:

A. Outdoor Promotions and Fundraising Events. No outdoor promotional activities intended to attract customers to a business or shopping center shall be permitted within the limits of the city except by permit issued by the city. The city may limit the hours and duration of the temporary use and terminate such activity if it proves to be:

1. Detrimental to public safety or traffic upon a public way; or
2. Disturbing to the community by reason of noise, lighting or lighting effects; or offensive conduct; or
3. Different from activity described in the permit application.

B. Christmas tree lots, temporary fruit or flower stands, car washes.

C. Promotions of seasonal merchandise.

D. Similar temporary uses that will not exceed a duration of 30 days. (Ord. 773 § 3, 1999)

18.50.120 Keeping household pets.

Keeping household pets is permitted as an accessory use, pursuant to LFPMC Title 6. (Ord. 820 § 4, 2000)

18.50.130 Collective gardens and dispensaries defined.*

“Collective garden” means the use of property for growing, production, processing, transportation, and/or delivery of cannabis by qualifying patients for medical use, as set forth in RCW 69.51A.130(2). (Ord. 1060 § 1, 2013)

*Code reviser’s note: Section 5 of Ord. No. 1060 provides, “No use that constitutes or purports to be a collective garden as that term is defined in this ordinance, that was engaged in that activity prior to the enactment of this ordinance shall be deemed to have been a legally established use under the provisions of the Lake Forest Park Municipal Code and that use shall not be entitled to claim legal nonconforming status.”

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.

B. Chapter 314-55 WAC, now or as may hereafter be amended, shall apply in addition to the provisions of this chapter.

C. Limitations on Uses. The following limitations shall apply to all marijuana retailers unless stated otherwise:

1. A marijuana retailer shall not be located within 1,000 feet of the following uses or any use included in Chapter 314-55 WAC now or as may be hereafter amended:
 - a. Elementary or secondary school;
 - b. Playgrounds;
 - c. Recreation center or facility;
 - d. Child care centers;
 - e. Public parks;
 - f. Public transit centers;
 - g. Libraries;
 - h. Any game arcade; or
 - i. Any real property with a land use designation of recreation/open space;
 - j. Any real property designated for park use in an approved binding site plan under Chapter 18.48 LFPMC;
 - k. Any real property designated for park use in an approved preliminary plat under LFPMC Title 17; and
 - l. Any real property designated in the capital improvement plan for future park use.

D. Marijuana Retail Outlets. Marijuana odor shall be contained within the retail outlet so that the odor from marijuana cannot be detected by a person with a normal sense of smell from any abutting use or property. If marijuana odor can be smelled from any abutting use or property, the marijuana retailer shall be required to implement measures, including but not limited to installation of ventilation equipment necessary to contain the odor.

E. Security. In addition to the security requirements in Chapter 315-55 WAC, during non-business hours, all recreational marijuana retailers shall store all usable marijuana, marijuana-infused product, and cash in a safe or in a substantially constructed and locked cabinet. The safe or cabinet shall be incorporated into the building structure or securely attached thereto. For usable marijuana products that must be kept refrigerated or frozen, these products must be stored in a locked refrigerator or freezer container in a manner approved by the director, provided the container is affixed to the building structure.

F. Legal Nonconforming Uses. No use that constitutes or purports to be a marijuana producer, marijuana processor, or marijuana retailer as those terms are defined in this title, that was engaged in that activity prior to the enactment of the ordinance codified in this section, shall be deemed to have been a legally established use under the provisions of the Lake Forest Park Municipal Code, and that use shall not be entitled to claim legal nonconforming status under Chapter 18.66 LFPMC. (Ord. 1095 § 12, 2015)

Chapter 18.58

OFF-STREET PARKING

Sections:

- 18.58.010 Required off-street parking.
- 18.58.020 Parking plan.
- 18.58.030 Parking spaces required.
- 18.58.040 Parking requirements for common facilities.
- 18.58.050 General requirements on size of parking spaces.
- 18.58.060 Surfacing.
- 18.58.070 Access.
- 18.58.080 Landscaping, pathways and amenities.
- 18.58.090 Drainage.

18.58.010 Required off-street parking.

Every building or use hereafter developed shall be provided with parking spaces as required in this chapter, and such parking space shall be made permanently available and be permanently maintained for parking purposes and, except for parking areas used for playground purposes in connection with schools, shall be used only for the parking of automobiles or trucks. Any areas used to provide required off-street parking shall be of such size and shape and so designed that the area will accommodate the number of cars to be provided for. Where structural alterations or additions to a building provide additional floor space, or additional seats or additional beds, as the case may be, the parking requirements shall only apply to the additional floor space, seats or beds. Wherever feasible, impervious parking surface shall be reduced through parking reduction mechanisms and design criteria including the use of permeable surfacing. (Ord. 1149 § 5, 2016; Ord. 773 § 3, 1999)

18.58.020 Parking plan.

Prior to the issuing of a building permit for any new building or structure, or for the enlargement of the floor area of an existing building or structure, the use of either of which requires off-street parking facilities to be provided as set forth in this title, or if a parking area is to be jointly used, a site plan of the parking area clearly indicating the number of parking spaces being provided and the proposed development of such area including location of the spaces, the size, shape, design, relationship to buildings to be served, curbcuts, lighting, landscaping and other features and appurtenances of the proposed parking facility shall be approved by the planning department. (Ord. 773 § 3, 1999)

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.

<u>5.</u> Middle housing dwellings	<p><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 or lot splits.</u></p> <p><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 or lots splits.</u></p> <p><u>No off-street parking shall be required within one-half mile walking distance of a major transit stop.</u></p>
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.
1011. Motels	One parking space for each sleeping unit or dwelling unit.
1112. Museums	One parking space for each 250 square feet of gross floor area.
1213. Offices	One parking space for each 250 square feet of gross floor area.
1314. 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.
1415. Rest homes, nursing and convalescent homes; homes for retired and children's institutions	One parking space for each four beds.
1516. Retail	One parking space for each 200 square feet of gross floor area.
1617. Rooming houses and boarding houses	One parking space for each two sleeping rooms or one parking space for each four beds, whichever is greater.
1718. 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.
1819. Senior citizen apartments	One parking space for each dwelling unit.
1920. 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. (Ord. 773 § 3, 1999)

18.58.040 Parking requirements for common facilities.

The amount of off-street parking required in LFPMC 18.58.030 may be reduced, by an amount to be determined by the planning department, when common parking facilities for two or more buildings or uses are designed and developed as one parking facility, provided;

A. The total parking area exceeds 5,000 square feet.

B. The amount of the reduction shall not exceed 10 percent for each use, except that the reduction may exceed 10 percent when:

1. The reduction is based on cooperative use of parking facilities when the time during which the cooperative uses operate are not conflicting;
2. The normal hours of operation are separated by at least one hour;
3. The total number of off-street parking spaces in the common facility is not less than the sum of the required parking spaces for the various uses computed separately for which the hours of operation overlap.

C. A covenant or other acceptable contract between the cooperating property owners is approved by the planning department which cannot be amended without the consent of the department.

D. If the conditions under which the reduction in parking requirements was approved are violated, the affected property owners must provide a remedy satisfactory to the planning department or provide the full amount of required off-street parking, in accordance with the provisions of this chapter, within 90 days of notice of the violation by the director or his designee. (Ord. 773 § 3, 1999)

18.58.050 General requirements on size of parking spaces.

A. Standard Parking Spaces. Standard parking space dimensions shall be as follows:

1. Parallel parking: width, 12 feet; length, 23 feet;
2. Angle parking: width, nine feet; length, 18 feet;
3. Parking aisle width for one-way traffic in relation to parking angle shall be:

0 to 50 degrees	12 feet
55 degrees	14 feet
60 degrees	16 feet
65 degrees	18 feet

70 degrees	20 feet
90 degrees	24 feet

4. The minimum aisle width to accommodate two-way traffic shall be 20 feet, except where a greater width is required for the parking angle used.

B. Compact Parking Spaces. Within any off-street parking facility which includes more than 20 parking spaces, up to 50 percent of the total may be sized to accommodate compact cars, subject to the following:

1. Each space shall have an area of not less than 120 square feet exclusive of drives and aisles, and a width of not less than seven feet, six inches.
2. Each space shall be adequately identified as a compact or small car space.
3. Aisle widths shall conform to the standards set forth by LFPMC 18.58.050(A)(3) for standard size cars.
4. Compact car spaces shall be reasonably distributed throughout the facility. (Ord. 773 § 3, 1999)

18.58.060 Surfacing.

All of the parking areas and driveways mentioned in this chapter, excluding those for single-family residential uses, shall be surfaced with an asphaltic or better material so as to provide a surface that is durable for the purpose and dust-free. Parking will not be permitted in entrances and exits. (Ord. 773 § 3, 1999)

18.58.070 Access.

Where the side street is available, access to the parking area must be made from that side street or lower classified street. Access to arterial and collector streets should only be done when no other reasonable access alternative exists. Where access must be made from an arterial right-of-way, the location of the parking access must comply with city standards and every effort shall be made to reduce traffic congestion and hazards. (Ord. 773 § 3, 1999)

18.58.080 Landscaping, pathways and amenities.

A. Purpose. To realize the city's vision and reflect community values, all aspects of our city should ensure that the natural environment is celebrated. This includes the trees, lands, buildings and connections, as well as the spaces where vehicles park. Incorporating natural elements to provide shade, assist in managing surface water, and enhance the ecology of the location both reflect the character of the city and play an important role in combating the effect of urban heat islands that contribute to climate change.

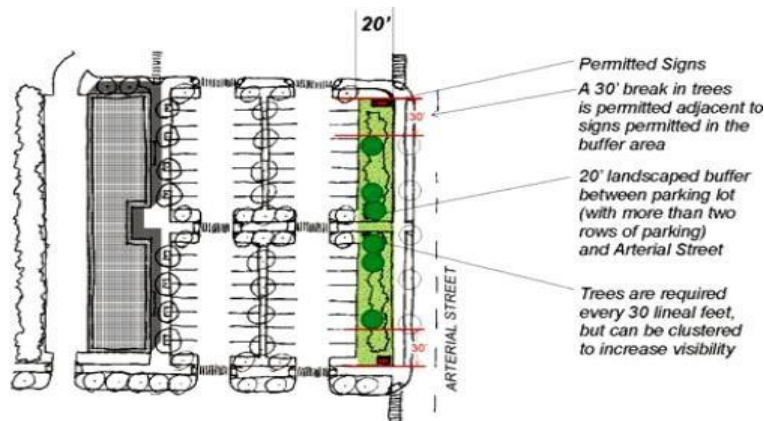
B. Applicability.

1. New projects or redevelopment projects exceeding 50 percent of the fair market value of the parking lot must comply with these regulations in their entirety.
2. Redevelopment projects not exceeding 50 percent of the fair market value of the parking lot must comply with these regulations for all new or replaced portions of the parking lot.
3. Maintenance of existing parking lots that does not include altering the footprint of the parking lot, such as grind and overlay or restriping projects, must comply with these regulations where possible.

C. Landscaping. Parking lot landscaping is required as follows:

1. Perimeter Parking Lot Landscaping.
 - a. Adjacent to Roadways. Parking lots adjacent to roadways shall include a 10-foot-wide planting bed meeting the requirements for Type 3 landscaping set forth in LFPMC 18.62.080; except trees can be clustered or staggered to improve visibility near driveways and a 30-foot break in the required tree coverage is allowed adjacent to permitted signage. Refer to Figure 18.58.080-1.

Figure 18.58.080-1: Landscaping between large parking lots and adjacent streets.



b. Adjacent to Residential Uses. Parking lots adjacent to residential uses or zones must include the following additional screening measures:

- i. A post-and-beam fence, decorative metal fence, or similar fence with minimum four-inch openings consistent with residential character and quality; and
- ii. A 10-foot-wide planting bed meeting the requirements for Type 1 landscaping set forth in LFPMC 18.62.080.

c. Adjacent to Other Uses. Parking lots adjacent to nonresidential uses on a separate lot must provide a 10-foot-wide planting bed meeting the requirements for Type 2 landscaping set forth in LFPMC 18.62.080. This requirement can be waived by the director if adjacent lots are under common ownership with the subject of the proposal.

d. Adjacent to Buildings. Parking lots adjacent to buildings shall include a five-foot-wide planting bed meeting the requirements of Type 3 landscaping set forth in LFPMC 18.62.080.

e. Adjacent to Streams. Parking lots adjacent to streams as defined in Chapter 16.16 LFPMC shall include a 20-foot-wide planting bed meeting the requirements of stream buffer landscaping set forth in LFPMC 18.62.080. Where this provision conflicts with other landscaping requirements, this provision shall prevail.

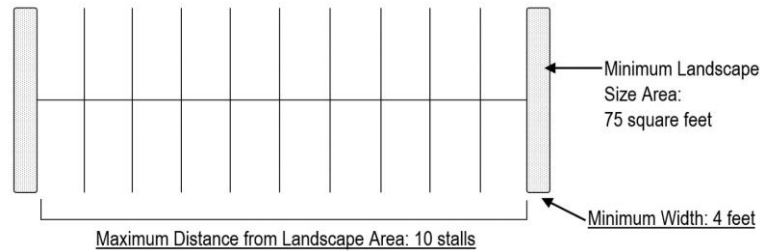
2. Interior Parking Lot Landscaping. Surface parking lots must be landscaped to break up large areas of asphalt and provide visual relief as follows:

a. Landscaping must be provided within surface parking lots at a rate of 20 square feet per parking stall. Landscaping must be designed and maintained to provide clear sight distance between three and one-half feet and eight feet above the existing street or private access road grade. Surface parking lot landscaping must be planted as follows:

- i. Deciduous trees shall be planted at a rate of one tree per every seven stalls;
- ii. Shrubs shall be planted no more than four feet apart; and
- iii. Groundcovers shall be planted no more than 24 inches apart. Turf is not permissible as a groundcover in surface parking lot landscaping.

b. Landscape islands must be placed no further than 10 parking stalls apart and at the end of each parking row. Landscaping strips may be placed between rows of parking stalls. Landscape islands and strips must be a minimum of four feet wide and have an area of at least 75 square feet. Refer to Figure 18.58.080-2.

Figure 18.58.080-2: Parking lot landscaping.



c. Landscape islands or planters must be surrounded by a standard vertical curb or similar barrier to protect the plantings from vehicle overhang. Gaps in the curb are permitted for stormwater drainage.

3. Low Impact Development. Except in landscape buffer areas adjacent to a “stream,” as defined in Chapter 16.16 LFPMC, parking area landscaping shall be used for low impact development best management practices or treatment best management practices as approved by the public works director pursuant to the stormwater management manual adopted in LFPMC 16.24.010, unless technically infeasible. The requirements for plant sizes and spacing in this section may be relaxed for bioretention facilities when supported by recommendations provided by an arborist, landscape architect, or other qualified professional.

D. Pathways Through Parking Lots. Safe and convenient pedestrian paths are required from street sidewalks through parking lots to building entries, as follows:

1. At least one pedestrian pathway must be provided for every four rows of vehicle parking spaces or fraction thereof. Pedestrian pathways must be provided at a maximum distance of 150 feet between pedestrian pathways and must be a minimum of six feet in width.
2. Where possible, pathways must be aligned to connect with major building entries or other destinations. At a minimum, pedestrian pathways must be configured to provide a convenient path to buildings or other destinations.
3. Pedestrian pathways must be clearly identifiable through special pavement, pavement markings and/or artistic painting. Signage and/or lighting provided at or along the pedestrian pathways must be pedestrian-scale.
4. Pedestrian pathways must be integrated with the required parking lot landscaping.

E. Pedestrian Amenities. All nonresidential development must provide a decorative garbage and recycling receptacle and at least one of the following pedestrian amenities near required pedestrian pathways:

1. Pedestrian furniture such as benches or low seating walls;
2. Weather protection;
3. Wayfinding kiosk;
4. Umbrellas with receptacles;
5. Perimeter landscaping in addition to the requirement in subsection B of this section;
6. Permanently installed and maintained public art. This is satisfied if the pedestrian pathway uses unique paving treatments; or
7. Other element that encourages pedestrian activity and creates a welcoming pedestrian environment, as approved by the director. (Ord. 1219 § 1, 2021; Ord. 773 § 3, 1999)

18.58.090 Drainage.

Drainage shall be in conformance with the city of Lake Forest Park standards and the Design Manual as defined in LFPMC 16.08.030. (Ord. 1241 § 13, 2022; Ord. 1149 § 5, 2016; Ord. 773 § 3, 1999)

Chapter 18.62

SCREENING AND LANDSCAPING

Sections:

- 18.62.010 Applicability.
- 18.62.020 Site plan.
- 18.62.030 Landscaping of perimeter of lot.
- 18.62.040 Landscaping of street frontages.
- 18.62.041 Minimum requirements.
- 18.62.050 Fencing.
- 18.62.060 Traffic visibility.
- 18.62.070 Maintenance.
- 18.62.080 Landscaping types.

18.62.010 Applicability.

The regulations of this chapter apply to RM, BN, TC, CC zones and uses. (Ord. 773 § 3, 1999)

18.62.020 Site plan.

A site plan of the proposed landscaping and screening shall be submitted and approved by the planning department prior to the approval of development permit. (Ord. 773 § 3, 1999)

18.62.030 Landscaping of perimeter of lot.

The perimeter of a lot, or development site, shall be landscaped to a depth of six feet from the property line or the perimeter of the development site and be maintained as a sight screen in accordance with this chapter, except as provided for in LFPMC 18.62.050 or as otherwise specified in this title. (Ord. 1220 § 1, 2021; Ord. 773 § 3, 1999)

18.62.040 Landscaping of street frontages.

Unless otherwise specified within this title, street frontages, except driveways and pedestrian walks within the property, shall be landscaped with evergreen shrubs or a combination of lawn, evergreen or deciduous shrubs and trees, and perennial or annual flowers to create and maintain a maximum residential character. (Ord. 1220 § 1, 2021; Ord. 773 § 3, 1999)

18.62.041 Minimum requirements.

A. Unless otherwise specified within this title, landscaped areas shall consist of a variety of trees, shrubs and plants that shall cover at least 75 percent of the ground contained in the landscape areas. At least one tree shall be required for every 250 square feet of landscaped area. A minimum of 30 percent of the landscaping and trees shall consist of evergreen/conifer species.

