



# CITY OF LAKE FOREST PARK PLANNING COMMISSION MEETING

**Tuesday, January 14, 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 from the November 12, 2024 Regular Meeting

5. **MEETING DATES**

A. 2025 Planning Commission Regular Meeting Dates Discussion

6. **PUBLIC HEARINGS**

7. **PUBLIC COMMENTS**

***The Commission is not accepting online public comments. The Planning Commission accepts oral and written citizen comments during its regular meetings. Written comments are no longer being read during the meeting. Comments are limited to three (3) minutes.***

8. **REPORT FROM CITY COUNCIL LIAISON**

9. **OLD BUSINESS**

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

**B.** Parking Lot items of Planning Commission interest or concern – for PC 2025 Work Plan discussion

Climate Element with the Climate Policy Advisory Team  
Economic Development, Business Assistance for Small Businesses and Mixed Use  
Expand Commercial Base, Feedback from Business Representatives  
Reasonable Use Exceptions (RUEs), Revisit and End User Guide  
Housing in Southern Gateway, Incentives  
Tree Canopy Report, Update  
Parks, Recreations, Open Space, & Trails (PROST) Plan, Update  
Education on/of Development Regulations  
Perkins Way and 40<sup>th</sup> Place Impacts, Traffic Calming and Safety, Light Rail

10. **NEW BUSINESS**

11. **REPORTS AND ANNOUNCEMENTS**

- A. Planning Commission Vacancies and Recruitment Reminder
- B. 2024 Comprehensive Plan Update Adoption and Closure Discussion

**12. ADDITIONAL PUBLIC COMMENTS**

**13. AGENDA FOR NEXT MEETING**

- A. Next regular meeting scheduled for Tuesday, February 11, 2025
- B. Consider election of Chair and Vice-Chair in February for 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: November 12, 2024; 7:00-9:00pm  
3 Hybrid Meeting Held in the Forest Room at City Hall and Virtually via Zoom  
4

5 **Planning Commissioners present:** Vice Chair Janne Kaje, David Kleweno (via Zoom), Madlyn  
6 Larson (via Zoom), Melissa Cranmer (via Zoom), and Cherie Finazzo (via Zoom)  
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:** Chair Ashton Alvarez- McCartney, Meredith LaBonte, Lois Lee  
14 and Sam Castic  
15

16 **Call to order:** Vice Chair Kaje called the meeting to order at 7:00 PM  
17

18 **Land Acknowledgement:** Cmr. Cranmer read the land acknowledgement.  
19

20 **Approval of Agenda:** Cmr. Larson made a motion to approve the agenda, Cmr. Cranmer seconded,  
21 and the motion to approve the agenda was carried unanimously.  
22

23 **Approval of Meeting Minutes:** Vice Chair Kaje provided an edit to the October minutes. Cmr.  
24 Larson made a motion to approve the October 08, 2024, Meeting Minutes as amended, Cmr.  
25 Cranmer seconded and the motion to approve the minutes was carried unanimously.  
26

27 Cmr. Cranmer made a motion to approve the June 11, 2024 minutes, Cmr. Larson seconded the  
28 motion, and the minutes were approved unanimously.  
29

30 **Public Hearing:** No public hearing.  
31

32 **Next meeting:** The next meeting occurs on December 10, 2024.  
33

34 **Draft 2025 Planning Commission Meeting Dates Forthcoming**

35 Mr. Hofman recommended that the commissioners start to think about their 2025 schedules to help  
36 with scheduling for the upcoming year.  
37

38 **Public Comment:** No public comments.  
39

40 **City Council Liaison Report:** City Council member John Lebo stated that the City Council is  
41 making good progress on the Comprehensive Plan. Council member Lebo also stated that the City  
42 Council is also working on the budget and a Climate Project Coordinator might possibly be hired.  
43

44 **Old Business:**

45 **Middle Housing Development Regulations with SCJ Alliance**

46 Ms. Tapert gave a presentation on Middle housing, including a Tier 3 housing memo which includes  
47 HB 1110 and HB 2321. Some key takeaways include that cities are not required to allow more  
48 ADUs, cities may adopt a maximum unit density, and legislation may allow the development of at

1 least two units per lot. The Planning Commissioners discussed the concepts of how the legislation  
2 will translate into for residents in Lake Forest Park. The Planning Commissioners also discussed the  
3 issue of short-term rentals and how it can affect housing and permitting.  
4  
5

6 **Parking Lot items of Planning Commission interest or concern – for future meetings/ Work**  
7 **Plan**

- 8 **Economic Development, Business Assistance for Small Businesses and Mixed Use**
- 9 **Expand Commercial Base, Feedback from Business Representatives**
- 10 **Reasonable Use Exceptions (RUEs), Revisit and End User Guide**
- 11 **Housing in Southern Gateway, Incentives**
- 12 **Tree Canopy Report, Update**
- 13 **Parks, Recreations, Open Space, & Trails (PROST) Plan, Update**
- 14 **Education on/of Development**
- 15 **Perkins Way and 40th Place Impacts, Traffic Calming and Safety, Light Rail**

16  
17 Cmr. Larson discussed the possibility of creating a calendar for the topics mentioned above. Vice  
18 Chair Kaje discussed the issue of ensuring that deadlines are met to send recommendations to the  
19 Council. The list was created to brainstorm ideas for the upcoming year and the planning  
20 commissioners discussed what they want to focus on and prioritize for the draft work plan.  
21

22 **New Business:**

23  
24 **Reports and Announcements:**

25 **Planning Commission Vacancies and Recruitment**

26 Cmr. Lee has stepped down from the Planning Commission. Cmr. Cramner is also moving next  
27 year. Mr. Hofman stated that the City Clerk has been advertising for the vacancy.

28 **Citizen Comment:** No public comments.  
29

30 **Agenda for Next Meeting:** Additional discussion on middle housing and the 2025 work plan.  
31

32 **Adjournment:** Cmr. Larson made a motion to adjourn the meeting, Cmr. Kleweno seconded, and  
33 the motion was carried unanimously. The meeting adjourned at 8:30 PM.  
34

35 APPROVED:

36  
37 \_\_\_\_\_  
38 Ashton Alvarez-McCartney, Planning Commission Chair

(Draft for Jan. 14, 2025 PC Discussion)

**Planning Commission Regular Meeting Schedule 2025**

|                         |  |
|-------------------------|--|
| Tuesday, Jan. 14        | Planning Commission, 7pm                 |
| Tuesday, Feb. 11        | Planning Commission, 7pm                 |
| Tuesday, March 11       | Planning Commission, 7pm                 |
| Tuesday, April 8        | Planning Commission, 7pm                 |
| Tuesday, May 13         | Planning Commission, 7pm                 |
| Tuesday, June 10        | Planning Commission, 7pm                 |
| Tuesday, July 8         | Planning Commission, 7pm                 |
| Tuesday, August 12      | Planning Commission, 7pm                 |
| Tuesday, Sept. 9        | Planning Commission, 7pm                 |
| Tuesday, Oct. 14        | Planning Commission, 7pm                 |
| <b>Tuesday, Nov. 11</b> | <b>City Hall Closed for Veterans Day</b> |
| Tuesday, Nov. 11        | Planning Commission, 7pm (Reschedule)*   |
| Tuesday, Dec. 9         | Planning Commission, 7pm                 |

\*Potential November dates for a rescheduled meeting: (7pm)

- Monday, November 3
- Thursday, November 6
- Monday, November 10
- Wednesday, November 12
- Monday, November 17
- Tuesday, November 18



# Technical Memo

**To:** City of Lake Forest Park Staff  
**From:** SCJ Alliance  
**Date:** January 10, 2025  
**Project:** Lake Forest Park Middle Housing Code Updates  
**Subject:** Gap Analysis and Recommended Code Amendments

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The City of Lake Forest Park is in the process of updating its zoning code to align with Washington’s recently enacted middle housing legislation. The legislation, aimed at increasing housing diversity and affordability, requires cities of a certain size to permit middle housing types in all zoning districts predominantly zoned for residential use.

Middle housing types include duplexes, triplexes, fourplexes, fiveplexes, sixplexes, courtyard apartments, cottage housing, and townhomes. These building types are typically compatible in scale, form, and character with detached single-family houses.

Key legislation shaping the current middle housing requirements include:

- **HB 1110**, one of the primary pieces of legislation that mandates cities with populations over 25,000 to allow middle housing types in all areas primarily zoned for residential uses, including single-family zones.
- **SB 5287**, which complements HB 1110 by providing additional guidelines on how cities should implement middle housing, including considerations for parking, infrastructure, and design standards.
- **HB 1337**, which aims to increase the supply of affordable housing across Washington by making it simpler and more financially feasible for homeowners to build accessory dwelling units (ADUs). While not explicitly a “middle housing” bill, ADUs represent an important component of addressing the state’s housing needs.
- **HB 2321**, passed in 2024, modifies HB 1110 by providing clarification to the middle housing requirement, with changes reflected in the October 2024 Draft Model Ordinances and associated User Guide.

As a Tier 3 city (with a population less than 25,000 and contiguous with the UGA of the largest city in a county with population greater than 275,000), Lake Forest Park must meet Tier 3 middle housing requirements as provided in state legislation. This memo provides a summary of recommended updates to Lake Forest Park’s zoning and development regulations to ensure compliance with this legislation. In doing so, it follows the guidance provided by the Department of Commerce (as provided for in RCW 36.70A.636) in a model ordinance titled “Tier 3 Cities Middle Housing Model Ordinance”<sup>1</sup>.

## Summary of Key Updates

A gap analysis was performed to identify sections of Lake Forest Park’s zoning and development regulations that require revisions to align with state requirements and support the development of middle housing. The analysis identified several areas for which updates are required or recommended. Key updates include:

- Update definitions (Section 17.04.050, Chapter 18.08) to include middle housing types and clarify terminology.
- Re-classify “Single-Family Residential” districts (Chapters 18.16, 18.18, 18.20, 18.21, 18.22) as simply “Residential” to ensure middle housing types are not excluded from these districts.
- Modify permitted uses language in all predominantly residential district chapters (Chapters 18.16 through 18.30) to ensure middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) are permitted in all residential zones.
- Review and revise lot and density standards in all predominantly residential district chapters to ensure a minimum of two units are allowed on all residential lots and that middle housing types are not regulated any more strictly than single-family units.
- Review and update chapters outlining development standards, off-street parking standards, and landscaping standards (Chapters 18.50, 18.58, and 18.62) to ensure standards for middle housing are not more restrictive than those for detached single-family housing.

A detailed gap analysis identifying all recommended updates is attached.

## Next Steps

SCJ will use the recommendations identified in this gap analysis to develop draft language for the necessary amendments. The updated language will integrate feedback received from stakeholders, staff, and the public to date, ensuring the draft development regulations and design guidelines align with the community’s vision for middle housing while also meeting state requirements.

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<sup>1</sup> <https://deptofcommerce.app.box.com/s/iik8a7qrb7wkh76obfxpbgs9hzv8ctzy>



Work sessions will also be scheduled with the Planning Commission and City Council as needed to discuss development of the draft amendments. Once finalized, formal adoption of the proposed amendments is anticipated before June 30, 2025.

Attachments:

- *Gap Analysis in Word*
- *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>                              | Possibly        |   |  |        |
| <b>Chapter 17.04</b> | <b>General Provisions</b>                        | Possibly        | Consider including zero lot line provision here under Scope (B).  |  |        |
| <b>Chapter 17.08</b> | <b>Subdivisions and Dedications</b>              | Possibly        | Consider unit-lot subdivision standards - described well in Commerce middle housing user guide  |  |        |
| <b>Chapter 17.12</b> | <b>Short Subdivisions and Dedications</b>        | Possibly        | Consider unit-lot subdivision standards - described well in Commerce middle housing user guide  |  |        |
| <b>TITLE 18</b>      | <b>PLANNING AND LAND USE REGULATION</b>          | Yes             |   |  |        |
| 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 "condominiums", "unit density", and "Tier 3 city".  | Partially complete, but needs renumbering once list of definitions is finalized.         |        |
| <b>Chapter 18.12</b> | <b>Zoning Map</b>                                | Possibly        | Unless further edits change the name of the zones, no edits needed  |  |        |
| Chapter 18.14        | Rezoning   | No              |   | Just talks about the procedure and application process for rezones, no changes necessary |        |
| <b>Chapter 18.16</b> | <b>RS-20 Single Family Residential, Low</b>      | Yes             | Review frontage, setbacks, lot coverage, and impervious surface as it relates to development feasibility  |  |        |
| 18.16.010            | Permitted uses                                   | Yes             | Remove "single family" terminology in favor of residential. Review C and E for possible edits; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone |  |        |
| 18.16.020            | Conditional uses                                 | No              |   |  |        |
| 18.16.030            | Lot area   | No              |   |  |        |
| 18.16.040            | Street frontage                                  | No              |   |  |        |
| 18.16.050            | Lot coverage                                     | Possibly        | Left comments for what development feasibility would look like based on this  |  |        |
| 18.16.060            | Yards  | Possibly        | Review for development feasibility  |  |        |
| 18.16.070            | Building height limit                            | Yes             | Maximum height limit must be at least 35 feet per middle housing legislation  |  |        |
| 18.16.080            | Impervious surface                               | Possibly        | Review for development feasibility  |  |        |
| <b>Chapter 18.18</b> | <b>RS-15 Single-Family Residential, Moderate</b> | Yes             |   |  |        |
| 18.18.010            | Permitted uses                                   | Yes             | Remove "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone  |  |        |
| 18.18.020            | Conditional uses                                 | No              |   |  |        |
| 18.18.030            | Lot area   | Possibly        | Ensure no standards are required that would be more restrictive for middle housing than for single-family units   |  |        |
| 18.18.040            | Street frontage                                  | Possibly        | Ensure no standards are required that would be more restrictive for middle housing than for single-family units   |  |        |
| 18.18.050            | Lot coverage                                     | Possibly        | Ensure no standards are required that would be more restrictive for middle housing than for single-family units   |  |        |
| 18.18.060            | Yards  | Possibly        | Ensure no standards are required that would be more restrictive for middle housing than for single-family units   |  |        |

|                      |  |          |  |
|----------------------|--|----------|--|
| 18.18.070            | Building height limit                                  | Yes      | Maximum height limit must be at least 35 feet per middle housing legislation   |
| 18.18.080            | Impervious surface                                     | Possibly | See Section 18.16.080 comments   |
| <b>Chapter 18.20</b> | <b>RS-10 Single-Family Residential, Moderate/High</b>  | Yes      |  |
| 18.20.010            | Permitted uses   | Yes      | Remove "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone |
| 18.20.020            | Conditional uses                                       | No       |  |
| 18.20.030            | Lot area   | Possibly | Ensure no standards are required that would be more restrictive for middle housing than for single-family units  |
| 18.20.040            | Street frontage  | Possibly | Ensure no standards are required that would be more restrictive for middle housing than for single-family units  |
| 18.20.050            | Lot coverage   | Possibly | Ensure no standards are required that would be more restrictive for middle housing than for single-family units  |
| 18.20.060            | Yards  | Possibly | Ensure no standards are required that would be more restrictive for middle housing than for single-family units  |
| 18.20.070            | Building height limit                                  | Yes      | Maximum height limit must be at least 35 feet per middle housing legislation   |
| 18.20.080            | Impervious surface                                     | Possibly | See Section 18.16.080 comments   |
| <b>Chapter 18.21</b> | <b>RS-9.6 Single-Family Residential, Moderate/High</b> | Yes      |  |
| 18.21.010            | Permitted uses   | Yes      | Remove "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone |
| 18.21.020            | Conditional uses                                       | No       |  |
| 18.21.030            | Lot area   | Possibly | Ensure no standards are required that would be more restrictive for middle housing than for single-family units  |
| 18.21.040            | Lot width  | Possibly | Ensure no standards are required that would be more restrictive for middle housing than for single-family units  |
| 18.21.050            | Lot coverage   | Possibly | Ensure no standards are required that would be more restrictive for middle housing than for single-family units  |
| 18.21.060            | Yards  | Possibly | Ensure no standards are required that would be more restrictive for middle housing than for single-family units  |
| 18.21.070            | Building height limit                                  | Yes      | Maximum height limit must be at least 35 feet per middle housing legislation   |
| 18.21.080            | Impervious surfaces                                    | Possibly | See Section 18.16.080 comments   |
| <b>Chapter 18.22</b> | <b>RS-7.2 Single-Family Residential, High</b>          | Yes      |  |
| 18.22.010            | Permitted uses   | Yes      | Remove "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone |
| 18.22.020            | Conditional uses                                       | No       |  |
| 18.22.030            | Lot area   | Possibly | Ensure no standards are required that would be more restrictive for middle housing than for single-family units  |
| 18.22.040            | Lot width  | Possibly | Ensure no standards are required that would be more restrictive for middle housing than for single-family units  |
| 18.22.050            | Lot coverage   | Possibly | Ensure no standards are required that would be more restrictive for middle housing than for single-family units  |
| 18.22.060            | Yards  | Possibly | Ensure no standards are required that would be more restrictive for middle housing than for single-family units  |
| 18.22.070            | Building height limit                                  | Yes      | Maximum height limit must be at least 35 feet per middle housing legislation   |

|                      |  |            |   |   |
|----------------------|--|------------|---|---|
| 18.22.080            | Impervious surfaces                    | Possibly   | See Section 18.16.080 comments  |   |
| <b>Chapter 18.24</b> | <b>RM-3600 Residential Multifamily</b> | <b>Yes</b> |   |   |
| 18.24.010            | Purpose                                | No         |   |   |
| 18.24.020            | Permitted uses                         | Yes        | Consider adding language to clarify that middle housing types are permitted in this zone                        |   |
| 18.24.030            | Conditional uses                       | No         |   |   |
| 18.24.040            | Lot area                               | Possibly   | 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             | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units |   |
| 18.24.060            | Lot width                              | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units |   |
| 18.24.070            | Land coverage                          | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units |   |
| 18.24.080            | Yards                                  | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units |   |
| 18.24.090            | Building height                        | No         |   | Max building height is already 35 feet in this zone, meets requirements of middle housing legislation |
| 18.24.100            | Parking                                | No         |   |   |
| 18.24.110            | Screening and landscaping              | No         |   |   |
| 18.24.120            | Signs                                  | No         |   |   |
| <b>Chapter 18.26</b> | <b>RM-2400 Residential Multifamily</b> | <b>Yes</b> |   |   |
| 18.24.010            | Purpose                                | No         |   |   |
| 18.24.020            | Permitted uses                         | Yes        | Consider adding language to clarify that middle housing types are permitted in this zone                        |   |
| 18.24.030            | Conditional uses                       | No         |   |   |
| 18.24.040            | Lot area                               | Possibly   | 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             | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units |   |
| 18.24.060            | Lot width                              | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units |   |
| 18.24.070            | Land coverage                          | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units |   |
| 18.24.080            | Yards                                  | Possibly   | 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         |   |   |
| <b>Chapter 18.28</b> | <b>RM-1800 Residential Multifamily</b> | <b>Yes</b> |   |   |
| 18.24.010            | Purpose                                | No         |   |   |
| 18.24.020            | Permitted uses                         | Yes        | Consider adding language to clarify that middle housing types are permitted in this zone                        |   |
| 18.24.030            | Conditional uses                       | No         |   |   |
| 18.24.040            | Lot area                               | Possibly   | 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             | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units |   |
| 18.24.060            | Lot width                              | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units |   |
| 18.24.070            | Land coverage                          | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units |   |

