



# CITY OF LAKE FOREST PARK PLANNING COMMISSION MEETING

**Tuesday, March 11, 2025 at 7:00 PM**

**Meeting Location: In Person and Virtual / Zoom**

**17425 Ballinger Way NE Lake Forest Park, WA 98155**

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## **INSTRUCTIONS FOR ATTENDING THIS MEETING VIRTUALLY:**

**Join Zoom Webinar:** <https://us06web.zoom.us/j/89040176232>  
**Call into Webinar:** 253-215-8782 | **Webinar ID:** 890 4017 6232

The Planning Commission is providing opportunities for public comment by submitting a written comment or by attending the meeting 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 room. Fill out the form and the presiding officer 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 for public hearings will be submitted to Planning Commission if received by 5:00 p.m. on the date of the meeting; otherwise, they will be provided to the Planning Commission the next day. Because the City has implemented oral comments, written comments are no longer being read under Public Comments.

For up-to-date information on agendas, please visit the City's website at [www.cityofflp.gov](http://www.cityofflp.gov).

# AGENDA

1. **CALL TO ORDER: 7:00 P.M. (confirm recording start)**

2. **PLANNING COMMISSION'S LAND ACKNOWLEDGEMENT**

*We'd like to acknowledge we are on the traditional land of a rich and diverse group of Native Peoples who have called this area home for more than 10,000 years. We honor, with gratitude, the land itself and the descendants of these Native Peoples who are still here today.*

3. **APPROVAL OF AGENDA**

4. **APPROVAL OF MEETING MINUTES**

A. Approval of Meeting Minutes of February 11, 2025, Regular Meeting

5. **MEETING DATES**

6. **PUBLIC HEARINGS**

7. **PUBLIC COMMENTS**

***The Commission is not accepting online public comments.** This portion of the agenda is set aside for the public to address the Commission on agenda items. However, the Commission may not respond to comments from the public. If the comments are of a nature that the Commission does not have influence over, then the Chair or presiding officer may request the speaker suspend their comments. **Comments are limited to a three (3) minute time limit.***

8. **REPORT FROM CITY COUNCIL LIAISON**

9. **OLD BUSINESS**

A. Middle Housing Development Regulations with SCJ Alliance and Leland Consulting Group

B. Election of Chair and Vice-Chair of the Planning Commission for 2025

10. **NEW BUSINESS**

11. **REPORTS AND ANNOUNCEMENTS**

12. **ADDITIONAL PUBLIC COMMENTS**

13. **AGENDA FOR NEXT MEETING**

A. Next regular meeting scheduled for Tuesday, April 8, 2025

14. **ADJOURN**

*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.*

1 City of Lake Forest Park – Planning Commission  
2 Regular Meeting Minutes: February 11, 2025; 7:00-9:00pm  
3 Hybrid Meeting Held in the Forest Room at City Hall and Virtually via Zoom  
4

5 **Planning Commissioners present:** Chair Ashton Alvarez- McCartney (via Zoom), Vice Chair  
6 Janne Kaje, David Kleweno, Cherie Finazzo, Meredith LaBonte, Sam Castic  
7

8 **Staff and others present:** Mark Hofman, Community Development Director; John Lebo, City  
9 Council liaison; Zoë Tapert, SCJ Alliance (via Zoom)  
10

11 **Members of the Public present:** none  
12

13 **Planning Commissioners absent:** Madlyn Larson, Melissa Cranmer  
14

15 **Call to order:** Chair Alvarez- McCartney called the meeting to order at 7:00 PM  
16

17 **Land Acknowledgement:** Chair Alvarez- McCartney read the land acknowledgement.  
18

19 **Approval of Agenda:** Vice Chair Kaje made a motion to approve the agenda, Cmr. Finazzo  
20 seconded, and the motion to approve the agenda was carried unanimously.  
21

22 **Approval of Meeting Minutes:** Vice Chair Kaje made a motion to approve the January 14, 2025,  
23 Meeting Minutes, Cmr. Castic seconded and the motion to approve the minutes was carried  
24 unanimously.  
25

26 **Public Hearing:** No public hearing.  
27

28 **Next meeting:** The next meeting occurs on March 11, 2025.  
29

30 **Public Comment:** No public comments.  
31

32 **City Council Liaison Report:** City Council member John Lebo discussed survey results that  
33 showed the public is supportive in increasing revenue to fund city projects provided that there is a  
34 clear plan. Council member noted that the City Council is working on tackling this issue in council  
35 work sessions.  
36

37 **Old Business:**

38 **Middle Housing Development Regulations with SCJ Alliance and Leland Consulting Group**

39 The Planning Commissioners discussed the different options to take for middle housing  
40 development, specifically if the city should take a stronger approach or the minimum approach from  
41 the state’s deadline.  
42

43 Ms. Tapert reviewed the current city zoning regulations and code definitions and reviewed possible  
44 suggestions. The Planning Commissioners discussed topics that should be highlighted for the  
45 consultants and commissioners to explore like street frontage, lot width, and parking issues.  
46  
47  
48

1 **Planning Commission 2025 Work Plan for February 27, 2025 City Council**  
2 Mr. Hofman discussed the Work Plan that will be presented at the City Council meeting on  
3 February 27<sup>th</sup>. Chair Alvarez- McCartney suggested putting a focus on middle housing and  
4 affordability in the work plan. Cmr. Kleweno made a motion to approve the work plan with the  
5 amended edits, Vice Chair Kaje seconded, and the work plan was approved unanimously.  
6

7 **New Business:**

8 **Election of Chair and Vice-Chair of the Planning Commission for 2025**

9 Chair Alvarez- McCartney stated that she can no longer be chair due to personal reasons. The  
10 Planning Commissioners discussed possible nominations. The elections were tabled for the next  
11 meeting.  
12

13 **Reports and Announcements:**

14 **Planning Commission Vacancies and Recruitment**

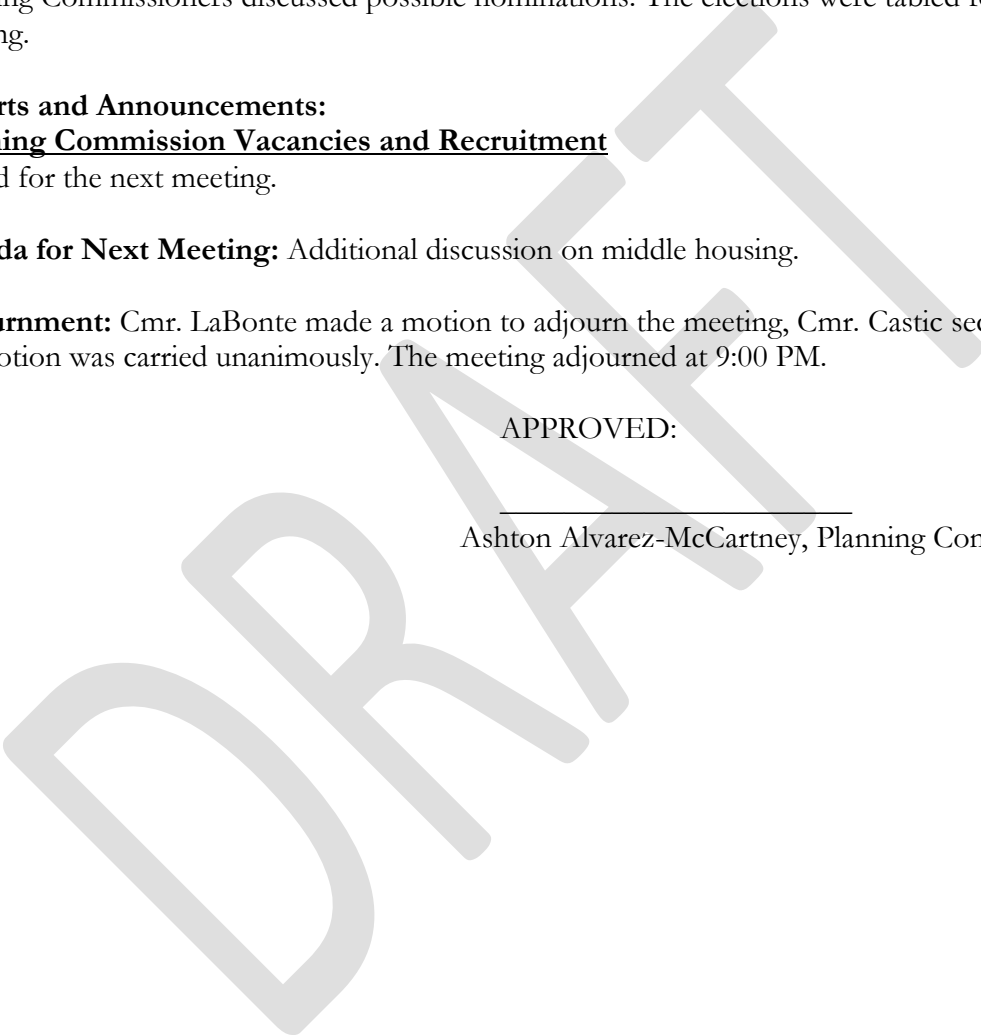
15 Tabled for the next meeting.  
16

17 **Agenda for Next Meeting:** Additional discussion on middle housing.  
18

19 **Adjournment:** Cmr. LaBonte made a motion to adjourn the meeting, Cmr. Castic seconded, and  
20 the motion was carried unanimously. The meeting adjourned at 9:00 PM.  
21

22 APPROVED:

23  
24 \_\_\_\_\_  
25 Ashton Alvarez-McCartney, Planning Commission Chair





# Technical Memo

**To:** City of Lake Forest Planning Commission

**From:** SCJ Alliance

**Date:** March 11, 2025

**Project:** Lake Forest Park Middle Housing Code Updates

**Subject:** Continued Discussion on Middle Housing Amendments

## Summary

The work on the Lake Forest Park middle housing project continues to progress on schedule. In recent meetings the Planning Commission has reviewed various amendments to the code intended to achieve compliance with the middle housing legislation

Feedback received from the Planning Commission, both in writing and during the previous meeting, has been incorporated into the documents provided as part of this packet.