B. Use of native and drought-tolerant species is encouraged.

C. Invasive species and noxious weeds are prohibited. (Ord. 1220 § 1, 2021; Ord. 773 § 3, 1999)

18.62.050 Fencing.

There shall be allowed a decorative solid fencing on the perimeter with planting of three feet in depth on the public right-of-way sides of the fencing. (Ord. 773 § 3, 1999)

18.62.060 Traffic visibility.

Sight screening at all intersections between streets, between streets and alleys, and between streets and driveways shall not obstruct sight within 15 feet of the intersection. However, a perimeter screen shall be required to a height of no more than 40 inches within the 15-foot setback from the intersection. (Ord. 773 § 3, 1999)

18.62.070 Maintenance.

Shrubs and trees in the landscaping and screening shall be maintained in a healthy growing condition. Dead or dying trees or shrubs shall be replaced immediately and the planting area shall be maintained reasonably free of weeds and trash. (Ord. 773 § 3, 1999)

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. (Ord. 1220 § 1, 2021)

ORDINANCE NO. 25-1309

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 LOT SUBDIVISION; MAKING REVISIONS TO SECTION 17.04.050 DEFINITIONS AND CHAPTER 17.12 SHORT SUBDIVISIONS AND DEDICATIONS; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in 2023, the Washington State Legislature adopted SB 5258, which among other things, requires cities to allow unit lot subdivisions pursuant to RCW 58.17.060(3); and

WHEREAS, SB 5258 was adopted as part of the State Legislature's recognition of an unprecedented housing crisis for its current population, a lack of housing choices, and the need to meet housing affordability goals for future populations; and

WHEREAS, amendments to align the Lake Forest Park Municipal Code ("LFPMC") with the statutory unit lot subdivision requirement were done in conjunction with other LFPMC amendments required by Engrossed Second Substitute House Bill 1110, Engrossed Second Substitute House Bill 1220, Engrossed Substitute House Bill 2321, and Engrossed House Bill 1337; all intended address Washington's housing crises; and

WHEREAS, 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 notification 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, that 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 4, 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 statutory unit lot subdivision requirements 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 17, Subdivisions, as provided in **Exhibit A** attached hereto.

Section 2. 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 3. 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 4. 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 **XX** day of June, 2025.

APPROVED:

Tom French
Mayor

ATTEST/AUTHENTICATED:

Matthew McLean
City Clerk

APPROVED AS TO FORM:

Kim Adams Pratt
City Attorney

Introduced: _____
Adopted: _____
Posted: _____
Published: _____
Effective: _____

Title 17 SUBDIVISIONS

Chapter 17.04

GENERAL PROVISIONS

...

17.04.050 Definitions.

The following definitions apply throughout this title:

- A. "Administrator for short subdivision" means the administrative official or his designate.
- B. "Cul-de-sac" means a dead-end street terminating in a circular area with a minimum diameter of 80 feet. The improved portion of the circular area shall be 64 feet in diameter.
- C. "Dedication" means the deliberate setting aside of land by an owner for any general and public use, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a plat showing the dedication thereon, and the acceptance by the public shall be evidenced by the approval of such plat in the manner provided in this title.
- D. "Easement" means a right given by a property owner of the use of a strip of land by the public, a corporation or persons for specific purpose or purposes. Minimum width of road easement shall be 20 feet with improved surface to be determined at the discretion of the administrative official.
- E. "Improved roadway" means that portion of the street right-of-way which is surfaced with an asphaltic or better surface.
- F. "Lot" means a fractional part of subdivided lands having fixed boundaries, ~~and~~ being of sufficient area, ~~and~~ dimension to meet minimum zoning requirements, ~~and having a minimum~~ development requirements. 75-foot-frontage on a public right-of-way or a minimum 30-foot frontage on the circular portion of a cul-de-sac.
- G. "Lot, parent" means a lot which is subdivided into unit lots through the unit lot subdivision process.
- H. "Lot, unit" means a lot created from a parent lot and approved through the unit lot subdivision process.
- I. "Lot split" means the administrative process of dividing an existing lot into two.
- ~~G.~~J. "Plat" means a map or pictorial representation of a subdivision.
- ~~H.~~K. "Short subdivision" means the division of land into four or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, transfer, or building development. Short subdivision includes unit lot subdivisions that divides or redivides land into four or fewer lots, tracts, parcels or sites for the purpose of sale, lease, or transfer of ownership. In determining the number of lots, tracts, parcels or sites, the count shall include all lots, tracts, parcels or sites, including any that may be considered a parent lot under the unit lot subdivision sections of this Title.
- ~~I.~~L. "Solar energy system" means any device or combination of devices or elements which rely upon direct sunlight as an energy source including but not limited to any substance or device which collects sunlight for use in:
 1. The heating or cooling of a building;
 2. The heating or pumping of water;
 3. Industrial, commercial, or agricultural processes; or
 4. The generation of electricity.

A solar energy system may be used for purposes in addition to the collection of solar energy. The uses include, but are not limited to, serving as a structural member, part of a roof, a window, or a wall of a building.

~~J.M.~~ “Subdivision” means the division of land into five or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, transfer, or building development. Subdivision includes unit lot subdivisions that divide or redivide land into five or more lots, tracts, parcels or sites for the purpose of sale, lease, or transfer of ownership. In determining the number of lots, tracts, parcels or sites, the count shall include all lots, tracts, parcels or sites, including any that may be considered a parent lot under the unit lot subdivision sections of this Title.

N. “Unit lot subdivision” means the division of a parent lot into two or more unit lots within a development and approved through the unit lot subdivision process.

O. “Zero lot line subdivision” means the division of land in which the location of each building is placed in such a manner that one or more of the building’s sides rest directly on a lot line.

Chapter 17.12

SHORT SUBDIVISIONS AND UNIT LOT SUBDIVISIONS, ~~AND DEDICATIONS~~

17.12.010 Application – Preliminary consideration.

A. Application for short subdivisions and unit lot subdivisions shall be made to the city clerk on a form established by the planning commission and reviewed by the administrator/building official and the planning commission chairman.

B. The application shall contain sufficient information, including a sketch of the proposal sufficient to indicate the general acceptability of the layout as submitted. The applicant must complete all requirements for final approval within six months of the original application.

...

17.12.030 Application – Publication.

Notice of application for ~~a~~ short subdivisions and unit lot subdivisions shall be given by one publication in the official newspaper of the city and by first-class mail to owners of property within 300 feet of any boundary of the subject property. The proposed development site shall also be posted, identifying the total area of the plat, the number and typical lot size, the proposed use, and the name of the applicant.

...

17.12.050 Design standards.

A. The proposed short subdivision or unit lot subdivision shall comply with the comprehensive plan and the zoning ordinance.

B. Curb, gutter, pavement, and storm drainage facilities may be required at the discretion of the administrative official to prevent stormwater erosion and damage.

C. The proposed short subdivisions or unit lot subdivision shall provide necessary utility and drainage easements and the grantees thereof shall agree in writing to restore the easement rights-of-way to their original condition after any installation, maintenance or repair.

D. The administrative official may require additional information from the applicant to determine whether the project must be reviewed under the provisions of the State of Washington Environmental Protection Act (Chapter 43.21C RCW) and as the same may be amended and supplemented from time to time. Preliminary approval of the short subdivision or unit lot subdivision shall not be given until all requirements of the Act are fulfilled. If a stream

or natural drainage may exist in the proposed short subdivision or unit lot subdivision it shall not be altered until an assessment is made of potential environmental effects.

17.12.060 Fees and approval procedures.

A. The person proposing to subdivide shall pay a fee as established periodically by city council resolution.

B. The administrative official, together with the planning commission chairman shall approve or disapprove the short subdivision or unit lot subdivision if the application is in proper form and the short subdivision or unit lot subdivision complies with the foregoing.

C. Action will ordinarily be taken on short subdivisions or unit lot subdivisions ~~of this type~~ within 20 days from the date the application ~~if is~~ filed. No construction of structures, utilities, grading or excavation shall be allowed prior to the official approval of the short subdivision or unit lot subdivision.

D. If the necessary criteria have not been complied with, the administrative official, together with the planning commission chairman may either disapprove the application or require that the applicant make necessary changes which would cause them to give their approval.

...

17.12.080 Filing and recording requirements.

A. Short plats may require surveys and monuments.

B. The regulations shall require filing of a short plat for record in the office of the county auditor (King County department of records).

C. Filing standards for short subdivisions and unit lot subdivisions are:

1. The short plat should be standard engineering drawing size (e.g., eight-and-one-half inches by 14 inches).
2. The legal description may be written by licensing engineer or land surveyor or by a real estate title company unless otherwise determined by the administrative official.
3. The scale of drawing shall be an engineering scale, normally one inch equals 20 feet.
4. Existing structures shall show dimensions to lot lines.
5. Items to be placed on drawings:
 - a. Name or number of short plat and date;
 - b. Existing and proposed owners, if relevant;
 - c. Lots defined by large letters, "A", "B", "C" and "D", and by square footage;
 - d. Exact location of short plat by vicinity map and streets bordering the short subdivision.
6. Other requirements set forth in this chapter.

D. Recording of Short Subdivisions and Unit Lot Subdivisions.

1. Notices of short subdivision or unit lot subdivision approval shall be prepared for recording on the form prepared by the administrative official.
2. The original of the short plat, together with a copy of the completed notice of short subdivision or unit lot subdivision approval, shall be filed with the King County department of records by the subdivider. A copy of the short plat and notice of short subdivision or unit lot subdivision approval shall be furnished for the city short-plat file.

17.12.90 Unit lot subdivision.

A lot may be divided into separately owned unit lots and common areas, provided the following standards are met.

- A. Process. Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision or subdivision.
- B. Applicability. A lot to be developed with middle housing or multiple detached single-family residences, in which no dwelling units are stacked on another dwelling unit or other use, may be subdivided into individual unit lots as provided herein.
- C. Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable design and development standards.
- D. Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.
- E. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.
- F. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.
- G. Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the following:
 - 1. The title of the plat shall include the phrase "Unit Lot Subdivision."
 - 2. Approval of the development on each unit lot was granted by the review of the development, as a whole, on the parent lot.
- H. Effect of Preliminary Approval. Preliminary approval constitutes authorization for the applicant to develop the required facilities and improvements, upon review and approval of construction drawings by the public works department. All development shall be subject to any conditions imposed by the city on the preliminary approval.
- I. Revision and Expiration. Unit lot subdivisions follow the revision and expiration procedures for a short subdivision.
- J. Each unit lot that will have a dwelling unit constructed or that will otherwise be developed must continue to meet the tree canopy coverage requirements for the parent lot that are specified Chapter 16.14 LFPMC.

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 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 sure residential lots with single-family homes, but only up to the density requirements in the middle housing legislation; and

Commented [KA1]: Is this word extra?

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 notification 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 4, 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 18, Planning and Land Use Regulations, as provided in **Exhibit A** attached hereto.

Section 2. 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 3. 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 4. 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 **XX** day of June, 2025.

APPROVED:

Tom French
Mayor

ATTEST/AUTHENTICATED:

Matthew McLean
City Clerk

APPROVED AS TO FORM:

Kim Adams Pratt
City Attorney

Introduced: _____
Adopted: _____
Posted: _____
Published: _____
Effective: _____

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 planning director or the planning director’s 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 under a local preservation ordinance. A 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.

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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 LFP MC 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 a county or 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 legislative body of the county or city.

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.

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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)~~

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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.

18.08.65018.08.657 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.

18.08.66018.08.665 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.

...

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.

...

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.

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).

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, nNot 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.

Permitted and conditional uses must meet the tree canopy coverage requirements specified in Lake Forest Park Municipal Code (including without limitation, in LFPMC 16.14. 070).

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.

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).

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.

Permitted and conditional uses must meet the tree canopy coverage requirements specified in Lake Forest Park Municipal Code (including without limitation, in LFPMC 16.14. 070).

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, nNot 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.

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).

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.

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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.

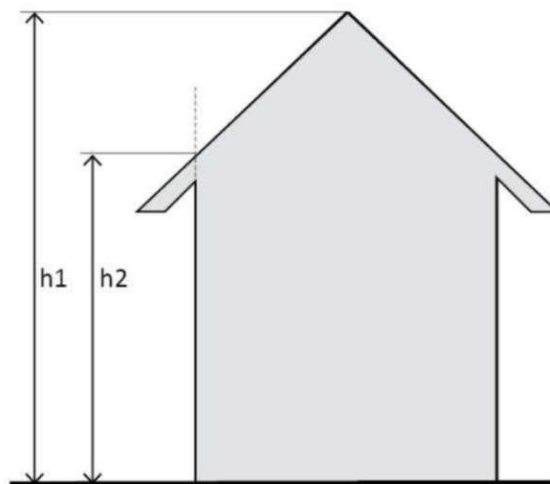


Figure 18.45.070-1. Where allowed by LFPMC 18.45.070, the height of a building with a pitched roof is $(h1 + h2)/2$, where $h2$ is measured at the surface of the roof where it intersects with a projection of the outside edge of the building wall. Where the wall/roof configuration varies, the building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

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 or lot splits.

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-SFLDR 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).

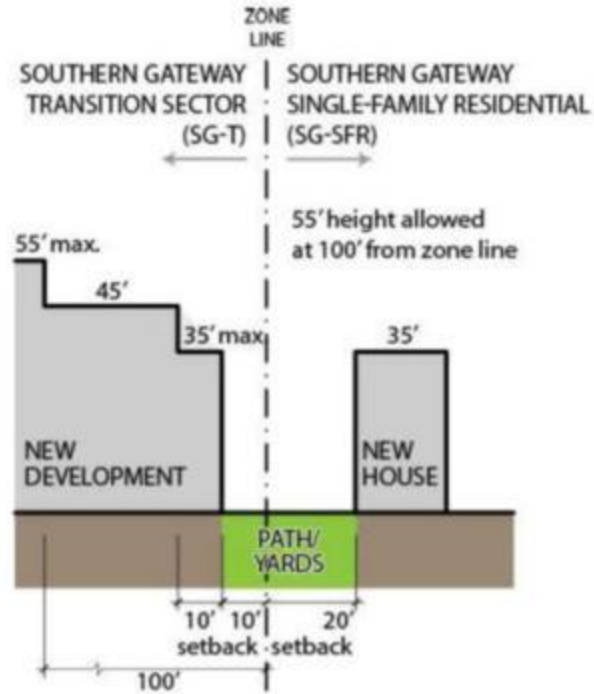


Figure 18.47.060-1. Maximum height of buildings near the southern gateway – ~~single family~~ low density residential zone.

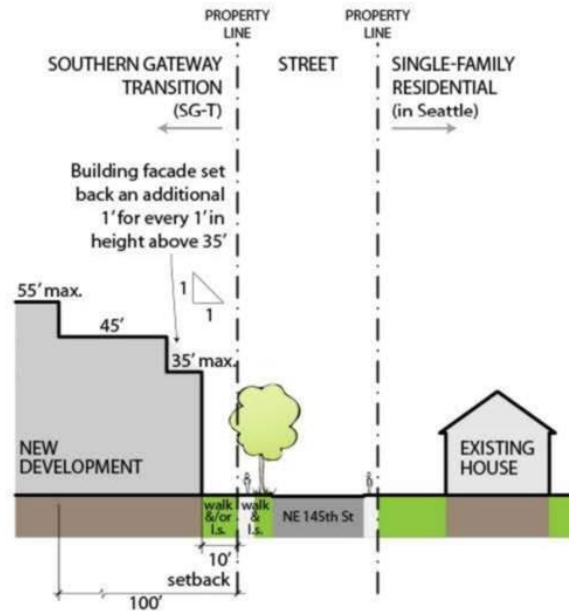


Figure 18.47.060-2. Maximum height of buildings across the street from a ~~single-family~~ low density zone (NE 145th Street is the only location where existing single-family residences are across the street from the southern gateway – transition zone).

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.)

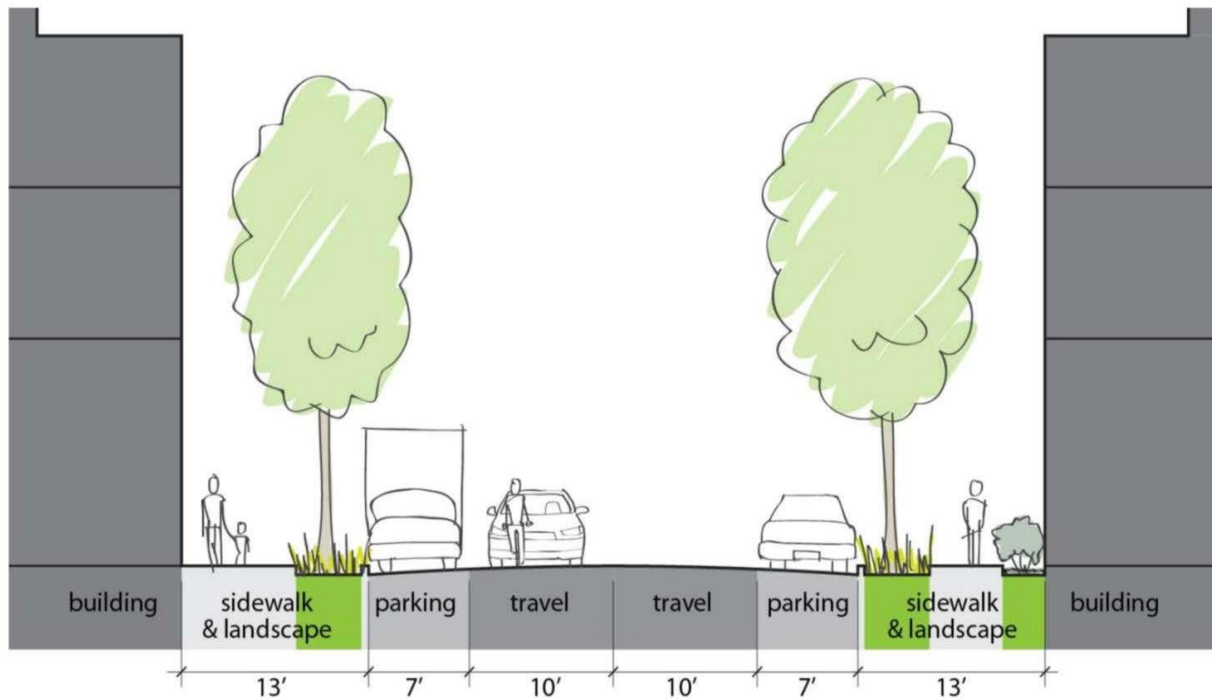


Figure 18.47.070-1. Preliminary N-S access street section.