|                      |   |            |   |   |
|----------------------|---|------------|---|---|
| 18.24.080            | Yards   | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units                             |   |
| 18.24.090            | Building height   | No         |   | Max building height is already 35 feet in this zone, meets requirements of middle housing legislation |
| 18.24.100            | Parking   | No         |   |   |
| 18.24.110            | Screening and landscaping   | No         |   |   |
| 18.24.120            | Signs   | No         |   |   |
| <b>Chapter 18.30</b> | <b>RM-900 Residential Multifamily</b>   | <b>Yes</b> |   |   |
| 18.30.010            | Purpose   | No         |   |   |
| 18.30.020            | Permitted uses  | Yes        | Consider adding language to clarify that middle housing types are permitted in this zone  |   |
| 18.30.030            | Conditional uses  | No         |   |   |
| 18.30.040            | Lot area  | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units                             |   |
| 18.30.050            | Lot area per dwelling unit  | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units                             |   |
| 18.30.060            | Lot width   | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units                             |   |
| 18.30.070            | Land coverage   | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units                             |   |
| 18.30.080            | Yards   | Possibly   | Ensure no standards are required that would be more restrictive for middle housing than for single-family units                             |   |
| 18.30.090            | Building height   | No         |   | Max building height is already 35 feet in this zone, meets requirements of middle housing legislation |
| 18.30.100            | Parking   | No         |   |   |
| 18.30.110            | Screening and landscaping   | No         |   |   |
| 18.30.120            | Signs   | 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       | <i>Repealed</i>   | No         |   |   |
| <b>Chapter 18.45</b> | <b>SG-SFR Southern Gateway - Single-Family Residential</b>  | <b>Yes</b> |   | <b>Consider changing to "Low Density Residential" so as not to exclude middle housing types</b>       |
| 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. |   |
| 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.  |   |
| 18.45.040            | Lot width   | No         |   |   |
| 18.45.050            | Lot coverage  | No         |   |   |
| 18.45.060            | Yards   | No         |   |   |
| 18.45.070            | Building height limit   | No         |   | Max building height is already 35 feet in this zone, meets requirements of middle housing legislation |
| 18.45.080            | Impervious surface  | No         |   |   |
| 18.45.090            | Screening, landscaping and tree canopy goal   | Possibly   | Ensure this doesn't create a standard that is different for middle housing types than for single-family units                               |   |
| 18.45.100            | Signs   | No         |   |   |
| 18.45.110            | Parking requirements and traffic impact mitigation  | Yes        | Update section to comply with middle housing parking standard requirements - see Section 9(B) of the Commerce model ordinance               |   |
| 18.45.120            | Southern gateway - single-family residential zone design guidelines - Adopted - Rules of interpretation | Possibly   | Review design guidelines and ensure they are inclusive of middle housing types  |   |
| 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   |
| Chapter 18.47 | SG-T Southern Gateway - Transition             | Possibly | While this is not a primarily residential zone, single-family units are allowed. May wish to include middle housing types (duplexes, stacked flats, cottage housing, courtyard apartments) as well ( see section 18.47.030(B)), for consistency with other residentially zoned areas |  |
| Chapter 18.48 | Commercial Site Development Permits            | No       |  |  |
| Chapter 18.50 | Development Standards                          | Yes      |  |  |
| 18.50.010     | Walls and fences                               | Possibly | Ensure standards for walls and fences are no different for middle housing types than they are for single-family units  |  |
| 18.50.020     | Yards  | No       |  |  |
| 18.50.030     | Boat moorage                                   | No       |  |  |
| 18.50.040     | Home occupations                               | No       |  |  |
| 18.50.045     | Day care/adult day care - Type I               | No       |  |  |
| 18.50.050     | Accessory dwelling units                       | Yes      | Update to ensure compliance with ADU legislation (HB 1337)   |  |
| 18.50.060     | Accessory structures and buildings             | No       |  |  |
| 18.50.070     | Vision clearance                               | No       |  |  |
| 18.50.080     | Permitted intrusions into required yards       | No       |  |  |
| 18.50.085     | Permitted height exclusions                    | No       |  |  |
| 18.50.090     | Location of swimming pools                     | No       |  |  |
| 18.50.100     | Lighting                                       | No       |  |  |
| 18.50.110     | Temporary use 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       |  | This Chapter refers to standards, height requirements, setbacks, etc. located in other sections of the code - no changes to this section |
| Chapter 18.54 | Conditional Uses                               | No       |  |  |
| Chapter 18.58 | Off-Street Parking                             | Yes      |  |  |
| 18.58.010     | Required off-street parking                    | No       |  |  |
| 18.58.020     | Parking plan                                   | No       |  |  |
| 18.58.030     | Parking spaces required                        | Yes      | Add middle housing types and parking standards (as outlined in model ordinance); ensure standards are no different for middle housing types than they are for single-family units  |  |
| 18.58.040     | Parking requirements for common facilities     | No       |  |  |
| 18.58.050     | General requirements on size of parking spaces |          |  |  |
| 18.58.060     | Surfacing                                      | No       |  |  |
| 18.58.070     | Access   | No       |  |  |
| 18.58.080     | Landscaping, pathways and amenities            | Possibly | Ensure these standards are no different for middle housing types than they are for single-family units   |  |
| 18.58.090     | Drainage                                       | No       |  |  |
| Chapter 18.62 | Screening and Landscaping                      | Possibly | 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 (section 18.62.010), since the RM zones may contain middle housing types.                             |  |

**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.
- B. ~~"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 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.~~
- C. ~~"Condominium" means real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions.~~

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Real property is not a condominium unless the undivided interests in the common elements are vested in the unit owners, and unless a declaration and a survey map and plans have been recorded pursuant to chapter 64.34 RCW.

**Commented [ZT2]:** Not required. But per PC discussion this definition may be a helpful inclusion. Definition from RCW 64.34.020(10).

D. "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.

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

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"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.

F. "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.

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

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C. "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.

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

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H. "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 75-foot frontage on a public right-of-way or a minimum 30-foot frontage on the circular portion of a cul-de-sac.

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J. "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; or  
(d) stops on bus rapid transit routes, including those stops that are under construction.

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K. "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.

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F. "Plat" means a map or pictorial representation of a subdivision.

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L. "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.

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

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O. "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:

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- 1. The heating or cooling of a building;

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- 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.

P. “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 [ZT7]:** Required, pursuant to the middle housing legislation which amended RCW 36.70A.030 - Definitions

Q. ~~J.~~ “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. (Ord. 337 § 7, 1984)

R. 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 a Tier 3 city.

**Commented [ZT8]:** This is an optional definition.

S. “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 [ZT9]:** Required, pursuant to the middle housing legislation which amended RCW 36.70A.030 - Definitions

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

**Commented [ZT10R9]:** Warrants further discussion as to its applicability.

**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 [ZT11]:** Not required. Optional definition left for cities to define. Recommended for clarity on what is included within the unit density allowance.

**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 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.

**17.12.010 Application – Preliminary consideration.**

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



**17.12.040 Application – Exemptions.**

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

A. Any deed 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 [ZT12]:** Review against guidance on lot lines in SMO

**17.12.050 Design standards.**

A. The proposed 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 subdivisions 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 subdivision shall not be given until all requirements of the Act are fulfilled. If a stream or natural drainage may exist in the proposed 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 if the application is in proper form and the short subdivision complies with the foregoing.

C. Action will ordinarily be taken on 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 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 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.

1. Notices of short 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 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 approval shall be furnished for the city short-plat file. (Ord. 337 §9, 1984)

**Chapter 18.01**

**Commented [ZT13]:** No changes needed

**COMPREHENSIVE PLAN AND AMENDMENTS**

Sections:

- 18.01.010 Purpose.
- 18.01.020 Comprehensive plan – Annual amendment – Exceptions.
- 18.01.030 Types of comprehensive plan amendments.
- 18.01.040 Application and criteria.
- 18.01.050 Amendments – Initiation.
- 18.01.060 Docket process.
- 18.01.070 Plan amendment process.
- 18.01.080 Public notification.

**18.01.010 Purpose.**

This chapter provides for a unified process for amending the city of Lake Forest Park’s comprehensive plan (“comprehensive plan”) on an annual basis as required by law. (Ord. 946 § 1, 2006)

**18.01.020 Comprehensive plan – Annual amendment – Exceptions.**

A. The comprehensive plan of the city of Lake Forest Park is the current or any future plan adopted pursuant to Chapter 36.70A RCW (the “Growth Management Act”). The comprehensive plan includes all subsequent annual amendments.

B. Proposed amendments to the comprehensive plan shall be processed pursuant to this chapter and Chapter 16.26 LFPMC.

C. RCW 36.70A.130 allows annual amendment of the comprehensive plan; except that amendments to the comprehensive plan may be considered more frequently to address the following:

1. Resolution of an emergency condition or a situation that involves public health, safety or welfare; and when adherence to the annual amendment process would be further detrimental to public health, safety or welfare;
2. Initial adoption of an identified subarea plan designed to comply with the Growth Management Act and to be consistent with the city’s comprehensive plan;
3. An appeal of the plan filed with the Growth Management Hearings Board or with the court;
4. The adoption or amendment of a shoreline master program under Chapter 90.58 RCW;
5. An amendment of the capital facilities element of the comprehensive plan that occurs in conjunction with the adoption of the city budget;
6. Adoption of comprehensive plan designation(s) associated with an annexation and intended to take effect upon annexation, or another date specified; or
7. Resolution of decision by an administrative agency, or court of competent jurisdiction.

D. Determination of an exception to the annual amendment process shall be made by the city council after recommendation by the planning commission. (Ord. 946 § 1, 2006)

**18.01.030 Types of comprehensive plan amendments.**

A. Site-Specific or Project-Specific Comprehensive Plan Amendments. Proponents of land development projects and/or property owner(s) or their authorized representative(s) may file an application for a proposed amendment to the comprehensive plan relating to a site-specific or project-specific proposal affecting the official map of comprehensive plan land use designations. Site-specific proposals must be filed concurrently with an application for

a rezone for the subject site. Site-specific and project-specific comprehensive plan amendments are Type IV legislative decisions of the city council.

B. City-Wide Comprehensive Plan Amendments. Proposals that broadly apply to the goals, policies and implementation strategies of the comprehensive plan, rather than amendments designed to address site-specific issues of limited applicability. These are typically suggestions for changes to the comprehensive plan text. City-wide comprehensive plan amendments are Type IV legislative nonproject decisions of the city council. (Ord. 946 § 1, 2006)

**18.01.040 Application and criteria.**

A. Applications for comprehensive plan amendments will be made to the department of planning and building on a form provided by the city. Each application for a comprehensive plan amendment shall require the following:

1. A detailed description of the proposed amendment in nontechnical terms.
2. An official, complete Lake Forest Park comprehensive plan amendment application that includes:
  - a. Name and address of applicant;
  - b. Description of proposed plan amendment and associated development proposals (if applicable). Project-related amendments shall include plans, information and/or studies that accurately depict existing and proposed use(s) and improvements. Proposed plan amendments that do not specify proposed use(s) and potential impacts will be assumed to have maximum impact to the environment, and public facilities and services;
  - c. Map (if appropriate) showing area(s) affected by proposed plan amendment; and
  - d. Application and public notice fee as determined by the city's fee schedule.
3. If requesting an amendment to the future land use map, a site plan that is accurate, legible and drawn to scale that provides the following:
  - a. The existing dimensions and lot size, proposed dimensions and lot size;
  - b. Identify adjacent streets, existing and proposed access;
  - c. Identify existing and proposed structures and distances to property lines;
  - d. Location of proposed alterations or improvements;
  - e. Location of any sensitive areas and their buffers on or near the site;
  - f. Location of any open space or preservation areas;
  - g. Location of any significant trees;
  - h. If possible, locate drainage channels, sewer and water lines;
  - i. Identify existing and proposed easements; and
  - j. Elevation plans, if applicable.

B. Before an amendment to the comprehensive plan is approved, the following minimum requirements must be met:

1. All proposed comprehensive plan amendments:
  - a. Shall be consistent with the overall goals and intent of the comprehensive plan; and
  - b. Shall be consistent with the Growth Management Act and other applicable law; and

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

c. Must be weighed in light of cumulative effects of other amendments being considered.

2. City-wide comprehensive plan amendments:

- a. Shall not adversely affect public health, safety, or welfare in any significant way; and
- b. Shall address needs or changing circumstances of the city as a whole or resolve inconsistencies between the city of Lake Forest Park comprehensive plan and other city or other jurisdictions' plans or ordinances; and
- c. All known environmental impacts must be disclosed and/or measures must be included that reduce possible adverse impacts.

3. Site-specific or project-specific comprehensive plan amendments:

- a. Shall be consistent with the land uses and growth projections which were the basis of the comprehensive plan or to subsequent updates to growth allocations; and
- b. Shall be compatible with neighboring land uses and surrounding neighborhoods; and
- c. Shall not cause adverse impacts to public services or facilities, or, if applicable, other properties in the vicinity, unless such impacts are reasonably mitigated; and
- d. Any proposed rezone must meet the criteria of LFPMC 18.14.060. (Ord. 946 § 1, 2006)

**18.01.050 Amendments – Initiation.**

A. The city council, the mayor, or the planning commission may direct the planning director to prepare an application for a comprehensive plan amendment. The director of planning and building (“planning director”) is authorized to initiate the process for annual amendments to the comprehensive plan. The planning director may initiate the process for annual amendments to the comprehensive plan on behalf of a private party that has filed a completed application consistent with the criteria established in LFPMC 18.01.040.

B. The planning director may prepare implementing development regulations to accompany any proposed comprehensive plan amendments.

C. The planning director shall docket and process each application as provided herein. (Ord. 946 § 1, 2006)

**18.01.060 Docket process.**

The planning director shall prepare and administer a preliminary docket listing each application and containing written comments on proposed comprehensive plan amendments. Any interested party, including applicants, citizens and government agencies, may submit items to the docket.

A. All comprehensive plan amendment applications must be completed and submitted to the department of planning and building by 5:00 p.m. on February 1st of any year in order to be considered during that year’s amendment process; provided, that for 2006 such submittal must be received by 5:00 p.m. on June 30, 2006. Completed applications that are received after the submission date will be placed on the docket for the following calendar year. Applications that are incomplete will be returned to the applicant.

B. By March 15th of each year, except in 2006, the planning director shall compile and maintain for public review a recommended final docket for project- or site-specific amendments and for city-wide amendments, including any proposed development regulations necessary to implement such amendments. The director shall base these docket recommendations on a preliminary evaluation of the need, urgency, and appropriateness of the suggested comprehensive plan amendment as well as the planning department staff and budget availability to accommodate the public review process

C. The planning director shall provide notice of the recommended final dockets as provided in LFPMC 16.26.040(D).

D. The planning director shall provide the recommended final docket of site- or project-specific amendments and city-wide comprehensive plan amendments, along with a brief description of each suggested plan amendment to the city council for review and consideration. The city council, after considering the planning director's recommended final dockets, shall adopt the final docket for the current year plan amendment cycle no later than June 1st of each year, except in 2006. (Ord. 946 § 1, 2006)

**18.01.070 Plan amendment process.**

Upon adoption of the final docket, the annual plan amendment process shall be consistent with the general process and schedule described in Chapter 16.26 LFPMC. The planning commission shall make its recommendation to the city council prior to September 15th of the current year, except in 2006. The city council shall make a final decision on each proposed amendment by December 15th of the current year. (Ord. 946 § 1, 2006)

**18.01.080 Public notification.**

A. Upon receipt of each application for a comprehensive plan amendment, the planning director will provide public notice as provided in LFPMC 16.26.040(D) and (E) to encourage maximum citizen participation. Additionally, general public notice shall be given at least 60 days prior to the comprehensive plan amendment application deadline to inform the public of the annual plan amendment process, the deadline for plan amendment suggestions and applications and how to obtain additional information. In 2006, 30 days' notice will be given before the deadline.

B. When the council considers a change to an amendment to the comprehensive plan or development regulation, and the change is proposed after the opportunity for review and comments has concluded, an additional opportunity for review and comment on the proposed change shall be provided before the council votes on the proposed change.

C. An additional opportunity for public review and comment is not required if:

1. An environmental impact statement has been prepared under Chapter 43.21C RCW for the pending ordinance, and the proposed change is within the range of alternatives considered in the environmental impact statement;
2. The proposed change is within the scope of the alternatives available for public comment;
3. The proposed change only corrects typographical errors, corrects cross-references, makes address or name changes, or clarifies language of a proposed ordinance or resolution without changing its effect;
4. The proposed change is to an ordinance making a capital budget decision as provided in RCW 36.70A.120; or
5. The proposed change is to an ordinance enacting a moratorium or interim control adopted under RCW 36.70A.390. (Ord. 946 § 1, 2006)

**Chapter 18.04**

**GENERAL PROVISIONS**

**Commented [ZT14]:** No changes needed.

Sections:

- 18.04.010 Title of ordinance.
- 18.04.020 Authority and purpose.
- 18.04.030 Conformance of buildings and uses.

**18.04.010 Title of ordinance.**

The ordinance codified in this title shall be known and may be cited as “The Lake Forest Park Land Use Ordinance.” (Ord. 773 § 3, 1999)

**18.04.020 Authority and purpose.**

This title establishes comprehensive land use zoning regulations for the city in accordance with the provisions of Chapter 35.63 RCW. It is the declared purpose of the city council in adopting the ordinance codified in this title, as recommended by the planning commission in accordance with the comprehensive plan, to serve the public health, safety and general welfare, to provide the economic and social advantages resulting from an orderly planned use of land resources, and to conserve and restore natural beauty and other natural resources. (Ord. 773 § 3, 1999)

**18.04.030 Conformance of buildings and uses.**

After the effective date of the ordinance codified in this title, no structure shall be erected, reconstructed, altered, enlarged or relocated, and no building, structure or premises shall be used in any zone except in compliance with the provisions of this title and then only if securing all required permits. (Ord. 773 § 3, 1999)

**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 [ZT15]:** 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 [ZT16]:** 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 [ZT17]:** Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

**Commented [ZT18]:** 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 [ZT19]:** 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 [ZT20]:** Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

**Commented [ZT21]:** Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

**Commented [ZT22]:** Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

**Commented [ZT23]:** Optional definition for clarity.

**Commented [ZT24]:** Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions. Further conversation needed on applicability.

**Commented [ZT25]:** 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 [ZT26]:** 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. (Ord. 1235 § 1, 2022; Ord. 773 § 3, 1999)

**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. (Ord. 1235 § 1, 2022)

**Commented [ZT27]:** May want to edit per middle housing and HB 1337 language.

**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)

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

**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 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.

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**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)

**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 Condominium,**

“Condominium” means real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in the unit owners, and unless a declaration and a survey map and plans have been recorded pursuant to chapter 64.34 RCW.

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Not a required definition to add but per planning commission discussions, it would be recommended.

**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.

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**18.08.260 Council.**

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

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**18.08.XXX Courtyard apartments.**

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

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**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)

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**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)

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**18.08.XXX Duplex.**

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

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**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)

Commented [ZT32]: Recommended not required definition. Left for the City to define how they would like - more specific or broad

**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)

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**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)

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**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)

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**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)

Commented [ZT33]: Middle housing is a type of multifamily housing. Could edit for clarity here.

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

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**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;

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

**18.08.470 Manufactured housing.**

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

**18.08.480 Motel.**

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

**18.08.490 Nonconforming building.**

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

**18.08.500 Nonconforming lot.**

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

**18.08.510 Nonconforming use.**

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

**18.08.520 Open space, required.**

“Required open space” means a portion of the area of a lot or building site, other than required yards, which area is required by this title, as set forth in the different classifications contained herein, to be maintained between buildings, between wings of a building as common area to be available for use by the persons specified in a multiple-lot subdivision, and between buildings and any portion of a property boundary line not contiguous to a required front or side yard. Open spaces are required to be free and clear of buildings and structures and to remain open and unobstructed from the ground to the sky, except for specific permitted uses and structures. (Ord. 773 § 3, 1999)

**18.08.530 Person.**

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

**18.08.540 Principal use.**

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

**18.08.550 Professional offices.**

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

**18.08.560 Public agency.**

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

**18.08.565 Public art.**

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

**18.08.567 Public market.**

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

**18.08.570 Public utility.**

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

**18.08.580 Recreational area or community club house, noncommercial.**

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

**18.08.590 Recreational area, commercial.**

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

**18.08.595 Retail sales and services.**

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

**18.08.600 Retirement home.**

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

**18.08.610 Signs.**

The term "signs" shall be defined as it is in Chapter 18.52 LFPMC. (Ord. 905 § 2, 2004; Ord. 773 § 3, 1999)

**18.08.XXX Single-family zones.**

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

**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.

**18.08.620 Street.**

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

**18.08.630 Structural alterations.**

"Structural alterations" means any change in the supporting members of a building or structure, such as foundations, bearing walls, columns, beams, floor or roof joists, girders or rafters, or changes in the interior dimensions of the building or structure, or increase in floor space. (Ord. 773 § 3, 1999)

**18.08.635 Solar energy system.**

"Solar energy system" means solar energy devices or design features of a building used for the collection, storage, and distribution of solar energy for space heating, space cooling, lighting, electric generation, or water heating. (Ord. 1217 § 4, 2021)

**18.08.640 Substandard lot.**

"Substandard lot" means a lot or parcel of land which has less than the required minimum area or width as established by the zone in which it is located and provided that such lot or parcel was of record as a legally created lot on the effective date of the ordinance codified in this title. (Ord. 773 § 3, 1999)

**18.08.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.

**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.

**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)

**18.08.XXX Unit density.**

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

**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)

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**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-SFR, 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 [ZT42]: Might need review

**18.12.020 Boundary questions.**

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

- A. Where such boundaries are indicated as approximately following street and alley lines, the actual line shall be the centerline of such street or alley.
- B. Where such boundaries are indicated as following lot lines, the actual line shall be the established lot line. (Ord. 773 § 3, 1999)

**18.12.030 Changes.**

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

**18.12.040 Annexed land.**

- A. All land annexed to the city after the effective date of the ordinance codified in this title shall continue to have the land use classification such land enjoyed while in the county, pending study, public hearing and specific reclassification.
- B. Any lot subdivided under authority of the county and recognized by the county as a buildable lot, will, upon annexation to the city, be considered a buildable lot, even though it may be smaller than the city zoning requires for that vicinity and zone. (Ord. 773 § 3, 1999)

**18.12.050 Reference to zones.**

Whenever the terms "RS" and "RM" are used in this title, they refer to all zones containing these letters in their titles. (Ord. 773 § 3, 1999)

**Chapter 18.14**  
**REZONING**

Sections:

- 18.14.010 Purpose.
- 18.14.020 Who may apply.
- 18.14.030 Reclassification – Initiation.
- 18.14.040 Procedure.
- 18.14.050 Application.
- 18.14.060 Decision criteria.
- 18.14.070 Map change.
- 18.14.080 Development agreement.
- 18.14.090 Time limitation.