The updated gap analysis is attached as Exhibit #1, and provides a summary of the edits that have been made to date. Additionally, the code amendments are also found within the attached Word document itself (Exhibit #2). Because the attachment is so lengthy, a summary of these edits has also been included within this report. Page numbers for the various code amendments have also been provided to aid in navigating the materials.

## Summary of Proposed Code Amendments

As a reminder, the proposed code amendments are depicted in “Track Changes”. The document will be converted into ordinance format at a later date.

As with the last agenda packet, this section provides a summary of the amendments found within the attached Word document. The summary of the proposed changes in order of appearance in the code amendment document followed by the corresponding page number.

Sections of code that have been updated since the last review are notated with verbiage that is underlined. In addition, comments received from commission members have been incorporated

in the “comment bubbles” depicted to the right of the text. Where appropriate SCJ has also provided also provided comments to provide a response, or an explanation for the new text.

#### **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. See new comments included on right side of the code amendment document.

#### **LFPMC 17.12 Short Subdivisions and Dedications** (pgs 9 - 11)

The chapter header has been modified to include the term “unit lot subdivision”, and the term unit lot subdivision has been incorporated throughout the chapter. See new comments.

#### **LFPMC 17.12.90** (pg. 11)

This is a proposed new subsection created to incorporate the required unit lot subdivision requirements. At present, the State model ordinance language has been incorporated into the code, but this section warrants additional review by the local jurisdiction. See new comments.

#### **LFPMC 18.08 Definitions** (pg. 14)

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. 16)  
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. 16)  
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. 16)  
This is a new definition required pursuant to the middle housing legislation which amended RCW 36.70A.070. See new comments

- **Condominium** (pg. 20)  
This is a new definition which duplicates the language of RCW 64.34.020(10). It is not required per the middle housing legislation but is relevant to the other housing related amendments to the code.
- **Cottage housing** (pg. 20)  
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Courtyard apartments** (pg. 20)  
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Duplex** (pg. 20)  
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. 20)  
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. 23)  
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions. See new comments.
- **Middle Housing** (pg. 24)  
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions. See new comments.
- **Short-Term Rental** (pg.26)  
This was a new optional definition, but was removed after review by the Planning Commission. See new comment.
- **Single-family zones** (pg. 26)  
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Stacked Flat** (pg. 26)  
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.

- **Tier 3 City** (pg. 19)  
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. See new comment.
- **Townhouses** (pg. 26)  
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions. See new comments.
- **Unit density** (pg. 27)  
This is a new definition recommended by the State for inclusion, but is one that the City may define.

**LPFMC 18.12 Zoning Map** (pg. 28)

Future edits to 18.12.010 will be warranted after further review of the existing zoning districts. If any zoning districts are renamed, consolidated, or eliminated, the appropriate designations will need to be incorporated. Decisions on changes to acronyms will lead to additional edits. See comment bubble.

**LPFMC 18.16 RS-20 Single Family, Residential Low** (pg. 30)

The title of this zoning district has been amended to remove the term “single-family”.

**LPFMC 18.16.010 Permitted Uses** (pg. 30)

This has been updated to state that middle housing is included within the list of permitted uses. It has also been updated to specify the exact types of middle housing that would be allowed within the zoning district. The text has been modified from the previous version.

**LPFMC 18.16.010 Yards**

This section has been amended to provide clarity on setbacks.

**LPFMC 18.16.010 Street frontage**

See new commissioner comment requesting discussion on this topic.

**LPFMC 18.16.090 Tree canopy coverage** (pg.31)

This is a new subsection added per commission request to account for tree canopy. See new comments.

**LPFMC 18.18 RS-15 Single Family Residential, Moderate** (pg. 32)

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.

**LPFMC Chapters 18.20** (pg. 34), **18.21** (pg. 36) and **18.22** have also been edited with the similar changes to permitted uses and side yard setback clarifications. Decisions made regarding tree canopy and frontage may warrant additional edits to all these residential sections.

**LPFMC Chapters 18.20** (pg. 40)

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

**LPFMC 18.45 SG-SFR SOUTHERN GATEWAY RESIDENTIAL** (pg. 49)

The title of this zoning district has been amended to remove the term “single-family”, and allowances for middle housing have also been incorporated.

If the City makes a decision to allow for density beyond the required two units per lot, this section will warrant additional updates.

Text addition since last update: 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** (pg 63)

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.) This line item warrants discussion. See new comment bubble.
- Accessory dwelling units shall only be allowed on lots that meet the minimum lot sizes for the principal unit under the code. In addition, 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 with critical areas, lots that are not connected to a public sewer system,
- The previous version indicated that ADU’s will not be allowed on lots that are within the shoreline jurisdiction. This was removed at request of the Planning Commission. See new comment bubble.
- 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. The Planning Commission requested this item be reviewed for clarity. See new comment bubble.

- The previous version stated that ADU's may not be used as "short term rentals".
  - This is not a state mandate, but the State allows for local jurisdictions to include this prohibition. The Planning Commission recommended removing this provision. See comment bubble.

### **LFPMC 18.58.030 Parking spaces required (pg. 62)**

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**

See new comment bubble. In addition, a typo was discovered in subsection (D). No substantial changes were made to this section.

As stated previously, the information outlined above is a summary of the major changes proposed for the middle housing code updates. Additional smaller edits have been flagged throughout, and final changes will be made once final recommendations are provided by the Planning Commission and Staff.

## **Next Steps**

Upon receiving direction from the Planning Commission, the code amendment document will be drafted into ordinance format. Following that, next steps will be to initiate SEPA review, 60-day noticing to the Dept of Commerce, and the necessary public hearings. The deadline for adoption and transmittal to the State is June 30, 2025.