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. No additional dwelling units, including accessory dwelling units, shall be permitted on any lot created through subdivision or lot split that results in a size below the minimum required for the zone, if approved after the adoption of this ordinance.~~

~~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;~~

~~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, ~~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 replaced elsewhere on the property.
2. Nonconforming use rules as set forth in chapter 18.66 LFPMC apply to any accessory buildings that are converted but are not consistent with the applicable codes at the time of conversion.

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.

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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 or lot splits.</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 or lots splits.</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.
4112. 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.
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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.

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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.

**CITY OF LAKE FOREST PARK
CITY COUNCIL SPECIAL MEETING NOTES
May 19, 2025**

It is noted this meeting was held in person in the Council Chambers and remotely via Zoom.

Councilmembers present (via Zoom): Tracy Furutani, Deputy Mayor; Larry Goldman, Paula Goode, John Lebo, Semra Riddle, and Ellyn Saunders

Staff present (via Zoom): Tom French, Mayor; Phillip Hill, City Administrator; Kim Adams Pratt, City Attorney; Rebecca Dickinson, Public Works Director; Katie Phillips, Project Manager; Jessica Halterman, Deputy City Clerk (in person)

Others present: No other visitors

CALL TO ORDER

Mayor French called the May 19, 2025, special meeting to order at 7:30 a.m.

ADOPTION OF THE AGENDA

Cmbr. Furutani moved to approve the agenda. **Cmbr. Riddle seconded. The motion to approve the agenda as presented carried unanimously.**

ITEMS FOR DISCUSSION, CONSIDERATION, AND/OR ACTION

Executive Session – Potential Litigation per RCW 42.30.110(1)(i)

The City Council went into Executive Session at 7:33 a.m. for approximately 15 minutes to discuss potential litigation pursuant to RCW 42.30.110(1)(i).

Council returned from Executive Session at 7:48 a.m.

Deputy Mayor Furutani moved to authorize an increase to the offer for the Wright/Jones right-of-way property acquisition to \$131,800.00. **Cmbr. Riddle seconded. The motion carried unanimously.**

ADJOURNMENT

There being no further business, the meeting adjourned at 7:51 a.m.

Thomas French, Mayor

1
2
3 _____
4 Jessica Halterman, Deputy City Clerk

**CITY OF LAKE FOREST PARK
COUNCIL COMMITTEE OF THE WHOLE MEETING NOTES
May 19, 2025**

It is noted this meeting was held in person in the City Council Chambers and remotely via Zoom.

Councilmembers present: Tracy Furutani, Deputy Mayor (via Zoom); Larry Goldman, Paula Goode (via Zoom), John Lebo, Semra Riddle, Ellyn Saunders (via Zoom)

Councilmembers absent: none

Staff present: Tom French, Mayor; Phillip Hill, City Administrator; Mark Hofman, Community Development Director (via Zoom); Jessica Halterman, Deputy City Clerk

Others present: 3 visitors

CALL TO ORDER

Cmbr. Goldman called the May 19, 2025, Committee of the Whole meeting to order at 6:00 p.m.

ADOPTION OF AGENDA

Cmbr. Goldman proposed to amend the agenda, tabling item 3.A, Overview of Emergency Operations Center, to a future date. **Cmbr. Riddle moved** to approve the agenda as amended. **Deputy Mayor Furutani seconded. The motion to approve the agenda as amended carried unanimously.**

PUBLIC COMMENT

Cmbr. Goldman invited public comments from the audience.

The following people provided comments regarding budget challenges:

- Alan Kiest
- Jack Tonkin

There being no one else wishing to speak, Cmbr. Goldman closed public comments.

DISCUSSION ITEMS

Resolution 25-2018/Authorizing the Mayor to Sign a Professional Services Agreement with iWorQ Systems, Inc. for Community Development Permitting Software Services

Director Hofman gave a brief presentation and responded to questions.

Cmbr. Lebo would like the resolution to include the agreement term, compensation, and if there is an option for extension.

Budget Challenges Discussion

Deputy Mayor Furutani gave a brief presentation and facilitated a discussion on current budget challenges and a potential levy rate.

Setting Upcoming Council Meeting Dates

Director Hofman gave a brief introduction on the timeline to adopt Middle Housing/Accessory Dwelling Unit code updates and responded to Council questions.

There was Council consensus to hold a special meeting June 9, 2025 to discuss the proposed code updates.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:35 p.m.

Larry Goldman, Councilmember

Jessica Halterman, Deputy City Clerk

**CITY OF LAKE FOREST PARK
CITY COUNCIL REGULAR MEETING MINUTES
May 22, 2025**

It is noted that this meeting was held in person at the City Council Chambers and remotely via Zoom.

Councilmembers present: Tracy Furutani, Deputy Mayor; Paula Goode, Larry Goldman, Jon Lebo, Semra Riddle, Ellyn Saunders (via Zoom)

Councilmembers absent: none

Staff present: Lindsey Vaughn, Finance Director; Kim Adams Pratt, City Attorney; Mike Harden, Police Chief; Rebecca Dickinson, Public Works Director; Mark Hofman, Community Development Director; Katie Phillips, Project Manager; Matt McLean, City Clerk

Others present: Shelly Helder, GTH Governmental Relations (via Zoom)
6 visitors

CALL TO ORDER

Deputy Mayor Furutani called the May 22, 2025, City Council regular meeting to order at 7:00 p.m.

FLAG SALUTE

Deputy Mayor Furutani led the Pledge of Allegiance.

ADOPTION OF AGENDA

Cmbr. Goode moved to adopt the agenda. **Cmbr. Riddle seconded.** **Cmbr. Lebo moved** to amend the agenda by moving item 8.E, Resolution 25-2017/Contract with Canon U.S.A, Inc. for Laserfiche, to precede item 10.A. **The motion to approve the agenda as amended carried unanimously.**

PUBLIC COMMENTS

Deputy Mayor Furutani invited comments from the audience.

There being no one in the audience wishing to speak, Deputy Mayor Furutani closed public comment.

PROCLAMATIONS

Cmbr. Goode read a proclamation recognizing June 6, 2025 as National Gun Violence Awareness Day.

Cmbr. Goldman read a proclamation recognizing June 2025 as Pride Month.

PRESENTATIONS

End of 2025 Legislative Session Report

Shelly Helder from Gordon Thomas Honeywell Government Relations gave a brief presentation on the 2025 Legislative Session and responded to Council questions.

PUBLIC HEARING on Ordinance 25-1308/Amending Chapter 18.52 of the Lake Forest Park Municipal Code, Signage, to Bring the Sign Code into Compliance with Recent Legal Decisions

Director Hofman gave a brief presentation on the sign code and responded to the Council's questions.

Deputy Mayor Furutani opened the Public Hearing for public comments.

- Randy Banneker from Seattle Realtors spoke in favor of the proposed sign code.

As there was no one else in the audience wishing to speak, Deputy Mayor Furutani closed the public comment and the Public Hearing.

Cmbr. Riddle moved to adopt Ordinance 25-1308, Amending Chapter 18.52 of the Lake Forest Park Municipal Code, Signage, to Bring the Sign Code into Compliance with Recent Legal Decisions. **Cmbr. Goldman seconded. The motion to adopt Ordinance 25-1308 carried unanimously.**

CONSENT CALENDAR

Cmbr. Riddle moved to approve the Consent Calendar. **Cmbr. Goldman seconded. The motion to approve the Consent Calendar as amended carried unanimously.**

- May 8, 2025 City Council Joint Meeting with Shoreline School District Board Minutes
- May 8, 2025 City Council Regular Meeting Minutes
- May 12, 2025 City Council Special Meeting Minutes
- Accounts Payable dated 5/22/2025 Claim Fund Check Nos. 87658 through 87716 in the amount of \$304,076.34, Void Check Nos. 87636 and 87654, and a 5/8/2025 Direct Deposit transaction in the amount of \$213,567.64. Additional approved transactions: Invoice Cloud, \$2,659.20. Total approved claim fund transactions: \$520,303.18.

1 **ORDINANCES AND RESOLUTIONS FOR DISCUSSION**

2
3 **Resolution 25-2019/Authorizing the Mayor to Sign the Professional Services Agreement AG-**
4 **25-028 with HDR Engineering, Inc. for the Electric Vehicle Charging Planning Project**

5
6 Project Manager Phillips gave a brief presentation, and the staff responded to questions.

7
8 This will be brought back at a future meeting.

9
10 **ORDINANCES AND RESOLUTIONS FOR ACTION**

11
12 **Resolution 25-2017/Authorizing the Mayor to Sign a Contract with Canon U.S.A., Inc. for the**
13 **Purchase and Implementation of a Laserfiche Cloud Document Management Solution**

14
15 Clerk McLean gave a brief presentation and responded to Council questions.

16
17 Cmr. Saunders left the meeting at 8:00 p.m.

18
19 **Cmr. Lebo moved** to approve Resolution 25-2017/Authorizing the Mayor to Sign a Contract
20 with Canon U.S.A., Inc. for the Purchase and Implementation of a Laserfiche Cloud Document
21 Management Solution. **Cmr. Riddle seconded. The motion to approve Resolution 25-2017**
22 **carried unanimously.**

23
24 **Resolution 25-2018/Authorizing the Mayor to Sign a Professional Services Agreement with**
25 **iWorQ Systems, Inc. for Community Development Permitting Software Use and Support**

26
27 Director Hofman gave a brief presentation.

28
29 **Cmr. Goldman moved** to approve Resolution 25-2018/Authorizing the Mayor to Sign a
30 Professional Services Agreement with iWorQ Systems, Inc. for Community Development
31 Permitting Software Use and Support. **Cmr. Riddle seconded. The motion to approve**
32 **Resolution 25-2018 carried unanimously.**

33
34 **COUNCIL DISCUSSION AND ACTION**

35
36 **Introduction to the Planning Commission recommendation for Middle Housing and Accessory**
37 **Dwelling Units**

38
39 Director Hofman gave a brief update on the recommended code updates regarding Middle
40 Housing and Accessory Dwelling Units and responded to Council questions.

41
42 **Deputy Mayor Furutani called for a five-minute recess at 8:53 p.m.**
43
44

Continued Budget Challenges Discussion

Deputy Mayor Furutani initiated a Council discussion on the ongoing budget challenges.

OTHER BUSINESS

Deputy Mayor Furutani requested a volunteer to serve as the liaison to the Parks & Recreation Advisory Board Council. As there is no one forthcoming, Deputy Mayor Furutani will attend the upcoming meeting.

ADJOURNMENT

There being no further business, Deputy Mayor Furutani adjourned the meeting at 9:16 p.m.

Tracy Furutani, Deputy Mayor

Matt McLean, City Clerk

**CITY OF LAKE FOREST PARK
BUDGET AND FINANCE COMMITTEE SPECIAL MEETING MINUTES
May 29, 2025**

It is noted that this meeting was held in person in the Emergency Operations Center at City Hall and virtually via Zoom.

Budget & Finance Committee members present: Jon Lebo, Chair; Semra Riddle, Vice Chair; Paula Goode

Budget & Finance Committee members absent: none

Other Councilmembers present: Tracy Furutani, Larry Goldman

Staff present: Phillip Hill, City Administrator; Lindsey Vaughn, Finance Director; Mike Harden, Police Chief; Matt McLean, City Clerk

Others present: 2 visitors

CALL TO ORDER

Chair Lebo called the May 29, 2025, Budget and Finance Committee special meeting to order at 6:00 p.m.

ADOPTION OF AGENDA

Cmbr. Goode moved to adopt the agenda as presented. **Vice Chair Riddle seconded. The motion to adopt the agenda as presented carried unanimously.**

PUBLIC COMMENTS

Chair Lebo invited comments from the public.

- Jeff Snedden provided comments regarding the process to fill the vacant council Position No. 2.

There being no one else in the audience wishing to speak, Chair Lebo closed public comment.

DIRECTOR'S REPORT

April 2025 Budget Monitoring Dashboard

Director Vaughn reviewed the April budget monitoring dashboard and responded to questions.

1 Cnabr. Goldman arrived at 6:09 p.m.

2

3 **OLD BUSINESS**

4

5 ***Continued discussions regarding budget challenges***

6

7 Director Vaughn gave a brief presentation and responded to Council questions.

8

9 Chair Lebo facilitated a discussion regarding budget challenges.

10

11 **ADJOURNMENT**

12

13 There being no further business, Chair Lebo adjourned the meeting at 6:55 p.m.

14

15

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18 _____
Jon Lebo, Chair

19

20

21

22

23 _____
Matt McLean, City Clerk

DRAFT

CITY OF LAKE FOREST PARK
CITY COUNCIL SPECIAL MEETING MINUTES
May 29, 2025

It is noted this meeting was held in person in the Council Chambers at City Hall and remotely via Zoom.

City Councilmembers present: Tracy Furutani, Deputy Mayor; Larry Goldman, Paula Goode, John Lebo, Semra Riddle, and Ellyn Saunders (via Zoom)

City Councilmembers absent: none

City Staff present: Phillip Hill, City Administrator; Matt McLean, City Clerk

Others present: 5 visitors

CALL TO ORDER

Deputy Mayor Furutani called the May 29, 2025, special meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Deputy Mayor Furutani led the pledge of allegiance.

ADOPTION OF THE AGENDA

Cmbr. Goode moved to adopt the agenda. **Cmbr. Riddle seconded. The motion to adopt the agenda as presented carried unanimously.**

DISCUSSION TOPICS

Deputy Mayor Furutani opened and led a discussion regarding the interviewing of applicants for the vacant Council Position No. 2.

Discussion and review of applications for the vacant Councilmember position

Cmbr. Saunders moved to eliminate Fred Grant and Joshua Rosenau from the interviews because they are running for a council position in November 2025. **Cmbr. Goode seconded. The motion carried with Cmbr. Riddle dissenting.**

Applicants chosen to interview for the vacant Councilmember position

Cmbr Goldman moved to interview the following applicants for the vacant Councilmember position: Richard Saunders, Fiaz Mir, Sebastian Quesada, Andrew

Weber, Sam Orallo, Ashton McCartney. **Cmbr. Goode seconded. The motion carried unanimously.**

Cmbr. Lebo moved to schedule three interviews Wednesday, June 4, 2025, and three interviews Thursday, June 5, 2025, with the order of the interviews to be determined and set by lot. **Cmbr. Goode seconded. The motion carried with Cmbrs. Goldman and Riddle dissenting.**

Selecting oral interview questions for applicants for the vacant Councilmember position

Each Councilmember shared the question that they would like to pose to the applicants during the interviews.

There was a Council consensus for Clerk McLean to determine by lot the order in which the questions will be asked, which will be the same order for all interviews, and to distribute the questions to the applicants as soon as possible, along with their interview slot.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:36 p.m.

Tracy Furutani, Deputy Mayor

Matt McLean, City Clerk

City of Lake Forest Park
SORTED TRANSACTION CHECK REGISTER
6/12/25

VOUCHER CERTIFICATION AND APPROVAL

We, the undersigned members of the Finance Committee of the City of Lake Forest Park, Washington, do hereby certify that the merchandise or services hereinafter specified have been received, a Pre-paid Accounts Payable Dated 05/23/2025 CLAIM FUND Check Nos. 87717 through 87720 in the amount of \$55,840.49, a voided Check No. 87718, an Accounts Payable dated 6/12/25 CLAIM FUND Check Nos. 87721 through 87813 in the amount of \$854,844.59, a 5/08/25 PAYROLL FUND ACH transaction in the amount of \$205,339.69, a 5/23/25 PAYROLL FUND ACH transaction in the amount of \$212,637.43, a 5/23/25 DIRECT DEPOSIT transaction in the amount of \$233,462.80, and a 6/06/25 DIRECT DEPOSIT transaction in the amount of \$233,961.73 are approved for payment this 12th day of June 2025.

Additional approved transactions are:

ACH transaction US Bank Statement in the amount of \$60,929.95
ACH transaction Elavon in the amount of \$1,176.80
ACH transaction State of Washington in the amount of \$19,340.42

Total approved claim fund transactions: \$1,877,533.90

City Clerk

Mayor

Finance Committee

Accounts Payable

Checks by Date - Summary by Check Date

User: tandrus@cityoflfp.gov
Printed: 6/9/2025 3:44 PM



Section 8, Item F.

Check No	Vendor No	Vendor Name	Check Date	Check Amount
87717	ALLDRYS	The Thompson Companies Inc All Dry Serv	05/23/2025	48,110.75
87719	CALCOLL	Caliber Holdings Corporation	05/23/2025	7,444.74
87720	GRAFIXS	Grafix Shoppe	05/23/2025	285.00
Total for 5/23/2025:				55,840.49
Report Total (3 checks):				55,840.49

Bank Reconciliation

Section 8, Item F.