**18.14.010 Purpose.**

This chapter establishes the procedure and criteria that the city will use in making a decision upon an application for a reclassification of property from one land use zone to another land use zone or for any change in the conditions imposed or in the terms of a concomitant agreement executed as part of a reclassification. (Ord. 946 § 2, 2006)

**18.14.020 Who may apply.**

The property owner or the city may apply for a reclassification of property. (Ord. 946 § 2, 2006)

**18.14.030 Reclassification – Initiation.**

A. The city council, the mayor, or the planning commission may direct the planning director to prepare an application for a reclassification. The planning director is authorized to initiate an application for a reclassification. The planning director may initiate the process for annual amendments to the comprehensive plan on behalf of a private party that has filed a completed application consistent with the criteria established in LFPMC 18.14.060.

B. The planning director shall docket and process each application as provided herein. (Ord. 946 § 2, 2006)

**18.14.040 Procedure.**

The city will process an application for a reclassification of property under Chapter 16.26 LFPMC. (Ord. 946 § 2, 2006)

**18.14.050 Application.**

Application for a reclassification of property(ies) shall be made on forms prescribed by the city, and shall be accompanied by the following information; provided, that the planning director may waive any of these items upon request by the applicant and a finding that the item is not necessary to analyze the application:

- A. A site plan of the property, drawn to scale, showing existing natural features, existing and proposed grades, existing and proposed utility improvements, existing and proposed rights-of-way and improvements, and existing and proposed structures and other improvements, and particularly identifying the location of parking for the proposed use; this site plan shall also show structures, other improvements and natural features that are located within 50 feet of the project site and any sensitive areas and their buffers; this information may be shown on several sheets if needed for readability;
- B. A vicinity map, showing the location of the site in relation to nearby streets and properties;
- C. A summary table of project statistics, including site area, building coverage, coverage by impervious surface, required and proposed parking, and similar data, as required, to evaluate conformance of the proposed project with city regulations;
- D. A written statement addressing the decision criteria;
- E. A legal description of the property, including parcel number;

- F. A statement to the effect that the applicant or applicants are the sole owners of the property;
- G. Photographs of the site;
- H. A completed SEPA checklist (for environmental review), unless the project is categorically exempt from SEPA review;
- I. A list of other permits that are or may be required for development of the property (issued by the city or by other government agencies), insofar as they are known to the applicant;
- J. A list of other city permits that are to be processed concurrently with this permit;
- K. Payment of a fee as required by resolution of the city council. (Ord. 946 § 2, 2006)

**18.14.060 Decision criteria.**

The city may approve or approve with modifications an application for a reclassification of property if:

- A. The reclassification is substantially related to the public health, safety, or welfare; and
- B. The reclassification is warranted because of changed circumstances or because of a need for additional property in the proposed land use zone classification or because the proposed zoning classification is appropriate for reasonable development of the subject property; and
- C. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning classification; and
- D. The reclassification will not be materially detrimental to uses or property in the immediate vicinity of the subject property or incompatible with such uses; and
- E. The reclassification has merit and value for the community as a whole; and
- F. The reclassification is in accord with the comprehensive plan; and
- G. The reclassification complies with all other applicable criteria and standards of the Lake Forest Park Municipal Code. (Ord. 946 § 2, 2006)

**18.14.070 Map change.**

Following approval of a reclassification of property, the city shall amend the zoning map of the city to reflect the change in land use zone. The city shall also indicate on the zoning map the number of the ordinance adopting the change. (Ord. 946 § 2, 2006)

**18.14.080 Development agreement.**

The city may require that the applicant enter into a development agreement as authorized by RCW 36.70B.170 with the city as a condition of the reclassification, and may through that agreement impose development conditions designed to mitigate potential impacts of the reclassification and development pursuant thereto. (Ord. 946 § 2, 2006)

**18.14.090 Time limitation.**

The city may, in the ordinance approving the reclassification, establish a reasonable time within which development of the subject property must begin. If the city has established such a time limitation, the reclassification may be revoked upon application of the city for reclassification if the applicant has not applied for a building permit or other necessary development permit and completed substantial construction by the specified date. (Ord. 946 § 2, 2006)



**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 ~~single-family residential~~ dwelling of a permanent character, placed in a permanent location.
- B. Home occupations, provided they meet the criteria in LFPMC 18.50.040.
- C. Accessory buildings and structures in accordance with the provisions in LFPMC 18.50.060.
- D. Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.
- E. Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.
- F. Signs in accordance with the provisions in Chapter 18.52 LFPMC.
- G. Type I day care facility in accordance with the provisions in LFPMC 18.50.045. (Ord. 773 § 3, 1999)

**Commented [LB43]:** Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

**Commented [ZT44]:** Review these provisions to check for 1337 language

**Commented [ZT45]:** Review these provisions to check for 1337 language

**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 [ZT46]:** No changes needed but for knowledge sake, this means that any duplex, single family, ADU combo needs to be within 5,000sqft of lot coverage.

**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: 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 [ZT47R46]:** This would mean a 2,500sqft per unit footprint for a duplex or 3,000sqft single family and two 1,000sqft ADUs

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

Lake Forest Park Municipal Code  
Chapter 18.16 RS-20 SINGLE-FAMILY  
RESIDENTIAL, LOW

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**18.16.070 Building height limit.**

The building height limit in an RS-20 zone shall not exceed ~~30~~ 35 feet. (Ord. 773 § 3, 1999)

**Commented [LB48]:** Height limit may not be less than 35 feet in predominantly residential zones.

**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)

**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. Home occupations, provided they meet the criteria in LFPMC 18.50.040.
- C. Accessory buildings and structures in accordance with the provisions in LFPMC 18.50.060.
- D. Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.
- E. Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.
- F. Signs in accordance with the provisions in Chapter 18.52 LFPMC.
- G. Type I day care facility in accordance with the provisions in LFPMC 18.50.045. (Ord. 773 § 3, 1999)

**Commented [LB49]:** Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

**Commented [LB50]:** Review these provisions to check for 1337 language

**Commented [LB51]:** Review these provisions to check for 1337 language

**18.18.020 Conditional uses.**

Conditional uses and associated development standards, if any, for an RS-15 zone are those identified in Chapter 18.54 LFPMC. (Ord. 773 § 3, 1999)

**18.18.030 Lot area.**

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

**18.18.040 Street frontage.**

The minimum street frontage in an RS-15 zone shall be 75 feet along a public street right-of-way. (Ord. 773 § 3, 1999)

**18.18.050 Lot coverage.**

No building or combination of buildings, including accessory buildings, shall occupy or cover more than 27 1/2 percent of the net lot area in an RS-15 zone. (Ord. 773 § 3, 1999)

**18.18.060 Yards.**

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

- A. Front yard: Not less than 20 feet measured at a right angle to the front line;
- B. Side yards: 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 [LB52]:** Review to 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.

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

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**18.18.070 Building height limit.**

The building height limit in an RS-15 zone shall not exceed ~~30~~ 35 feet. (Ord. 773 § 3, 1999)

**Commented [LB53]:** Height limit may not be less than 35 feet in predominantly residential zones.

**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)

**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 single-family dwelling of a permanent character, placed in a permanent location.
- B. Home occupations, provided they meet the criteria in LFPMC 18.50.040.
- C. Accessory buildings and structures in accordance with the provisions of LFPMC 18.50.060.
- D. Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.
- E. Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.
- F. Signs in accordance with the provisions in Chapter 18.52 LFPMC.
- G. Type I day care facility in accordance with the provisions in LFPMC 18.50.045. (Ord. 773 § 3, 1999)

**Commented [LB54]:** Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

**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)

**Commented [LB55]:** Review these provisions to check for 1337 language

**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)

**Commented [LB56]:** Review these provisions to check for 1337 language

**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: 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 [LB57]:** Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

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

Page 40/128

**18.20.070 Building height limit.**

The building height limit in an RS-10 zone shall not exceed ~~30~~ 35 feet. (Ord. 773 § 3, 1999)

**Commented [LB58]:** Height limit may not be less than 35 feet in predominantly residential zones.

**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)

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

**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 single-family dwelling of a permanent character, placed in a permanent location.
- B. Home occupations, provided they meet the criteria in LFPMC 18.50.040.
- C. Accessory buildings and structures in accordance with the provisions of LFPMC 18.50.060.
- D. Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.
- E. Accessory dwelling units in accordance with the provisions of LFPMC 18.50.050.
- F. Signs in accordance with the provisions in Chapter 18.52 LFPMC.
- G. Type I day care facility in accordance with the provisions in LFPMC 18.50.045. (Ord. 773 § 3, 1999)

**Commented [LB59]:** Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

**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)

**Commented [LB60]:** Review these provisions to check for 1337 language

**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)

**Commented [LB61]:** Review these provisions to check for 1337 language

**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: 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 [LB62]:** Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

**18.21.070 Building height limit.**

The building height limit in an RS-9.6 zone shall not exceed ~~30~~ 35 feet. (Ord. 773 § 3, 1999)

**Commented [LB63]:** Height limit may not be less than 35 feet in predominantly residential zones.

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

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

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**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)

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



**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 single-family dwelling of a permanent character, placed in a permanent location.
- B. Home occupations, provided they meet the criteria in LFPMC 18.50.040.
- C. Accessory buildings and structures in accordance with the provisions in LFPMC 18.50.060.
- D. Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.
- E. Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.
- F. Signs in accordance with the provisions in Chapter 18.52 LFPMC.
- G. Type I day care facility in accordance with the provisions in LFPMC 18.50.045. (Ord. 773 § 3, 1999)

**Commented [LB64]:** Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

**Commented [LB65]:** Review these provisions to check for 1337 language

**Commented [LB66]:** Review these provisions to check for 1337 language

**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: 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 [LB67]:** Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

Lake Forest Park Municipal Code  
Chapter 18.22 RS-7.2 SINGLE-FAMILY  
RESIDENTIAL, HIGH

Page 44/128

**18.22.070 Building height limit.**

The building height limit in an RS-7.2 zone shall not exceed ~~30~~<sup>35</sup> feet. (Ord. 773 § 3, 1999)

**Commented [LB68]:** Height limit may not be less than 35 feet in predominantly residential zones.

**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)

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

**Chapter 18.24**  
**RM-3600 RESIDENTIAL MULTIFAMILY**

Sections:

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

**18.24.010 Purpose.**

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

**18.24.020 Permitted uses.**

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

- A. Those uses permitted in the RS-7.2 zoning district;
- B. A two-family dwelling (duplex);
- C. A multifamily dwelling, townhouse, apartment, cooperative, condominium, each dwelling unit having one or more bedrooms. No such dwelling unit shall be occupied by more than one family;
- D. Senior citizen apartments;
- E. Accessory buildings and structures in accordance with LFPMC 18.50.050. (Ord. 773 § 3, 1999)

**Commented [LB69]:** Ensure no standards are required that would be more restrictive for middle housing than for single-family units

**Commented [LB70]:** Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

**Commented [LB71]:** Review these provisions to check for 1337 language

**18.24.030 Conditional uses.**

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

**18.24.040 Lot area.**

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

**18.24.050 Lot area per dwelling unit.**

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

**18.24.060 Lot width.**

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

**18.24.070 Land coverage.**

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

**Commented [LB72]:** Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

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

**18.24.080 Yards.**

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

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

**18.24.090 Building height.**

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

**18.24.100 Parking.**

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

**18.24.110 Screening and landscaping.**

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

**18.24.120 Signs.**

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

**Commented [LB73]:** Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

**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)

**Commented [LB74]:** Consider adding language to clarify that middle housing types are permitted in this zone

**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)

**Commented [LB75]:** Ensure no standards are required that would be more restrictive for middle housing than for single-family units

**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)

**Commented [LB76]:** Ensure no standards are required that would be more restrictive for middle housing than for single-family units

**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 [LB77]:** 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.

**18.26.070 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 [LB78]:** 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 [LB79]:** 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 [LB80]:** Consider adding language to clarify that middle housing types are permitted in this zone

**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 [LB81]:** 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 [LB82]:** Ensure no standards are required that would be more restrictive for middle housing than for single-family units

**18.28.060 Lot width.**

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

**Commented [LB83]:** 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 [LB84]:** 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 [LB85]:** 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 [LB86]:** 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**

Sections:

- 18.34.010 Purpose.
- 18.34.020 Permitted uses.
- 18.34.030 Conditional uses.
- 18.34.040 Building height.
- 18.34.050 Setbacks.
- 18.34.060 Land coverage.
- 18.34.070 Site area.
- 18.34.080 Retail and storage area.
- 18.34.090 Off-street parking.
- 18.34.100 Screening and landscaping.
- 18.34.110 Signs.

**18.34.010 Purpose.**

A. Consistent with the legislative intent expressed in this title, it is the purpose of this chapter to permit the establishment of business facilities for a neighborhood which will adhere to the concept, controls and intent noted in this chapter. The neighborhood business zone shall include only facilities designed to serve the everyday needs of the immediate neighborhood and shall not include features designed to attract excessive traffic from beyond that neighborhood.

B. It shall be the obligation of the developer, owner, operator or tenant to prove to the satisfaction of the planning department that the intended or petitioned use, including those not listed in this chapter, will be of a character that does not create a nuisance. (Ord. 773 § 3, 1999)

**18.34.020 Permitted uses.**

The following uses are permitted in the BN zone, subject to the off-street parking and landscaping requirements and other general provisions as set forth in this title, except where modified by this chapter:

A. Neighborhood scale businesses involving the retail sales of small merchandise and convenience foods, general household items or services, sale of food or food and alcohol for on-premises consumption, specialty shops, auto service stations limited to two pump islands with two pumps per island, and marijuana retailers licensed by the State of Washington Liquor and Cannabis Board to sell usable marijuana and marijuana-infused products, all as defined in Chapter 18.08 LFPMC; and

B. Small business offices and uses rendering professional and personal services, such as real estate or insurance brokerages, professional offices, medical or dental clinics, day care, and barber or beauty shops; and

C. Public utilities. (Ord. 1169 § 1, 2017; Ord. 1095 § 10, 2015; Ord. 773 § 3, 1999)

**18.34.030 Conditional uses.**

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

**18.34.040 Building height.**

The building height limit in the BN zone shall not exceed 30 feet. (Ord. 773 § 3, 1999)

**18.34.050 Setbacks.**

Minimum setback requirements in the BN zone shall be:

A. Front yard, 20 feet;

B. Side yards, 20 feet;

C. Rear yard, 20 feet. (Ord. 773 § 3, 1999)

**18.34.060 Land coverage.**

Maximum land coverage by all structures in the BN zone shall be no more than 35 percent of the total lot area. (Ord. 773 § 3, 1999)

**18.34.070 Site area.**

The maximum square footage allowed in a single neighborhood business site is 60,000 square feet, not to exceed 200-foot frontage on any public access. (Ord. 773 § 3, 1999)

**18.34.080 Retail and storage area.**

Under this chapter, the maximum allowable service, retail sales and display area shall be 4,000 square feet, exclusive of storage and toilet facilities, and the maximum storage and toilet areas shall not exceed 50 percent of the retail sales, display or service area. (Ord. 773 § 3, 1999)

**18.34.090 Off-street parking.**

Off-street parking shall be required subject to the regulations of Chapter 18.58 LFPMC. (Ord. 773 § 3, 1999)

**18.34.100 Screening and landscaping.**

All sites in the BN zone must have adequate screening and landscaping, subject to regulations of Chapter 18.62 LFPMC. (Ord. 773 § 3, 1999)

**18.34.110 Signs.**

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

**Chapter 18.38**  
**CC CORRIDOR COMMERCIAL**

Sections:

- 18.38.010 Purpose.
- 18.38.020 Permitted uses.
- 18.38.030 Conditional uses.
- 18.38.040 Building height.
- 18.38.050 Setbacks.
- 18.38.060 Land coverage.
- 18.38.070 Site area.
- 18.38.080 Retail and storage area.
- 18.38.090 Off-street parking.
- 18.38.100 Screening and landscaping.
- 18.38.110 Signs.
- 18.38.120 Special conditions.

**18.38.010 Purpose.**

The purpose of the CC zone is to provide regulations covering a mix of compatible commercial uses along the Bothell Way corridor. Development in this zone shall strive for a clustered retail and pedestrian-friendly design as opposed to strip of linear development. (Ord. 773 § 3, 1999)

**18.38.020 Permitted uses.**

The following uses are permitted in the CC zone, subject to the off-street parking and landscaping requirements and other general provisions as set forth in this title, except where modified by this chapter:

- A. Retail sales of food and commodities, auto oriented services and sales, repair or sale of boats, motor vehicles, sale of food and alcohol for on-premises consumption, sale of gasoline or other fuels;
- B. Business offices and uses rendering 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, vehicle or tool rentals, pet sales and veterinary clinics;
- C. Government buildings and uses, including but not limited to City Hall, police stations, libraries, administrative offices, and other public service uses that are compatible with the intent of the CC zone;
- D. Hotels and motels;
- E. Public utilities;
- F. Adult use establishments; provided, however, that the operation of an adult use establishment shall be prohibited within 660 feet of any residential zone; and provided further, that adult use establishments shall not be operated concurrently within 660 feet of, nor within the same structure as, the operation of any other adult use establishment; and provided further, that no adult use establishment shall be located within 660 feet of schools, licensed day care centers, public parks, community centers or public libraries or churches which conduct religious or educational classes for minors. (Ord. 773 § 3, 1999)

**18.38.030 Conditional uses.**

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

**18.38.040 Building height.**

The building height limit in the CC zone shall not exceed 35 feet. (Ord. 773 § 3, 1999)

**18.38.050 Setbacks.**

There are no minimum setbacks in the CC zone; except that projects adjacent to an RS or RM zoned property shall have a minimum setback of 20 feet from any common property lines. (Ord. 773 § 3, 1999)

**18.38.060 Land coverage.**

Maximum land coverage by all structures shall be no more than 50 percent of the total lot area. (Ord. 773 § 3, 1999)

**18.38.070 Site area.**

The maximum square footage allowed in a single commercial business site is 100,000 square feet, not to exceed 500-foot frontage on a public access. (Ord. 773 § 3, 1999)

**18.38.080 Retail and storage area.**

Under this chapter, the maximum allowable retail sales and display area shall be 50,000 square feet, exclusive of storage and toilet facilities, and the maximum storage and toilet areas shall not exceed 50 percent of the retail sales, display or service area. (Ord. 773 § 3, 1999)

**18.38.090 Off-street parking.**

Off-street parking shall be required subject to the regulations of Chapter 18.58 LFPMC. (Ord. 773 § 3, 1999)

**18.38.100 Screening and landscaping.**

All sites in the CC zone must have adequate screening and landscaping, subject to the regulations of Chapter 18.62 LFPMC. (Ord. 773 § 3, 1999)

**18.38.110 Signs.**

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

**18.38.120 Special conditions.**

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

- A. Off-street parking or loading;
- B. Storage and sale of plants in connection with a nursery or garden supply store;
- C. Servicing of vehicles at automobile service stations;
- D. Merchandise displays which are located in planned shopping centers where proper provision has been made for screening and safe pedestrian and vehicular passage. (Ord. 773 § 3, 1999)

**Chapter 18.42**  
**TOWN CENTER**

Sections:

- 18.42.010 Purpose.
- 18.42.020 Permitted uses.
- 18.42.030 *Repealed.*
- 18.42.040 Limitations on use, density, and square footage.
- 18.42.050 Conditional uses.
- 18.42.060 *Repealed.*
- 18.42.070 *Repealed.*
- 18.42.080 *Repealed.*
- 18.42.090 *Repealed.*
- 18.42.095 Freestanding parking structures.
- 18.42.100 Signs.
- 18.42.110 *Repealed.*
- 18.42.120 *Repealed.*
- 18.42.130 General criteria.
- 18.42.135 Affordable housing.
- 18.42.140 Town center framework design guidelines – Adopted.
- 18.42.150 *Repealed.*
- 18.42.160 Administration.
- 18.42.170 Development agreement.
- 18.42.180 Bonds or other financial security.

**18.42.010 Purpose.**

The intent of the town center zone is to encourage neighborhood and community scale developments and uses which create interesting and vital places for residents of the city and the nearby community. The town center zone should provide for increased diversity of desirable business, commercial, civic, recreation, employment, and housing opportunities, and enable imaginative site and building design that will encourage pedestrian access to employment opportunities, goods and services. Uses in the town center zone should be developed in a manner that is compatible with the residential character and scale of the city. (Ord. 1217 § 5, 2021; Ord. 773 § 3, 1999)

**18.42.020 Permitted uses.**

A. The following uses are permitted in the town center zone, subject to the general provisions as set forth in this title, except where modified by this chapter:

1. Accessory uses – on-site.
2. Artisanal/craft production and retail subject to LFPMC 18.42.040(E).
3. Assisted housing facilities.
4. Boutique hotel and temporary lodging.
5. Business offices and uses rendering professional, personal, medical-dental clinics, leasing offices, and instructional services subject to LFPMC 18.42.040(F).
6. Cultural, entertainment, and recreational facilities.
7. Day care facilities – Type I and Type II subject to LFPMC 18.42.040(G).
8. Electric vehicle charging stations.
9. Freestanding parking structures subject to LFPMC 18.42.095, such as regional transit authority facilities.