## **Attachments**

**Exhibit 1:** Gap Analysis in Excel

**Exhibit 2:** Code Amendments in Word

**GAP ANALYSIS | Middle Housing Development Regulations**  
 City of Lake Forest Park  
 Prepared by SCJ Alliance

**Title 17 - Subdivisions; Title 18 - Planning & Land Use Regulation**

Code Section	Title	Changes needed?	Recommendations	Notes	Status
<b>TITLE 17</b>	<b>SUBDIVISIONS</b>	Yes			Review, discuss, and decide on edits.
<b>Chapter 17.04</b>	<b>General Provisions</b>	Yes	Consider including zero lot line provision here under Scope (B).		
<b>17.040.050</b>	<b>Definitions</b>	Yes	Add definitions for "Parent lot", "Unit Lot", "Lot Split", "unit lot subdivision", and "zero lot line subdivision". Amend definitions for short subdivision and subdivision.	17.04.050 definitions were added as recommendations to consider addressing definition gaps the middle housing legislation as well as future work that will be needed to address the unit lot subdivisions legislation (Engrossed Second Substitute Senate Bill (SSSB) 5258)	Recommended definitions added. Review warranted.
Chapter 17.08	Subdivisions and Dedications	No	Consider unit lot subdivisions standards - described well in Commerce middle housing user guide in 17.12		
<b>Chapter 17.12</b>	<b>Short Subdivisions and Dedications</b>	Yes	Add unit lot subdivision standards - described well in Commerce middle housing user guide	This is likely the best spot for the eventual unit lot subdivision language given the state legislation. Placeholder language from the state unit lot subdivision guidance has been added for review and consideration.	Placeholder recommended language from the state has been added and needs review and discussion.
<b>TITLE 18</b>	<b>PLANNING AND LAND USE REGULATION</b>	Yes			Review, discuss, and decide on edits.
Chapter 18.01	Comprehensive Plan and Amendments	No			
Chapter 18.04	General Provisions	No			
<b>Chapter 18.08</b>	<b>Definitions</b>	Yes	Add the required definitions and recommended definitions of "unit density" and "Tier 3 city".	Removed the suggestion of a condominium definition. Needs renumbering once list of definitions is finalized.	Needs final confirmation of definitions.
<b>Chapter 18.12</b>	<b>Zoning Map</b>	Yes	Remove S in RS zones to remove the connection to it just being single family zones.	Changes were made for residential single family (RS) zone acronyms to now be residential (R) zone. This is removed the connection to it being a single family only zone. Not necessarily a "required" change but it cleans the code up.	Confirm changing RS zones to just R. See RS-20 for example of how additional changes will be needed.
Chapter 18.14	Rezoning	No		Per February meeting with planning commission, the following new section was added to ensure tree canopy coverage were accounted for with the addition of middle housing. no changes necessary.	
<b>Chapter 18.16</b>	<b>RS-20 Single Family Residential, Low</b>	Yes	Change title and acronym of zone.		Review for Formatting of changes. All other RS zones will be formatted based on the decisions here.
18.16.010	Permitted uses	Yes	Add required middle housing types in the previously agreed upon formatting.	Single family residences can still be allowed in this zone but the requirement is to add middle housing to the permitted uses.	Changes made. Check for any typos.
18.16.020	Conditional uses	No	Change RS to R.		Changed acronym to R.
18.16.030	Lot area	No	Change RS to R.		Changed acronym to R.
18.16.040	Street frontage	No	Change RS to R.		Changed acronym to R.
18.16.050	Lot coverage	No	Change RS to R.		Changed acronym to R.
18.16.060	Yards	Yes	Reward for clarity.	Edited language for clarity. The original text started by saying S/T set backs when that wasn't the ultimate desired outcome.	Review and discuss if changes are preferred.
18.16.070	Building height limit	No	Change RS to R.		Changed acronym to R.
18.16.080	Impervious surface	No	Change RS to R.		Changed acronym to R.
18.16.080	Tree canopy coverage	Yes	"NEW SECTION" Add language for tree canopy language	Per February meeting with planning commission, the following new section was added to ensure tree canopy coverage were accounted for with the addition of middle housing.	Inserted language suggested by Commissioner Sam Castic.
<b>Chapter 18.18</b>	<b>RS-15 Single-Family Residential, Moderate</b>	Yes	Needs to remove single family from title		To edit for use of RS after PC discussion on specifics. Section changed per PC feedback in February.
18.18.010	Permitted uses	Yes	Change for middle housing uses.		
18.18.020	Conditional uses	No			
18.18.030	Lot area	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.18.040	Street frontage	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.18.050	Lot coverage	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.18.060	Yards	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.18.070	Building height limit	No	Height limit does not need to change under legislation.		
18.18.080	Impervious surface	No	See Section 18.16.080 comments.		
18.18.090	Tree canopy coverage	Yes	"NEW SECTION" Add language for tree canopy language	Per February meeting with planning commission, the following new section was added to ensure tree canopy coverage were accounted for with the addition of middle housing.	Inserted language suggested by Commissioner Sam Castic. Will edit however decided in review of 18.16.090
<b>Chapter 18.20</b>	<b>RS-10 Single-Family Residential, Moderate/High</b>	Yes	Needs to remove single family from title		To edit for use of RS and the additional tree canopy section after PC discussion on specifics. Section changed per PC feedback in February.
18.20.010	Permitted uses	Yes	Change for middle housing uses.		
18.20.020	Conditional uses	No			
18.20.030	Lot area	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.20.040	Street frontage	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.20.050	Lot coverage	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.20.060	Yards	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.20.070	Building height limit	No	Height limit does not need to change under legislation.		
18.20.080	Impervious surface	No	See Section 18.16.080 comments.		
18.20.090	Tree canopy coverage	Yes	"NEW SECTION" Add language for tree canopy language	Per February meeting with planning commission, the following new section was added to ensure tree canopy coverage were accounted for with the addition of middle housing.	Inserted language suggested by Commissioner Sam Castic. Will edit however decided in review of 18.16.090
<b>Chapter 18.21</b>	<b>RS-9.6 Single-Family Residential, Moderate/High</b>	Yes	Needs to remove single family from title		To edit for use of RS and the additional tree canopy section after PC discussion on specifics. Section changed per PC feedback in February.
18.21.010	Permitted uses	Yes	Change for middle housing uses.		
18.21.020	Conditional uses	No			
18.21.030	Lot area	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.21.040	Lot width	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.21.050	Lot coverage	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.21.060	Yards	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.21.070	Building height limit	No	Height limit does not need to change under legislation.		
18.21.080	Impervious surfaces	No	See Section 18.16.080 comments.		
18.21.090	Tree canopy coverage	Yes	"NEW SECTION" Add language for tree canopy language	Per February meeting with planning commission, the following new section was added to ensure tree canopy coverage were accounted for with the addition of middle housing.	Inserted language suggested by Commissioner Sam Castic. Will edit however decided in review of 18.16.090
<b>Chapter 18.22</b>	<b>RS-7.2 Single-Family Residential, High</b>	Yes	Remove single family from title		To edit for use of RS and the additional tree canopy section after PC discussion on specifics. Section changed per PC feedback in February.
18.22.010	Permitted uses	Yes	Change for middle housing uses.		
18.22.020	Conditional uses	No			
18.22.030	Lot area	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.22.040	Lot width	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.22.050	Lot coverage	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.22.060	Yards	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.22.070	Building height limit	No	Height limit does not need to change under legislation.		
18.22.080	Impervious surfaces	No	See Section 18.16.080 comments.		

18.22.090	Tree canopy coverage	Yes	*NEW SECTION* Add language for tree canopy language	Per February meeting with planning commission, the following new section was added to ensure tree canopy coverage were accounted for with the addition of middle housing.	Inserted language suggested by Commissioner Sam Castic. Will edit however decided in review of 18.16.090
<b>Chapter 18.24</b>	<b>RM-3600 Residential Multifamily</b>	Yes			Review permitted uses change and discuss RM zones overall for final edits.
18.24.010	Purpose	No			
18.24.020	Permitted uses	Yes	Remove redundancy after RS zone edits	(B) mentioned duplex previously but now that the RS zones include duplexes, (B) is redundant.	Review and reach final consensus on edits.
18.24.030	Conditional uses	No			
18.24.040	Lot area	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.24.050	Lot area per dwelling unit	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.24.060	Lot width	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.24.070	Land coverage	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.24.080	Yards	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.24.090	Building height	No			
18.24.100	Parking	No			
18.24.110	Screening and landscaping	No			
18.24.120	Signs	No			
Chapter 18.28	RM-2400 Residential Multifamily	No		No changes needed unless City and Planning Commission feel otherwise	
Chapter 18.28	RM-1800 Residential Multifamily	No			
Chapter 18.30	RM-900 Residential Multifamily	No			
Chapter 18.34	BN Neighborhood Business	No		No changes needed, as this is not a predominantly residential zone	
Chapter 18.38	CC Corridor Commercial	No		No changes needed, as this is not a predominantly residential zone	
Chapter 18.42	Town Center	No		No changes needed, as this is not a predominantly residential zone	
Chapter 18.44A	Resort/leaf	No			
<b>Chapter 18.45</b>	<b>SG-SFR Southern Gateway - Single-Family Residential</b>	Yes		Title and acronym changed to remove single family	Review section, discuss, and agree on final decisions/edits.
18.45.010	Permitted uses	Yes	Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone.	Add middle housing types and made Prohibited Uses a separate number.	Added required middle housing language in the agreed upon format from February PC Meeting.
18.45.020	Conditional uses	No			
18.45.030	Lot area and maximum density	Yes	Add language to clarify that up to two dwellings per lot must be allowed in this zone.	Required changes made. Review wording.	Review the wording of the changes made. The intent is required, but the wording can change.
18.45.040	Lot width	No			
18.45.050	Lot coverage	No			
18.45.060	Yards	No			
18.45.070	Building height limit	No			
18.45.080	Impervious surface	No			
18.45.090	Screening, landscaping and tree canopy goal	No	Ensure this doesn't create a standard that is different for middle housing types than for single-family units.		As is, no changes are needed.
18.45.100	Signs	No			
18.45.110	Parking requirements and traffic impact mitigation	Yes	Updated section to comply with middle housing parking standard requirements		Review changes and formatting of required changes.
18.45.120	Southern gateway - single family residential zone design guidelines - Adopted - Rules of interpretation	Yes	Remove use of single family in this section as well as amend design guidelines to remove the use as well.		Removed changes from code. Will need to amend design guidelines.
18.45.130	Southern gateway - single family residential zone design guidelines - Application - Effect	No			
18.45.140	Administration	No			
18.45.150	Bonds or other financial security	No			
Chapter 18.46	SG-C Southern Gateway - Corridor	No		No changes needed, as this is not a predominantly residential zone	Future work could lead to changes in these zones but for the middle housing ordinance, it is not required.
<b>Chapter 18.47</b>	<b>SG-T Southern Gateway - Transition</b>	Yes	Remove reference to SG-SFR zone to SG-LDR zone	Need to remove term single family from titles	Changed acronym of SG-SFR in this section.
Chapter 18.48	Commercial Site Development Permits	No			
<b>Chapter 18.50</b>	<b>Development Standards</b>	Yes			Review, discuss, and decide on final edits.
18.50.010	Walls and fences	No	Ensure standards for walls and fences are no different for middle housing types than they are for single-family units		As written, no changes are needed
18.50.020	Yards	No			
18.50.030	Boat moorage	No			
18.50.040	Home occupations	No			
18.50.045	Day care/child day care - Type I	No			
18.50.050	Accessory dwelling units	Yes	Updated for compliance with ADU legislation (HB 1337) and unit lot subdivisions.	Removed previous edit about short term rentals. Needs discussion regarding the removal of item (f) on total occupancy being the same as single family. Woodsmith garage item (f)	Review, discuss, and decide on final edits.
18.50.060	Accessory structures and buildings	Yes	Remove use of "single family dwelling" zones.		Required change made. Review string under (A) during ADU siting discussions.
18.50.070	Vision clearance	No			
18.50.080	Permitted encroachments into required yards	No			
18.50.085	Permitted height excursions	No			
18.50.090	Location of swimming pools	No			
18.50.100	Lighting	No			
18.50.110	Temporary site permits	No			
18.50.120	Keeping household pets	No			
18.50.130	Collective gardens and dispensaries defined	No			
18.50.140	Collective gardens prohibited	No			
18.50.160	Recreational marijuana retailers	No			
Chapter 18.52	Signage	No			
Chapter 18.54	Conditional Uses	No		This chapter refers to standards, height requirements, setbacks, etc. located in other sections of the code - no changes to this section required	
<b>Chapter 18.58</b>	<b>Off-Street Parking</b>	Yes			Reviewed language at February PC Meeting.
18.58.010	Required off-street parking	No			
18.58.020	Parking plan	No			
18.58.030	Parking spaces required	Yes	Add parking requirements for middle housing as required per RCW 36.70A.6.35(6)(g)	Language is closely tied to legislative required wording. Planning Commission "okayed" the required changes.	Reviewed language at February PC Meeting.
18.58.040	Parking requirements for common facilities	No			
18.58.050	General requirements on size of parking spaces	No			
18.58.060	Surfacing	No			
18.58.070	Access	No			
18.58.080	Landscaping, pathways and amenities	No	Ensure these standards are no different for middle housing types than they are for single family units - no changes needed.		No changes needed as is.
18.58.090	Drainage	No			
<b>Chapter 18.62</b>	<b>Screening and Landscaping</b>	Somewhat.	No changes as it relates to middle housing requirements. Found small typo.		Only small typo changed. No discussion needed.