Checks by Date

User: sschindele

Printed: 06/09/2025 - 1:44PM

Bank Accounts: Operatin

System:

Cleared and Not Cleared Checks

Check Date: From 06/12/2025 To 06/12/2025

Print ACH Checks: True



Check No	Check Date	Name	Comment	Module	Clear Date	Amount
0	6/12/2025	Elavon		AP		1,176.80
0	6/12/2025	State of Washington		AP		19,340.42
87721	6/12/2025	A Huge Production		AP		862.50
87722	6/12/2025	AARD Pest Control, Inc		AP		109.20
87723	6/12/2025	Accord Contractors, LLC		AP		85,128.38
87724	6/12/2025	All Battery Sales & Service Inc.		AP		125.32
87725	6/12/2025	Alta Language Services Inc		AP		58.00
87726	6/12/2025	Amazon Capital Services Inc		AP		130.65
87727	6/12/2025	American Traffic Solutions Inc.		AP		78,109.00
87728	6/12/2025	Aspect Consulting, LLC		AP		2,020.00
87729	6/12/2025	Richard Auger		AP		8.07
87730	6/12/2025	Aurora Rents, Inc.		AP		42.37
87731	6/12/2025	Avocette Technologies Inc.		AP		250.00
87732	6/12/2025	Anthony Carl Basler		AP		210.00
87733	6/12/2025	Christopher Bendiksen		AP		300.00
87734	6/12/2025	Brown Bear Car Wash		AP		78.00
87735	6/12/2025	Builders Interiors, Inc.		AP		1,329.74
87736	6/12/2025	Cadman Materials, Inc.		AP		111.03
87737	6/12/2025	Cascadia Consulting Group, Inc.		AP		68,640.92
87738	6/12/2025	Century Link		AP		107.07
87739	6/12/2025	City of Lynnwood		AP		2,190.00
87740	6/12/2025	Conсор North America, Inc.		AP		1,092.75
87741	6/12/2025	Costco Membership		AP		130.00
87742	6/12/2025	Creative House Branding LLC		AP		259.23
87743	6/12/2025	Jason Czebotar		AP		1,106.40
87744	6/12/2025	DataQuest, LLC		AP		167.50
87745	6/12/2025	Robert Dearnore		AP		140.00
87746	6/12/2025	Envirotech Services, Inc.		AP		10,239.77
87747	6/12/2025	Facet, Inc.		AP		43,377.13
87748	6/12/2025	Ferguson Enterprises, Inc. #1539		AP		141.18
87749	6/12/2025	Frehiwot Bruce		AP		126.00
87750	6/12/2025	Galls, LLC		AP		521.15
87751	6/12/2025	Josh Gibbs		AP		25.00
87752	6/12/2025	Government Finance Officers Associati		AP		190.00
87753	6/12/2025	Jennifer Johnson Grant		AP		65.00
87754	6/12/2025	Gray & Osborne, Inc.		AP		6,844.61
87755	6/12/2025	Department 32 - 2501271310 Home De		AP		2,654.42
87756	6/12/2025	James Santerelli Enterprises		AP		225.50
87757	6/12/2025	Jet City Printing, Inc.		AP		393.77
87758	6/12/2025	Jim's Northgate Towing		AP		327.74
87759	6/12/2025	Johnson Controls		AP		3,568.48
87760	6/12/2025	KDH Consulting, Inc		AP		215.09
87761	6/12/2025	King County Dept of Natural Resources		AP		6,696.84
87762	6/12/2025	King County Finance		AP		3,621.80

Check No	Check Date	Name	Comment	Module	Clear Date	Section 8, ItemF.
87763	6/12/2025	King County Finance		AP		824.00
87764	6/12/2025	King County Finance		AP		1,204.94
87765	6/12/2025	King County Finance		AP		4,893.84
87766	6/12/2025	King County Finance & Business		AP		237,257.88
87767	6/12/2025	King County Records Office		AP		2,000.00
87768	6/12/2025	King County Sheriff's Office		AP		21,875.00
87769	6/12/2025	Lake Forest Park Animal Hospital		AP		264.35
87770	6/12/2025	Young Lee		AP		140.00
87771	6/12/2025	LFP Municipal Court		AP		290.00
87772	6/12/2025	Mike Loggins		AP		25.00
87773	6/12/2025	Lower 48 Contracting/Painting, Inc.		AP		3,277.01
87774	6/12/2025	Bob Majors		AP		25.00
87775	6/12/2025	Francisco Montague		AP		54.25
87776	6/12/2025	Navia Benefit Solutions		AP		300.00
87777	6/12/2025	Norcom 911		AP		118,574.50
87778	6/12/2025	Northshore Utility District		AP		17,425.36
87779	6/12/2025	NP Language Services		AP		210.00
87780	6/12/2025	OEG, Inc dba Pride Electric		AP		1,440.91
87781	6/12/2025	Office Depot, Inc.		AP		187.09
87782	6/12/2025	PACE Engineers, Inc.		AP		27,915.74
87783	6/12/2025	Pacific Glass & Door		AP		4,999.90
87784	6/12/2025	Pacific Office Automation		AP		626.80
87785	6/12/2025	Pat's Trees & Landscape Inc.		AP		4,456.90
87786	6/12/2025	Peerless Network, Inc		AP		1,040.75
87787	6/12/2025	Performance Systems Integration		AP		1,564.36
87788	6/12/2025	Pirtek Woodinville		AP		3,344.45
87789	6/12/2025	Puget Sound Energy		AP		159.08
87790	6/12/2025	Puget Sound Executive Services, Inc.		AP		348.00
87791	6/12/2025	Red Carpet Building Maint. Inc.		AP		3,206.15
87792	6/12/2025	Rockey Roth		AP		16.15
87793	6/12/2025	Almira Safarova Downey		AP		140.00
87794	6/12/2025	Nancy Shattuck		AP		960.66
87795	6/12/2025	Snohomish Co Sheriff's Office		AP		11,362.36
87796	6/12/2025	Snohomish County Sheriff's Office		AP		3,047.44
87797	6/12/2025	Staples Advantage		AP		414.09
87798	6/12/2025	Stewart MacNichols Harmell, Inc., P.S.		AP		10,000.00
87799	6/12/2025	Summit Law Group PLLC		AP		2,361.00
87800	6/12/2025	The Canine Resource Center Inc		AP		450.00
87801	6/12/2025	Transpo Group USA Inc		AP		10,155.00
87802	6/12/2025	Tri-Tec Communications, Inc.		AP		300.02
87803	6/12/2025	Amy Tung		AP		140.00
87804	6/12/2025	Utilities Underground Location Ctr.		AP		103.95
87805	6/12/2025	V + M Structural Design, Inc.		AP		7,806.50
87806	6/12/2025	Jerome Walker		AP		175.00
87807	6/12/2025	Washington Criminal Justice Training C		AP		1,150.00
87808	6/12/2025	Washington Law Enforcement and Recr		AP		300.00
87809	6/12/2025	Washington State Department of Ecolog		AP		8,444.00
87810	6/12/2025	Washington State Department of Transp		AP		13,672.31
87811	6/12/2025	Waste Management Northwest		AP		3,302.24
87812	6/12/2025	West Coast Armory North		AP		18.00
87813	6/12/2025	Zipline Communications, Inc.		AP		655.00
Total Check Count:						95

Total Check Amount:

875,361.81

Accounts Payable

Check Detail

User: tandrus@cityofflp.gov
Printed: 06/09/2025 - 3:40PM



Section 8, Item F.

Check Number	Check Date	Amount
ADOBE - Adobe Inc.		
42527512	05/08/2025	
Inv 3082194412		522.63
42527512 Total:		522.63
ADOBE - Adobe Inc. Total:		
		522.63
AMAZON - Amazon Capital Services Inc		
42527511	05/08/2025	
Inv 3070329-2147432		394.88
42527511 Total:		394.88
42527514	05/08/2025	
Inv 6753203-4348213		992.69
42527514 Total:		992.69
42527515	05/08/2025	
Inv 8282117-2371404		22.05
42527515 Total:		22.05
42527516	05/08/2025	
Inv 6168447-6685061		49.62
42527516 Total:		49.62
42527517	05/08/2025	
Inv 8495424-7400242		580.60
42527517 Total:		580.60
42527518	05/08/2025	
Inv 6463049-2633015		1,312.58
42527518 Total:		1,312.58
42568884	05/08/2025	
Inv 0989857-2417841		23.32
42568884 Total:		23.32
42570331	05/08/2025	

Inv 4586553-0184255	147.45
42570331 Total:	147.45
42589532 05/08/2025 Inv 6663472-4063402	53.51
42589532 Total:	53.51
42589533 05/08/2025 Inv 6863324-4283410	532.62
42589533 Total:	532.62
42599151 05/08/2025 Inv 0711168-5752258	29.75
42599151 Total:	29.75
425275110 05/08/2025 Inv 2749145-3740265	27.56
425275110 Total:	27.56
425275111 05/08/2025 Inv 2544031-6841856	20.39
425275111 Total:	20.39
425275112 05/08/2025 Inv 2610173-6272235	826.15
425275112 Total:	826.15
425275113 05/08/2025 Inv 4181886-4087421	88.20
425275113 Total:	88.20
425275114 05/08/2025 Inv 6277133-4713050	75.89
425275114 Total:	75.89
425275116 05/08/2025 Inv 3201215-1991424	68.42
425275116 Total:	68.42
AMAZON - Amazon Capital Services Inc Total:	5,245.68
AWCCONF - Association of Washington Cities	
42596351 05/23/2025 Inv 159750	450.00

42596351 Total:	450.00
AWCCONF - Association of Washington Cities Total:	450.00
CAMPBELL - Campbell's Resort	
42510102 05/20/2025	
Inv 42510102	495.96
42510102 Total:	495.96
CAMPBELL - Campbell's Resort Total:	495.96
CHEWY - Chewy.com	
42568885 05/08/2025	
Inv 1658410828	96.91
42568885 Total:	96.91
CHEWY - Chewy.com Total:	96.91
COMFORT - Comfort Inn & Suites	
42568886 05/08/2025	
Inv 978042430	375.60
42568886 Total:	375.60
COMFORT - Comfort Inn & Suites Total:	375.60
COSTCO - Costco Warehouse	
42506311 05/14/2025	
Inv 50800006171	98.51
42506311 Total:	98.51
COSTCO - Costco Warehouse Total:	98.51
DLVRIT - Dlvrit Pro	
42509382 05/13/2025	
Inv 486505	129.50
42509382 Total:	129.50
DLVRIT - Dlvrit Pro Total:	129.50
DOCKSIDE - Dockside Donuts	
42589534 05/13/2025	
Inv 511315000379	44.75
42589534 Total:	44.75

DOCKSIDE - Dockside Donuts Total:

44.75

EVERGREP - Evergreen Plumbing & Drain Liability Co

42533461 05/08/2025

Inv 0187

2,371.45

42533461 Total:

2,371.45

EVERGREP - Evergreen Plumbing & Drain Liability Co Total:

2,371.45

FAADROME - Federal Aviation Administration

42568883 05/08/2025

Inv 34EWAM4

25.00

42568883 Total:

25.00

FAADROME - Federal Aviation Administration Total:

25.00

FBINAA - FBINAA, FBI National Academy

42529901 05/13/2025

Inv 04172025

695.00

42529901 Total:

695.00

42529902 05/13/2025

Inv OUCZTV

687.96

42529902 Total:

687.96

FBINAA - FBINAA, FBI National Academy Total:

1,382.96

GFOA - Government Finance Officers Association

42510101 05/14/2025

Inv 4661

345.00

42510101 Total:

345.00

GFOA - Government Finance Officers Association Total:

345.00

GODADDY - GoDaddy

42527513 05/08/2025

Inv 3681120687

106.20

42527513 Total:

106.20

42527519 05/08/2025

Inv 3697456294

106.20

42527519 Total:

106.20

GODADDY - GoDaddy Total:		212.40
HOMEDEPO - Home Depot Credit Services, Department 32 - 2501271310		
52568882	05/08/2025	
Inv WN1230631		494.14
52568882 Total:		494.14
HOMEDEPO - Home Depot Credit Services, Department 32 - 2501271310 Total:		494.14
INTEGPHN - Integra Telecom, Inc.		
42527883	05/08/2025	
Inv 21388906		1,000.96
42527883 Total:		1,000.96
INTEGPHN - Integra Telecom, Inc. Total:		1,000.96
JOBTARGE - JOBTARGET		
42506313	05/14/2025	
Inv 32444222		324.00
42506313 Total:		324.00
42506314	05/14/2025	
Inv 32557600		125.00
42506314 Total:		125.00
42506315	05/14/2025	
Inv 32533993		675.00
42506315 Total:		675.00
42506318	05/14/2025	
Inv 32444223		125.00
42506318 Total:		125.00
JOBTARGE - JOBTARGET Total:		1,249.00
LANDSEND - Lands' End		
42506317	05/16/2025	
Inv 1314308		628.44
42506317 Total:		628.44
LANDSEND - Lands' End Total:		628.44
LEXISNEX - LexisNexis Risk Data Mgmt. Inc.		
425278824	05/14/2025	

Inv 1100122332		140.81
425278824 Total:		140.81
425278825	05/14/2025	
Inv 1100105278		140.81
425278825 Total:		140.81
LEXISNEX - LexisNexis Risk Data Mgmt. Inc. Total:		281.62
MUNIRES - Municipal Research & Services Center		
42589531	05/13/2025	
Inv 74495		135.00
42589531 Total:		135.00
MUNIRES - Municipal Research & Services Center Total:		135.00
NORTHUTI - Northshore Utility District		
42527888	05/14/2025	
Inv 11688 2/25		103.04
42527888 Total:		103.04
42527889	05/14/2025	
Inv 11720 2/25		55.29
42527889 Total:		55.29
425278810	05/14/2025	
Inv 20342 2/25		109.37
425278810 Total:		109.37
425278811	05/14/2025	
Inv 31043 2/25		75.35
425278811 Total:		75.35
NORTHUTI - Northshore Utility District Total:		343.05
NWCASCA - Northwest Cascade, Inc.		
42527882	05/14/2025	
Inv 0554730730		201.55
42527882 Total:		201.55
425278815	05/14/2025	
Inv 0554755063		439.07
425278815 Total:		439.07

425278816	05/14/2025	
Inv 0554755064		526.11
425278816 Total:		526.11
425278820	05/14/2025	
Inv 0554762496		185.05
425278820 Total:		185.05
425278831	05/14/2025	
Inv 0554780685		201.55
425278831 Total:		201.55
NWCASCA - Northwest Cascade, Inc. Total:		1,553.33
PACTOP - Pacific Topsoils, Inc.		
425278817	05/14/2025	
Inv 12097 2/25		123.50
425278817 Total:		123.50
PACTOP - Pacific Topsoils, Inc. Total:		123.50
PRIMGMT - Police Records and Information Management Group		
42568881	05/07/2025	
Inv 99403		159.00
42568881 Total:		159.00
PRIMGMT - Police Records and Information Management Group Total:		159.00
SAFEWAY - Safeway		
42533462	05/08/2025	
Inv 03272025		28.10
42533462 Total:		28.10
SAFEWAY - Safeway Total:		28.10
SEALIGHT - Seattle City Light		
42527881	05/14/2025	
Inv 7587713955 2/25		40.51
42527881 Total:		40.51
42527884	05/14/2025	
Inv 7012140000 2/25		23,985.84
42527884 Total:		23,985.84

42527887	05/14/2025	
Inv 6037500000 2/25		347.17
42527887 Total:		347.17
425278812	05/14/2025	
Inv 5583140000 2/25		3,488.10
425278812 Total:		3,488.10
425278813	05/14/2025	
Inv 5915040000 2/25		18.56
425278813 Total:		18.56
425278814	05/14/2025	
Inv 5942030000 2/25		538.02
425278814 Total:		538.02
425278819	05/14/2025	
Inv 3838830000 3/25		34.69
425278819 Total:		34.69
425278829	05/14/2025	
Inv 8046530000 3/25		37.12
425278829 Total:		37.12
425278830	05/14/2025	
Inv 5627017320 3/25		19.28
425278830 Total:		19.28
SEALIGHT - Seattle City Light Total:		28,509.29
SEATIMEA - The Seattle Times		
425278826	05/14/2025	
Inv 69177		255.75
425278826 Total:		255.75
SEATIMEA - The Seattle Times Total:		255.75
SMARSH - Smarsh		
425278818	05/14/2025	
Inv INV-258540		2,471.32
425278818 Total:		2,471.32
SMARSH - Smarsh Total:		2,471.32

SOUNDSEC - Sound Security Inc. (Sonitrol)

425278821 05/14/2025

Inv 6218437 308.56

425278821 Total: 308.56

425278832 05/14/2025

Inv 6226228 151.53

425278832 Total: 151.53

SOUNDSEC - Sound Security Inc. (Sonitrol) Total:

460.09

STARBUCK - Starbucks Store #373

42533463 05/08/2025

Inv 03272025 49.12

42533463 Total: 49.12

STARBUCK - Starbucks Store #373 Total:

49.12

STERICYL - Stericycle, Inc.

425278823 05/14/2025

Inv 8010473254 76.11

425278823 Total: 76.11

STERICYL - Stericycle, Inc. Total:

76.11

SUMMITLA - Summit Law Group PLLC 001-110-513-10-41-00

42527885 05/14/2025

Inv 161767 1,325.18

42527885 Total: 1,325.18

42527886 05/14/2025

Inv 161693 2,771.00

42527886 Total: 2,771.00

SUMMITLA - Summit Law Group PLLC Total:

4,096.18

TARGET - Target Corp.

42506312 05/14/2025

Inv 863991004582236 5.13

42506312 Total: 5.13

TARGET - Target Corp. Total:

5.13

TKELEVAT - TK Elevator Corporation

425278822	05/14/2025	
Inv 3008438943		944.79
425278822 Total:		944.79
425278827	05/14/2025	
Inv 6000787843		745.63
425278827 Total:		745.63
425278828	05/14/2025	
Inv 60000790786		3,577.36
425278828 Total:		3,577.36
TKELEVAT - TK Elevator Corporation Total:		5,267.78
TRUPANIO - Trupanion		
42599152	05/14/2025	
Inv INV61767508		114.38
42599152 Total:		114.38
TRUPANIO - Trupanion Total:		114.38
VOLGISTI - Volgistics Inc.		
42534641	05/15/2025	
Inv 527466		840.00
42534641 Total:		840.00
VOLGISTI - Volgistics Inc. Total:		840.00
WASABI - Wasabi Technologies, Inc		
425275115	05/13/2025	
Inv INV-1048207		42.31
425275115 Total:		42.31
WASABI - Wasabi Technologies, Inc Total:		42.31
WMCA - WMCA Treasurer		
42509381	05/13/2025	
Inv 3JC02331T696082		100.00
42509381 Total:		100.00
WMCA - WMCA Treasurer Total:		100.00
WMTA - Washington Public Treasurer's Assn. 001-160-514-20-49-00		
42510103	05/14/2025	

Inv 174117115	400.00
42510103 Total:	400.00
WMTA - Washington Public Treasurer's Assn. Total:	400.00
WRPA - Washington Recreation & Park Assoc.	
42503791 05/14/2025	
Inv 10923	450.00
42503791 Total:	450.00
WRPA - Washington Recreation & Park Assoc. Total:	450.00
Total:	60,929.95

Accounts Payable

Section 8, ItemF.