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

- 10. Government buildings and uses.
- 11. Instructional institution.
- 12. Micro-mobility programs including bicycle sharing and scooter sharing and related infrastructure.
- 13. Multifamily dwelling units.
- 14. Public markets.
- 15. Public utilities.
- 16. Retail sales and services subject to LFPMC 18.42.040(H).

B. Uses Not Listed. Uses not listed above may be authorized through a development agreement. (Ord. 1217 § 5, 2021; Ord. 773 § 3, 1999)

**18.42.030 Permitted uses – Primary and accessory residential.**  
*Repealed by Ord. 1217. (Ord. 773 § 3, 1999)*

**18.42.040 Limitations on use, density, and square footage.**

Every use locating in the town center zone shall be subject to the following further conditions and limitations:

A. Except as allowed in a development agreement, residential use only buildings are not permitted uses; residential uses must be developed in combination with commercial or nonresidential uses as part of a design review permit under LFPMC 18.42.160. Residential uses may not be developed at a density of greater than seven dwelling units per acre, unless the increase in density is included in a development agreement. Under a development agreement, the maximum density that may be included is 17 dwelling units per acre.

B. Commercial or active ground floor uses shall occupy the floor(s) below the residential portion of a mixed use building in order to enhance the quiet and privacy for the residents above when both residential and nonresidential uses occupy the same structure, unless authorized in a development agreement.

C. Business and residential portions of a building must include acoustically insulated walls, floors, equipment, utilities or other suitable architectural features or appurtenances.

D. Residential, commercial and/or nonresidential applications for development under this chapter must not include more than three acres of real property unless the increase in size is included in a development agreement.

E. Artisanal/Craft Production and/or Retail.

- 1. Artisanal/craft production and/or retail establishments shall occupy a footprint not exceeding 7,000 square feet.
- 2. Artisanal/craft production and/or retail establishments shall be open to the public and shall include a retail/eating/drinking/tasting component that occupies a minimum of 10 percent of floor area as defined in LFPMC 18.08.320.
- 3. Artisanal/craft production and retail establishments shall provide street frontage at sidewalk level, a well-marked and visible entrance at sidewalk level, or similar prominent pedestrian access.
- 4. All production, processing, and distribution activities shall be conducted within an enclosed building.
- 5. a. Outdoor storage of equipment used in manufacturing artisanal or craft goods is prohibited.
  - b. Outdoor storage of materials, products, or similar items incidental to the production and sale of artisanal or craft goods is prohibited except when the storage is fully enclosed; designed in a decorative,



aesthetically attractive manner; and integrated into the site or building design in a way that contributes to the pedestrian experience and town center zone character.

6. Applicable state licenses or permits are required for the operation of an artisanal/craft production and/or retail establishment.

F. Business Offices and Uses Rendering Professional, Personal, and Instructional Services.

1. On-site vehicle or tool rentals and similar uses are prohibited.

G. Day Care Facilities – Type 1 and Type 2.

1. A city of Lake Forest Park business license is required pursuant to LFPMC 5.02.030.

2. Day care facilities shall comply with all building, fire safety, and health codes.

H. Retail Sales and Services and Other Nonresidential Uses.

1. Commercial or other nonresidential uses shall be separated from residential uses by acoustically insulated materials or suitable architectural features to reduce noise impacts on the residential portion of the building.

2. Individual commercial or nonresidential uses shall contain no greater than 35,000 square feet of gross floor area per use. The following exceptions apply:

a. Freestanding parking structures meeting requirements in LFPMC 18.42.095.

b. Government buildings and uses.

c. Individual commercial or nonresidential uses may exceed the size limitation when authorized by a development agreement, but the size authorized in a development agreement shall not exceed 50,000 square feet.

3. The following uses are not permitted as a retail, commercial, or other nonresidential use in the town center zone: automobile-oriented uses; car washes; repair or sale of heavy equipment, boats, tires and motor vehicles; and marijuana retail outlets. (Ord. 1217 § 5, 2021; Ord. 773 § 3, 1999)

**18.42.050 Conditional uses.**

Unless authorized as a permitted use in LFPMC 18.42.020, conditional uses authorized by Chapter 18.54 LFPMC are not allowed in the town center zone. (Ord. 1217 § 5, 2021; Ord. 773 § 3, 1999)

**18.42.060 Building height.**

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

**18.42.070 Setbacks.**

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

**18.42.080 Land coverage.**

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

**18.42.090 Screening and landscaping.**

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

**18.42.095 Freestanding parking structures.**

The following freestanding parking structure design standards apply in addition to, or as specified below supersede, applicable parking requirements set forth in Chapter 18.58 LFPMC:

A. Parking Structure Location and Massing.

1. Facade Alignment. Freestanding parking structure footprints located within 100 feet of Lake Forest Park City Hall shall protrude no further than 10 feet south of the southern (front) facade of Lake Forest Park City Hall. Pedestrian weather protection provided on the exterior of the parking structure, such as a canopy, is exempt from this facade alignment requirement.

2. Footprint. The footprint or total area of the first level of the structure shall not exceed 45,000 square feet. A full basement floor of the structure (built completely below ground) shall not be included in the calculation of the footprint. A partial basement floor (partially below ground) shall be included in the calculation of the footprint to the extent it is not built underground. The maximum footprint of the structure shall be exclusive of all architectural details, overhangs, decorative elements, and similar features. The maximum overall dimensions of the parking structure shall exceed neither 350 feet in length nor 150 feet in width, which shall be exclusive of all architectural details, overhangs, decorative elements, and similar features.

3. Base Height. No portion of a freestanding parking structure shall exceed 38 feet above existing grade, inclusive of the height of parapet walls, guardrails, and similar features. Exemptions are allowed pursuant to subsection (A)(5) of this section. Height shall be measured from the existing grade at any point on the perimeter of the structure. "Existing grade" means the elevation of the existing ground surface prior to proposed grading, excavation or fill.

4. Floor-to-Floor Height. The minimum allowable floor-to-floor height on the ground level shall be 15 feet. The minimum allowable floor-to-floor height on all other levels shall be 10 feet.

5. Features Exceeding Base Height. The following features may exceed the base height provision if approved as part of a major town center design review project subject to processing under LFPMC 18.42.160(C) by the hearing examiner:

- a. Architecturally designed stairways, elevator towers, mechanical enclosures, and rooftop solar system facilities that are designed as signature elements of the parking structure.
- b. Public art elements on the rooftop or along the sides of the building that otherwise are in compliance with the design guidelines for parking structures.
- c. Rooftop mechanical and other related technical equipment that does not meet subsection (A)(5)(a) of this section may exceed base height by up to 10 feet, provided it is designed to be in compliance with town center framework design guidelines Section 5.3.8 (Rooftop Features, Mechanical Equipment, and Appurtenances).

B. Solar System. Freestanding parking structures shall be constructed with a rooftop solar photovoltaic (PV) or similar solar energy system.

C. Parking Decks. The rooftop parking deck shall not exceed a slope of two percent.

D. Parking Structure Ramps. Parking structure ramps that include on-ramp parking shall have a slope no greater than 6.67 percent.

E. Parking Stall Dimensions and Layout.

1. Automobile parking stalls are limited to no less than eight feet and nine inches in width. The parking width dimension is shown in Figure 18.42.095-2 below, and is symbolized with a "W."

2. Automobile parking stall dimensions and layout in freestanding parking structures shall comply with the criteria in Table 18.42.095-1 below. These criteria shall take precedence over and supersede any conflicting provision of LFPMC 18.58.050. Parking layout dimensions are shown in Figure 18.42.095-2, below.

Table 18.42.095-1: Parking Stall Dimensions and Layout

| Parking Angle | Stall Width Projection (Figure symbol WP) | Module Width <sup>1</sup> (Figure symbol MW) | Vehicle Projection (Figure symbol VP) | Aisle Width (Figure symbol AW) |
|---------------|---|--|---------------------------------------|--------------------------------|
| 45°           | 12'-4"                                    | 48'-10"                                      | 17'-7"                                | 13'-8"                         |
| 50°           | 11'-5"                                    | 50'-7"                                       | 18'-2"                                | 14'-3"                         |
| 55°           | 10'-8"                                    | 52'-0"                                       | 18'-8"                                | 14'-8"                         |
| 60°           | 10'-1"                                    | 53'-6"                                       | 19'-0"                                | 15'-6"                         |
| 65°           | 9'-8"                                     | 54'-9"                                       | 19'-2"                                | 16'-5"                         |
| 70°           | 9'-4"                                     | 56'-0"                                       | 19'-3"                                | 17'-6"                         |
| 75°           | 9'-1"                                     | 57'-0"                                       | 19'-1"                                | 18'-10"                        |
| 90°           | 8'-9"                                     | 61'-0"                                       | 18'-0"                                | 25'-0"                         |

<sup>1</sup> Wall-to-wall, double-loaded aisle.

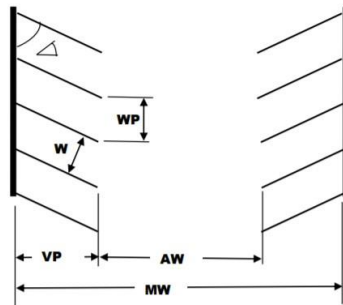


Figure 18.42.095-2: Parking layout dimensions.

3. Motorcycle Parking.

a. Motorcycle parking stalls must be provided within freestanding parking structures as follows:

- i. If one to 300 parking stalls are provided in the structure, then 14 of those parking stalls must be motorcycle parking stalls.
- ii. If more than 300 parking stalls are provided in the structure, then 20 of those parking stalls must be motorcycle parking stalls.

b. Motorcycle parking stalls must have minimum dimensions of four feet in width and seven feet in length.

F. Replacement and Provision of Public Parking.

1. Above the amount of parking spaces otherwise required under Chapter 18.58 LFPMC, the freestanding parking structure shall include a minimum of 25 parking spaces for nontransit public use within the freestanding parking structure, including spaces that may be used by the Lake Forest Park police department.

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2. The use of transit parking spaces during noncommuter hours shall be the subject of development agreement negotiation between the city and the applicant.

G. Bicycle Parking and Circulation.

1. All-Day Bicycle Parking.

- a. All-day bicycle parking spaces in freestanding parking structures intended to support high-capacity transit must be provided at a minimum of five percent of projected AM peak period daily ridership of the high-capacity transit service. All-day bicycle parking spaces for all other freestanding parking structures must be provided at a minimum of one space per 40 automobile parking spaces.
- b. All-day bicycle parking must be provided in the form of permanently anchored bicycle lockers or limited-access bicycle cages and must be labeled as bicycle parking.
- c. All-day bicycle parking must provide bicycles with full weather protection and theft protection.
- d. Where feasible, a portion of ground-level, all-day bicycle parking must accommodate tandem bicycles, recumbent bicycles, folding bicycles, cargo bicycles, bicycles with trailers, family bicycles, and other nonstandard bicycle designs.

2. Short-Term Bicycle Parking.

- a. Short-term bicycle parking spaces in freestanding parking structures intended to support high-capacity transit must be provided at a minimum of two percent of projected AM peak period daily ridership of the high-capacity transit service. Short-term bicycle parking spaces in all other freestanding parking structures must be provided at a minimum of one space per 20 automobile parking spaces.
- b. Short-term bicycle parking must be provided in the form of permanently anchored racks or corrals. Racks or corrals must provide two points of support for the bicycle frame, must be intuitive to use, and must accommodate a standard U-lock.
- c. Short-term bicycle parking must be organized to accommodate a standard bicycle dimension of two feet in width by six feet in length.

3. Bicycle Parking Location and Access.

- a. Each all-day bicycle parking area shall be located inside the freestanding parking structure except all-day bicycle parking can be located outside or on the top level of the freestanding parking structure under adequate weather protection.
- b. Short-term bicycle parking can be located inside the freestanding parking structure and along the sidewalk adjacent to the freestanding parking structure. Short-term bicycle parking should be located in as visible a location as feasible.
- c. Bicycle parking may be provided in one or more areas. Bicycle parking is encouraged to be located entirely on the ground floor. Bicycle parking located on upper stories must be placed adjacent to an elevator.
- d. Bicycle entry/exit must be clearly identified and separately signed and/or marked from automobile traffic.
- e. Bicycle parking area(s) must be accessed from a logical well lit path of travel from the bicycle entry/exit.
- f. Directional signage from the bicycle entry/exit to bicycle parking area(s) must be provided.

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4. Bicycle Maintenance/Repair Station. At least one bicycle maintenance/repair station must be provided in an all-day bicycle parking area, and at least one bicycle maintenance/repair station must be accessible to a short-term bicycle parking area.

H. Elevator Towers and Stairwells.

1. External elevator towers and stairwells, including mechanical enclosures, must be open to public view through the use of architecturally designed glazing and/or other transparent features.
2. Ground floor stairwell areas beneath stairs must be fenced. Alternative methods for securing such spaces may be authorized by the director or as part of a development agreement.
3. Height of stair and elevator towers and mechanical enclosures is regulated pursuant to subsection (A)(5) of this section.

I. Pedestrian Safety.

1. Pedestrian pathways within a freestanding parking structure shall be clearly marked and signed to protect pedestrians from moving traffic.
2. A freestanding parking structure is subject to the pedestrian safety regulations in LFPMP 18.24.130(G).

J. Lighting.

1. Lighting must be provided in accordance with Table 18.42.095-2:

**Table 18.42.095-2: Parking Structure Lighting Standards**

| Area                                 |        | Minimum Horizontal Illuminance on Floor (Footcandles) | Minimum Vertical Illuminance at Five Feet (Footcandles) | Maximum to Minimum Uniformity Ratio |
|--------------------------------------|--------|---|---|-------------------------------------|
| General Parking and Pedestrian Areas |        | 2   | 1   | 4:1                                 |
| Ramps and Corners                    | Days   | 2   | 1   | 4:1                                 |
|                                      | Nights | 1   | 0.5   |                                     |
| Entrance Areas                       | Days   | 50  | 25  | 4:1                                 |
|                                      | Nights | 1   | 0.5   |                                     |
| Stairways                            |        | 7 average   |   |                                     |

2. Lighting shall be provided at consistent levels and shall be designed to gradually transition between lighting levels using a uniformity ratio of 4:1. Highly contrasting pools of light and dark areas are prohibited.
3. Exterior fixtures installed in parking lots and vehicle traffic areas shall be mounted no higher than 25 feet above the ground unless higher lighting fixtures are approved in a development agreement.
4. Fixtures installed in pedestrian areas shall be no higher than 15 feet above the ground. Lighting shall enable pedestrians to identify a face at 45 feet away to promote safety.
5. Site and building lighting fixtures shall be full cut-off and dark sky rated. Lighting shall not trespass onto adjacent private parcels and luminaires shall not be visible at the property line. Light emissions shall not be visible above the roofline of the buildings on site.
6. The design shall incorporate smart lighting technologies to maximize energy conservation.

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**K. Mixed Use.**

1. Freestanding parking structures shall include space for public, commercial, or other active and pedestrian-oriented uses (collectively, "active use space"). The active use space shall meet the following requirements:

- a. Have a minimum depth of 60 feet and be integrated into the freestanding parking structure; and
- b. The minimum amount of space provided shall be 10,000 square feet of which 50 percent must be on the ground floor of the structure.
- c. Active use space provided in excess of the minimum required by subsection (K)(1)(b) of this section can be consolidated into a single facade and may span multiple floors.

2. The following requirements apply to active use space integrated into freestanding parking structures located within 100 feet of Lake Forest Park City Hall:

- a. The active use spaces must comply with facade alignment requirements set forth in subsection (A)(1) of this section.
- b. The facade parallel or substantially parallel to the front facade of Lake Forest Park City Hall shall include active use spaces along the entire facade at the ground level, except at pedestrian entrances and exits. The frontage shall not be interrupted by a vehicular entrance.

3. Parking structure ground floors and spaces built out as active use spaces shall include fire suppressing sprinkler systems at the time of construction even if not required by the building and fire codes, as adopted by the city.

**L. Infrastructure Installation.** A freestanding parking structure shall equip six percent of its spaces with electric vehicle infrastructure and two percent with electric vehicle charging stations. If in determining the number of spaces results in a fraction, the number required shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.

**M. Exemptions.** A freestanding parking structure shall be exempt from the following regulations in this chapter applicable to the remainder of the town center zone:

- 1. LFPMC 18.42.130(B), Parking;
- 2. LFPMC 18.42.130(C)(2), Open Space;
- 3. LFPMC 18.42.130(D), Height;
- 4. LFPMC 18.42.130(F), Land Coverage;
- 5. LFPMC 18.42.130(H), Lighting; and
- 6. LFPMC 18.42.130(J), Solid Waste Service Areas; provided, however, that any active use space is subject to LFPMC 18.42.130(J). (Ord. 1217 § 5, 2021)

**18.42.100 Signs.**

Each business located in the town center zone that does not front either a parking lot or a street shall be allowed to place one single-faced sign advertising such business on an exterior wall, gable, or awning of the building the business occupies. If the exterior sign is on an exterior wall, its size must be 75 square feet or less. If the exterior sign is on a gable or awning, its size must be less than 40 square feet. Otherwise, signs are limited to those provided for in Chapter 18.52 LFPMC. (Ord. 1217 § 5, 2021; Ord. 773 § 3, 1999)

**18.42.110 Parking.**

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

**18.42.120 Site plan review required – Exceptions.**

*Repealed by Ord. 1217. (Ord. 944 § 1, 2006; Ord. 773 § 3, 1999)*

**18.42.130 General criteria.**

The following general design standards shall apply to all development in the town center zone, except projects exempt under LFPMC 18.42.095(M) and 18.42.160:

A. Design. Design guidelines for minor and major town center design review projects as defined in LFPMC 18.42.160, are included in the town center framework design guidelines.

B. Parking. All parking in the town center zone shall be provided in accordance with the provisions of Chapter 18.58 LFPMC.

C. Landscaping. Landscaping shall be provided as follows:

1. Perimeter Landscaping.

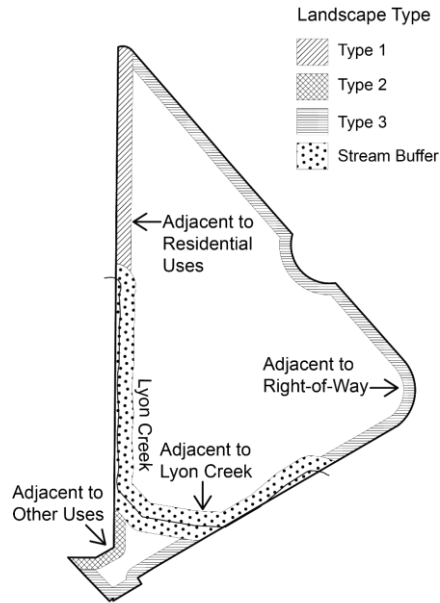
a. Adjacent to Right-of-Way. A minimum 10-foot-wide landscape buffer meeting the requirements for Type 3 landscaping set forth in LFPMC 18.62.080 shall be installed along the property line adjacent to public rights-of-way; except trees can be clustered or staggered to improve visibility near driveways and a 30-foot break in the required tree coverage is allowed adjacent to permitted signage. Refer to Figure 18.42.130-1. The city arborist can waive or modify this requirement if Type 3 landscaping is incompatible with existing significant trees along the right-of-way.

b. Adjacent to Residential Uses. A minimum 20-foot-wide landscape buffer meeting the requirements for Type 1 landscaping set forth in LFPMC 18.62.080 shall be installed along the property line between proposed development and adjacent residential-zoned property. A post-and-beam fence, decorative metal fence, or similar fence with minimum four-inch openings and consistent with residential character and quality shall be installed along the property line. Refer to Figure 18.42.130-1.

c. Adjacent to Lyon Creek. A minimum 20-foot-wide landscape buffer meeting the requirements for stream buffer landscaping set forth in LFPMC 18.62.080 shall be installed along Lyon Creek. This requirement supersedes other landscape requirements set forth in this section. Buffers shall be established from the ordinary high water mark or from the top of the bank if the ordinary high water mark cannot be identified. Refer to Figure 18.42.130-1.

d. Adjacent to Other Uses. A minimum 10-foot-wide landscape buffer meeting the requirements for Type 2 landscaping set forth in LFPMC 18.62.080 shall be installed along the property line between proposed development and adjacent properties. This requirement does not apply on interior property lines within the town center zone. Refer to Figure 18.42.130-1.