**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. 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. 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.~~ ~~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 or road easement shall be 20 feet with improved surface to be determined at the discretion of the administrative official.

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

~~C.~~  
~~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.~~

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

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

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

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

~~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.

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.

~~K.~~ "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. (Ord. 337 § 7, 1984)

~~J.~~  
K. "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.

L. "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 [ZT2]:** 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 [ZT3R2]:** It is a lot too, but is more like a lot within a lot. For example, two unit lots within a single parent lot.

I'm not sure why but the version you received previously didn't have the "parent lot" definition. Does that add clarity?

**Commented [ZT4]:** This is recommended language as part of the unit lot subdivision legislation.

These definitions were pulled from the definition Guidance from Commerce.

**Commented [ZT5]:** This is NOT required but is trying to be proactive with additional state legislation on "lot splitting" in the works. This is the draft definition in HB 1096. The City at this time may define "lot split" as it is undefined by the state.

**Commented [ZT6R5]:** Edited to remove "for the purpose of sale, lease, or transfer of ownership."

**Commented [ZT7]:** Comment from Commissioner Sam Castic "We should only add the definitions if we're going to use them and bring the remaining provisions in"

**Commented [ZT8R7]:** For organizational purposes, these terms were used as "lot, parent" and "lot, unit" when the term is "parent lot" and "unit lot" they are bot

**Commented [ZT9]:** Comment from Commissioner Sam Castic "I suggest simplifying this definition so that a lot split is dividing a lot into two lots (regardless of the

**Commented [ZT10]:** Comment from Commissioner Sam Castic "Do we mean "lot units" here per the defined term above?"

**Commented [ZT11R10]:** Yes. The term is unit lot, but it was placed in here as "lot, unit" to group all the lot

**Commented [ZT12]:** This is NOT required as part of middle housing needs to be added to address the unit lot subdivision legislation.

**Commented [ZT13]:** This is NOT a requirement but could be for consideration on what a "zero lot line" or "zero lot line subdivision" definition could look like. The

**Commented [ZT14R13]:** 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.

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

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 plattor; if checking costs exceed the amount deposited, the plattor 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)

**Commented [ZT15]:** Comment from Commissioner Sam Castic "Unit lot, or lot unit (like the defined term)? Probably need to adjust throughout for consistency."

**Commented [ZT16R15]:** The term is unit lot, but I see the confusion here on use.. See comment responses under definitions section.

**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)

**Commented [ZT17]:** Comment from Commissioner Maddy Larson "I don't understand this section and its implications."

**Commented [ZT18R17]:** 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 [ZT19]:** Review against guidance on lot lines in SMO

**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).

- 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 [ZT21R20]:** 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)

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**Commented [ZT22]:** 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 [ZT23R22]:** Workshopping this would be good.

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 [ZT24]:** Pulled from the state recommended language on unit lot subdivision to address legislation on this requirement - SB 5258

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**Chapter 18.01**

Commented [ZT26]: No changes needed

**COMPREHENSIVE PLAN AND AMENDMENTS**

*(No changes needed)*

**Chapter 18.04**

**GENERAL PROVISIONS**

*(No changes needed)*

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.

**Commented [ZT27]:** Will need renumbering upon final definitions list

**Administrative design review**

- 18.08.040 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.

**Commented [ZT28]:** Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

**Cottage housing**

**Courtyard apartments**

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

**Commented [ZT29]:** Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

**Development regulations**

- 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.
- 18.08.324 Framework.
- 18.08.326 Freestanding parking structure.

**Commented [ZT30]:** Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

**Commented [ZT31]:** 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.

- 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.
- 18.08.441 **Major transit stop**
- 18.08.441 Marijuana or cannabis.
- 18.08.442 Marijuana processor.
- 18.08.443 Marijuana producer.
- 18.08.444 Marijuana retailer.
- 18.08.445 Marijuana-infused products.
- 18.08.446 Marijuana retail outlet.
- 18.08.447 Marijuana, usable.
- 18.08.450 Medical-dental clinic.
- 18.08.450 **Middle housing**
- 18.08.460 Mitigation.
- 18.08.470 Manufactured housing.
- 18.08.480 Motel.
- 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.
- 18.08.610 **Single-family zones**
- 18.08.610 **Stacked flat**
- 18.08.620 Street.
- 18.08.630 Structural alterations.
- 18.08.635 Solar energy system.
- 18.08.640 Substandard lot.
- 18.08.640 **Tier 3 city**
- 18.08.640 **Townhouses**
- 18.08.650 Transit park and ride lot.
- 18.08.660 Use.
- 18.08.660 **Unit density**
- 18.08.670 Variance.
- 18.08.680 Veterinary clinic or small animal hospital.
- 18.08.690 Yard.

**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

**Commented [ZT35]:** Optional definition for clarity.

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

**Commented [ZT37]:** Optional definition for the City to define.

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

- 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)

**Commented [ZT38]:** Will need to update numbering once final definitions list is decided.

**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 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 XXX, is defined as a duplex unit if attached to another dwelling unit.

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

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**Commented [ZT39]:** 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)

**18.08.033 Accessory dwelling unit (DADU), detached.**

“Detached accessory dwelling unit” means a dwelling unit which is subordinate in floor area to a single-family dwelling unit and is constructed as part of an accessory building. A detached accessory dwelling unit that exceeds the size limitations set forth in LFPMC XXX, is defined as a cottage.

(Ord. 1235 § 1, 2022)

**Commented [ZT40R39]:** 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 [KP41R39]:** Edits made for consideration by PC.

**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)

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**Commented [ZT42]:** 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.”

**18.08.0XX 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.~~

**Commented [ZT43R42]:** 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.

**18.08.040 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 [ZT44]:** Comment by Commissioner Maddy Larson “What standards are used to perform this review?”

**Commented [ZT45R44]:** 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 [ZT46]:** 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.XXX 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 [ZT47]:** 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.XXX Courtyard apartments.**

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

**Commented [ZT48]:** 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.XXX Duplex.**

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

**Commented [ZT49]:** 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 [ZT50R49]:** 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 [ZT51]:** 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 [ZT52R51]:** 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.XXX 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;

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

**18.08.441 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 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 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 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 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 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 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 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.XXX 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 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;

**Commented [ZT54]:** 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 [ZT55R54]:** Noted; however, this is a state required definition that was actually amended in HB 2321 to include this piece.

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**Commented [ZT56]:** Required, pursuant to the middle housing legislation which amended RCW 36.70A.030 - Definitions

**Commented [ZT57]:** 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 [ZT58R57]:** 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.

- 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.XXX Short Term Rental**

~~“Short term rental” means a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty consecutive nights.~~

**Commented [ZT59]:** Removed consultant suggestion after February planning commission meeting.

**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.XXX Single-family zones.**

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

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

**18.08.XXX 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 [ZT61]:** 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 [KP62]:** This definition is optional.

**18.08.XXX 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.~~

**Commented [ZT63R62]:** At February meeting, planning commission was in favor of this definition.

**18.08.XXX 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 [KP64]:** Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

**Commented [ZT65]:** Comment by Commissioner Maddy Larson “What is the difference between a Townhouse vs duplex/triplex”

**18.08.650 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 [ZT66R65]:** 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.XXX Unit density.**

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

**Commented [KP67]:** Recommended definition, but City may define.

**18.08.660 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 [ZT68]:** If any changes to the zoning acronyms occurs, flagging this area for edits.

**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:

**Commented [ZT69R68]:** Edited to remove use of "single family" in acronym.

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 18.14**  
**REZONING**

*(No changes needed)*

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

**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.

**18.16.010 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.~~ 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. 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 [ZT70]:** A summary table of the zoning and permitted uses would be very helpful for the City to adopt.

**Commented [ZT71R70]:** Discussed with planning commission in February. They did not want to add one.

**Commented [LB72]:** Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

**Commented [ZT73R72]:** Done.

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**Commented [ZT74]:** Review these provisions to check for 1337 language

**Commented [ZT75R74]:** Reviewed and changes made.

**Commented [ZT76]:** Review these provisions to check for 1337 language

**Commented [ZT77R76]:** Reviewed and changes made.

**Commented [ZT78]:** Did we review conditional use chapter?

**Commented [ZT79R78]:** Yes. No changes needed.

**Commented [ZT80]:** Comment from Commissioner Maddy Larson "Does this mean if less than 75' is available the property owner would have to request a variance?"