Checks by Date - Summary by Check Date

User: tandrus@cityofflp.gov

Printed: 6/9/2025 2:01 PM



Check No	Vendor No	Vendor Name	Check Date	Check Amount
ACH	LEOFFTR	LEOFF TRUST	05/08/2025	1,961.99
ACH	NAVIA	Navia Benefit Solutions, Inc.	05/08/2025	537.41
ACH	NAVIAFSA	Navia - FSA	05/08/2025	62.50
ACH	PFLTRUST	LFP PFL Trust Account	05/08/2025	2,830.45
ACH	TEAMDR	National D.R.I.V.E.	05/08/2025	4.45
ACH	Z401AL	Vantagepoint Transfer Agents-107084 ICM	05/08/2025	2,284.60
ACH	Z457	Vantagepoint Transfer Agents-304508 ICM	05/08/2025	9,963.35
ACH	ZAWC	AWC	05/08/2025	48,768.94
ACH	ZEMPSEC	Employment Security Dept.	05/08/2025	598.11
ACH	ZEMPWACA	Wa.Cares Tax	05/08/2025	1,036.00
ACH	ZGUILD	LFP Employee Guild	05/08/2025	975.00
ACH	ZICMA	Vantagepoint Transfer Agents-107084 ICM	05/08/2025	35,495.94
ACH	ZL&I	Washington State Department of Labor & I	05/08/2025	8,118.77
ACH	ZLEOFF	Law Enforcement Retirement	05/08/2025	16,886.95
ACH	ZLFPIRS	Lake Forest Park/IRS	05/08/2025	41,763.69
ACH	ZPERS	Public Employees Retirement	05/08/2025	25,830.42
ACH	ZTEAM	Teamsters Local Union #117	05/08/2025	213.72
ACH	ZWATWT	Washington Teamsters Welfare Trust	05/08/2025	8,007.40
Total for 5/8/2025:				205,339.69
Report Total (18 checks):				205,339.69

Accounts Payable

Section 8, Item F.

Checks by Date - Summary by Check Date

User: tbaker@cityofflp.gov

Printed: 6/9/2025 2:01 PM



Check No	Vendor No	Vendor Name	Check Date	Check Amount
ACH	LEOFFTR	LEOFF TRUST	05/23/2025	41,284.58
ACH	NAVIA	Navia Benefit Solutions, Inc.	05/23/2025	537.41
ACH	NAVIAFSA	Navia - FSA	05/23/2025	62.50
ACH	PFLTRUST	LFP PFL Trust Account	05/23/2025	3,161.38
ACH	TEAMDR	National D.R.I.V.E.	05/23/2025	4.45
ACH	Z401AL	Vantagepoint Transfer Agents-107084 ICM	05/23/2025	2,287.14
ACH	Z457	Vantagepoint Transfer Agents-304508 ICM	05/23/2025	10,397.59
ACH	ZAWC	AWC	05/23/2025	2,376.18
ACH	ZEMPSEC	Employment Security Dept.	05/23/2025	687.28
ACH	ZEMPWACA	Wa.Cares Tax	05/23/2025	1,124.15
ACH	ZGUILD	LFP Employee Guild	05/23/2025	975.00
ACH	ZICMA	Vantagepoint Transfer Agents-107084 ICM	05/23/2025	41,251.02
ACH	ZL&I	Washington State Department of Labor & I	05/23/2025	8,516.31
ACH	ZLEOFF	Law Enforcement Retirement	05/23/2025	22,409.56
ACH	ZLFPIRS	Lake Forest Park/IRS	05/23/2025	50,135.95
ACH	ZPERS	Public Employees Retirement	05/23/2025	26,828.61
ACH	ZTEAM	Teamsters Local Union #117	05/23/2025	213.72
ACH	ZWATWT	Washington Teamsters Welfare Trust	05/23/2025	384.60
Total for 5/23/2025:				212,637.43
Report Total (18 checks):				212,637.43

Bank Reconciliation

Section 8, Item F.

Checks by Date

User: tandrus@cityoflfp.gov
Printed: 06/09/2025 - 3:47PM
Bank Accounts: PPOperat
System:
Cleared and Not Cleared Checks
Check Date: From 05/23/2025 To 05/23/2025
Print ACH Checks: True



Check No	Check Date	Name	Comment	Module	Clear Date	Amount
0	5/23/2025		DD 00523.05.2025	PR	5/31/2025	233,462.80
Total Check Count:						1
Total Check Amount:						233,462.80

Bank Reconciliation

Section 8, ItemF.

Checks by Date

User: sschindele
Printed: 06/09/2025 - 2:06PM
Bank Accounts: PPOperat
System:
Cleared and Not Cleared Checks
Check Date: From 06/06/2025 To 06/06/2025
Print ACH Checks: True



Check No	Check Date	Name	Comment	Module	Clear Date	Amount
0	6/6/2025		DD 00506.06.2025	PR		233,961.73
Total Check Count:						1
Total Check Amount:						233,961.73



LAKE FOREST PARK WASHINGTON

Published on *Lake Forest Park Washington Meetings* (<https://lakeforestpark-wa.municodemeetings.com>)

[Home](#) > [Boards](#) > [Board Application](#) > [Webform results](#) > Board Application

Submission information

Form: [City of Lake Forest Park Boards and Commissions Application](#) [1]

Submitted by Visitor (not verified)

Sun, 03/16/2025 - 11:22am

73.109.51.124

First Name

Sandra

Last Name

Weber

Home Address

Mailing Address (if different from above)

Phone Number

Do you own property in Lake Forest Park?

Yes

Email

Board, Commission, Committee

Climate Action Committee

Years a Resident of this Municipality

14

Experience/Professional Expertise/Education (Please provide dates of education and experience.)

Freshman, Shorecrest Highschool, Expecting graduation 2028, GPA 4.0, over 35 hours of volunteer work at Shorecrest interACT, volleyball assistant coach at shoreline elementary schools, co-captain NWJRS 15UA, Kellogg WEB

Current or Prior Experience on Boards/Commissions/Committees

None

Civic Activities and Memberships (Roles with fraternal, business, church, or social groups-please provide dates)

Girl Scouts 2015-2020, youth group at Saint Andrews, on the Shorecrest Volleyball team and a Volleyball club team, and swim team at Aqua Club

Reasons for Wanting to Serve

I've loved growing up in LFP, the trees and all the wild life is so refreshing to see outside the city. And I would love to help maintain that for future generations so everyone can love it too. In addition to that I am planning on studying Climate analysis in college and hope to start a non-profit organization to help not only LFP with battling climate change but also the world.

Are you able to attend evening meetings?

Yes

Resume, Education, etc. (Optional)

- [Home](#)
- [Logout](#)
- [Dashboard](#)

[Municode - Connecting You and Your Community](#)

Source URL:<https://lakeforestpark-wa.municodemeetings.com/node/791/submission/110>

Links

[1] <https://lakeforestpark-wa.municodemeetings.com/bc/application>



CITY OF LAKE FOREST PARK

CITY COUNCIL

AGENDA COVER SHEET

Meeting Date	June 12, 2025
Originating Department	Community Development Department
Contact Person	Cory Mattson, Community Programs Planner
Title	Resolution 25-2020/Authorizing the Mayor to Sign a Grant Agreement Between King County and the City of Lake Forest Park for Development Funding for the Future Lakefront Park Property

Legislative History

- First Presentation June 12, 2025 – Regular Council Meeting

Attachments:

1. Resolution 25-2020/Authorizing the Mayor to Sign a Grant Agreement Between King County and the City of Lake Forest Park for Development Funding for the Future Lakefront Park Property
2. Capital Project Grant Agreement between King County and the City of Lake Forest Park

Executive Summary

The City of Lake Forest Park acquired 1.91 acres of lakefront property on November 30, 2021, located at 17345 & 17347 Beach Dr. NE (KC Parcel Nos. 4030100040 and 4030100035) (the “Lakefront Park lots”), for future use as a city park and open space with recreational elements and access to the water. Since then, the City has continued with design, engineering, and environmental review, and is currently navigating the permitting process for the adopted Lakefront Park preferred concept and schematic design, which has incorporated community input throughout. The funding for the development of the Lakefront Park Project amounts to \$500,000.00 and is provided through King County and the Office of Performance, Strategy, and Budget (PSB). The purpose of this agenda item is to authorize the Mayor to sign the Agreement between King County and the City for reimbursement of funds utilized in the development of the Lakefront Park Project. This will be the first funding received from several different funding partners to cover the gap in construction costs.

Background

Active Park Elements and Master Planning Process

The City Council has discussed the need to provide active recreation and public access (non-motorized) to Lake Washington in future property acquisitions. The purchase of the Lakefront Park lots facilitates these goals and provides both indoor and outdoor community gathering areas. Following the acquisition, in April 2023, City staff solicited consultant proposals for design, engineering, environmental review, and permitting for improvements at the Lakefront Park lots. The consultant, Facet NW (formerly DCG/Watershed), was selected following a thorough Request for Qualification (RFQ) process that included a 5-member panel scoring and interviewing the candidates, as well as verifying qualified references.

In June 2024, the City of Lake Forest Park contracted with Facet NW and its teaming partners (Johnston Architects; Transportation Solutions, Inc.; ASM Cultural Resource Consultants; APS Survey and Mapping; DCW Cost Management; Elcon Electrical Engineering; and, HWA GeoSciences) in the multidisciplinary effort to develop a public lakefront from predesign through concept design, design development, construction documentation and permitting, and construction administration.

The project, known formally as “Lakefront Improvements Design, Engineering, Environmental, and Permitting,” encompasses three lakefront parcels in Lake Forest Park: the two Lakefront park lots and an existing public preserve called Lyon Creek Waterfront Preserve. The project aims to enhance public waterfront access by creating a space for passive recreation and gathering activities.

Fiscal & Policy Implications

The City plans to continue the design, engineering, environmental review, and permitting of the Lakefront Park Project, aiming to go out to bid for construction in early 2026. These funds would begin to bridge the gap needed to complete the Lakefront Park Project development.

Alternatives

<i>Options</i>	<i>Results</i>
<ul style="list-style-type: none"> Authorize the Mayor to sign the agreement 	The Mayor will sign the agreement with King County for reimbursement funds for the Lakefront Park Property development
<ul style="list-style-type: none"> Do not authorize the Mayor to sign the agreement 	The Mayor will not sign the agreement with King County and other funding will need to be sought after to complete the development funding gap

Staff Recommendation

Authorize the Mayor to sign a grant agreement with King County and the City of Lake Forest Park for the Lakefront Park Project development funding.

RESOLUTION NO. 25-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST PARK, WASHINGTON, AUTHORIZING THE MAYOR TO SIGN A GRANT AGREEMENT BETWEEN KING COUNTY AND THE CITY OF LAKE FOREST PARK FOR DEVELOPMENT FUNDING FOR THE FUTURE LAKEFRONT PARK PROPERTY

WHEREAS, promoting community vitality and a healthy environment are goals of the Lake Forest Park City Council's Strategic Plan; and

WHEREAS, adding public water access for residents is a top priority of the City's Parks, Recreation, Open Space, & Trails Plan; and

WHEREAS, the City acquired real property November 30, 2021 located at 17345 & 17347 Beach Dr. NE (KC Parcel No. 4030100040 and 4030100035) for future use as a public park and open space with recreation elements, access to the water, indoor and outdoor community gathering spaces, with expansion and enhancements of the Lyon Creek Waterfront Preserve ("Lake Front Property"); and

WHEREAS, King County awarded a grant to the City of Lake Forest Park through the Office of Performance, Strategy, and Budget (PSB) in the amount of \$500,000.00, to be used for development and construction reimbursement of the Lake Front Park Property, the grant agreement provides the terms of the grant award; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lake Forest Park, as follows:

Section 1. AGREEMENT APPROVAL . The City Council of the City of Lake Forest Park hereby authorizes the Mayor to sign the agreement between King County and Lake Forest Park for development funding of the Lake Front Park Project attached hereto as Exhibit A.

Section 2. CORRECTIONS. The City Clerk is authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

PASSED BY A MAJORITY VOTE of the members of the Lake Forest Park City Council this 12 day of June, 2025.

APPROVED:

Tom French
Mayor

ATTEST/AUTHENTICATED:

Matthew McLean

FILED WITH THE CITY CLERK: June 5, 2025
PASSED BY THE CITY COUNCIL:
RESOLUTION NO.: 25-2020



2025 EXTERNAL SUPPORT GRANT PROGRAM
CAPITAL PROJECT GRANT AGREEMENT

Department/Division: Office of Performance, Strategy, and Budget (PSB)

Grant Recipient: City of Lake Forest Park

Project: Lake Forest Park Lakefront Improvements

Award Amount: \$500,000 Project#: 1149804 Contract#: 6495449

Term Period: May 1, 2025 To May 31, 2027

THIS AGREEMENT is a grant agreement (the “Agreement”) entered into between City of Lake Forest Park (the “Grant Recipient”) and King County (the “County”) (collectively the “Parties”) for an External Support Program capital projects grant (the “Grant Award”).

RECITALS

- A. The 2025 Adopted Budget appropriates funds to the Office of Performance, Strategy and Budget for investments to be allocated to capital projects with a public purpose in King County.
- B. King County, a home rule charter county and political subdivision of the State of Washington, is authorized to administer the External Support capital projects and enter into agreements for the use of grant funds for community projects to be built, replaced, or remodeled, such as buildings, sidewalks, landscaping improvements, community gardens, signs, technology infrastructure, and play structures.
- C. The Scope of Work attached as Exhibit B has been developed in consultation with the Grant Recipient and, as detailed in the Scope of Work, the Project serves a fundamental governmental purpose, is a County purpose for which the County is receiving consideration, or is a County purpose in support of communities.

NOW THEREFORE, in consideration of the promises, covenants, and other provisions set forth in this Agreement, the Parties agree as follows:

GRANT AWARD TERMS AND CONDITIONS

1. DEFINITIONS

1.1 Project.

The term “Project” means the design, development and construction of the Facility described in **Exhibit A**. Funds provided pursuant to the Grant Award available pursuant to this Agreement (“Grant Award Funds”) may only be used for the Project. To complete the Project, Grant Recipient shall use the Grant Award Funds to design develop, and construct the Facility, consistent with the requirements set forth in this Agreement and in the following attached exhibits, which are incorporated herein by reference:

<input type="checkbox"/>	Map of Facility and Location	Attached as Exhibit A
<input type="checkbox"/>	Scope of Work	Attached as Exhibit B
<input type="checkbox"/>	Project Budget	Attached as Exhibit C
<input type="checkbox"/>	Timeline, Milestones, & Performance Metrics	Attached as Exhibit D
<input type="checkbox"/>	Insurance Requirements	Attached as Exhibit E
<input type="checkbox"/>	Tax Covenants	Attached as Exhibit F
<input type="checkbox"/>	Prevailing Wage Certification	Attached as Exhibit G

1.2 Map of Facility and Location. This Agreement applies to the Project to improve the facility (“Facility”) which is located at:

17337 Beach Dr. NE, Lake Forest Park, WA 98155
17347 Beach Dr NE, Lake Forest Park, WA 98155
17345 Beach Dr NE, Lake Forest Park, WA 98155

See **Exhibit A** for a depiction of the Facility and a map of specific Facility location and boundaries.

1.3 Scope of Work. Grant Recipient shall provide a scope of work (“Scope of Work”), attached hereto as **Exhibit B**, which describes the Project purpose and community benefits in detail and includes a description of the various design, development, permitting, and construction milestones required for completion of the Project and intended use of the Grant Award Funds. Grant Recipient shall apply the funds received from the County for the Project under this Agreement in accordance with the Scope of Work, attached hereto as **Exhibit B**.

1.4 Project Budget. Grant Recipient shall work with King County to develop a Project Budget, attached hereto as **Exhibit C**. King County shall provide the Grant Award

Funds to the Grant Recipient to pay for costs and expenditures related to the Project, as set forth in **Exhibits B, C, D and G**. Grant Award Funds provided to Grant Recipient may only be used to pay for costs and expenditures related to the Project, as set forth in **Exhibits B, C, D and G**. The grant is funded with the proceeds of County bonds issued on a tax-exempt basis and is subject to the tax covenants set forth in **Exhibit F**.

- 1.5 Contractor. Contractor shall include any contractor or consultant hired by Grant Recipient, including any of the contractor's or consultant's subcontractors or subconsultants.

2. EFFECTIVE DATE

The Agreement shall be effective upon signature by both Parties ("Effective Date").

3. TERM

The term ("Term") of this Agreement shall begin on May 1, 2025, and end on May 31, 2027. This Agreement shall remain in effect until such time as it is amended in writing or terminated as provided herein.

4. AMENDMENTS

This Agreement together with the attached exhibits is the whole Agreement between the Parties. This Agreement may be amended only in writing, duly executed by the Parties. Either party may request changes to this Agreement

5. NOTICES

Unless otherwise specified in the Agreement, all notices or documentation required or provided pursuant to this Agreement shall be in electronic form and shall be deemed duly given when received at the addresses below via electronic mail.

KING COUNTY	CITY OF LAKE FOREST PARK
Dwight Dively Budget Director King County 401 5th Ave Seattle, WA 98104 (206) 263-9687 Dwight.dively@kingcounty.gov	Tom French Mayor City of Lake Forest Park 17425 Ballinger Way NE Lake Forest Park, WA 98155 (206) 368-5440 tfrench@cityoflfp.gov

Either Party may, at any time, by giving ten (10) days written notice to the other Party to designate any other notice address.