**Figure 18.42.130-1: Perimeter landscape buffers in the town center zone.**



2. Open Space.

a. Public Open Space. Development projects in the town center zone shall provide public open space as follows:

i. A minimum of one quarter-acre of public open space shall be provided as part of any project that includes: projects identified in LFPMC 18.42.160(C)(1)(b) and/or (h), site work affecting two or more acres, or construction of 100 dwelling units or fewer.

ii. After the first 100 dwelling units, additional open space is required pursuant to Table 18.42.130-1, below:

**Table 18.42.130-1**

| Units     | Additional Open Space |
|-----------|-----------------------|
| 101 – 200 | 5,445 square feet     |
| 201 – 275 | 5,445 square feet     |

iii. Landscape buffer areas, parking lot landscaping, and residential open space shall not be counted toward this minimum requirement.

b. Residential Open Space. Development projects including residential uses shall provide residential open space as follows:

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- i. Common Open Space for Multifamily. Residential development shall include a minimum of 200 square feet of common open space per unit. Common open space can include rooftop decks, interior courtyards, children’s play areas, and similar types of open space. Public open space provided pursuant to subsection (1)(a) of this section may be counted toward satisfying this requirement. Landscape buffer area, parking lot landscaping, and private residential open space shall not be counted toward this minimum requirement.
  - ii. Private Open Space for Multifamily. Residential development shall include a minimum of 60 square feet of private open space per unit. Private open space shall be configured as a patio or balcony and shall be not less than six feet in any dimension.
- c. Public open spaces provided pursuant to this section shall conform to the following requirements:
- i. Open spaces shall be prominently located and publicly accessible.
  - ii. Open spaces shall be contiguous, unless an alternative plan is approved in a development agreement.
  - iii. Open spaces may be configured in geometric and organic (nongeometric) shapes; provided, the smallest dimension of a box that could enclose the open space shall be no less than 80 feet. Refer to Figure 18.42.130-2, below.

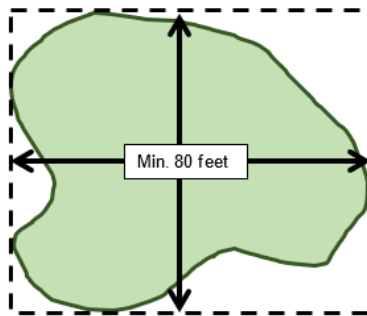


Figure 18.42.130-2: Measuring dimensions of open spaces.

- d. Phased Development. In phased developments, all required open space shall be provided in the first phase.
  - e. Low Impact Development. Except in Lyon Creek landscape buffer areas, required landscape buffers shall include 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. Requirements for plant sizes and spacing may be relaxed for these facilities when supported by recommendations provided by an arborist, landscape architect, or other qualified professional.
- D. Height.
1. The maximum building height limit in the town center zone is 38 feet above existing grade, measured from the lowest point of the existing grade. “Existing grade” means the elevation of the existing ground surface prior to proposed grading, excavation, or fill.
  2. Maximum building height is inclusive of the height of parapet walls and similar features, unless associated with a rooftop active use.

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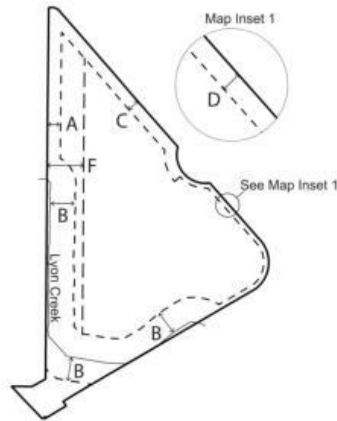
3. The following features may exceed the maximum building height by up to 10 feet if approved as part of a major town center design review application:

- a. Public viewing platforms and covered public use spaces on the structure rooftop, including required guardrails.
- b. Public art elements on the rooftop or along the sides of the building that otherwise are in compliance with the town center framework design guidelines.
- c. Gable, hipped, shed, butterfly, and similar roof forms consistent with a Pacific Northwest architectural style on all facades visible from a public or private street, park, pedestrian pathway, or residential use meeting the following standards: roofs must have a slope of at least three vertical feet to 12 horizontal feet (3:12 slope).
- d. Architecturally designed stairways, elevator towers, mechanical equipment when screened with an enclosure, and rooftop solar system facilities that are designed as signature elements of the building.

4. This height may be increased per a development agreement to the maximum extent provided in the town center framework design guidelines.

E. Setbacks. The following setback requirements apply to development in town center zone:

- 1. Buildings, except freestanding parking structures, shall be set back a minimum distance of 60 feet from adjacent residential-zoned property. The setback shall be measured from the adjacent boundary of all residential-zoned property. Refer to distance "A" in Figure 18.42.130-3.
- 2. Buildings shall be set back a minimum of 100 feet from Lyon Creek. The setback shall be measured from the ordinary high water mark of Lyon Creek. Refer to distance "B" in Figure 18.42.130-3.
- 3. Buildings shall be set back a minimum of 50 feet from Ballinger Way (State Route 104) north of the midpoint of the driveway into town center. The setback shall be measured from the edge of the right-of-way. Refer to distance "C" in Figure 18.42.130-3.
- 4. In all other places, buildings shall be set back a minimum of 20 feet from the town center zone boundary. The setback shall be measured from the edge of the right-of-way. Refer to distance "D" in Figure 18.42.130-3.
- 5. Freestanding parking structures shall be set back a minimum distance of 150 feet from adjacent residential-zoned property. The setback shall be measured from the adjacent boundary of all residential-zoned property. Refer to distance "F" in Figure 18.42.130-3.
- 6. Interior property line setbacks are zero feet.



**Figure 18.42.130-3: Minimum setbacks in town center zone.**

7. Intrusions into Setback Areas. The following structures may be located within a setback, excluding setbacks from Lyon Creek:

- a. Utilities which are underground and accessory to a principal use;
- b. Walkways, stairs and steps, driveways, internal access roadways, and parking spaces which do not exceed 30 inches above finished grade;
- c. Irrigation systems at or below grade, including hydrants, sprinkler heads, and similar features that do not exceed 36 inches above finished grade;
- d. Foundation footings where the footing structure is located entirely below the ground surface;
- e. Low impact development best management practices or treatment best management practices provided:
  - i. The low impact development features are designed, constructed, and maintained in accordance with the stormwater management manual adopted under LFPMC 16.24.010; and
  - ii. The maximum height of any structural element associated with the low impact development feature shall not exceed 30 inches above finished grade.

F. Land Coverage.

- 1. The maximum impervious surface area shall be no more than 65 percent of the total lot area.
- 2. Modification for Improvements to Lyon Creek Stream Buffer.
  - a. Maximum impervious surface area may be increased when additional landscaping exceeding the minimum requirements set forth in subsection (A)(3) of this section is provided along Lyon Creek. The maximum impervious surface area may be increased by two and one-half percent for each additional five feet of stream landscape buffer provided with the project. To qualify for this increase, the provided landscape buffer must meet the requirements for stream landscaping set forth in LFPMC 18.62.080(D).

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b. When soft-surface walking paths within the additional buffer area set forth in subsection (F)(2)(a) of this section are provided, the maximum impervious surface area may be increased by an additional two and one-half percent. The planting standards set forth in LFPMP 18.62.080(D) may be modified by the city arborist if necessary to accommodate the soft-surface walking path.

c. In no case shall the maximum impervious surface area exceed 75 percent of the total lot area.

G. Pedestrian Safety.

1. Sidewalks shall be provided along all building facades at a minimum of eight feet wide unless otherwise provided for in this chapter or the framework design guidelines. Drip-resistant weather protection at least six feet deep must be provided along 75 percent of all facades with sidewalks.

a. This requirement may be modified as part of a development agreement when the applicant demonstrates that the sidewalk widths are infeasible. If modified pursuant to this section, the sidewalks shall be the maximum width feasible.

2. Pedestrian pathways shall be established between pedestrian entries and exits from buildings to existing or planned sidewalks and pedestrian pathways through striping, signage, and/or other markings. At a minimum, the following shall be provided:

a. Crosswalks shall be provided at the intersection of any internal access roadways and/or public roadways affected by the structure.

b. Crosswalks shall be provided across vehicular and bicycle entries and exits.

c. If pedestrians are likely to walk through a parking lot, a pedestrian pathway and/or signage shall be provided consistent with LFPMP 18.58.080(D).

3. Where obtaining necessary ownership or easement rights is feasible, a strong pedestrian connection, such as an artistically painted pathway, unique paving pattern or similar treatment, must be provided for pedestrian safety leading from buildings and other adjacent uses such as public transit stops and intersections.

4. The following are prohibited:

a. Entrapment areas where a person could become entrapped with no exit route. Instead, provide two means of ingress and egress from all outdoor spaces.

b. Areas that are dark or not visible from a public space.

c. Building, vegetation, or other objects (e.g., a storage enclosure) that block visibility into a space or provide places to hide.

d. Screens or landscaping that block motorists' views of pedestrians crossing streets, driveways, and vehicle circulation areas.

e. Vegetation that will obstruct views between three feet and eight feet above the ground where visibility is necessary to avoid creating an insecure area and to reduce the potential for pedestrian/vehicle collisions.

5. To the extent feasible provide for "passive surveillance," which is the ability of people occupying buildings and public spaces to view all parts of accessible spaces.

6. The project shall be designed to comply with crime prevention through environmental design (CPTED) guidelines.

H. Lighting.

1. New developments shall provide site lighting as provided in Table 18.42.130-2:

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

Table 18.42.130-2

| Use of Area                               | Minimum Illuminance | Maximum Illuminance |
|---|---------------------|---------------------|
| Nonpedestrian and vehicular traffic areas | 0.5 footcandle      | 4.0 footcandles     |
| Pedestrian areas and building entries     | 2.0 footcandles     | 4.0 footcandles     |

2. Lighting shall be provided at consistent levels and shall be designed to gradually transition between lighting levels using a uniformity ratio of four-to-one. Highly contrasting pools of light and dark areas are prohibited.
3. Fixtures installed in parking lots and vehicle traffic areas shall be mounted no higher than 25 feet above the ground unless higher lighting fixtures are approved in a development agreement.
4. Fixtures installed in pedestrian areas shall be no higher than 15 feet above the ground. Lighting shall enable pedestrians to identify a face at 45 feet away to promote safety.
5. Site and building lighting fixtures shall be full cut-off and dark sky rated. Lighting shall not trespass onto adjacent private parcels and luminaires shall not be visible at the property line. Light emissions shall not be visible above the roofline of the buildings on site.
6. The design shall incorporate smart lighting technologies to maximize energy conservation.

I. Vehicle and Pedestrian Signage and Wayfinding.

1. Wayfinding signage and pavement markings shall comply with the Manual on Uniform Traffic Control Devices (MUTCD).
2. Signage shall clearly direct drivers to parking areas by the most safe, efficient route.
3. Pedestrian signage is required to assist in wayfinding and shall be designed consistent with the town center framework design guidelines. Pedestrian signage shall provide a unified and recognizable design that shall be demonstrated by a master sign plan. This requirement may be modified through a development agreement.

J. Solid Waste Service Areas. Solid waste service areas include areas containing receptacles for solid waste including garbage, recycling, and compostables generated on site and interim on-site storage areas used to aggregate material prior to delivering it to the collection storage area. These provisions supersede the requirements set forth in Chapter 15.20 LFPMC for solid waste service areas located in the town center zone.

1. Minimum Size. The following minimum space and access requirements for solid waste service areas shall be incorporated into the design of all new buildings:
  - a. Solid waste service areas shall be provided pursuant to Table 18.42.130-3. Solid waste service areas accessed by commercial collection equipment shall be a minimum of 80 square feet in size.

Table 18.42.130-3

| Use                 | Minimum Area for Shared Storage Space                              |
|---------------------|--|
| Residential Uses    | Four square feet per unit  |
| Nonresidential Uses | Six square feet per 1,000 square feet of building gross floor area |

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

- b. Requirements for Residential Uses. The storage space for residential developments shall be located in solid waste service areas as follows:
    - i. Solid waste service areas shall be located in or as an accessory to each building with a residential use and there shall be one solid waste service area for every 30 dwelling units.
    - ii. Multiple-level residential projects shall provide one collection area per level, with instructions on how solid waste is conveyed to a solid waste service area.
    - iii. Solid waste service areas located in separate buildings or structures or outdoors shall be no more than 200 feet from a common entrance of a residential building.
  - c. Requirements for Nonresidential Uses. The storage space for all nonresidential uses shall be located in solid waste service areas as follows:
    - i. Solid waste service areas may be located in a centralized collection point.
    - ii. Access to solid waste service areas may be limited to regular business hours and/or specified collection hours.
  - d. Mixed use developments containing both residential and nonresidential uses shall meet the storage space requirements for residential uses plus 50 percent of the requirement for nonresidential uses.
2. Location. Where possible, solid waste service areas shall be located inside the building.
- a. Where interior solid waste service areas are not possible, solid waste service areas shall not be located within required setbacks or landscape buffer areas required by this chapter. Solid waste service areas shall not be located in areas incompatible with noise or odor.
3. Security and Access. The following requirements apply to all solid waste service areas which contain receptacles served by commercial collection equipment:
- a. Receptacles for garbage, recycling, and compostables shall be located within the same solid waste service area. The solid waste service area shall be easily accessible to users occupying the site.
  - b. The solid waste service area shall be designed with adequate vertical clearance and adequate turning radius to ensure access and ease of ingress and egress for collection equipment.
  - c. Solid waste service areas shall not block or impede fire exits, fire lanes, public rights-of-way, or any pedestrian or vehicular access. The solid waste service area shall be located such that collection of materials does not block or otherwise interfere with pedestrian or vehicular movement to the maximum extent possible.
4. Design.
- a. Solid waste service areas shall be built on a level and hard-surfaced area and shall be enclosed by an eight-foot-high fence or wall that is screened pursuant to the town center framework design guidelines.
  - b. Solid waste service areas shall be identified by signs not exceeding two square feet in face area and otherwise complying with Chapter 18.52 LFPMC.
  - c. Solid waste service areas shall be equipped with gates of sufficient width to allow direct, in-line access to receptacles by service collectors and equipment. Where two or more containers (also called dumpsters) are located side-by-side within an enclosure, there shall be a minimum of 18 feet of unobstructed access when gates are fully opened. Gate openings shall be a minimum of 12 feet wide when an enclosure houses a single drop box or compactor unit. Enclosure gates shall not include center posts that would obstruct service access.

d. Solid waste service areas require a spill prevention plan for management of liquids generated on or discharged from the storage area. The spill prevention plan must demonstrate compliance with the city’s adopted stormwater management manual, including ongoing monitoring.

e. Outdoor solid waste service areas larger than 175 square feet shall be covered with a roof providing sufficient overhang to prevent direct entry of precipitation to the solid waste service area.

f. Solid waste service areas shall be equipped with a floor drain connected and conveyed to sanitary sewer. Precipitation runoff from solid waste service area roofs shall not be conveyed to sanitary sewer.

5. Limitations. The following limitations on solid waste service areas apply:

a. Only garbage, recycling, and compostable solid waste generated on site shall be collected and stored in solid waste service areas. Except for initial sorting of recyclables by users, all other processing of solid waste shall be conducted off site.

b. No container shall be collected and stored at any location on the site except in a designated solid waste service area.

c. The lids of all containers shall be maintained in a closed position.

6. Exemptions. Multifamily dwelling unit projects are exempt from these requirements when the project is participating in a public agency-sponsored or approved direct collection program in which individual bins or carts are used for curbside collection. (Ord. 1217 § 5, 2021; Ord. 944 § 2, 2006)

**18.42.135 Affordable housing.**

A. Purpose. There is limited land area within the city zoned and available for multifamily residential development and there is a need in the metropolitan region for expanded housing choices, including affordable housing. This section sets forth minimum affordable housing requirements in exchange for eligibility for multifamily property tax exemption provided in Chapter 3.23 LFPMC.

B. Minimum Requirement. All developments creating five or more new dwelling units in a residential or mixed use structure in the town center zone shall provide at least 10 percent of the dwelling units as affordable units to owners or renters:

1. At or below 80 percent of King County median household income, adjusted for household size, and where no more than 30 percent of the monthly household income is paid for monthly housing expenses (rent and appropriate utility allowance).

C. Multifamily Residential Tax Exemption. Affordable housing units provided in subsection B of this section may be eligible for a multifamily residential tax exemption under Chapter 3.23 LFPMC.

D. Rounding. The number of affordable housing units required is determined by rounding up to the next whole number of units if the fraction of the whole number is at least 0.50.

E. Additional Affordable Housing Requirements.

1. Location and Mix. Prior to the issuance of any permit(s), the city shall review and approve the location and unit mix of the affordable units consistent with the following standards:

a. The affordable units shall be intermingled with all other dwelling units in the structure.

b. The type of ownership of the affordable units shall be the same as the type of ownership for the rest of the dwelling units in the structure.

c. The affordable units shall consist of a range of number of bedrooms that are comparable to dwelling units in the overall structure.

d. The size of the affordable units, if smaller than the other units with the same number of bedrooms in the development, shall not be more than 10 percent smaller than the comparable dwelling units in the development, based on number of bedrooms, or less than 500 square feet for a one-bedroom unit, 700 square feet for a two-bedroom unit, or 900 square feet for a three-bedroom unit.

e. The affordable units shall be available for occupancy in a time frame comparable to the availability of the rest of the dwelling units in the development.

f. The exterior design and the interior finish and quality of the affordable units must be compatible and comparable with the rest of the dwelling units in the structure.

g. The affordable units shall be used for permanent residential occupancy meaning multifamily housing that is either owner occupied or rented for periods of at least one month.

2. **Affordability Agreement.** Prior to issuing a certificate of occupancy, an affordability agreement consistent with the requirements of this section and in a form acceptable to the city attorney that addresses price restrictions, homebuyer or tenant qualifications, long-term affordability, and any other applicable topics of the affordable units shall be recorded with the King County recorder’s office. The affordability agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. The affordability agreement may be one and the same with the MFTE covenant in Chapter 3.23 LFPMC.

3. **Length of Time of Affordable Housing Status.** Affordable units that are provided under this section shall remain as affordable units from the date of initial occupancy through the life of the project, which ends when the structure including the multifamily project is no longer in use.

**F. Regulatory Monitoring and Evaluation.**

1. Within 30 days after the first anniversary of the date the city issues a certificate of occupancy and each year thereafter, the property owner shall file a certification with the city administrator, verified upon oath or affirmation, which shall contain such information as the city administrator may deem necessary or useful, and shall include the following information:

- a. A statement of occupancy and vacancy of the affordable units during the previous year.
- b. A certification that the property has not changed use since the date of obtaining the certificate of occupancy and continues to comply with the recorded affordability agreement.
- c. A description of any improvements or changes to the affordable units made after the filing of the certificate of occupancy or last declaration, as applicable.
- d. As applicable, information demonstrating:
  - i. The total monthly rent or total sale amount of each affordable unit; and
  - ii. The income of each rental household and owner(s) of the affordable units.

2. At least every three years, the city planning and building department shall submit a report to the city council that summarizes the use of this affordable housing section to date. (Ord. 1217 § 5, 2021)

**18.42.140 Town center framework design guidelines – Adopted.**

A. The amended guidelines contained in the town center framework design guidelines, dated February 25, 2021, are adopted and applicable to all applications filed for proposed development in the town center zone and incorporated by reference herein. (Ord. 1217 § 5, 2021; Ord. 944 § 2, 2006)

**18.42.150 Town center framework design guidelines – Application – Effect.**

*Repealed by Ord. 1217. (Ord. 944 § 2, 2006)*



**18.42.160 Administration.**

A. The following projects are exempt from review under this chapter:

1. Interior modifications that do not alter the exterior surface of a building.
2. Normal maintenance, repair, and replacement in kind. For example, reroofing that does not modify the roof structure, repainting, mechanical equipment replacement, parking lot pavement patching and stall repainting that does not involve reconfiguration.
3. Alteration to a building's exterior nonarchitectural features such as changing paint color or exterior texture like stucco. Provided, however, when these exterior elements have been designated to fulfill a requirement of approval for an application under this chapter, they are not exempt.
4. Alteration to less than 10 percent of the surface area of an existing building facade visible from an adjacent street. If within a three-year period the surface area limit is exceeded, future improvements shall not be exempt based on this exemption.
5. For subsections (A)(2), (A)(3), and (A)(4) of this section, the applicant must submit and receive approval of an application for exemption on a form provided by the planning department ("department").

B. Minor Town Center Design Review.

1. The following projects shall be considered applications for minor town center design review:

- a. Construction of a new building, as defined in the International Building Code adopted in LFPMC Title 15, with gross floor area of 10,000 square feet or less;
- b. Alteration to between 10 percent and 25 percent of the surface area of an existing building facade visible from an adjacent street; for example, alterations to an architectural feature of an existing building such as awnings, balconies, cornices, friezes, bay windows, roof decks, and trellises;
- c. Addition to an existing building of gross floor area 10 percent or less of the existing building's gross floor area;
- d. Addition to an existing building of 2,000 square feet or less;
- e. The cumulative increase, over a three-year period, in an existing building which meets any of the above thresholds; or
- f. Parking lot maintenance that involves reconfiguration.