**Commented [ZT81R80]:** Flagging for further review to better address comment.

**Commented [ZT82]:** 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 [ZT83R82]:** 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 development code measurements such as frontage.

There is a grey area as to whether there is development feasibility with such code.

**Commented [ZT84]:** Comment by Commissioner

**Commented [ZT85R84]:** No it is not required.

**Commented [ZT86]:** No changes needed but for

**Commented [ZT87R86]:** This would mean a 2,500sqft

**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 buildings;

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 [ZT88]:** 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 [ZT89R88]:** As long as any changes like this are treated similarly between single family houses and middle housing, that should work.

**Commented [ZT90]:** Not required but consider for readability. If this is preferred, other zoning has this language as well.

**Commented [ZT91]:** 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 [ZT92R91]:** Leaving for discussion. Not required but can be helpful.

**Commented [LB93]:** Height limit may not be less than 35 feet in predominantly residential zones.

**Commented [ZT94R93]:** 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.

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**Commented [ZT96R95]:** 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.

**18.18.010 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.~~ **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.
- ~~G.~~ Signs in accordance with the provisions in Chapter 18.52 LFPMC.
- ~~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)

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

**Commented [LB97]:** Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

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**Commented [ZT98]:** There are a couple different ways this could be worded but here is one approach for consideration.

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**Commented [LB99]:** Review these provisions to check for 1337 language

**Commented [LB100]:** Review these provisions to check for 1337 language

**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)

**Commented [LB101]:** Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

**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 [SC102]:** 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.

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.

**18.20.010 Permitted uses.**

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

- ~~A.~~ 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.~~ C. Accessory buildings and structures in accordance with the provisions of LFPMC 18.50.060.
- ~~D.~~ D. Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.
- ~~B.~~ 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. 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)

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

**Commented [LB103]:** Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

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**Commented [ZT104]:** There are a couple different ways this could be worded but here is one approach for consideration.

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**Commented [LB105]:** Review these provisions to check for 1337 language

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**Commented [LB106]:** Review these provisions to check for 1337 language

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**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, 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)

**Commented [LB107]:** Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

**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) .~~

**Commented [SC108]:** 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 [ZT109]:** 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 [ZT110R109]:** Thank you for the suggested language.

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.

18.21.010 Permitted uses.

The following are permitted uses in an RS-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
- ~~C~~
- ~~B~~ Home occupations, provided they meet the criteria in LFPMC 18.50.040.
- ~~C~~
- A. ~~C~~ Accessory buildings and structures in accordance with the provisions of LFPMC 18.50.060.
- ~~D~~
- A. ~~D~~ Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.
- ~~E~~
- A. ~~E~~ Accessory dwelling units in accordance with the provisions of LFPMC 18.50.050.
- ~~F~~
- A. ~~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)

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)

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

Commented [LB111]: Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

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

Page 37/78

**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, 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-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) .

**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.

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.

**18.22.010 Permitted uses.**

The following are permitted uses in an RS-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~~
- ~~C.~~
- ~~A.~~ ~~C.~~ Accessory buildings and structures in accordance with the provisions in LFPMC 18.50.060.
- ~~D.~~
- ~~A.~~ ~~D.~~ Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.
- ~~E.~~
- ~~A.~~ ~~E.~~ Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.
- ~~F.~~
- ~~A.~~ ~~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)

**Commented [LB119]:** Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

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**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)

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

**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) .~~

**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.

**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-~~ 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;

~~D-~~ Senior citizen apartments;

~~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 [LB127]:** Ensure no standards are required that would be more restrictive for middle housing than for single-family units

**Commented [ZT128R127]:** Comment applies to RS rather than RM zones.

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**Commented [ZT129]:** 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.

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**Commented [ZT130]:** 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 [LB131]:** Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

**Commented [ZT132R131]:** 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 [LB133]:** Review these provisions to check for 1337 language

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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)

**Commented [LB134]:** Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

**Commented [ZT135R134]:** Comment applies to RS rather than RM zones.

**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)

**Commented [LB136]:** Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

**Commented [ZT137R136]:** Comment applies to RS rather than RM zones.

**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)

**Commented [ZT138]:** 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 [LB139]:** Consider adding language to clarify that middle housing types are permitted in this zone

**Commented [ZT140R139]:** Not required.

**Commented [LB141]:** Ensure no standards are required that would be more restrictive for middle housing than for single-family units

**Commented [LB142]:** Ensure no standards are required that would be more restrictive for middle housing than for single-family units

**Commented [LB143]:** Ensure no standards are required that would be more restrictive for middle housing than for single-family units

**Commented [ZT144]:** Comment from Commissioner Maddy Larson "Is this compliant with the new law?"

**Commented [ZT145R144]:** 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)

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

**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)

**Commented [LB147]:** Ensure no standards are required that would be more restrictive for middle housing than for single-family units

**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)

**Commented [LB148]:** Consider adding language to clarify that middle housing types are permitted in this zone

**Commented [ZT149R148]:** Not required.

**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)

**Commented [LB150]:** Ensure no standards are required that would be more restrictive for middle housing than for single-family units

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

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



**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 [LB152]:** 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 [LB153]:** 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 [LB154]:** 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:

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

- 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 [LB155]:** 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)*

**Commented [ZT156]:** This code section does discuss affordable housing if that needs to be reviewed at a later date.

Chapter 18.45

SG-~~SFL~~DR SOUTHERN GATEWAY — ~~SINGLE-FAMILY~~ LOW DENSITY RESIDENTIAL

**Commented [LB157]:** Consider changing to “Low Density Residential” so as not to exclude middle housing types

Sections:

- 18.45.010 Permitted 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-~~SFL~~DR zone:

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

**Commented [LB158]:** Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone.

**Commented [ZT159R158]:** Done in (B)

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- ~~A.~~ 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. Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.
- ~~E.~~ E. Type I day care facility in accordance with the provisions in LFPMC 18.50.045.
- ~~F.~~ F. Townhouses, provided the front or rear yards do not directly face public rights-of-way or adjacent single-family residential zones.
- ~~G.~~ 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.

**18.45.0XX ~~H.~~ Prohibited Uses.**

“Gated communities,” that is, enclosed complexes of multiple residences that restrict public access, are prohibited. (Ord. 1057 § 1, 2013)

**Commented [ZT160]:** Consider including this as a new line item rather than included under permitted uses when it is instead prohibited.

**18.45.020 Conditional uses.**

Conditional uses and associated development standards, if any, for an SG-~~SFL~~DR 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.

**Commented [LB161]:** Add language to clarify that up to two dwellings per lot must be allowed in this zone.

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)

**Commented [ZT162R161]:** 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.

**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-~~SFL~~DR 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-~~SFL~~DR 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.

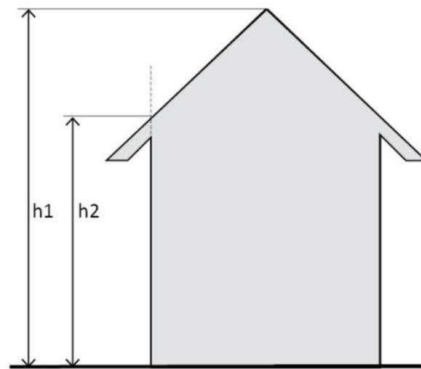


Figure 18.45.070-1. Where allowed by LFPMC 18.45.070, the height of a building with a pitched roof is (h1 + h2)/2, where h2 is measured at the surface of the roof where it intersects with a projection of the outside edge

**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-~~SFL~~DR 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-~~SFL~~DR 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-~~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. (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 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:

**Commented [LB163]:** Update section to comply with middle housing parking standard requirements - see Section 9(B) of the Commerce model ordinance

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.~~

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**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 [LB164]:** Review design guidelines and ensure they are inclusive of middle housing types

**Commented [ZT165]:** Reviewed and this stands as a separate document that will need amending to remove use of single family in it.

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:

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)



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

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**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)

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

**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

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

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).

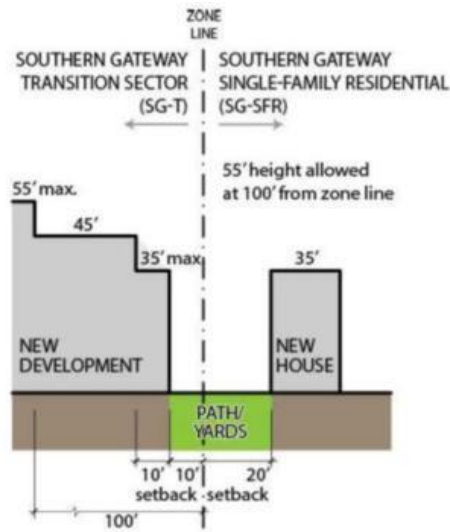


Figure 18.47.060-1. Maximum height of buildings near the southern gateway – single-family residential zone.