6. DISBURSEMENT OF GRANT FUNDS

- 6.1 The County may authorize, at the County's sole discretion, release of a portion of the Grant Award Funds to Grant Recipient, upon execution of this Agreement, and receipt of Grant Recipient's County-approved completed Scope of Work and Project Budget (see Section 1 and **Exhibits B and C**).

- 6.2 The County shall initiate authorization for payment and disbursement of Grant Award Funds after approval of sufficiently detailed Project-related invoices submitted by Grant Recipient. The County shall make payment to Grant Recipient not more than thirty (30) days after a complete and accurate invoice and any other required documentation is received and approved.
- 6.3 Grant Recipient shall submit the final invoice, supporting documentation and any outstanding deliverables, as specified in the Scope of Work (**Exhibit B**) and Project Budget (**Exhibit C**), within thirty (30) days of the date this Agreement expires or is terminated. If the Grant Recipient's final invoice, supporting documentation and reports are not submitted by that day, the County will be relieved of all liability for payment to Grant Recipient of that invoice or any subsequent invoice.

7. GRANT REPORTING

All Grant Award Funds received pursuant to this Agreement must be accounted for separately from all other Grant Recipient accounts and moneys. Until the Project is completed, and all proceeds provided pursuant to this Agreement have been expended, the Grant Recipient shall provide reports to the King County Project Manager on a schedule determined by the County.

8. COMPLETION OF THE PROJECT

Grant Recipient shall complete the Project described in Section 1.1 and **Exhibits A, B and C** of this Agreement. If Grant Recipient cannot complete the Project as described, the County shall be released from any obligation to fund the Project, and the County in its sole discretion may reallocate such funds for other projects, including in other jurisdictions.

Pursuant to Section 19, Termination, this Agreement will be terminated if the Grant Recipient is unable or unwilling to expend the Grant Award Funds for the Project as provided in this Agreement. The Grant Recipient may not redirect Grant Award Funds for a purpose other than completion of the Project as described in the Scope of Work in at **Exhibit B**.

9. COMMUNICATION AND KING COUNTY MILESTONE NOTIFICATION

Grant Recipient shall recognize County as a "grant sponsor" for the Project in the following manner:

- 9.1 Events: Grant Recipient shall invite and recognize Office of Performance, Strategy and Budget, and the King County logo at all events promoting the Project, and at the final Project dedication.
- 9.2 Community Relations: Grant Recipient shall recognize King County in all social media, websites, brochures, banners, posters, press releases, and other promotional material related to the Project.
- 9.3 King County Notification: Grant Recipient shall notify the King County Project Manager and the Office of Performance, Strategy and Budget 30 days prior to any major milestone, such as a groundbreaking or opening dates.

- 9.4 King County Council Notification: If Grant Recipient is a school district or other governmental entity notification to the King County Council 30 days prior to any major milestone, such as a groundbreaking or opening dates is, required.
- 9.5 Signage: Grant Recipient shall recognize King County on any signage as a funder/contributor of project/facility. Grant Recipient is required to use appropriate King County logo on any signage and communications.

DISPOSITION OF REMAINING GRANT AWARD FUNDS

Any Grant Award proceeds in excess of those required to be provided by the County for the actual costs of the Project shall remain with the County for use in its sole discretion consistent with the requirements applicable to the bonds that funded the Grant Award.

10. PUBLIC ACCESS

The Grant Award is provided to Grant Recipient for the Project for the purpose of creating a new park and renovating an existing nature preserve on the shoreline of Lake Washington for the residents of King County. The Facility shall be open and accessible to the public at reasonable hours and times. The Grant Award will not be used to pay costs of any facility, place or building to be used primarily for sectarian instruction or study or as a place for devotional activities or religious worship. If the Grant Award is used to pay costs of a mixed-use facility that is used in part for sectarian instruction or study or as a place for devotional activities or religious worship, the Grant Award shall be applied to, and shall not exceed, the portion of the costs that can be allocated to other activities, such as community center activities. These restrictions apply to all grantees, not just faith-based organizations.

If the Grant Award is used to pay costs of a mixed-use facility that includes both community or public uses and private commercial uses, the Grant Award shall be applied to, and shall not exceed, the portion of the costs that can be allocated to community and other public uses, such as community center activities.

Grant Recipient shall notify the public of the availability of use by posting and updating that information on its website and by maintaining at entrances and/or other locations openly visible signs with such information. Fees for use of the Facility shall be no greater than those generally charged by public operators of similar facilities in King County.

Notwithstanding temporary closure for required maintenance or repairs, the minimum period of time Grant Recipient must ensure the Project is available for public use is for twelve (12) years from Facility completion. If the Facility is retired or otherwise removed from use before the end of the 12-year period, the County may require the Grant Recipient to reimburse King County for the Grant Award Funds plus interest from the date of the Grant Award calculated based on the County's cost of funds. **Grant Recipient's duties under this Section 11 will survive the expiration or earlier termination of this Agreement.**

11. COVENANTS

- 11.1 Tax Covenants. Grant Recipient shall comply with the tax covenants set forth in **Exhibit F**.

12. CONSTRUCTION OF THE FACILITY

12.1 Capital Improvements.

Grant Recipient shall design mutually agreed upon Facility, features, and amenities in accordance with all applicable design(s), timelines, restrictions, environmental considerations, permitting determinations, neighborhood impact mitigations, and all other requirements in coordination with King County staff. All contracted work by Grant Recipient, its agents, representatives, or subcontractors, shall be bonded and properly insured to ensure the complete and safe design and construction of all facilities, features, and amenities. As between Grant Recipient and King County, Grant Recipient will be solely responsible to comply with all applicable authorities and to obtain all necessary permits, approvals, and endorsements for the Project.

12.2 Warranties.

With respect to all warranties, express or implied, for work performed or materials supplied in connection with the Project, Grant Recipient shall:

- Obtain all warranties, express or implied, that would be given in normal commercial practice from suppliers, manufacturers, contractors or installers;
- Require all warranties be executed, in writing;
- Be responsible to enforce any warranty of a contractor, subcontractor, manufacturer, or supplier.

If, within an applicable warranty period, any part of the Facility or work performed to construct the Facility is found not to conform to specifications, permit requirements, or industry standard, Grant Recipient shall correct it promptly.

12.3 Right to Inspect-Construction.

King County personnel or agents may inspect the Project work at any time provided that such persons observe due regard for workplace safety and security. King County may require Grant Recipient or its contractors to stop work if King County deems work stoppage necessary to remedy construction defects or to address risks to health, safety, or welfare. Grant Recipient specifically understands, acknowledges, and agrees that at a minimum, King County will inspect the Facility construction project before final completion of the Facility.

12.4 Design.

Grant Recipient has retained a licensed architect and/or licensed professional engineer, registered in the State of Washington, who will prepare a Project design for the Facility and exterior landscaping, which visually blends with the setting. King County shall review the design plans for the Facility in concept and reserves the right to approve the final design of the Facility, consistent with established zoning, design code, or both.

12.5 Alteration of Site or Facility after Construction.

After the Facility is completed and accepted by Grant Recipient and King County

as defined herein, Grant Recipient will not make any material alteration to the Facility without express, written consent by King County.

12.6 Development and Construction Fees and Expenses.

Grant Recipient will be responsible to obtain and pay for all necessary permits, fees, and expenses associated with the Project.

12.7 Public Works Laws.

The Grant Recipient certifies that all contractors and subcontractors performing work on the Project shall comply with state Prevailing Wages on Public Works, Chapter 39.12 RCW, as applicable to the Project funded by the Grant Award, including but not limited to the filing of the “Statement of Intent to Pay Prevailing Wages” and “Affidavit of Wages Paid” as required by RCW 39.12.040. The Grant Recipient shall maintain records sufficient to evidence compliance with Chapter 39.12 RCW, and shall make such records available for King County Department of Local Services’ review upon request Grant Recipient will comply with all other applicable public works laws, regulations, and ordinances, including but not limited to those related to retainage (see RCW 60.28), bonding (see RCW 39.08), use of licensed contractors (see RCW 39.06), and competitive bidding (see RCW 36.32 and RCW 35.21.278). Grant Recipient will indemnify and defend King County should it be sued or made the subject of an administrative investigation or hearing for a violation of such laws, regulations, and ordinances in connection with the improvements.

12.8 Contractor Indemnification and Hold Harmless.

Grant Recipient will require its Contractor(s), including construction contractors, and subcontractors to defend, indemnify, and hold King County, its officers, officials, employees, and volunteers harmless from any and all claims, injuries, damages, losses, or suits including attorney's fees and costs, arising out of or in connection with the design, development, and construction of the Facility (hereinafter "Design and Construction Phase"), except for injuries and damages caused by the negligence of King County.

12.9 Minimum Scope and Limits of Insurance.

Grant Recipient shall maintain, and/or require its Contractor(s) to maintain the minimum scope and limits of insurance as required in **Exhibit E – Insurance Requirements**.

13. INTERNAL CONTROL AND ACCOUNTING SYSTEM

Grant Recipient shall establish and maintain a system of accounting and internal controls sufficient to comply, and demonstrate compliance, with all financial, reporting, record keeping and other requirements under this Agreement.

14. MAINTENANCE OF RECORDS

15.1 Grant Recipient shall maintain accounts and records, including personnel, property, financial, Project records, and Agreement deliverables, to ensure proper accounting for all Grant Award Funds and compliance with this Agreement

15.2 These records shall be maintained for the later of (a) six (6) years after the expiration or earlier termination of this Agreement and (b) three (3) years after the final maturity of the bonds that funded the Grant Award. Unless otherwise notified by King County Office of Performance, Strategy and Budget, Grant Recipient may assume that the final maturity of the bonds that funded the Grant Award is twelve (12) years after the date of the final payment of Grant Award Funds under this Agreement.

16. RIGHT TO INSPECT

King County reserves the right to review and approve the performance of Grant Recipient with regard to this Agreement, and, at its sole discretion, to inspect or audit the Grant Recipient's records regarding this Agreement and the Project upon seventy-two (72) hours' notice during normal business hours.

17. COMPLIANCE WITH ALL LAWS AND REGULATIONS

Grant Recipient shall comply with all applicable laws, ordinances and regulations in using funds provided by the County and in completing the Project and providing programming at the Project, including, without limitation, those relating to providing programming on a nondiscriminatory basis, providing a safe working environment to employees and, specifically, the requirements of the Washington Industrial Safety and Health Act (WISHA); and those related to "public works," payment of prevailing wages, and competitive bidding of contracts. The Grant Recipient specifically agrees to comply and pay all costs associated with achieving such compliance without notice from King County; and further agrees that King County, does not waive this Section by giving notice of demand for compliance in any instance. The Grant Recipient shall indemnify and defend the County should it be sued or made the subject of an administrative investigation or hearing for a violation of such laws related to this Agreement.

18. CORRECTIVE ACTION

18.1 If the County determines that a breach of contract has occurred or does not approve of the Grant Recipient's performance, it will give the Grant Recipient written notification of unacceptable performance. Grant Recipient will then take corrective action within a reasonable period of time, as may be defined by King County in its sole discretion in its written notification to Grant Recipient.

18.2 King County may withhold any payment owed Grant Recipient until the County is satisfied that corrective action has been taken or completed.

19. TERMINATION

19.1 If the termination results from acts or omissions of Grant Recipient, including but not limited to misappropriation, nonperformance of required services, or fiscal mismanagement, Grant Recipient shall return to the County immediately any funds, misappropriated or unexpended, which have been paid to Grant Recipient by the County.

19.2 Any King County obligations under this Agreement beyond the current appropriation biennium are conditioned upon the County Council's appropriation of sufficient funds to support such obligations. If the Council does not approve such appropriation, then this Agreement will terminate automatically at the close of the current appropriation

biennium.

- 19.3 The Agreement will be terminated if the Grant Recipient is unable or unwilling to expend the Grant Award Funds as specified in Section 1 and Exhibits B, C and F, or upon reimbursement by the Grant Recipient to the County of all unexpended proceeds provided by the County pursuant to this Agreement and payment of all amounts due pursuant to Section 6.

20. FUTURE SUPPORT; UTILITIES AND SERVICE

The County makes no commitment to support the Project or Facility contracted for herein and assumes no obligation for future support of the Project or Facility contracted for herein except as expressly set forth in this Agreement. Grant Recipient understands, acknowledges, and agrees that the County shall not be liable to pay for or to provide any utilities or services in connection with the Project or Facility contemplated herein.

21. HOLD HARMLESS AND INDEMNIFICATION

Grant Recipient shall protect, indemnify, and save harmless the County, its officers, agents, and employees from and against any and all claims, costs, and/or losses whatsoever occurring or resulting from (1) Grant Recipient's failure to pay any such compensation, wages, benefits, or taxes, and/or (2) work, services, materials, or supplies performed or provided by Grant Recipient's employees or other suppliers in connection with or support of the performance of this Agreement.

Grant Recipient further agrees that it is financially responsible for and will repay the County all indicated amounts following an audit exception which occurs due to the negligence, intentional act, and/or failure, for any reason, to comply with the terms of this Agreement by the Grant Recipient, its officers, employees, agents, representatives, or subcontractors. This duty to repay the County shall not be diminished or extinguished by the expiration or prior termination of the Agreement.

Grant Recipient agrees for itself, its successors, and assigns, to defend, indemnify, and hold harmless King County, its appointed and elected officials, and employees from and against liability for all claims, demands, suits, and judgments, including costs of defense thereof, for injury to persons, death, or property damage which is caused by, arises out of, or is incidental to any use of or occurrence on the Project that is the subject of this Agreement, or Grant Recipient's exercise of rights and privileges granted by this Agreement, except to the extent of the County's sole negligence. Grant Recipient's obligations under this Section shall include:

- A. The duty to promptly accept tender of defense and provide defense to the County at the Grant Recipient's own expense;
- B. Indemnification of claims made by Grant Recipient's employees or agents; and
- C. Waiver of Grant Recipient's immunity under the industrial insurance provisions of Title 51 RCW, but only to the extent necessary to indemnify King County, which waiver has been mutually negotiated by the parties.

In the event it is necessary for the County to incur attorney's fees, legal expenses or other costs to enforce the provisions of this Section, all such fees, expenses and costs shall be

recoverable from the Grant Recipient.

In the event it is determined that RCW 4.24.115 applies to this Agreement, the Grant Recipient agrees to protect, defend, indemnify and save the County, its officers, officials, employees and agents from any and all claims, demands, suits, penalties, losses damages judgments, or costs of any kind whatsoever for bodily injury to persons or damage to property (hereinafter "claims"), arising out of or in any way resulting from the Grant Recipient's officers, employees, agents and/or subcontractors of all tiers, acts or omissions, performance of failure to perform the rights and privileges granted under this Agreement, to the maximum extent permitted by law or as defined by RCW 4.24.115, as now enacted or hereafter amended.

A hold harmless provision to protect King County similar to this provision shall be included in all Agreements or subcontractor Agreements entered into by Grant Recipient in conjunction with this Agreement. **Grant Recipient's duties under this Section 21 will survive the expiration or earlier termination of this Agreement.**

22. NONDISCRIMINATION

King County Code ("KCC") chapters 12.16, 12.17 through 12.18 apply to this Agreement and are incorporated by this reference as if fully set forth herein. In all hiring or employment made possible or resulting from this Agreement, there shall be no discrimination against any employee or applicant for employment because of sex, race, color, marital status, national origin, religious affiliation, disability, sexual orientation, gender identity or expression or age except minimum age and retirement provisions, unless based upon a bona fide occupational qualification.

23. CONFLICT OF INTEREST

KCC Chapter 3.04 (Employee Code of Ethics) is incorporated by reference as if fully set forth hence, and Grant Recipient agrees to abide by all conditions of said chapter. Failure by Grant Recipient to comply with any requirement of said KCC Chapter shall be a material breach of contract.

24. POLITICAL ACTIVITY PROHIBITED

None of the funds, materials, property, or services provided directly or indirectly under this Agreement shall be used for any partisan political activity or to further the election or defeat of any candidate for public office.

25. PROJECT MAINTENANCE; EQUIPMENT PURCHASE, MAINTENANCE, AND OWNERSHIP

- A. As between the County and Grant Recipient, Grant Recipient shall be responsible to operate and maintain the completed Facility at its own sole expense and risk. Grant Recipient shall maintain the completed Facility in good working condition consistent with applicable standards and guidelines. Grant Recipient understands, acknowledges, and agrees that the County is not responsible to operate or to maintain the Facility in any way.

- B. Grant Recipient shall be responsible for all property purchased pursuant to this Agreement, including the proper care and maintenance of any equipment.
- C. Grant Recipient shall establish and maintain inventory records and transaction documents (purchase requisitions, packing slips, invoices, receipts) of equipment and materials purchased with Grant Award Funds. **Grant Recipient's duties under this Section shall survive the expiration of this Agreement and remain in effect for the period set forth in Section 15.**

26. ASSIGNMENT

Grant Recipient shall not assign any portion of rights and obligations under this Agreement or transfer or assign any claim arising pursuant to this Agreement without the written consent of the County. Grant Recipient must seek such consent in writing not less than fifteen (15) days prior to the date of any proposed assignment.

27. WAIVER OF BREACH OR DEFAULT

Waiver of breach of any provision in this Agreement shall not be deemed to be a waiver of any subsequent breach and shall not be construed to be a modification of the terms of the Agreement unless stated to be such through written approval by the County, which shall be attached to the original Agreement. Waiver of any default shall not be deemed to be a waiver of any subsequent defaults.

28. TAXES

Grant Recipient agrees to pay on a current basis all taxes or assessments levied on its activities and property, including, without limitation, any leasehold excise tax due under RCW Chapter 82.29A; PROVIDED, however, that nothing contained herein will modify the right of the Grant Recipient to contest any such tax, and Grant Recipient shall not be deemed to be in default as long as it will, in good faith, be contesting the validity or amount of any such taxes.