2. A minor town center ("TC") design review project shall be classified as a Type III permit application and shall be subject to the applicable processing requirements of Chapter 16.26 LFPMC. Provided, however, that a notice of application with a 14-day public comment period shall be provided as described in LFPMC 16.26.040(E). The applicant must make application for minor TC design review on forms provided by the department.

- a. Upon receipt of a complete application for minor TC design review, the director shall review the application, analyze same for compliance with this chapter, and issue a final decision pursuant to LFPMC 16.26.180 and appealable pursuant to LFPMC 16.26.190 to the city's hearing examiner.
- b. If the application modifies the exterior of an existing building or constructs a new building, the director shall route the application and a staff report to the design review board. The design review board shall deliberate and provide a written recommendation to the director that may include approval, conditional approval, or denial of the application. Because the design review board provides only a recommendation, there are no appeals of the board's recommendation. After consideration of the design review board's recommendation, the director shall issue a final decision pursuant to LFPMC 16.26.180.

C. Major Town Center Design Review.

1. The following projects shall be considered applications for major town center (“TC”) design review under this chapter:
  - a. Construction or alteration of a freestanding parking structure as defined in Chapter 18.08 LFPMC;
  - b. Construction of a new building, as defined in the International Building Code adopted in LFPMC Title 15, with gross floor area exceeding 10,000 square feet;
  - c. Alteration to more than 25 percent of the surface area of an existing building facade visible from an adjacent street; for example alterations to an architectural feature of an existing building such as awnings, balconies, cornices, friezes, bay windows, roof decks, and trellises;
  - d. Alteration to outdoor plazas or open space;
  - e. Addition to an existing building of gross floor area greater than 10 percent of the existing building’s gross floor area;
  - f. Addition to an existing building of more than 2,000 square feet;
  - g. Addition to an existing building of another story; or
  - h. The cumulative increase, over a three-year period, in an existing building exceeds any of the above thresholds.
2. A major TC design review project shall be classified as a Type I permit application and shall be subject to the applicable processing and notice requirements of Chapter 16.26 LFPMC.
3. Before applying for major TC design review, the applicant shall attend a preapplication conference with the planning department director or designee (“director”). The conference will be scheduled by the department to occur within 30 days of written request by the applicant. The applicant shall submit a complete application for major TC design review within six months following the conference; otherwise, a new conference will be required prior to application. The purpose of this conference is to discuss how the design guidelines pertain to the proposed development. The applicant shall also address whether a development agreement will be sought under Chapter 18.72 LFPMC for the project, or the terms of any applicable development agreement previously executed with the city for the project.
4. An applicant for a development proposal determined by the director to be subject to major TC design review shall submit studies or reports that adequately evaluate the proposal and all probable impacts associated with it. At a minimum, the applicant shall submit a traffic study and internal circulation study prepared by a qualified professional. The director may also require the applicant to submit studies addressing other potential impacts including but not limited to geotechnical, parking, critical areas, trees, and stormwater design (including water quality analysis).
5. The applicant must make application for major TC design review on forms provided by the department. An application for major TC design review may be submitted prior to submission of an underlying project permit application for development on the same property; however, a complete underlying project permit application shall not be processed without a complete major TC design review application. Consolidation of permit types for a project shall be done per Chapter 16.26 LFPMC.
6. Upon receipt of a complete application for major TC design review, the director shall review the application, analyze same for compliance with this chapter, and route the application and a staff report to the design review board.
7. After receipt of the staff report, the design review board shall meet with the director and the applicant to evaluate the major TC design review application for compliance with the applicable criteria. This meeting may

be continued by the director or the design review board for the purposes of clarifying issues, or obtaining additional information, facts, or documentary evidence.

8. The design review board shall hold a public meeting regarding the application. At the public meeting, the applicant shall have an opportunity to make a presentation and the public shall be allowed to comment. At the applicant's expense, notice of the public meeting shall be provided at least 21 days prior to the public meeting as follows:

- a. Emailed or sent regular United States Postal Service (USPS) mail to the applicant and members of the public who have submitted written comments regarding the application;
- b. Sent regular USPS mail to all dwelling units in the city and to all taxpayers of record if different than the dwelling unit address;
- c. Published in the city's website on its news flash page, the notices and announcements page, and the city's calendar as these website pages are amended or replaced by the city with similar electronic notification methods; and
- d. Posted on a social media account hosted by the city.

9. After the public meeting, the design review board shall deliberate and prepare a written recommendation to the hearing examiner that may include approval, conditional approval, or denial of the application. Because the design review board provides only a recommendation, there are no appeals of the board's recommendation.

10. The department shall submit the staff report and the design review board's recommendation to the hearing examiner for consideration during the open record pre-decision hearing on the Type I permit. The predecision hearing shall be scheduled before the hearing examiner, and a notice thereof shall be mailed or emailed to all parties of record by the code administrator no less than 21 days before the date of the hearing.

D. Appeals.

1. Appeals of minor design review permit final decisions are appealable pursuant to LFPMC 16.26.190 to the city's hearing examiner.

2. There shall be no administrative appeal of the hearing examiner's final decision if the major design review permit application involves less than 100 dwelling units or less than a three-acre project area.

3. There shall be a closed record administrative appeal to the city council of the hearing examiner's final decision if the major design review permit application involves 100 or more dwelling units or a project area of three acres or more.

- a. An appeal must be filed within 14 calendar days following issuance of the notice of decision by the hearing examiner. Appeals must be delivered to the city clerk's office by mail or personal delivery by the last business day of the appeal period. For the purposes of computing the time for filing an appeal LFPMC 16.26.055 shall apply.
- b. Appeals shall be in writing, be accompanied by an appeal fee as set by the city council, and contain the information required by LFPMC 16.26.055. The timely filing of an appeal shall stay the effective date of the decision until such time as the appeal is adjudicated by the city council. The burden of proof is on the appellant to prove its case by a preponderance of the evidence.
- c. The city council shall hold a closed record appeal as described in LFPMC 16.26.160 except this shall be a closed record appeal of a Type III hearing examiner final decision instead of a Type II hearing examiner recommendation. Unless the parties to an appeal have agreed to an extended time period, the administrative appeal shall be completed within 90 days from the date the administrative appeal period closed.

d. In deciding the appeal, the city council shall consider the complete record developed before the hearing examiner, the final decision of the hearing examiner, and written briefing and oral argument by the appellant and the applicant based on the record before the hearing examiner. Deadlines, page limits, and oral argument time limits shall be set by the council chair based on the complexity of the appeal issues. The council chair may hold a prehearing conference with the appellant and the applicant before determining same.

e. By mail or email, the city clerk shall provide 21 days' notice of the closed record appeal hearing to all parties of record to the predecision hearing before the hearing examiner.

f. After the closed record appeal hearing, the city council shall issue its decision on the appeal. The decision shall include findings of fact upon which the decision was based and the conclusions derived from those facts. The city council may approve, approve with conditions, deny or remand to the hearing examiner the application. The city clerk shall mail or email the city council's written decision to each person who participated in the open record hearing before the hearing examiner. The decision of the city council is the final decision by the city.

E. General – Town Center Design Review.

1. Permit Type. In the event questions arise regarding permit type, the director shall make the final determination on whether an application is processed as a Type I or a Type III permit.

2. Subsequent Permits. For a site that has been issued a town center design review final decision, subsequent permits shall be issued only for development that complies with the final decision.

3. Vesting.

a. Application for a minor TC design review permit shall not provide the applicant with vested rights for the proposed project. The minor TC design review permit shall vest to the applicable provisions of the LFPMC upon the date of the city's final decision on the minor TC design review permit.

b. Submittal of a complete application for major TC design review shall vest the major TC design review project to the local land use regulations in effect on the date that the complete major TC design review application was filed. Revisions requested by an applicant to a vested, but not yet approved, application shall be deemed a new application when such revisions are classified by the director as a major modification. Major modifications are those which substantially change the basic design, density, vehicle circulation, access, or open space requirements of the application.

4. Expiration and Extension.

a. An approved minor TC design review permit shall expire two years after the date the permit is issued. Extensions of six months and up to one year may be approved by the director when the applicant submits a written request prior to expiration that includes a reasonable justification for the extension, such as a financial hardship, hardship in obtaining materials, weather-related factors, or similar delaying factors.

b. An approved major TC design review permit shall expire if the applicant fails to file a complete building permit application(s) for all buildings, and have all valid building permits issued within the time periods specified in the final decision by the hearing examiner. If an expiration date is not expressly provided for in the final decision, the approved major TC design review permit shall expire two years after the date the permit is issued and a one-year extension may be approved by the director when the applicant submits a written request prior to expiration that includes a reasonable justification for the extension, such as a financial hardship, hardship in obtaining materials, weather-related factors, or similar delaying factors. (Ord. 1217 § 5, 2021; Ord. 1013 § 1, 2010; Ord. 944 § 2, 2006)

**18.42.170 Development agreement.**

A. The applicant and the city may enter into a development agreement as provided in Chapter 18.72 LFPMC with terms consistent with the town center framework design guidelines and other provisions of the LFPMC.

B. The development agreement shall not include provisions that modify the following requirements in this chapter:

1. Height as provided in LFPMC 18.42.095(A)(3);
2. Mixed use as provided in LFPMC 18.42.095(K), except the amount and location of active use space may be modified;
3. Open space as provided in LFPMC 18.42.130(C)(2) and the town center framework design guidelines;
4. Setbacks as provided in LFPMC 18.42.130(E); and
5. Land coverage as provided in LFPMC 18.42.130(F). (Ord. 1217 § 5, 2021; Ord. 944 § 2, 2006)

**18.42.180 Bonds or other financial security.**

Unless otherwise provided elsewhere in the LFPMC, the applicant shall be required to bond for all improvements that are subject to review under this chapter.

A. Before a permit is issued, the applicant shall deposit with the city clerk a surety bond in such reasonable amount as set by the hearing examiner (Type I) or set by the director (Type III). The required surety bond must be:

1. With good and sufficient surety rated A or better;
2. By a surety company authorized to transact business in the state;
3. Satisfactory to the city attorney in form and substance; and
4. In an amount sufficient to guarantee that all required improvements and mitigation measures will be completed in a manner that complies with conditions of approval.

B. Posting of a bond or other security shall not discharge the obligation of an applicant or violator to complete required mitigation, monitoring or restoration. The requirement of a bond or other security is not intended and shall not be construed to relieve an applicant of any obligation imposed under this chapter. (Ord. 1217 § 5, 2021; Ord. 944 § 2, 2006. Formerly 18.42.190)

**Chapter 18.45**

**SG-SFR SOUTHERN GATEWAY – SINGLE-FAMILY RESIDENTIAL**

**Commented [LB87]:** 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-SFR zone:

- A. A single-family dwelling of a permanent character, placed in a permanent location.
- B. Home occupations, provided they meet the criteria in LFPMC 18.50.040.
- C. Accessory buildings and structures in accordance with the provisions in LFPMC 18.50.060.
- D. Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.
- E. Type I day care facility in accordance with the provisions in LFPMC 18.50.045.
- F. Townhouses, provided the front or rear yards do not directly face public rights-of-way or adjacent single-family residential zones.
- 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.
- H. Prohibited Uses. “Gated communities,” that is, enclosed complexes of multiple residences that restrict public access, are prohibited. (Ord. 1057 § 1, 2013)

**Commented [LB88]:** Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone.

**18.45.020 Conditional uses.**

Conditional uses and associated development standards, if any, for an SG-SFR 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 [LB89]:** 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. (Ord. 1057 § 1, 2013)

**18.45.040 Lot width.**

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

**18.45.050 Lot coverage.**

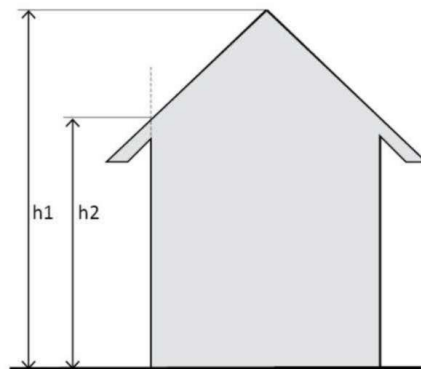
No building or combination of buildings, including accessory buildings, shall occupy or cover more than 60 percent of the net lot area. "Net lot area" shall be defined as the total land area included in the application less roads and common open space. (Ord. 1057 § 1, 2013)

**18.45.060 Yards.**

All buildings within the SG-SFR 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-SFR 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-SFR 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-SFR zone must have adequate screening and landscaping, subject to the southern gateway – single-family 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)

**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 zone review process described in LFPMC 18.47.130 through 18.47.150 and incorporated by reference herein.

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

**Commented [LB90]:** Update section to comply with middle housing parking standard requirements - see Section 9(B) of the Commerce model ordinance

**Commented [LB91]:** Review design guidelines and ensure they are inclusive of middle housing types



- 2. The property with excess parking spaces and/or open space shall be developed prior to or concurrently with development of the property to which the excess parking or open space is allocated; and
- 3. Any excess parking in the southern gateway – single-family residential zone shall be within 200 feet of the property in the southern gateway – transition zone to be served by the excess parking.
- 4. No excess open space in the southern gateway – single-family residential zone may be allocated or used to reduce the amount of open space otherwise required by design guidelines B.1.1.d and B.8.1, or LFPMC 18.46.060(E) or 18.47.040(A)(2). (Ord. 1057 § 1, 2013)

**18.45.130 Southern gateway – single-family residential zone design guidelines – Application – Effect.**  
 Except as otherwise provided, any person who plans to develop or redevelop within the southern gateway – single-family residential zone may apply to have the proposed project processed and reviewed according to this title. An accepted application shall be reviewed under this chapter and the southern gateway – single-family residential zone design guidelines, both of which shall take precedence over and supersede any conflicting provision of LFPMC Titles 17 and 18, including provisions incorporated by reference into this title. (Ord. 1057 § 1, 2013)

**18.45.140 Administration.**  
 The provisions of Chapter 18.47 LFPMC and the southern gateway – single-family residential zone design guidelines shall be administered as follows:

- A. The applicant shall submit a commercial site development permit application on a form provided by the city planning department, along with supporting documents required by the city planning department. The submitted materials must include drawings and information needed to evaluate the proposal with respect to the southern gateway – single-family residential zone design guidelines.
- B. The application shall be reviewed first by the city code administrator generally under LFPMC 16.26.030(E), Ministerial Administrative Decisions, and LFPMC 16.26.040, Applications. LFPMC 16.26.035 providing for appeals to the city council shall not apply.
- C. The code administrator shall make a recommendation according to LFPMC 16.26.080 (Type I applications – Code administrator’s recommendation) and the hearing examiner shall review the application under the procedures for a hearing examiner decision stated in LFPMC 16.26.090 through 16.26.110. (Ord. 1057 § 1, 2013)

**18.45.150 Bonds or other financial security.**  
 The city may require a bond or other financial security to ensure compliance with any aspect of a permit or approval under this chapter. (Ord. 1057 § 1, 2013)

**Chapter 18.46**

**SG-C SOUTHERN GATEWAY – CORRIDOR**

Sections:

- 18.46.010 Purpose.
- 18.46.020 Permitted uses – Commercial and nonresidential.
- 18.46.030 Permitted uses – Primary and accessory residential.
- 18.46.040 Limitations on use.
- 18.46.050 Conditional uses.
- 18.46.060 Building height.
- 18.46.070 Setbacks.
- 18.46.080 Land coverage.
- 18.46.090 Screening and landscaping.
- 18.46.100 Signs.
- 18.46.110 Parking requirements and traffic impact mitigation.
- 18.46.120 Southern gateway – corridor and transition zones design guidelines – Adopted – Rules of interpretation.
- 18.46.130 Southern gateway – corridor and transition zones design guidelines – Application – Effect.
- 18.46.140 Setbacks and north-south access road requirement.
- 18.46.150 Administration.
- 18.46.160 Bonds or other financial security.

**18.46.010 Purpose.**

The intent of the SG-C zone is to:

- A. Encourage neighborhood and community scale residential and commercial uses which provide services to the local community, a greater range of economic opportunities, a pleasant residential environment and a focus for the local community.
- B. Support an active, walkable mixed use center.
- C. Create an attractive gateway and streetscape character.
- D. Improve the intersections along Bothell Way and local vehicular and pedestrian circulation.
- E. Protect the livability and attractiveness of residential neighborhoods.
- F. Implement the city’s environmental sustainability objectives. (Ord. 1057 § 2, 2013)

**18.46.020 Permitted uses – Commercial and nonresidential.**

The following commercial and nonresidential uses are permitted in the SG-C zone, subject to 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, car washes, and repair or sale of heavy equipment, boats, tires and motor vehicles.
- B. Business offices and uses rendering 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, outdoor pet sales and housing (kennels).
- C. Marijuana retailers licensed by the state of Washington Liquor Control Board and as defined in Chapter 18.08 LFPMC.

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

D. Government and institutional buildings and uses, including but not limited to police stations, schools, educational facilities, libraries, administrative offices, and other public service uses that are compatible with the intent of the SG-C zone.

E. Day care facilities.

F. Public utilities.

G. Adult use establishments; provided, however, that the operation of an adult use establishment shall be prohibited within 660 feet of any residential zone; and provided further, that adult use establishments shall not be operated concurrently within 660 feet of, nor within the same structure as, the operation of any other adult use establishment; and provided further, that no adult use establishment shall be located within 660 feet of schools, licensed day care centers, public parks, community centers or public libraries or churches which conduct religious or educational classes for minors. (Ord. 1095 § 11, 2015; Ord. 1057 § 2, 2013)

**18.46.030 Permitted uses – Primary and accessory residential.**

The following residential uses are permitted in the SG-C zone, subject to general provisions as set forth in this title, except where modified by this chapter:

A. Multiple dwelling units.

B. Senior citizen apartments.

C. Convalescent, nursing and retirement homes. (Ord. 1057 § 2, 2013)

**18.46.040 Limitations on use.**

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

A. Residential uses are not permitted as separate projects; they must be developed in combination with commercial or nonresidential uses as part of a single site development plan.

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

C. 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. Outdoor eating and drinking areas that do not require permanent construction and are associated with permanent indoor establishments. (Ord. 1057 § 2, 2013)

**18.46.050 Conditional uses.**

A. Drive-through window services.

B. Individual commercial and nonresidential uses shall contain a maximum of no more than 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).

C. Transit facilities such as park-and-ride and kiss-and-ride lots. (Ord. 1057 § 2, 2013)

**18.46.060 Building height.**

A. The maximum building height limit in the SG-C zone, except for properties located between NE 145th Street and NE 147th Street, shall not exceed 55 feet. Additionally, for structures near properties zoned single-family residential (including the SG-SFR zone), the maximum height shall not exceed 35 feet 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 55 feet (i.e., maximum height = 35 feet + distance of portion of the structure from the SFR zone minus 20 feet).

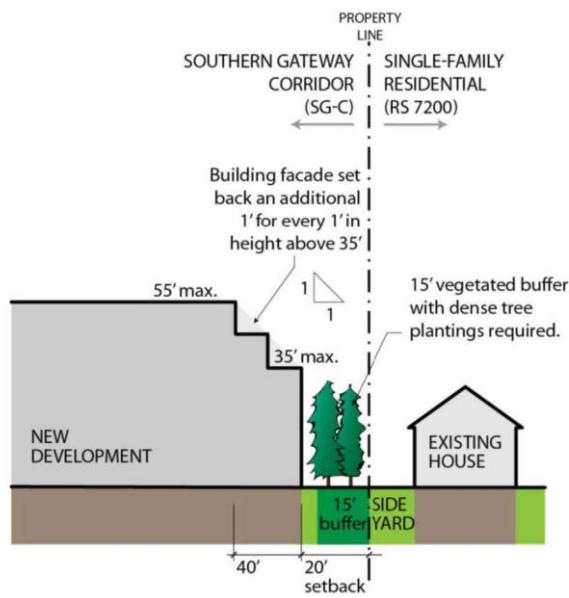


Figure 18.46.060-1. Maximum height of buildings near a single-family zone. This figure also illustrates the landscape screen called for in LGPMC 18.46.070.

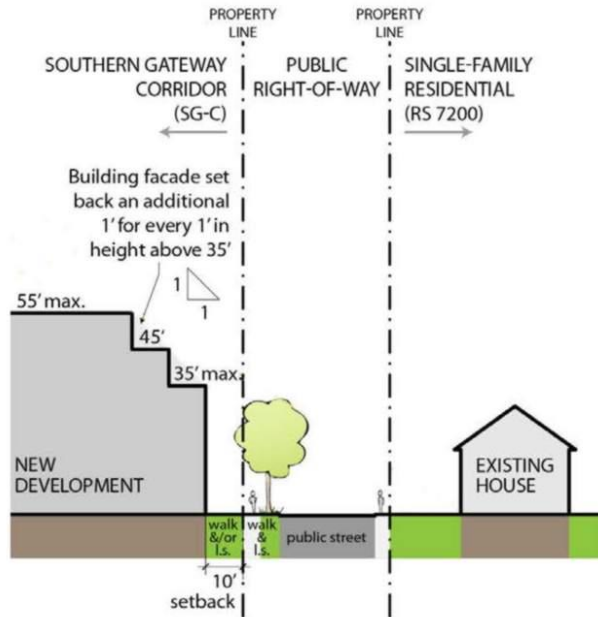


Figure 18.46.060-2. Maximum height of buildings across the street from a single-family zone.