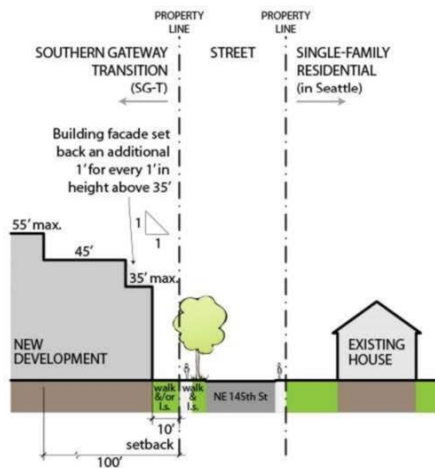


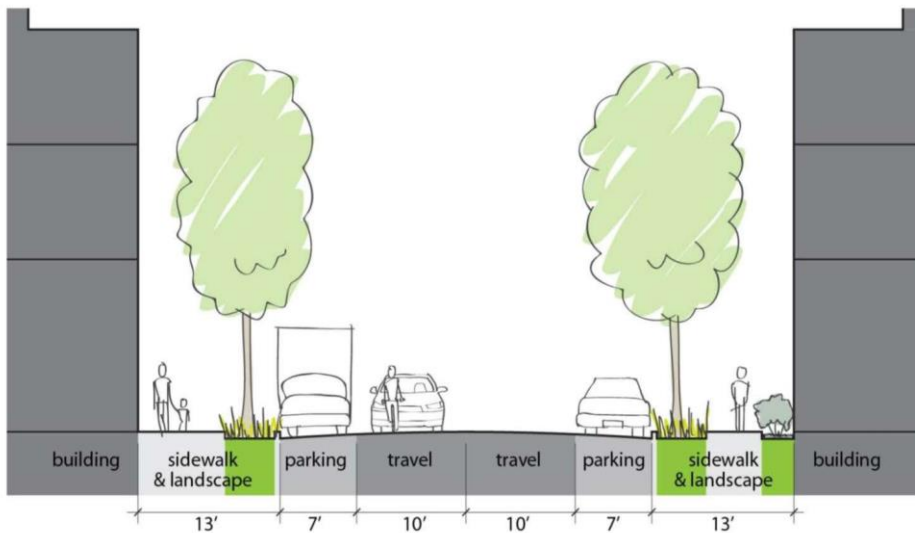
Figure 18.47.060-2. Maximum height of buildings across the street from a single-family zone (NE 145th Street is the only location where existing single-family residences are across the street from the southern gateway – transition zone).

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

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)

**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 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**

*(No changes needed)*



**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)

**Commented [LB166]:** Ensure standards for walls and fences are no different for middle housing types than they are for single-family units

**Commented [ZT167R166]:** No changes needed.

**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 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:

**Commented [LB168]:** Update to ensure compliance with ADU legislation (HB 1337)

~~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 per each single-family dwelling located on the same lot, provided that the unit density set forth in LFPMC XXX for that lot is not otherwise exceeded. If a lot is developed with a duplex, or 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;~~

**Commented [KP169]:** HB 1337 states that local governments may not require ADU's to be smaller than 1,000 gross sqft in size.

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

**Commented [ZT170]:** 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.

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

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

~~D. Accessory dwelling units shall only be allowed on lots that meet the minimum lot sizes for the principal unit under the code. In addition, 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.~~

**Commented [KP171]:** Pursuant to HB 1337 a local government cannot require owner occupancy.

~~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;~~

**Commented [ZT172R171]:** Flagging for the record that Commissioner Maddy Larson also pointed out this edit in a previous version.

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

**Commented [ZT173]:** PC requested this be removed or edited at the February meeting. Given the language in E, it shorelines should be covered.

~~E. Accessory dwelling units shall not be allowed on any lot that contains critical areas or buffers or that is not connected to a public sewer system.~~

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~~F. Accessory dwelling units shall not be allowed within the shoreline jurisdiction.~~

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

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~~1. However, if the converted accessory building previously contained parking, the minimum parking standards for both the principle principal unit and any accessory dwelling unit must be replaced elsewhere on the property.~~

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~~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.~~

**Commented [ZT174]:** At February PC Meeting, there was a request to wordsmith this item more.

~~GH. 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 mile of a major transit stop.~~

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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.

~~I. Accessory dwelling units may not be used as short term rentals.~~

**Commented [KP175]:** This is a restriction that the City can choose to impose.

~~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)~~

**Commented [ZT176R175]:** No. PC has not received direction by council on this subject and this suggested edit is removed.

**Commented [KP177]:** Need to research this topic.

**18.50.060 Accessory structures and buildings.**

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

**Commented [ZT178R177]:** Given the bare minimum of the middle housing requirements ADUs would only apply to single family residences, this language doesn't quite make sense.

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.

I can see its purpose if middle housing had ADUs with it. It would reduce and cap the bedroom amounts in middle housing. It also doesn't provide a max occupancy for a single family dwelling so not sure the baseline here to work with.

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.

I suggest removing it but have a discussion with planning commission on this edit.

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

**Commented [ZT179]:** Review against zones getting changed.

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

**Commented [ZT180]:** To review as part of ADU sizing conversation.

E. Accessory buildings may be placed no closer than five feet to the rear lot line, excluding accessory dwelling units, which may be placed no closer than 15 feet to the rear property 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-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-20, RS-15, RS-10, RS-9.6, RS-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.

<a href="#">5.</a> <del>Middle h</del> Housing dwellings	<p><del>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.</del></p> <p><del>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.</del></p> <p><del>No off-street parking shall be required within one-half mile walking distance of a major transit stop.</del></p>
<a href="#">56.</a> Health clubs	One parking space for each employee, plus one parking space for each 200 square feet of floor area.
<a href="#">67.</a> Hotels	One parking space for each bedroom.
<a href="#">78.</a> Hospitals	One parking space for each bed.
<a href="#">89.</a> 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.
<a href="#">910.</a> Mortuaries	One parking space for each 40 square feet of floor area.
<a href="#">1011.</a> Motels	One parking space for each sleeping unit or dwelling unit.
<a href="#">112.</a> Museums	One parking space for each 250 square feet of gross floor area.
<a href="#">1213.</a> Offices	One parking space for each 250 square feet of gross floor area.
<a href="#">1314.</a> 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.
<a href="#">1415.</a> Rest homes, nursing and convalescent homes; homes for retired and children's institutions	One parking space for each four beds.
<a href="#">1516.</a> Retail	One parking space for each 200 square feet of gross floor area.
<a href="#">1617.</a> Rooming houses and boarding houses	One parking space for each two sleeping rooms or one parking space for each four beds, whichever is greater.
<a href="#">1718.</a> 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.
<a href="#">1819.</a> Senior citizen apartments	One parking space for each dwelling unit.
<a href="#">1920.</a> Schools, elementary and junior high; public, private or parochial	One parking space for each employee and each faculty member.
<a href="#">2021.</a> 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.
<a href="#">2122.</a> 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 [KP181]: Required RCW 36.70A.635(6)

2323. 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

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

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:

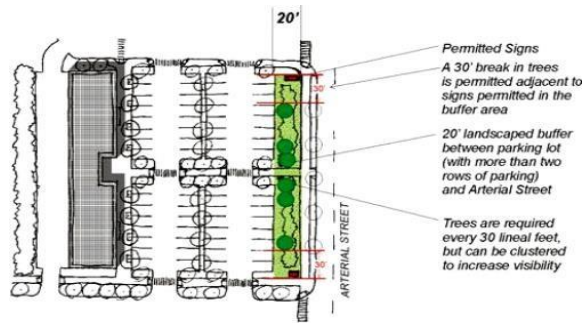
1. Perimeter Parking Lot Landscaping.

- 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 [LB182]:** Ensure these standards are no different for middle housing types than they are for single-family units

**Commented [ZT183R182]:** 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.

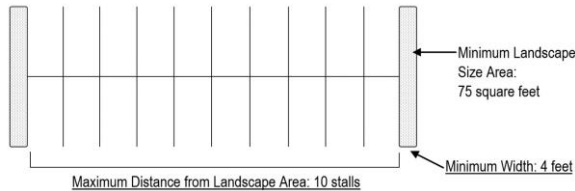
2. Interior Parking Lot Landscaping. Surface parking lots must be landscaped to break up large areas of asphalt and provide visual relief as follows:

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)

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

**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)

**Commented [LB184]:** 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 [ZT185R184]:** 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 [ZT186]:** Double checked and this is a typo in the code.

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)

# Middle Housing in Lake Forest Park: Updated Recommendations for Future Code Updates

**Date** March 5, 2025  
**To** Mark Hofman, Community Development Director, Lake Forest Park  
**From** David Fiske, Andrew Oliver, and Jennifer Shuch, Leland Consulting Group  
**CC** Lake Forest Park Planning Commission; Kirsten Peterson and Zoë Tapert, SCJ Alliance

## Introduction

Leland Consulting Group (LCG) was retained as part of a consultant team led by SCJ Alliance to assist the City of Lake Forest Park in updating its zoning regulations to comply with new state mandates requiring cities to allow a variety of middle housing types (HB 1110) and make increased allowances for ADUs (HB 1337), through a Middle Housing Grant from the Washington Department of Commerce. As part of this work, LCG produced a *Middle Housing Feasibility and Recommendations Report* which studied potential locations where middle housing infill could be most effectively added to existing development in the city, outlined a wide range of considerations around middle housing typologies and associated zoning standards, and provided recommendations on options the city could take to allow or incentivize middle housing beyond the baseline requirements of HB 1110, should the city so choose.