29. WASHINGTON LAW CONTROLLING; WHERE ACTIONS BROUGHT

This Agreement is made in and will be in accordance with the laws of the State of Washington, which will be controlling in any dispute that arises hereunder. Actions pertaining to this Agreement will be brought in King County Superior Court, King County, Washington.

30. PUBLIC DOCUMENT

This Agreement will be considered a public document and will be available for inspection and copying by the public.

31. LEGAL RELATIONS

Nothing contained herein will make, or be deemed to make, County and Grant Recipient a partner of one another, and this Agreement will not be construed as creating a partnership or joint venture. Nothing in this Agreement will create, or be deemed to create, any right, duty or obligation in any person or entity not a party to it.

32. PERMITS AND LICENSES

Grant Recipient shall complete the Project in accordance with all applicable laws and

regulatory requirements including environmental considerations, permitting determinations, and other legal requirements. All activities shall be performed by Grant Recipient at its sole expense and liability. Grant Recipient shall, at its sole cost and expense, apply for, obtain and comply with all necessary permits, licenses and approvals required for the Project.

33. INTERPRETATION OF COUNTY RULES AND REGULATIONS

If there is any question regarding the interpretation of any County rule or regulation, the County decision will govern and will be binding upon the Grant Recipient.

34. ENTIRE AGREEMENT

This Agreement, including its attachments, constitutes the entire Agreement between the County and Grant Recipient. It supersedes all other agreements and understandings between them, whether written, oral or otherwise.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the first date written.

KING COUNTY

CITY OF LAKE FOREST PARK

Signature_____

Signature_____

Name_____Dwight Dively_____

Name _____Tom French_____

Title _____Budget Director_____

Title _____Mayor_____

Date _____

Date _____

17337 Beach Dr. NE, Lake Forest Park, WA 98155
17347 Beach Dr NE, Lake Forest Park, WA 98155
17345 Beach Dr NE, Lake Forest Park, WA 98155

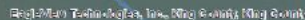


Exhibit B- Scope of Work

King County External Support Grant Scope of Work

Project Name: Lake Forest Park Lakefront Improvements Project

Organization Name: City of Lake Forest Park

Total Budget Amount: \$500,000

Contact: Cory Mattson, cmattson@cityofflp.gov

I. INTRODUCTION

The project will create a new park and renovate an existing nature preserve on the shoreline of Lake Washington. The project will provide for public water access to Lake Washington, allowing for swimming, wading, paddling, and other activities, that have not been previously available in Lake Forest Park. The project will also provide much-needed community infrastructure, as demonstrated and supported by the city's Parks, Recreation, Open Space, and Trails (PROST) Plan, including picnic shelter, play equipment, modest community center building, and small community flex-space/annex building. Development of this park will also provide trailhead amenities on two recreational trails—the Burke-Gilman Regional Trail and the Lake Washington paddling trail.

II. OBJECTIVES

The program's goal/purpose is to transform a former private residential property on Lake Washington into a new public park and expand opportunities for public water-based recreation in Lake Forest Park.

- Provide a public beach for swimming and wading within walking distance of the Burke-Gilman Regional Trail.
- Provide universally accessible access to Lake Washington via a softened natural shoreline and constructed dock.
- Provide passive-recreational activities near Lake Washington, including walking trails and viewing platforms.

III. PROJECT/PROGRAM DESCRIPTION

- Complete construction documentation.
- Solicit bid proposals for project construction and execute construction contract.
- Install site security and tree protection measures.
- Conduct site and soil preparation activities, including temporary erosion control measures, earthwork, and selective clearing.
- Demolish existing site features, including former dock structures.
- Remove overwater footbridge and repurpose as a boardwalk.

- Construct site improvements, including parking area, walking paths, retaining and seat walls, and stormwater improvements.
- Construct built feature improvements, including restroom, gathering deck, viewing platforms, and picnic shelter.
- Install site furnishings, including benches, fencing, outdoor shower, water fountain, signage, bike and kayak racks, and air pump.
- Install landscape improvements, including habitat logs and boulders, native trees, shrubs, and groundcovers.
- Conduct construction administration activities during park construction.

IV. PROGRAM BUDGET

A total of \$500,000 was allocated for this program. See attached for a detailed program budget.

Exhibit C- Project Budget

KING COUNTY PROGRAM INFORMATION	
King County Program ID:	
Funding Source:	Bond-capital
Division:	PSB

King County Grant Manager:	Will Suarez
Full Program Name:	External Support Project

CONTRACTOR INFORMATION	
Organization Name:	City of Lake Forest Park
Contact Person Name:	Cory Mattson
Contact Person Email:	cmattson@cityoflfp.gov
Organization Address:	17425 Ballinger Way NE
Address Line 2:	
	Lake Forest Park, WA 98020

PSB Contract #:	6495449
Grant/Contract Period:	May 2025 - May 2027

TOTAL GRANT SUMMARY BUDGET			
Eligible Expense Category	Requested Funds	Other Funding Sources	Total Program Cost
Equipment (> \$5,000 per unit)	\$ -		\$ -
Supplies	\$ -		\$ -
Subawards - Contracted	\$ 500,000.00		\$ 500,000.00
Other Direct Costs	\$ -		\$ -
	\$500,000.00	\$0.00	\$500,000.00

DETAILED BUDGET BY EXPENSE CATEGORY						
Eligible Expense Category	Unit Definition	# of Units	Unit Price	# of Months	Total	Notes
Examples						
Position title	Hrs/month	160	\$ 25.00	9	\$ 36,000.00	
Laptops	units, one time	50	\$ 500.00	1	\$ 25,000.00	
Health insurance premium	plans	5	\$ 350.00	9	\$ 15,750.00	
Wi-fi hotspots with data plans	units, one time	100	\$ 225.00	1	\$ 22,500.00	prepaid for the year, includes cost of the hotspots with a data plan
Office supplies	one time	n/a	\$ 1,000.00	1	\$ 1,000.00	
Equipment (> \$5,000 per unit)					\$ -	
					\$ -	
					\$ -	
					\$ -	
					\$ -	
Subtotal		0	\$ -	0	\$ -	
Contracted Services					\$ -	
General Construction	one time	1	\$ 500,000.00	1	\$ 500,000.00	Funding will cover a portion of the project's construction
					\$ -	
					\$ -	
					\$ -	
Subtotal		1	\$ 500,000.00	1	\$ 500,000.00	
Other Direct Costs					\$ -	
					\$ -	
					\$ -	
					\$ -	
					\$ -	
Subtotal		0	\$ -	0	\$ -	
TOTAL		1	\$ 500,000.00	1	\$ 500,000.00	

Exhibit D- Timeline, Milestones & Performance Metrics

PROJECT/PROGRAM PERIOD

- Construction documentation: Present through December 2025.
- Bidding and award: January through March 2026.
- Project construction: April 2026 through March 2027.
- Project completion: April 2027.

KEY MILESTONES AND DELIVERABLES

Deliverable	Description	Due Date
Virtual Monitoring Meetings	Check-ins between City of Lake Forest and King County staff to review program progress and discuss any emerging issues (to be scheduled by King County Grants Manager)	July 2025, October 2025, January 2026, April 2026, July 2026, October 2026, January 2027
Invoices (with proof of payment)	Monthly payment requests for delivered services	Starting in Q3 or Q4 2025
Final Report	Narrative report with program results, lessons learned, and cumulative performance data for the full period of performance	May 2027

Exhibit E- Insurance Requirements

Insurance Requirements. Recipient shall procure and maintain for the term of this Contract, insurance covering King County as an additional insured, as described in this section, against claims which may arise from, or in connection with, the performance of work hereunder by the Recipient, its agents, representatives, employees, and/or subcontractors. Recipient shall provide evidence of the insurance required under this Contract, including a Certificate of Insurance and Endorsements covering King County as additional insured for full coverage and policy limits upon request by King County. The costs of such insurance shall be paid by the Recipient.

The Recipient shall maintain the following types of insurance and minimum insurance limits and requirements:

- Commercial General Liability: \$1,000,000 per occurrence and \$2,000,000 in the aggregate for bodily injury, personal and advertising injury, and property damage. Coverage shall be at least as broad as that afforded under ISO form number CG 00 01 current edition. Such insurance shall include coverage for, but not limited to, ongoing operations, products and completed operations, and contractual liability. Such limits may be satisfied by a single primary limit or by a combination of separate primary and umbrella or excess liability policies, provided that coverage under the latter shall be at least as broad as that afforded under the primary policy and satisfy all other requirements applicable to liability insurance including but not limited to additional insured status to the County.
- Workers Compensation: Workers Compensation coverage, as required by the Industrial Insurance Act of the State of Washington, as well as any similar coverage required for this Work and Services by applicable federal or “Other States” State law.
- Employers Liability or “Stop Gap” coverage: \$1,000,000 each occurrence and shall be at least as broad as the protection provided by the Workers Compensation policy Part 2 (Employers Liability), or, in states with monopolistic state funds, the protection provided by the “Stop Gap” endorsement to the General Liability policy Part 2 (Employers Liability), or, in states with monopolistic state funds, the protection provided by the “Stop Gap” endorsement to the General Liability policy. ‘

EXHIBIT F

TAX COVENANTS

TAX COVENANTS

The Grant Recipient acknowledges that the Grant Award provided by the County for the Project may be proceeds of tax-exempt bonds (the “Bonds”) subject to certain requirements of the Internal Revenue Code (the “Tax Code”). The Grant Recipient will take all actions with respect to the Project, and proceeds received for the Project, necessary to assure the exclusion of interest on the Bonds from the gross income of the owners of the Bonds, including but not limited to the following:

Expenditure of Proceeds. The Grant Recipient will expend the Grant Award (proceeds of the Bonds) for capital expenditures for federal income tax purposes within the meaning of Section 1.150-1(b) of the Tax Code. Bond proceeds may be expended to pay, or reimburse the Grant Recipient for, Project capital expenditures or to repay interim indebtedness incurred for capital expenditures of the Project.

Notice. The Grant Recipient will provide notice of action taken or planned to issue any tax-exempt indebtedness, including bonds, bank loans, or other tax-exempt indebtedness, to finance Project costs.

Treatment as Grant.

The Grant Recipient is a municipality that is not a related party to the County. The County and the Grant Recipient are not members of the same controlled group.

The Grant Recipient is not acting as an agent of the County.

The Grant Award or Agreement does not impose any obligation or condition to directly or indirectly repay any amount to the County (excluding obligations or conditions intended solely to assure expenditure of the transferred moneys in accordance with the governmental purpose of the transfer).

The Grant Award is required to be used for the Project as provided in this Agreement but does not impose any conditions relating to the use of the Project or other property of the Grant Recipient by the County or any of its agencies or authorities.

This Agreement is a grant agreement.

Limitations on Disposition of Project. The Grant Recipient will not sell or otherwise dispose of any components of the Project without prior written approval by the County and compliance with the requirements of this Agreement.

Record Retention. The Grant Recipient will retain its records of all accounting and monitoring it carries out with respect to the Grant Award received and with respect to the Project for at least three (3) years after the Bonds mature or are redeemed.

Cooperation. The Grant Recipient will provide tax certificates when and as requested by the County or County's bond counsel in order to establish or maintain the tax-exempt status of the Bonds. The Grant Recipient will cooperate in any audit of the Bonds by the Internal Revenue Service, including disclosure of any record, contracts and other materials relating to the Bond proceeds received by the Grant Recipient and the Project.

EXHIBIT G
PREVAILING WAGE CERTIFICATION

The GRANT RECIPIENT, by its signature, certifies that all contractors and subcontractors performing work on the Project shall comply with prevailing wage laws set forth in Chapter 39.12 RCW, as applicable to the Project funded by this Agreement, including but not limited to the filing of the “Statement of Intent to Pay Prevailing Wages” and “Affidavit of Wages Paid” as required by RCW 39.12.040. The GRANT RECIPIENT shall maintain records sufficient to evidence compliance with Chapter 39.12 RCW, and shall make such records available for King County Office of Performance, Strategy and Budget’s review upon request.

For any funds are used by the GRANT RECIPIENT for the purpose of construction, applicable State Prevailing Wages must be paid.

The GRANT RECIPIENT, by its signature, certifies that the declaration set forth above has been reviewed and approved by the GRANT RECIPIENT’s governing body as of the date and year written below.

SIGNATURE

DATE

City Administrator Report

City of Lake Forest Park

Date: June 12, 2025

TO: Honorable Deputy Mayor and Councilmembers

FR: Phillip Hill, City Administrator

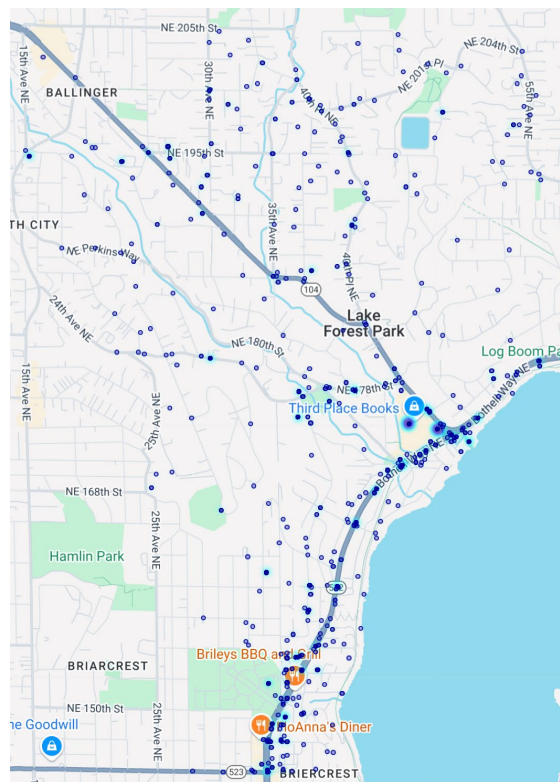
CC: Honorable Mayor Tom French
Leadership Team

The City Administrator Report is meant to provide the council, staff and community an update on the activities of the City and on issues that concern the City. This memo will be provided in each Council packet and is divided into key sections.

Please let me know if you have any questions or need additional information about any of the following items and please feel free to contact any of the department heads for additional information.

I. Intergovernmental and local issues update.

Police Department



Police incidents heatmap for May 2025:

Each blue dot is an incident generated by dispatch or an officer.

This map represents **1102** Call Incidents in **May**

See Traffic Stats in Traffic Safety Section

Questionable Activity	57
Warrants	43
911 Call	39
Contact of a Person	33
Welfare Check	23
Area Check	21
Theft	18
Alarm	10
Behavioral Health	10
Civil Issue	9
Disturbance	6
Malicious Mischief	6
Motor Vehicle Prowl	5
Domestic Violence	5
Suicide	4

Case Reports Taken for May 2025

Theft	13
Trespass	4
Warrant Arrest	4
Behavioral Health	4
Assault	3
DUI	3
Domestic Violence	3
Death Investigation	2
Vehicle Prowl	2
Malicious Mischief	2

Fraud	2
Burglary	1
Suspicious Circumstance	1
Recovered Property	1
Disorderly Conduct	1
Hit-and-Run	1
Ordinance	1
Property	1
Adult Protective Services (APS)	1
Harassment	1

Total – 51

Notable Incidents:

A community member called the police for advice regarding her ex-boyfriend giving her two STDs. Officer explained the law that regulates these kinds of issues but she became irate with the officer and hung up.

Hit & Run in the Town Center parking lot.

Juvenile: Female juvenile out of control kicked out of school. Mother's friend agreed to watch the juvenile for a while but she ran away. Mother asked her daughter to be voluntarily transported to the hospital. Daughter agreed. Transported her to Children's Hospital.

A residential burglary in progress was called in. As the officers were looking for the suspect, the owner said that he had changed his mind and didn't want the police in his house.

A community member called the police because he wanted to complain about Elon Musk and being hacked by a guardian angel. Referred to RCR.

An officer stopped a driver who was speeding with no lights on. The stop revealed that the driver was DUI. Arrested and booked into Lynnwood jail (after a blood draw).

While conducting proactive patrol in the Woodland North apartment complex, Officer Montague observed a couple in the parking lot whom he recognized from prior law enforcement contacts. Based on this familiarity, he initiated a records check through dispatch, which revealed that both individuals had active warrants for their arrest. Officer Montague contacted the mother and father of five kids. During the interaction, the couple explained that they were on their way to meet their 7-month-old child and a Child Protective Services (CPS) worker at a nearby McDonald's. They also stated that all their children were currently in

custody of the state. Taking the circumstances into consideration, Officer Montague opted to exercise discretion and compassion. Rather than arresting both individuals on their outstanding warrants, he informed them that he would only take one into custody, allowing the other to visit with their child. The male subject agreed to be taken into custody. They agreed that after the male fulfills the court issues, the female would turn herself in afterward. The female subject stated she did not have transportation to meet the CPS worker. In response, Officer Montague proceeded to provide transportation for the female subject to the McDonald's location so she could attend the meeting with her child.

Ofc. Rizk was dispatched to a found property report involving a bicycle that was left in the bushes adjacent to a residence at the corner of 193rd and 30th. While speaking with the homeowner, the homeowner identified that he had been the victim of a vehicle prowler a few days before. The homeowner's vehicle was left in the driveway, unlocked, and had been ransacked and a garage door remote was taken. The report evolved from a found property to a motor vehicle prowler case as the victim was encouraged to complete a report with us. At the end of the shift, Ofc. Rizk was explaining his prowler case when night shift Sgt. Becker identified that they had contacted a suspected car prowler about two blocks away from the victim's address in the same time frame as when the vehicle prowler had occurred. The suspect had a garage door opener in his possession that turned out to belong to the victim. The original victim was very happy that the officers were able to recover his garage door opener, calling it an "amazing needle in the haystack" find, adding that he was very happy with the PD's work in something small like this. With probable cause now established, Ofc. Rizk is preparing vehicle prowler charges against the suspect.

A community member stated that he heard screeching tires and then several gun shots. Patrol conducted an area check but didn't see anything suspicious.