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 plus one foot in height for every one foot more than 10 feet (measured horizontally) away from the street right-of-way, up to a maximum height of 55 feet (i.e., maximum height = 35 feet + distance of portion of the structure from the SFR zone minus 10 feet).

C. Buildings on properties located between NE 145th Street and NE 147th Street shall not exceed 55 feet except as noted in subsection E of this section. Additionally, for structures directly adjacent to properties zoned single-family residential (including the SG-SFR zone), the maximum height shall not exceed 35 feet 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 of 75 feet in height (i.e., maximum height = 35 feet + distance of portion of the structure from the SFR zone minus 20 feet).

D. For structures located between NE 145th Street and NE 147th Street and directly across the street from properties zoned single-family residential (including the SG-SFR zone), the maximum height shall not exceed 35 feet plus one foot in height for every one foot more than 10 feet (measured horizontally) away from the public right-of-way, up to a maximum 75 feet in height (i.e., maximum height = 35 feet + distance of portion of the structure from the SFR zone minus 10 feet).

E. Buildings on properties located between NE 145th Street and NE 147th Street may be up to 75 feet in height above grade; provided, that the restrictions noted in subsections C and D of this section are met and all of the following features or conditions are provided:

1. A public open space equivalent to two percent of the project site area and meeting the provisions of southern gateway – corridor and transition zones design guidelines for pedestrian open space is provided. This space must be in addition to the space otherwise required by the design guidelines.

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

2. The building is set back at least 20 feet from the 12-foot setback required by LFPMC 18.46.070 for Bothell Way NE right-of-way and a Type I or Type II vegetated screen meeting the requirements of the southern gateway – corridor and transition zones design guidelines is planted along the building face. If the building features a pedestrian-oriented facade facing at least 75 percent of the building facade facing Bothell Way, then the city may relax requirement for the landscaping of the buffer.

3. For structures located between NE 145th Street and NE 147th Street and directly across the street from properties zoned SG – transition, the maximum height shall not exceed 55 feet plus one foot in height for every one foot more than 10 feet (measured horizontally) away from the public right-of-way on the boundary between SG – transition and SG – corridor, up to a maximum 75 feet in height. (Ord. 1057 § 2, 2013)

**18.46.070 Setbacks.**

Minimum setback requirements in the SG-C zone shall be:

A. No front yard is required facing Bothell Way except that all buildings and structures and other site features along a public right-of-way must be set back from the curb to allow a 12-foot-wide strip for a combination of sidewalk and street landscaping and, between NE 145th Street and NE 147th Street, an additional eight-foot-wide strip for a landscaped buffer. The eight-foot landscaped buffer must be Type I, II or III landscaping noted in Section C.3.1, Landscape types, of the SG – corridor and transition design guidelines and as approved by the city. If the building features a pedestrian-oriented facade facing at least 75 percent of the building facade facing Bothell Way, then the city may relax requirement for the landscaping of the buffer. See also southern gateway – corridor and transition zones design guidelines. Buildings facing single-family residential zones, without pedestrian-oriented facades as defined in the corridor and transition zones design guidelines, must be set back at least eight feet from the public right-of-way to reduce visual impact to nearby residences (see Figure 18.46.060-2);

B. No side yards are required except at least a 10-foot building setback along property lines directly adjacent to a single-family residential zone (including the SG-SFR zone); and

C. No rear yards are required except at least a 20-foot building setback along property lines directly adjacent to a single-family residential zone (including the SG-SFR zone). (Ord. 1057 § 2, 2013)

**18.46.080 Land coverage.**

A. No maximum land coverage requirements, provided other provisions of this title, including stormwater management and open space requirements, are met.

B. All new development in the SG-C zone between NE 145th Street and NE 147th Street shall have at least a 0.5 floor area ratio (FAR). The FAR shall be calculated by dividing the “floor area” by the “lot area” as those terms are defined in Chapter 18.08 LFPMC, except that for the purpose of this provision, structured parking and indoor vehicle areas may be included in the calculation of “floor area.” (Ord. 1057 § 2, 2013)

**18.46.090 Screening and landscaping.**

All sites in the SG-C zone must have adequate screening and landscaping, subject to the southern gateway – corridor design guidelines. 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 five percent for the SG-C 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 § 2, 2013)

**18.46.100 Signs.**

Signs are limited to those provided for in Chapter 18.52 LFPMC and the southern gateway – corridor design guidelines. (Ord. 1057 § 2, 2013)

**18.46.110 Parking requirements and traffic impact mitigation.**

A. All parking in the southern gateway – corridor 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. Where the total quota 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.

B. 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 § 2, 2013)

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

The Lake Forest Park “Southern Gateway – Corridor and Transition Zones Design Guidelines,” dated March 28, 2013, are adopted as the guidelines applicable in the southern gateway – corridor and transition zones and incorporated by reference herein. (Ord. 1057 § 2, 2013)

**18.46.130 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 – corridor zone shall apply to have the proposed project processed and reviewed according to this title. An accepted application shall be reviewed under the southern gateway – corridor and transition zone design guidelines, which shall take precedence over and supersede any conflicting provision of this title, including provisions incorporated by reference into this title. (Ord. 1057 § 2, 2013)

**18.46.140 Setbacks and north-south access road requirement.**

Where reasonably necessary to mitigate impacts disclosed by the traffic analysis prepared pursuant to LFPMC 18.46.110(B), the city’s review thereof and/or the environmental review process, approval of development in the SG-C zone between NE 145th Street and NE 147th Street may be conditioned upon construction of a commensurate portion of a north-south access street where the subject property overlaps or abuts the planned alignment of such street and where the proposed development is of a nature that the code administrator finds that this requirement is reasonable in light of the development’s impacts. The street will run north and south generally along the eastern edge of the SG-C zone. The street will be approximately 60 feet wide from backside of sidewalk to backside of sidewalk (see Figure 18.46.140-1). 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.)

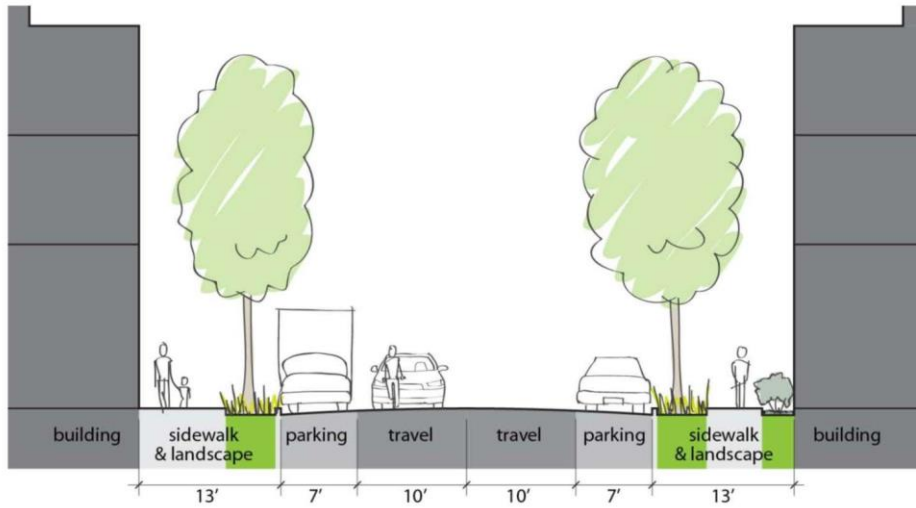


Figure 18.46.140-1. Preliminary N-S access street section.

(Ord. 1057 § 2, 2013)

**18.46.150 Administration.**

The provisions of this chapter and the southern gateway – corridor and transition zones design guidelines shall be administered via a commercial site development permit (CSDP) issued pursuant to Chapter 18.48 LFPMC, as follows:

A. If the proposed development is: (1) less than 30,000 square feet in total building footprint, and (2) less than 45,000 square feet in total property area, and (3) involves only one building, and (4) does not involve phased development (over more than two years), the CSDP shall be decided upon by the code administrator as a Type III administrative decision under LFPMC 16.26.030(C), 16.26.180 and 16.26.190.

B. If the project is: (1) more than 30,000 square feet in total building footprint, or (2) more than 45,000 square feet in total property area, or (3) involves more than one building, or (4) involves phased development (over more than two years), the code administrator shall make a recommendation on the CSDP as provided in LFPMC 16.26.080, Type I applications – Code administrator’s recommendation, and the procedures for a hearing examiner decision stated in LFPMC 16.26.090 through 16.26.110 shall apply. (Ord. 1057 § 2, 2013)

**18.46.160 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 § 2, 2013)



**Chapter 18.47**

**SG-T SOUTHERN GATEWAY – TRANSITION**

Sections:

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

**18.47.010 Purpose.**

The intent of the SG-T zone is to:

- A. Encourage small to moderate scale neighborhood and community oriented residential and commercial uses which provide services to the local community, a greater range of economic opportunities and housing choices, a pleasant residential environment and a focus for the local community.
- B. Serve as transition between the more intense and larger scale development envisioned along Bothell Way and the smaller, single-family character to the north and east.
- C. Support an active, walkable mixed use center.
- D. Protect the livability and attractiveness of residential neighborhoods.

The SG-T zone should provide for increased diversity for desirable business, commercial, civic, recreation, employment, and housing opportunities in a manner that is compatible with the residential character and scale of the local neighborhood. (Ord. 1057 § 3, 2013)

**18.47.020 Permitted uses – Commercial and nonresidential.**

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

- A. Retail sales of food and commodities, which involve only incidental and limited fabrication and assembly. Uses excluded from this zone would include auto service stations, sale of gasoline or other fuels, and car washes, repair or sale of heavy equipment, boats, tires and motor vehicles, sale of alcohol for on-premises consumption except in a restaurant with a license from the Washington State Liquor Control Board.
- B. Business offices and uses which render professional, personal, and instructional services, such as real estate or insurance brokerages, consultants, medical or dental clinics, technical training, health clubs, and repair of jewelry, eyeglasses, clothing, household appliances and tools, or other such similar uses; excluding vehicle or tool rentals, pet sales and veterinary clinics.

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

D. Day care facilities.

E. Public utilities.

F. Electric vehicle charging stations.

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

**18.47.030 Permitted uses – Primary and accessory residential.**

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

A. Multiple dwelling units.

B. Single-family dwelling units are permitted in the SG-T zone; provided, that no single-family dwelling units shall front on the proposed north-south road along the west edge of the transition zone and single-family dwelling units shall make up no more than 50 percent of the residential units in the SG-T zone. Regardless of the number of single-family dwelling units in the transition zone, the minimum density in LFPMP 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.

**Commented [LB92]:** Consider inclusion of middle housing types as permitted here - duplexes, stacked flats, cottage housing, courtyard apartments

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 LFPMP 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 (LFPMP 18.47.050). For the purposes of this subsection, each residential unit is considered a separate use;

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

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

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

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

F. Drive-through window services are prohibited; and

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

**18.47.050 Conditional uses.**

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

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

**18.47.060 Building height.**

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

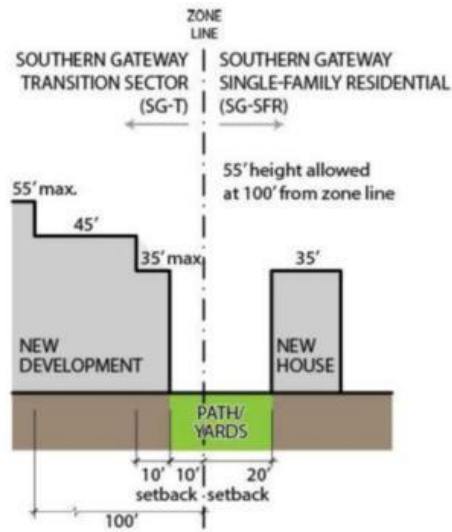


Figure 18.47.060-1. Maximum height of buildings near the southern gateway – single-family residential zone.

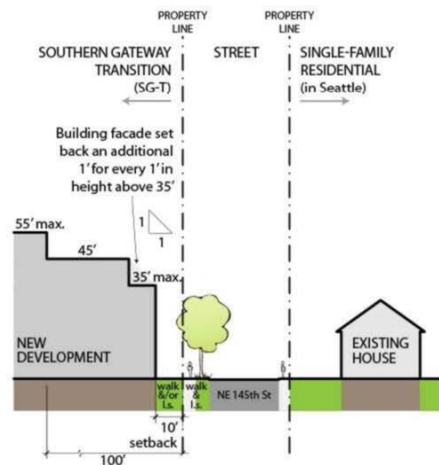


Figure 18.47.060-2. Maximum height of buildings across the street from a single-family zone (NE 145th Street is the only location where existing single-family residences are across the street from the southern gateway – transition zone).

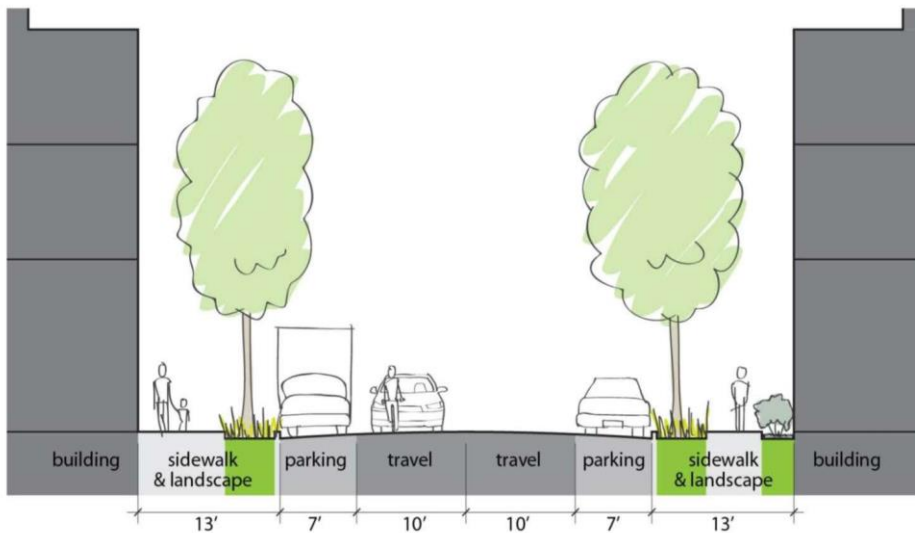
B. For structures directly across the street from properties zoned single-family residential (including the SG-SFR zone), the maximum height shall not exceed 35 feet measured to the midpoint of the slope of a pitched roof, plus one

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

foot in height for every foot more than 10 feet (measured horizontally) away from the street right-of-way, up to a maximum height of 45 feet (i.e., maximum height = 35 feet + distance of portion of the structure from the SFR zone minus 10 feet). (Ord. 1057 § 3, 2013)

**18.47.070 Setbacks and north-south access road requirement.**

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



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

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

1. Front Yard. No requirement for yards facing the N-S access street. See also southern gateway – corridor and transition zones design guidelines. For buildings facing single-family residential zones and also without pedestrian facades, buildings must be set back at least 10 feet from the public right-of-way to reduce visual impact to nearby residences.
2. No side yards required except at least a 10-foot building setback along zone boundary lines directly adjacent to a single-family residential zone (including the SG-SFR 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-SFR zone). (Ord. 1057 § 3, 2013)

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

**18.47.080 Land coverage.**

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

**18.47.090 Screening, landscaping and tree retention.**

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

B. The provisions of Chapter 16.14 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 zone. This provision shall apply only to parking, impervious surfaces, lot coverage, open space, stormwater LID, and canopy coverage goals. This provision can only be implemented through a site development

plan approved by the city. The required elements or conditions supporting residential development must be provided concurrently with the residential development. (Ord. 1057 § 3, 2013)

**18.47.130 Southern gateway – corridor and transition zones design guidelines – Application – Effect.**

Except as otherwise provided, any person who plans to develop or redevelop within the southern gateway – transition zone shall apply to have the proposed project processed and reviewed according to this title. An accepted application shall be reviewed under this chapter and the southern gateway – corridor and transition zones design guidelines, both of which shall take precedence over and supersede any conflicting provision of LFPMC Title 17 or 18, including provisions incorporated by reference into this title, as the same may be amended. (Ord. 1057 § 3, 2013)

**18.47.140 Administration.**

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

- A. The applicant shall submit a site plan application on a form provided by the city planning department, along with supporting documents required by the city planning department. The submitted materials must include drawings and information needed to evaluate the proposal with respect to the southern gateway – corridor and transition zones design guidelines.
- B. The application shall first be reviewed by the city code administrator generally under LFPMC 16.26.030(E), Ministerial Administrative Decisions, and LFPMC 16.26.040, Applications. LFPMC 16.26.035 providing for appeals to the city council shall not apply.
- C. The code administrator shall make a recommendation according to LFPMC 16.26.080, Type I applications – Code administrator’s recommendation, and the hearing examiner shall review the application under the procedures for a hearing examiner decision stated in LFPMC 16.26.090 through 16.26.110. (Ord. 1057 § 3, 2013)

**18.47.150 Bonds or other financial security.**

The city may require a bond or other financial security to ensure compliance with any aspect of a permit or approval under this chapter. (Ord. 1057 § 3, 2013)

**Chapter 18.48**

**COMMERCIAL SITE DEVELOPMENT PERMITS**

Sections:

- 18.48.010 Purpose.
- 18.48.020 Definitions.
- 18.48.030 Applicability.
- 18.48.040 Permit type.
- 18.48.050 Application of development standards.
- 18.48.060 Approval or denial.
- 18.48.070 Financial guarantees.
- 18.48.080 Limitation of permit approval.
- 18.48.090 Modification to an approved permit.

**18.48.010 Purpose.**

The purpose of this chapter is to establish a comprehensive process to review the land use and site plan details for proposed commercial development, resulting in a permit that can combine any or all of the following:

- A. Site development requirements specified prior to building and/or grading permit applications.
- B. Site review and application of rules and regulations generally applied to the whole site without regard to existing or proposed internal lot lines.
- C. Site development coordination and project phasing occurring over a period of years.
- D. Evaluation of commercial development proposed concurrently with the creation or alteration of lots as part of a binding site plan application. (Ord. 1057 § 4, 2013)

**18.48.020 Definitions.**

- A. "CSDP" shall mean a commercial site development permit as authorized by this chapter.
- B. "Code administrator" shall have the meaning set forth in LFPMC 16.26.020(B). (Ord. 1057 § 4, 2013)

**18.48.030 Applicability.**

- A. An application for commercial site development permit shall be submitted for commercial development proposed on sites consisting of one or more contiguous lots legally created and zoned to permit the proposed uses.
- B. A commercial site development permit is separate from and does not replace other required land use permits such as conditional use permits or shoreline substantial development permits. A commercial site development permit may be combined and reviewed concurrently with other permits.
- C. Prior to the issuance of a building permit, all applications for apartment, townhouse, commercial, or office projects must apply for and receive a commercial site development permit. In the event of any question, the code administrator or his/her designee shall be responsible for determining the applicability of commercial site development permit requirements, and how the commercial site development permit shall be processed in conjunction with other applicable permits.
- D. If any of the following scenarios apply to a mixed use, multifamily, commercial and/or office proposal, then the applicant must apply for and obtain a CSDP first, prior to issuance of any other permit. In the event of any question, the code administrator or his/her designee shall be responsible for determining the applicability of CSDP requirements.
  - 1. If three residential units or more will be located on an individual parcel. This includes three individual single-family dwelling units, townhouse units, apartment units or a combination of dwelling types. Note: Accessory dwelling units are not counted as a residential unit for purposes of this calculation.

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- 2. Any mixed use, new office, multifamily, commercial or office building. Note: New government and institutional buildings are also included in this definition.
- 3. Any mixed use, office, multifamily, commercial, institutional expansion, tenant improvement or change of use that results in an increase in the number of dwelling units; an increase in impervious surface which triggers a new level of surface water review; a change in the number of ingress or egress points from the site (whether at the applicant’s request or expansion in any of the following areas: building square footage, parking space requirements or peak p.m. traffic trips).
- 4. Any mixed use, office, multifamily, commercial, institutional expansion, tenant improvement or change of use that will impact sensitive areas, shorelines or buffers.
- 5. Any mixed use, office, multifamily, commercial or institutional expansion that will require drainage review in accordance with the Design Manual as defined in LFPMC 16.08.030. (Ord. 1241 § 12, 2022; Ord. 1149 § 4, 2016; Ord. 1057 § 4, 2013)

**18.48.040 Permit type.**

Unless specified otherwise in Chapters 18.42 through 18.48 LFPMC, a CSDP shall be a Type I decision as defined in LFPMC 16.26.030(A), and subject to notice and other requirements applicable to a Type I decision as set forth in Chapter 16.26 LFPMC. (Ord. 1057 § 4, 2013)

**18.48.050 Application of development standards.**

An application for commercial site development permit shall be subject to the applicable development regulations set forth in LFPMC Titles 15, 16, 17 and 18. (Ord. 1057 § 4, 2013)

**18.48.060 Approval or denial.**

A. The hearing examiner may approve, deny, or approve with conditions an application for a commercial site development. The decision shall be based on the following factors:

- 1. Conformity with adopted city and state rules and regulations including but not limited to those listed in LFPMC Titles 15, 16, 17 and 18.
- 2. Consideration of the recommendations or comments of interested parties and those agencies or departments having pertinent expertise or jurisdiction, consistent with the requirements of this title.