As the Planning Commission, staff, and SCJ have worked through the code updates in late 2024 and early 2025, the Planning Commission has expressed interest in both completing the code update process to meet all necessary state requirements by the June 30, 2025 deadline as well as exploring potential future code changes that can further incentivize middle housing, particularly tied to affordability, in the coming years. This memo outlines key recommendations and case studies on:

- **Incentives for Affordability**
- **Dimensional Standards**
- **ADU location**

The considerations and case studies in this memo can be used to inform future regulatory updates and changes to help Lake Forest Park increase the availability and affordability of a wider variety of housing types, beyond the baseline requirements of HB 1110 and HB 1337. Further study will be required to ensure these strategies are appropriately tailored to Lake Forest Park’s unique characteristics and needs.

## Incentives for Affordability

### Types of Incentives

The city has expressed a goal of increasing affordable homeownership opportunities. Middle housing can provide one useful path towards this goal through direct affordability requirements and through the creation of smaller units that are less expensive to develop and maximize the use of valuable land. Specific incentives to consider in future code updates include:

- **Affordable Unit Density Bonus** – Allow additional units per lot beyond the minimum, in exchange for those units being made available to households earning below a specific income level, such as 80 percent AMI. This type of “inclusionary zoning” is commonly used in multifamily projects, and more recently has also been applied to middle housing in Washington and elsewhere. For example, under HB 1110, larger cities (Tier 1 and

Tier 2) are required to allow additional density if some units are affordable at 60 percent AMI for rental housing and 80 percent AMI for ownership housing. This type of bonus must be carefully considered and calibrated to the local housing market because although providing a bonus of additional units can generate additional revenue for a housing developer, requiring the developer to provide housing at below-market rates may affect financial feasibility, preventing units from being built altogether if not paired with other incentives such as those discussed below to offset the reduced revenue from the affordable units.

- **Fee Reductions or Waivers – Reduce or waive permitting or development review fees, impact fees, and/or expedite review for projects which include affordable units.** Many jurisdictions across the state and country have adopted this sort of program, which can help offset the lost revenue from affordable units at minimal cost to the city compared with other funding schemes. When paired with other bonuses such as increased building height or floor-area-ratio, this can be an especially impactful tool.
- **Parking Reductions – Reduce or eliminate off-street parking requirements for developments which include affordable units.** Requiring 1.5 parking spaces per unit per Lake Forest Park’s current code is likely to negatively impact the feasibility of middle housing development, especially on lots constrained by environmental issues and/or tree coverage. The city could consider tying the number of spaces to the number of bedrooms, with lower parking requirements for smaller studio and one-bedroom units that are rented or sold at an affordable price. Although Lake Forest Park has significant environmental constraints and areas of the city that lack adequate on-street parking, some reductions for affordable housing in appropriate areas tailored to unit size could help increase the potential for affordable unit construction.
- **Height Bonus – Allow additional height in exchange for the provision of affordable units.** Although Lake Forest Park’s height limit of 30 feet is sufficient for some three-story structures, an increase to 35 feet or greater in exchange for affordable units could increase flexibility for unique projects which have a smaller footprint and are less disruptive to existing tree canopy and critical areas.
- **FAR Bonus – Create a system of Floor Area Ratio (FAR) bonuses which increase with the number of units, and/or with the provision of affordable units.** Adjusting FAR with each additional unit encourages middle housing by reducing the potential for extremely large single-unit homes and providing more flexibility in the configuration of multi-unit structures. FAR bonuses can vary by zone or target area. The Washington Department of Commerce’s model code for middle housing in Tier 1 and 2 cities recommends a minimum FAR of 0.6 for a single-family home increasing by 0.2 for each additional unit up to six units. In Portland, FAR starts at a base of 0.4 for single family homes and increases by 0.1 for each additional unit up to four units.

## Financing and Other Considerations

Since affordable unit density bonuses are required in Tier 1 and Tier 2 cities, Commerce’s [Middle Housing User Guide](#) contains a chapter on the feasibility and financing of affordable middle housing and a useful section on considerations for affordable housing program implementation, which specifically discusses options for administering affordable homeownership programs. Such programs can be challenging to administer for cities since they require ongoing management of affordable units. Commerce suggests that local housing authorities or regional partners could be engaged to assist cities with limited resources in administering such a program. Additionally, Community Land Trusts (CLT) are another option for encouraging affordable homeownership. In this model, a nonprofit land trust owns the land and homebuyers purchase the homes, entering into long-term, renewable land leases. The CLT oversees the buying and selling of the homes to ensure they remain sold at affordable rates through caps on appreciation. In the greater Seattle area, [Homestead](#) CLT has assisted more than 300 first-time homebuyers and currently has 246 homes in trust across the region, both in new developments and existing homes purchased by the CLT. Similarly, in Skagit County, the [Home Trust of Skagit](#) has built several neighborhoods in cities across the county as well as owning a number of scattered site

homes. These organizations demonstrate the potential for CLTs to both develop new housing as well as preserve affordability of existing housing stock in the region.

Another consideration would be for Lake Forest Park to establish its own funding source for affordable housing, such as an affordable housing trust fund which could be funded through new or existing tax revenue and support the construction of affordable housing through direct subsidies or land purchases, which could be donated to CLTs or other developers of middle housing.

### Case Studies

Affordable housing density and FAR bonuses, fee exemptions, and municipal funding are common tools used to promote the development of affordable housing in multifamily projects across the country. As noted previously, Washington now requires Tier 1 and Tier 2 cities to provide affordability density bonuses for middle housing, but these requirements have not yet been adopted in most jurisdictions, making it difficult to study their implementation. Such provisions are also relatively rare in smaller cities such as Lake Forest Park. On the other hand, Portland, OR has been exploring such programs around middle housing for several years, long enough to provide useful information on the results of implementing middle housing and infill incentives. Additionally, Tigard, a suburb of Portland with a population of about 55,000, has recently adopted a new funding mechanism for middle housing specifically. On the other end of the spectrum, San Juan County, WA has a number of affordable housing density bonuses in rural and low-density settings that show an interesting application of the principle. These case studies are discussed below.

#### Tigard, OR

##### Middle Housing Revolving Loan Fund

The City of Tigard in Washington County, Oregon created a Middle Housing Revolving Loan Fund in 2021 seeded by funds from the American Rescue Plan. The goal of the fund is to increase the feasibility of middle housing in the city, including cottage clusters, courtyard units, four-plexes, and other small-form residential housing. The program provides short-term construction loans to developers building for-sale middle housing. The loans range from \$500,000 to \$4,500,000 (up to 90 percent LTV) and have an interest rate of six percent. To qualify for the loan program, a minimum of 30 percent of units must be offered to sale for qualified buyers at no more than 100 percent AMI through organizations including Proud Ground, Habitat for Humanity, or the Portland Housing Center.

#### Portland, OR

##### FAR & Unit bonus

Portland offers two different types of affordability bonuses for middle housing. While the Residential Infill Project (RIP) allows up to four units on low-density residential lots throughout the city, six units can be built if half of the units are affordable. In addition, FAR increases with the number of units and for buildings with one to four units, and there is an FAR bonus if at least one unit is affordable. The table below shows the base and bonus FAR for different structure types in the city's low-density zones. To qualify for the bonus, the affordable unit(s) must be affordable to households at 60 percent AMI.

	<b>R20</b>	<b>R10</b>	<b>R7</b>	<b>R5</b>	<b>R2.5</b>
<b>1 dwelling unit</b>	Base: 0.4:1 Bonus: N/A	Base: 0.4:1 Bonus: N/A	Base: 0.4:1 Bonus: N/A	Base: 0.5:1 Bonus: N/A	Base: 0.7:1 Bonus: N/A
<b>2 dwelling units</b>	Base: 0.5:1 Bonus: 0.6:1	Base: 0.5:1 Bonus: 0.6:1	Base: 0.5:1 Bonus: 0.6:1	Base: 0.6:1 Bonus: 0.7:1	Base: 0.8:1 Bonus: 0.9:1
<b>3 dwelling units</b>	Base: 0.6:1 Bonus: 0.7:1	Base: 0.6:1 Bonus: 0.7:1	Base: 0.6:1 Bonus: 0.7:1	Base: 0.7:1 Bonus: 0.8:1	Base: 0.9:1 Bonus: 1:1
<b>4-6 dwelling units</b>	Base: 0.7:1 Bonus: 0.8:1	Base: 0.7:1 Bonus: 0.8:1	Base: 0.7:1 Bonus: 0.8:1	Base: 0.8:1 Bonus: 0.9:1	Base: 1:1 Bonus: 1.1:1

Source: City of Portland.

The original RIP went into effect in August 2021, while RIP2 (which allowed for an additional FAR increase for buildings with four or more units) went into effect in July 2022. The number of fourplexes built since this change has increased significantly, with 224 fourplex units permitted between 2022 and 2024.

**Homebuyer Opportunity Limited Tax Exemption (HOLTE) & SDC Exemption**

Portland offers two programs aimed at supporting the development of affordable homeownership – the Homebuyer Opportunity Limited Tax Exemption (HOLTE) Program and the SDC Exemption Program. The HOLTE program provides a tax exemption up to 10 years if a unit is sold at an affordable price to a household making no more than 120 percent AMI. The sale price cap is currently \$455,000. Builders apply for the HOLTE program prior to attaining a building permit, and buyers submit an income verification application at the time of closing. Subsequent homebuyers must also submit income verification in order to maintain the tax exemption.

The SDC Exemption Program reimburses developers for SDC charges if a home is sold to a household making no more than 120 percent AMI. The sale price cap is the same as for the HOLTE program, and the homebuyer must submit a compliance verification form at least 10 days before closing. The SDC Exemption Program can also be used for rental housing if the tenant’s household income is no more than 60 percent of AMI.