A suspicious call of three individuals walking around in the Horizon View Park at 4:00 a.m. Patrol contacted these juveniles who stated that they had two "Mango Monsters – High Energy Drinks" (each), they couldn't sleep, so they went for a walk.

A community member called (and yelled), at the dispatchers because he is having problems with Elon Musk. RCR units were already working with this subject. This subject called dispatch three times during the weekend.

An attempted theft at Ross. When the subject saw the officers she decided to pay for the items.

A subject who had stolen some merchandise from Ross came back. Officers trespassed him.

Two friends had an argument, and one pushed the other one. The victim did not want to press charges but wanted her friend to leave the house. Officers facilitated the victim's request.

A theft in progress at Safeway. Officers caught the suspect who had also an outstanding warrant. He was booked into jail.

Suspicious male subject was banging on the door of a resident. Officers contacted him. He appeared to be homeless and stated that he was visiting his parents. Officers offered services but he refused.

A community member called the police because he heard a loud crash, brakes “squealing”, and now somebody was screaming for help. Officers arrived and found a driver and two passengers injured. All of them went to the hospital. From a preliminary investigation it appears that the vehicle was going very fast and lost control (possibly racing with another vehicle). The passenger had his driver’s license suspended. Investigation in progress by the detective unit.

Four juveniles trespassed from a construction zone adjacent to Lyon Creek Park.

LFPPD officers assisted King County deputies with a hit & run collision that started in our city and ended in Kenmore.

A civil dispute regarding a house where the reporting party believes that the residents are doing witchcraft. Several calls related to this issue. Eventually the officers trespassed the reporting party.

A welfare check on a female who contacted the police by phone providing odd information about a domestic violence incident, a fraud, a cloned phone, etc. Officers talked to her by phone, but she didn’t want to provide her address.

A welfare check on a person who believes that Musk is blocking her TV. RCR involved.

A welfare check on an elderly person in Safeway confused and disoriented. As the officers were talking to him, his wife arrived and brought him home.

The Ross Stores manager called regarding a person who had shoplifted some items the previous week and was now back in the store. After the subject saw the officers, he decided to pay for the items he had selected.

An intoxicated subject sleeping on the sidewalk. The fire department checked on her but she decided to take the bus and leave.

A reporting party found 275 fake IDs in a box located in the 16200 block of 35th Ave NE. Officers checked some of them and confirmed that they were fake. Only one ID was from Washington State.

Officers assisted an Alzheimer’s patient who mistakenly took some clothes from a washer that did not belong to her.

Day shift was dispatched to a subject who was on the caller's porch asking to pet her dog. Day shift officers advised that they have been dealing with him for the last two hours. They did not have enough to send to the hospital for commitment (ITA) and they had to let him go, as trying to control him (at the time) would get into a use of force as the subject was very aggressive. At shift change, both night and day shift officers were dispatched again and located the subject walking in the middle of the street. Reports from earlier callers also reported him walking in and out of traffic. One caller waved an officer down and stated he heard the subject speaking to God saying that he "hoped not to kill someone". A sergeant contacted this subject, and he would only talk about God and recite verses from the bible. Once all four officers arrived, the subject looked around and immediately went to the ground on his own. At that point officers made contact and he was detained. Aid arrived and took the subject to the hospital for evaluation. History shows that this subject has been contacted multiple times armed with weapons and has a lengthy criminal history. He also has two sexual assault protection orders. It is unknown why he was wandering around Lake Forest Park neighborhoods. The Aid crew (Tri-Med) crew picked him up and advised the subject was also transported the previous week from Aurora Avenue in Shoreline.

LFP Elementary School Bike Rodeo



Sgt. Parrish, Officer Rizk, and Officer Carlsrud attended the annual Bike Rodeo at LFP Elementary School. Unfortunately, attendance was lower than usual due to heavy rain just before the event and again midway through. Despite the weather,

Officer Rizk was able to show the patrol car to several enthusiastic students before the second round of rain arrived. The officers were warmly thanked by the PTA parents who organized the event, and our presence was appreciated by those who were able to attend.

Community Engagement



While Ofc. Risk and Sgt. Parrish were on patrol, they found this lemonade stand at the Kenmore side of 55th & 204th. They decided to stop, have a couple of glasses of lemonade and congratulate the kiddos on their entrepreneurship! It was good lemonade!

Climate Hub Mural Painting – Third Place Commons



Sunday, June 1, Traffic Support Officer Amanda Johnson traded in her uniform for a paintbrush to help bring the new Climate Hub mural to life at Third Place Commons! Her volunteer spirit and creative energy were on full display as she joined community members in transforming the space with vibrant colors and a powerful message of sustainability. Thanks, Officer Johnson, for going above and beyond—on and off duty!

Hopestream Community Forum



Our Hopestream Community Forum on Saturday, May 24, was a great success! We had an awesome mix of in-person and online participants, thoughtful questions, and meaningful engagement throughout the session. Huge thanks to Brenda from Hopestream and everyone who showed up and leaned into the conversation. We're grateful for this community.

Sgt. Becker Radio Sign-off



After 27 years of dedicated service to our Lake Forest Park community, Sgt. Becker made his final "out of service" with dispatch on May 29. His leadership, professionalism, and steady presence have made a lasting impact on our department and the people we serve. We are deeply grateful for his years of commitment to the community members of Lake Forest Park and his police family. We wish him all the best in his next chapter.

Chiro One

Health and Wellness for the officers. Chiro One visited with our Police Staff to talk about back maintenance and movement.

Property Destruction



April 22, 2025, Support Officer Hansen and Traffic Support Officer Johnson transported 23 guns to the Seattle based Nucor recycling center for secured destruction. These weapons come from cases where the owner was unable to retain them. Once at Nucor, Officers Hansen and Johnson were escorted into the facility in full protective gear, where they were taken to the observation control deck. There, they got to watch as the weapons were melted in a giant vat as three large cylinder electrodes drove into the vat, creating massive explosions of energy and light. The experience was a truly spectacular spectacle. Nucor is a highly recognized company for its level of safety and security. They are also North America's largest steel manufacturer and recycler. Thank you Nucor for such a professional and impressive visit. Visit their website for more information <https://nucor.com/>.

Bike Donation



April 8, 2025, the founder of WheelLab (Lance Latimer), visited the Lake Forest Park Police Department to pick up over 20 bikes for donation. These bikes were accumulated from cases where a bike was found, stolen or recovered from an incident and no one came to claim them.

WheelLab is a 501c3 nonprofit providing bike programs for kids. Lance's passion for bikes comes from when he was a kid and loved to tear them apart and put them back together. The bikes donated will be cleaned, tuned up and refurbished as needed so that they can be donated to children in need, worked on by kids within the program or sold at their location. Check out their website for more

information <https://www.wheelab.org/>

Lake Forest Park



Traffic Safety

May 2025

Traffic Stops	338
Traffic General	58
Traffic Collisions	13
Traffic Abandon	8
Hit & Run	4
Impound	4

Emphasis Patrols: Officers conducted targeted traffic enforcement in several areas throughout the city, with a primary focus on NE 178th Street and surrounding residential zones known for frequent speeding complaints.

In the 2900 block of NE 178th Street, officers issued multiple infractions, including two for driving with a suspended license, one for no insurance, and one for expired vehicle registration. Three drivers received verbal warnings for speeding, while three others were cited for speeds of 40, 45, and 56 miles per hour in a 25-mph zone.

During one stop, Ofc. Benson contacted a driver who was observed swerving across two travel lanes. After confirming that the vehicle had no mechanical defects, the driver was counseled and advised, "Warm up your new tires on a racetrack, not in Lake Forest Park."

Further east, in the 4000 block of NE 178th Street, one driver was cited for traveling 38 mph in a 25-mph zone.

In the 3300 block of NE 202nd Place, four traffic stops were conducted, resulting in one citation.

Finally, patrols in the 19500–19700 block of 40th Place NE led to six drivers being stopped for speeding.

Enforcement recognized: A resident near the 1900blk of 40th Place approached an officer while they were posted there performing a speed emphasis and thanked them for being there.

DUI enforcement: There were 3 DUI arrests, all on SR522 (17000blk of Bothell Way NE, SR522/SR104 and 14500blk of Bothell Way NE).

Vandalism: On May 21st, Traffic Support Officer Johnson came across a case of vandalism at the intersection of 35th Ave NE and NE 182nd St. The markings covered approximately 30 feet of roadway, depicting crosswalk lines, the word STOP and re-directing of the curve. This was reported to the PD and Public Works, and the Traffic Calming group. The neighbors were advised on how to report traffic calming requests.

Distracted Driving Awareness: The Police Department continues to raise awareness about distracted driving, posting regularly on social media platforms to educate and inform the public.

These emphasis patrols reflect the department's ongoing efforts to address traffic safety concerns and maintain safe driving conditions in residential neighborhoods.

I. Internal City Information

Human Resources

Staffing Updates

- *Welcome new hires:*
 - **Amber Gilmore** started last week as the Court's newest full-time Court Clerk. She recently relocated to the area from California, where she worked as a Court Attendant for the Superior Court of California, County of Orange

- **Michael Henshaw** joined our Public Works team as a regular status, full-time Maintenance Worker last Monday. Previously a Seasonal Maintenance Worker at Lake Forest Park, he's excited to be back working for the city.
- *Recruiting efforts are busier than ever!*
 - Our newly hired **Public Works** Administrative Assistant provided their notice after a short time with us due to another opportunity. A conditional offer is in-process to re-fill the role.
 - Almost 100 applications received so far for the Permit Tech/Coordinator vacancy. While we work through the recruitment process, a temporary employee from Robert Half has been assisting the **Community Development** team to help alleviate some of the workload.
 - With three officer vacancies within the **Police Department** (PD), several rounds of panel interviews have been scheduled in June, continuing efforts to build the department's candidate eligibility hiring lists. The length of a recruitment process can vary between agencies, but generally takes several months, sometimes even up to a year from start to finish. Once hired, a new officer then spends up to a year or more completing an academy and field training before being ready to hit the road solo.
 - The **Public Works** (PW) maintenance worker crew has also been working tirelessly without a full team, with a Maintenance Worker and PW Superintendent vacancy. Recruiting is occurring to fill the additional Maintenance Worker vacancy and PW Superintendent interviews are underway. The Senior Project Manager role, which has been vacant for just over a year, has been reposted with an updated job description.
 - **Community Development's** Building Official job has remained vacant for about 7 months now. We have received several qualified candidates and made a few conditional offers however it ended up not being the right fit for the candidate. Recently, HR Director Moore completed additional phone interviews with new applicants and panel interviews have been scheduled.

Union Negotiations

- *Police Guild:* Retro wages for the newly settled collective bargaining agreement were issued to employees with the recent payroll. A big thanks to the **Finance** team for all their work to help get this done!
- *Teamsters:* The Management team met with Teamsters for our first mediation session with PERC. Our next session is currently scheduled for June 30th, 2025.

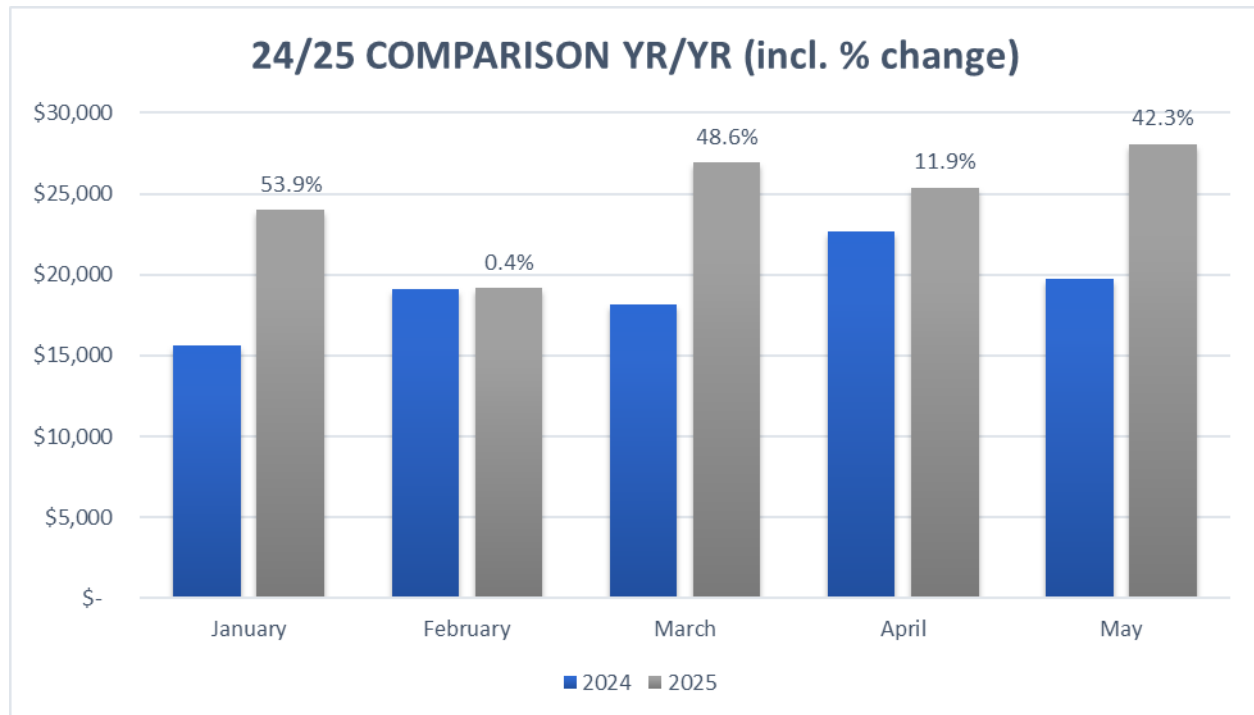
Finance Department

The Finance Team completed the City of Lake Forest Park's Annual Financial Report on May 27, 2025. Both the Payroll and IT Departments have been busy supporting the transitioning of employees onboarding and offboarding. The Information Technology Department recently supported purchasing, setting up, and training the Public Works Department with new iPads to more effectively and efficiently complete the City's work order requests using iWorQ.

Municipal Services

In May, we processed 569 passports and took 408 photos, generating total revenue of \$28,075. In comparison, the revenue in May 2024 was \$19,735 (from 401 passports and 285 photos).

Month	Passport Revenue	Photo Revenue	Total
May	\$19,915	\$8,160	\$28,075



II. Council Information

Community Development Department

Comprehensive Plan Conditional Certification- The adopted 2024 Lake Forest Park Comprehensive Plan was conditionally certified by the Growth Management Policy Board (GMPB) of the Puget Sound Regional Council (PSRC) on Wednesday, June 5, 2025, by unanimous vote. The conditional certification review by PSRC staff found the city's adopted Plan conforms to the WA State Growth Management Act and is substantially consistent with the multicounty planning policies and the Regional Transportation Plan contained in PSRC's Vision 2050. The City thus remains eligible for regional transportation grant opportunities. The conditional certification leads to city adoption of a Resolution containing a work plan by September 30, 2025, that includes four specific items to strengthen in the Plan related to the Transportation Element in Vol. 1 and the Background Transportation Analysis, Vol. 2. Amendments arising from that Council adopted work plan will be included with the city's 2025 annual Plan amendment for the Climate Element this Fall and the City will seek full certification by PSRC by December 30, 2025. It is anticipated that the City's 2025 annual docketing amendment to the Comprehensive Plan will include the new Climate Element, the implementation chapter carried over from the 2024 periodic update effort, the amendments to address the King County Affordable Housing Committee recommendations received after

the December 2025 Plan adoption, and the amendments and clarifications suggested from the PSRC conditional certification review. The four specific comments from PSRC relate to the City's CIP, financial funding resources for future projects, mobility, and transportation facilities inventory.

II. Response to Community member and Council Comments

III. Contract Reporting

No new contracts to report.

IV. Legislative Update

V. Community Events

VI. Upcoming City Sponsored Events

LAKE FOREST PARK

LAKEFRONT PARK

Save the date!

Community Workshop #4

The next community meeting will occur on Wednesday, June 11, 2025. The design team will share updates on the park design and the community will be invited to share their priorities for the park. The workshop will be held in Council Chambers at Lake Forest Park City Hall.

lfplakefrontpark.com



Join us for the fourth Community Workshop on Wednesday, June 11th, in the Council Chambers of LFP's City Hall. This is an open house event with activities for all ages. Stop by anytime between 5:30 PM and 7:30 PM. The design team will share updates on the park design, and the community will be invited to share their priorities for the park.

Your input is essential to the design of Lake Forest Park's future public Lakefront Park! Be sure to visit the [project website](#) for more information on the project, sign up to receive email updates, and go on a virtual tour of the park!



VII. Meetings Calendar

[City Council Committee of the Whole Meeting \(hybrid meeting\)](#)

June 23, 2025, 6:00 PM - 7:30 PM City Hall and via Zoom

[More Details](#)

[Parks and Recreation Advisory Board Meeting \(hybrid meeting\)](#)

June 24, 2025, 7:00 PM - 9:00 PM City Hall and via Zoom

[More Details](#)

[City Council Budget & Finance Committee Meeting \(hybrid meeting\)](#)

June 26, 2025, 6:00 PM - 7:30 PM City Hall and via Zoom

[More Details](#)

[City Council Regular Meeting \(hybrid meeting\)](#)

June 26, 2025, 7:00 PM - 9:00 PM City Hall and via Zoom

[More Details](#)

Climate Action Committee Meeting (hybrid meeting)**July 1, 2025, 7:00 PM - 9:00 PM City Hall and via Zoom****[More Details](#)****Tree Board Meeting (hybrid meeting)****July 2, 2025, 7:00 PM - 9:00 PM City Hall and via Zoom****[More Details](#)****Planning Commission Meeting (hybrid meeting)****July 8, 2025, 7:00 PM - 9:00 PM City Hall and via Zoom****[More Details](#)****City Council Work Session (hybrid meeting)****July 10, 2025, 6:00 PM - 7:00 PM City Hall and via Zoom****[More Details](#)****City Council Regular Meeting (hybrid meeting)****July 10, 2025, 7:00 PM - 9:00 PM City Hall and via Zoom****[More Details](#)**