Between 2018 and 2024, the City received applications for these programs for 555 units in low-density zones in High Opportunity and Vulnerable Census tracts.

**San Juan County, WA**

**Affordable Housing Density Bonus and CLTs**

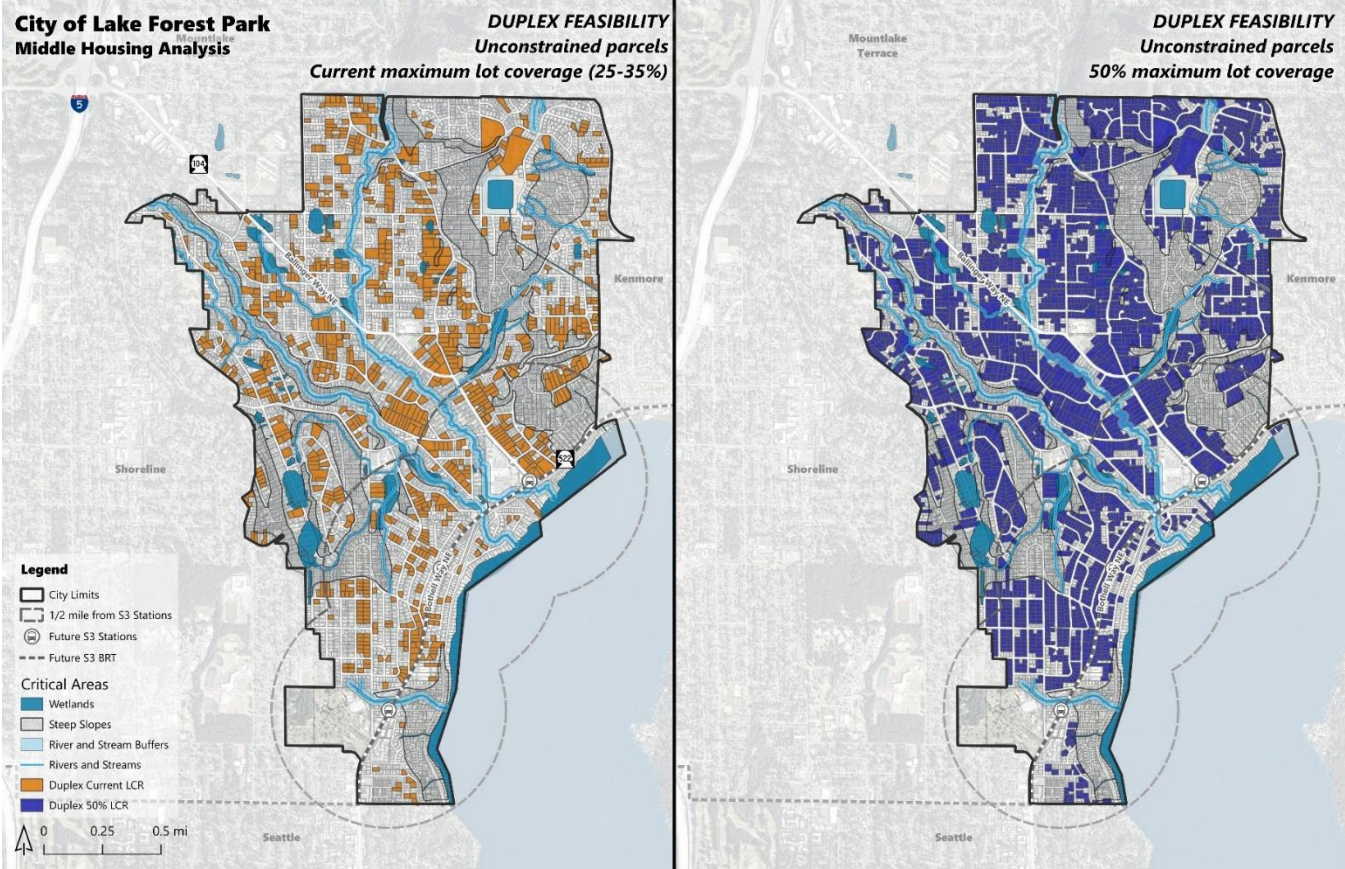
The San Juan Islands are primarily rural, with some pockets of density in the Town of Friday Harbor and two Urban Growth Areas (Eastsound and Lopez Village). The county code has a variety of density bonuses tied to affordable housing at very low densities, such as a bonus of up to 6 additional units per acre (from the base density of 6 units per acre) for the provision of affordable units in Lopez Village. Rural areas have similar bonuses at even lower densities, such as an increase from 0.5 units per acre to 2 units per acre in Deer Harbor Hamlet. These bonus programs have been utilized by Community Land Trusts for the provision of deed restricted affordable housing, serving low- and moderate-

income households, particularly in the Eastsound and Lopez Village UGAs. Several of these projects are in cluster developments of small, detached homes, demonstrating a unique approach to affordable housing regulation tailored to the environmental constraints in a lower-density semi-rural setting where limited density increases can still assist nonprofits in creating needed affordable housing stock. San Juan County has a particularly robust CLT infrastructure, with Lopez CLT and OPAL building innovative affordable housing developments on Lopez and Orcas Islands, respectively. In fact, nearly all of the subsidized affordable housing in the county is built by CLTs.

## Dimensional Standards

### Lot Coverage Ratio

Lake Forest Park’s zoning code allows maximum lot coverage of between 25 and 35 percent in single-family zones. These requirements limit the potential number of lots in the city where middle housing can be developed. One future code consideration would be to increase the maximum allowed lot coverage to 50 percent for middle housing types, which would open up the potential on more lots throughout the city. The map below shows lots where it would likely be possible to develop a duplex under current lot coverage requirements on the left, and under a 50 percent maximum lot coverage scenario on the right, assuming 4,000 square feet of land would be required for a duplex. These estimates only take into account total lot size rather than a detailed dimensional analysis of parcel characteristics, but give a general overview of the city’s capacity for middle housing. Although the city may not wish to increase maximum lot coverage to 50 percent in all zones, this analysis suggests that an increased maximum lot coverage in the smaller-lot zones (RS-10, RS-9.6 and particularly RS-7.2) would notably increase the capacity for duplexes in desirable areas for middle housing.

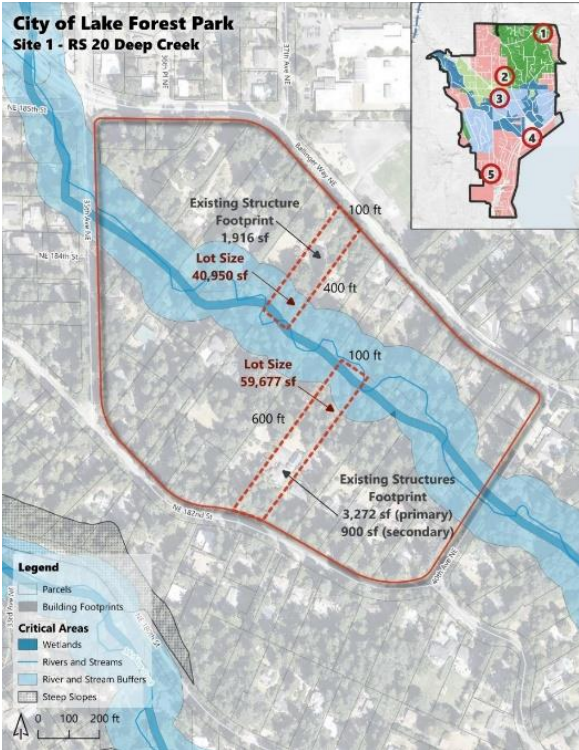


### Street Frontage Requirements

In addition to lot coverage, another potential future consideration could be to adjust street frontage requirements. Currently, the city’s single family zones require between 60 and 75 foot of street frontage. This could prevent potential lot splitting for middle housing. Given the unusual size and orientation of lots in some areas of Lake Forest Park, the city could consider decreasing or removing these street frontage requirements to enable more flexible use of available land, particularly on deep lots where the creation of a flag lot could lead to more housing opportunities without significantly changing nature of the built environment.

### ADU Location

Many of the residential lots in areas of Lake Forest Park are wooded and include long driveways that conceal houses from the street, such as the examples shown in the map at left below. Currently, ADUs are only allowed behind the main structure. The city could consider allowing ADUs to be built in front and/or side yards as well as rear yards. This would potentially reduce impacts to the tree canopy and enable the construction of new housing on more lots, without significant changes to the built environment.





## Conclusions

In addition to the base requirements which Lake Forest Park will be adopting in June 2025, the city has the opportunity to explore a variety of options related to increased allowances for middle housing, keeping in mind the Planning Commission’s goals to prioritize the provision of affordable homeownership opportunities in the community:

- **Incentives for Affordability**
  - Require the provision of affordable units in exchange for increased density of units per lot beyond the duplex minimum.
  - Consider incentivizing the provision of affordable units through fee reductions or waivers, parking reductions, and height or FAR bonuses, to ensure feasibility.
  - Explore potential funding mechanisms for affordable housing such as an affordable housing trust fund.
- **Dimensional Standards**
  - Consider increasing lot coverage ratio and reducing or eliminating street frontage requirements to increase available parcels for affordable housing construction.
- **ADU location**
  - Consider allowing ADUs in front of or beside existing structures to increase available parcels for ADU construction, particularly given Lake Forest Park’s unusual lot sizes and shapes.