B. Subsequent permits for a site that is the subject of an approved CSDP shall be issued only for development that complies with the approved commercial site development plan. Additional site development conditions and land use site review will not be required for subsequent permits provided the approved plan is not altered.

C. Approval of the proposed commercial site development shall not provide the applicant with vested rights. Subsequent permits shall be subject to the applicable codes and regulations in effect at the time of application for those permits, including without limitation the building, fire, clearing and grading, SEPA, drainage, and environmentally sensitive areas regulations set forth in LFPMC Title 15 and in Chapters 16.08, 16.16, and 16.24 LFPMC.

D. The city shall transmit a copy of the CSDP decision to the applicant and any other person who has presented written comment to the department on the CSDP application. (Ord. 1057 § 4, 2013)

**18.48.070 Financial guarantees.**

A. Approval of a CSDP may be conditioned upon the applicant’s submission of a performance bond(s) or other security in an amount sufficient to guarantee that development occurs according to the approved CSDP; that all required conditions of approval, including mitigation measures, are to be completed in a manner that complies with conditions of approval; and to guarantee satisfactory workmanship and materials for a period not to exceed five years. The hearing examiner shall establish the conditions of the bond or other security according to the nature of the proposed mitigation, maintenance or monitoring and the likelihood and expense of correcting mitigation or maintenance failures.

B. Posting of a bond or other security shall not discharge the obligation of an applicant to complete required mitigation, monitoring or restoration. The requirement of a bond or other security is not intended and shall not be construed to relieve an applicant of any obligation imposed under this chapter. (Ord. 1057 § 4, 2013)

**18.48.080 Limitation of permit approval.**

A. A commercial site development permit approved without a phasing plan shall be null and void if the applicant fails to file a complete building permit application(s) for all buildings, and have all valid building permits issued, within the time periods determined by the hearing examiner as part of CSDP approval.

B. A commercial site development permit approved with a phasing plan shall be null and void if the applicant fails to meet the conditions and time schedules specified in the approved phasing plan. (Ord. 1057 § 4, 2013)

**18.48.090 Modification to an approved permit.**

A. A building permit issued subsequent to a CSDP may contain minor modifications to an approved commercial site development plan provided a modification does not:

1. Increase the building floor area by more than 10 percent, subject to any other applicable floor area limitations of the LFPMC;
2. Increase the number of dwelling units;
3. Increase the total impervious surface area; provided, that relocatable facilities for schools shall be exempt from this restriction;
4. Result in an insufficient amount of parking and/or loading;
5. Locate buildings outside an approved building envelope; provided, that relocatable facilities for schools shall be exempt from this restriction;
6. Change the number of ingress and egress points to the site;
7. Significantly increase the traffic impacts of peak-hour trips to and from the site;
8. Significantly increase the quantity of imported or exported materials or increase the area of site disturbance.

B. Modifications that exceed one or more of the limitations stated in subsection A of this section shall require a new review, as determined by the director, and shall only be accomplished by applying for a new commercial site development permit for the entire site. The new CSDP application shall be reviewed according to the laws and rules in effect at the time of application. (Ord. 1057 § 4, 2013)

**Chapter 18.50**  
**DEVELOPMENT STANDARDS**

Sections:

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

**18.50.010 Walls and fences.**

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

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

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

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

E. Any fence exceeding a height of six feet, and any retaining wall exceeding a height of 48 inches shall require a building permit; the provisions and conditions of this section shall not apply to fences required by state law to surround and enclose public utility installations, or to chain link fences enclosing school grounds and public playgrounds. (Ord. 773 § 3, 1999)

**18.50.020 Yards.**

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

**18.50.030 Boat moorage.**

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

**Commented [LB93]:** Ensure standards for walls and fences are no different for middle housing types than they are for single-family units

**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 [LB94]:** 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);

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

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

- 1. On lots with an area between 7,200 and 10,000 square feet, accessory buildings existing as of the adoption date of Ordinance 1235 may be remodeled to include a detached accessory dwelling unit provided that subsection (C)(2) of this section is met;
- 2. The accessory dwelling unit must meet all other provisions of this chapter and there shall be no increase in the lot coverage or height of the subject accessory building;

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

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

F. Garage space 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;

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

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

H. The total number of people who may occupy the principal residence and the accessory unit, together, shall not exceed the number of people who may occupy a single-family dwelling. (Ord. 1235 § 2, 2022; Ord. 773 § 3, 1999)

**18.50.060 Accessory structures and buildings.**

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

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

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

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

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

E. Accessory buildings may 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:

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

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**

Sections:

- 18.52.010 Purpose.
- 18.52.020 Definitions.
- 18.52.030 Illegal signs and removal.
- 18.52.040 Exemptions.
- 18.52.050 Signs in RM and RS zones.
- 18.52.060 Signs permitted in CC and BN zones.
- 18.52.070 Signs permitted in TC zones.
- 18.52.080 Signs in the public right-of-way.
- 18.52.090 Permit application and fees.
- 18.52.100 Violations.

**18.52.010 Purpose.**

The purpose of this chapter is to provide regulation of all signage in Lake Forest Park in order to promote and protect the public health, welfare and safety, to protect and promote property values, to protect and promote an aesthetically pleasing physical appearance of the city, to provide for more open space, to protect and promote an attractive business climate in the city and to provide uniformity of appearance in signage and in regulation of signage where appropriate. It is further intended to reduce sign and advertising obstructions and distractions that may contribute to traffic accidents, to reduce visual clutter and to curb the deterioration of natural beauty and community environment. (Ord. 935 § 1, 2005; Ord. 923 § 1, 2005; Ord. 905 § 1, 2004; Ord. 773 § 3, 1999)

**18.52.020 Definitions.\***

For purposes of this chapter, the definitions of words and terms shall be as provided in this title, this chapter and as defined in the International Building Code, current edition, as adopted by the state of Washington.

A. "Celebration displays" are temporary signs, banners, posters, fluttering devices, balloons, and pennants used solely for the purpose of announcing the opening of a new business, celebration of business anniversaries or announcing major sales. No balloon may exceed three cubic feet. No celebration shall commence prior to the start of the celebration. The notice shall specify the first and last days of the celebration.

B. "Changing message signs" are signs in which a change of message is made by means of moving or digitally changing letters or numbers or combinations thereof, such as clocks and electronic signs indicating time, date and temperature. No messages other than date, time and/or temperature are permitted on changing message signs.

C. "Construction signs" are nonilluminated signs which identify the architects, engineers, planners, contractors or other professional individuals or firms involved with a construction or remodel project or which announce the character or purpose of a project but which do not advertise any product.

D. "Freestanding sign" means a sign standing directly on the ground or having one or more supports standing directly on the ground, and being detached from any building or fence.

E. "Incidental signs" are signs of a noncommercial nature, without advertising, intended primarily for the convenience of the public, that do not exceed a maximum area of two square feet. Incidental signs include:

1. Nonflashing signs designating street addresses, restrooms, hours of operation, entrances and exits to buildings and parking lots, help wanted signs, bus stop and bus route signs, public telephones and the like;
2. Property control signs such as "no trespassing" signs, "no soliciting" signs, towing signs, "no dumping" signs and the like;
3. Plaques, tablets or inscriptions of an historical character which are an integral part of a building or are attached flat to the face of a building, walkway or street;

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

- 4. Newspaper boxes attached to mailbox posts which include the name of the newspaper; and
- 5. Temporary signs in RM and RS zones identifying noncommercial events such as private picnics, birthdays and the like.

A maximum of two incidental signs per business can include the names and/or logo of the business. Political signs and commercial signs such as yard sale signs, real estate signs and the like are subject to the specific provisions of this chapter relating to them.

F. "Land use notice action signs" are signs notifying the public of proposed site alterations and which are required to be posted.

G. "Noncommercial identity signs" are signs which identify the city, parks, public utility or service districts, places of worship, schools, community recreational clubs and areas and residential communities within the city or provide public service, location or educational information. Identity signs may not be directly illuminated but may have indirect illumination on them. A noncommercial identity sign may not exceed 32 square feet per side or have balloons, flags, festoons, pennants or the like attached. Such signs must be placed upon the property which they identify except as provided in LFPMC 18.52.040(A).

H. "Off-premises signs" are any sign, such as a billboard, which displays a message which is not incidental to the current use of the property on which it is located.

I. "Open house signs" are signs of an A-frame or sandwich-type construction, which may include a real estate company's name and logo and the words "open house" and having a directional symbol, not exceeding six square feet in size.

J. "Political signs" are signs which advertise or promote a political candidate(s) for public elective office, promote a political party, or promote a position on a public issue or ballot issue. A sign which advertises or promotes a negative position of a political candidate, political party or public issue or ballot issue is a political sign.

K. "Real estate signs" are temporary signs not to exceed six square feet per side, which may be one- or two-sided, advertising the real estate upon which it is located, or a portion thereof, for sale, lease or rent.

L. "Sandwich board signs" are advertising signs constructed of two boards or other flat-surfaced materials hinged or otherwise connected at one end (i.e., A-frame) which may not exceed 12 square feet per side. Balloons, flags, festoons, pennants, and the like may not be attached to any sandwich board sign. Sandwich board signs must be placed on the ground; they cannot be elevated or suspended above the ground.

M. "Seasonal signs" means reasonable seasonal decorations of a noncommercial nature within an appropriate holiday season or during a festival as long as such seasonal signs are removed promptly at the end of the holiday season or festival.

N. "Sign area" for letters or symbols painted or mounted directly on walls and awnings shall be calculated by measuring the smallest single rectangle which will enclose the combined letters and symbols. Sign area for freestanding signs and signs contained entirely within a cabinet and mounted on a wall, roof or monument shall be calculated by measuring the entire area of the cabinet. When calculating sign square footage, the measurement of a sign's dimension shall be only with respect to its physical dimensions and not include the distance it hangs from the ground or the size of its supports.

O. "Sign height" means the vertical distance, from the average level of the undisturbed soil at the base of the sign, measured to the highest point of the sign.

P. "Signs" are any visible communication device, structure or fixture, stationary or mobile, including supporting and component parts, which are visible from any right-of-way, using graphics, letters, figures, symbols, trademarks, pennants, moving or fluttering devices, including balloons, or written copy. Painted wall designs or patterns which do not represent a product, commodity, service or registered trademark, and which do not identify the user, are not signs. Official notices and informational materials erected and maintained in the discharge of a governmental function are not considered signs for the purposes of this chapter. When calculating sign square footage, the

measurement of a sign’s dimension shall be only with respect to its physical dimensions and not include the distance it hangs from the ground or the size of its supports.

Q. “Special event signs” are signs advertising the occurrence of a community event such as a school bazaar, fundraising car wash, community picnic, etc. There are no size limitations on special event signs. Yard sale signs are not special event signs.

R. “Street light banner” is a sign that is made of nonrigid material secured in a rigid frame on all four corners which is placed upon or attached to a street light pole or utility pole in a manner that does not create a traffic or other safety hazard.

S. “Yard sale signs” are any signs which may not exceed six square feet on each of two sides of a temporary nature advertising a garage or yard sale of personal belongings. Home occupations permitted by this title may not utilize yard sale signs to advertise, promote or sell their goods or services. (Ord. 935 § 1, 2005; Ord. 923 § 1, 2005; Ord. 905 § 1, 2004; Ord. 810 § 1, 2000; Ord. 773 § 3, 1999)

\*Code reviser’s note: Section 2 of Ord. 935 provides as follows: “Sections 18.52.020(R), 18.52.070(K) and 18.52.070(L) shall be repealed effective midnight, December 31, 2007.”

**18.52.030 Illegal signs and removal.**

Any sign not expressly provided for in this chapter shall be illegal. All illegal signs must be removed by the person placing them or by the person, business or entity benefited by the illegal sign. However, the city of Lake Forest Park may remove any illegal sign within its jurisdiction. Signs so removed may be released to the sign owner or other responsible person upon payment of a \$25.00 removal fee. Removed signs which are unclaimed after 30 days may be destroyed by the city. Removal of an illegal sign by the city does not relieve the person responsible for paying accrued fines therefor. (Ord. 935 § 1, 2005; Ord. 923 § 1, 2005; Ord. 905 § 1, 2004; Ord. 773 § 3, 1999)

**18.52.040 Exemptions.**

The following signs are, except as set forth in LFPMC 18.52.050, and except for signs in the right-of-way, exempt from regulation:

- A. Incidental signs and noncommercial identity signs; provided, that noncommercial identity signs which identify the city or its public parks may be placed in the public right-of-way.
- B. Political signs in all zones except public rights-of-way; provided, that all political signs must be removed within five days of the election in which the political candidate or public issue or ballot issue is decided; and provided further, that political signs advertising or promoting a political party must be removed within five days after each general election.
- C. Seasonal signs.
- D. Construction signs; provided, that there may not be more than one construction sign on each public right-of-way upon which the project fronts and not more than two construction signs in total; and provided further, that no construction sign shall exceed 12 square feet in area per side and not more than six feet in height. All construction signs must be removed within one day of initial occupancy or one day of completion of the project; whichever is the last to occur.
- E. Land use action notice signs.
- F. Exterior and interior signs or displays not intended to be visible from streets or public rights-of-way, signs in the interior of a building not facing a window, window displays and point of purchase advertising displays such as vending machines.
- G. Sculptures, fountains, benches, lighting, mosaics, landscaping and other street furniture which do not incorporate advertising or identification.
- H. Poles erected for the purpose of displaying patriotic flags and such flags.

I. Real estate and open house signs on private property; provided, that there may not be more than one real estate sign and one open house sign on each public right-of-way upon which the property fronts and not more than two real estate signs and two open house signs on such property in total; and provided further, that no real estate sign or open house sign shall exceed six square feet in area per side and not more than six feet in height in RM and RS zones and 16 square feet in area per side and not more than six feet in height in CC, BN and TC zones; and provided further, that all real estate signs must be removed within five days of the property being closed, leased or rented, as the case may be, and all open house signs must be removed by 7:00 p.m. of the last day that the property is being shown.

J. Traffic and pedestrian signs and signals, signs required by law, street and governmental directional signs, official public notices and governmental flags. Other than as set forth, signs of governmental agencies and facilities, including the city of Lake Forest Park, shall comply with this chapter.

K. Service, fraternal, religious and similar organizations located in the city may erect signs at their cost at the entrances to the city as follows: there shall be one standard jointly shared by all such subject organizations no higher than 10 feet that shall carry all the signs for each subject organization at each principal arterial entrance, and each subject organization's sign, emblem or symbol shall be no more than two square feet per side in sign area. Placement of such standards must be approved in advance by the city's engineer and by the planning director. (Ord. 935 § 1, 2005; Ord. 923 § 1, 2005; Ord. 905 § 1, 2004; Ord. 810 § 2, 2000; Ord. 773 § 3, 1999)

**18.52.050 Signs in RM and RS zones.**

A. All residences shall display the postal address of that property. The display may be lighted but not flashing and shall be clearly visible from the public right-of-way. If the display is to be placed upon the residence, the numbers must be no less than four inches in height and of a contrasting color to the residence.

B. Yard sale signs on private property; provided, that yard sale signs may only be erected one day prior to the first day of the sale and must be removed within 24 hours of the end of the last day of the sale; and provided further, that yard sale signs to be held on any property may not be posted for more than a total of six days per month.

C. No home occupation otherwise permitted by this title may erect or post any sign advertising or promoting that home occupation.

D. The following additional signs are permitted in RM zoned properties:

1. One sign, lighted or unlighted, nonflashing, on the outside wall of the main building, which shall be flat against the wall and have an area of not greater than 40 square feet.

2. A detached sign, lighted or unlighted, nonflashing, having an area not greater than 30 square feet per side and a sign height of not more than six feet on which both faces may be utilized. Such signs must be securely mounted on the ground on which they rest. On corner lots, one such sign may be placed facing each street.

E. Fluttering signs, including balloons, festoons, pennants and flags (other than official flags of political entities and a single flag identifying the project or owner), and off-premises signs are prohibited; provided, that such fluttering signs are permitted on temporary incidental signs in RM and RS zones identifying noncommercial events such as private picnics, birthdays and the like.

F. Churches are permitted to attach readerboard signs to their outside walls and to place sandwichboard-type signs on their property on days of service.

G. For any zone, the city shall determine the square footage of a sign that is painted on or attached directly to a wall, roof, monument, or support column by its sign area as defined herein. Where a sign is limited to square feet, on one or both sides, square footage shall be determined by sign area. (Ord. 935 § 1, 2005; Ord. 923 § 1, 2005; Ord. 905 § 1, 2004; Ord. 773 § 3, 1999)

**18.52.060 Signs permitted in CC and BN zones.**

A. In BN zones, two single-faced or one double-faced sign is permitted, not to exceed a total of 60 square feet per side, attached to the building wall and advertising the business conducted therein, or the goods and services available therein.

B. In the CC zone, for each street or parking lot on which a business fronts, a single-faced sign on the exterior wall, gable or awning fronting of that business is permitted. If the exterior sign is on the exterior wall, its size must be the lesser of: (1) 150 square feet per side; or (2) the greater of that amount in square footage which is a factor of eight tenths (0.8) of that business' linear street or parking lot frontage or 75 square feet per side; provided, that stand-alone buildings in the CC zone are entitled to signs of not more than 75 square feet per side irrespective of linear frontage; and provided further, that businesses which occupy in excess of 20,000 square feet of space may have a single exterior sign of not more than 250 square feet per side on each street or parking lot frontage. If the exterior sign is on a gable or awning, its size must be less than 40 square feet. Signage entitlements under the foregoing sentence for any frontage may not be counted for entitlement on any other frontage. Businesses that share space must share signage entitlements under this provision.

C. In both CC and BN zones, one freestanding, single-faced or one double-faced sign not exceeding 30 square feet in area per side and a sign height not exceeding 20 feet, securely fastened to the ground.

D. In both CC and BN zones, one changing message.

E. In both CC and BN zones, one sandwich board sign may be placed on the business' property advertising special sale commodities or services and displayed only when the advertised business is open for business.

F. In both CC and BN zones, signs of any kind in windows viewable from any public right-of-way may not cover more than 50 percent of the window area except for celebration displays.

G. For automobile service stations, a single freestanding fuel price and fuel brand identification sign, which may be lighted but nonflashing, securely anchored to the ground. Additional advertising of car wash services and other fuels sold may be added to the fuel price and fuel brand identification sign but no other message or device may be attached to the fuel price and fuel brand identification sign.

H. All signs permitted by this section shall be nonflashing, with no movement or simulated movement, except for changing message signs, and shall be located as not to produce glare on neighboring residential properties or interfere with traffic, traffic signals or traffic signs.

I. Fluttering signs, including balloons, festoons, pennants and flags (other than official flags of political entities and a single flag identifying the project or owner) of a permanent nature are prohibited. However, in CC zones, celebration displays are permitted for periods of no more than 14 consecutive days and a total of four times a year. Celebration displays must be used at the site of the business and must be removed at the end of the event or 14-consecutive-day period, whichever is shorter.

J. Off-premises signs are prohibited. (Ord. 935 § 1, 2005; Ord. 923 § 1, 2005; Ord. 905 § 1, 2004; Ord. 810 § 3, 2000; Ord. 773 § 3, 1999)

**18.52.070 Signs permitted in TC zones.**

The planned shopping center in the TC zone is a unique and visible community resource and structure. It is the city's desire that signs in the planned shopping center in the TC zone be aesthetically pleasing, architecturally cohesive with the planned shopping center in the TC zone and with signs of other tenants in the planned shopping center in the TC zone, of superior construction, safe for both pedestrian and vehicular traffic and commercially reasonable.

A. In the TC zone, for each street or parking lot on which a business fronts, a single-faced sign on the exterior wall, gable or awning fronting of that business is permitted. If the exterior sign is on the exterior wall, its size must be the less of (1) 150 square feet per side or (2) the greater of that amount in square footage which is a factor of eight tenths (0.8) of that business' linear street or parking lot frontage or 75 square feet per side; provided, that stand-alone buildings in the TC are entitled to signs of not more than 75 square feet per side irrespective of linear frontage; and provided further, that businesses which occupy in excess of 20,000 square feet of space may have a single exterior sign or not more than 250 square feet per side on each street or parking lot frontage. If the exterior sign is on a gable or awning, its size must be less than 40 square feet. Signage entitlements under the foregoing sentence for any frontage may not be counted for entitlement on any other frontage. Businesses that share space must share signage entitlements under this provision.

B. Each business in the TC zone may have nonilluminated projecting signs hanging from the soffits but each such sign must provide a minimum of seven feet of clearance from the underlying walkway to the bottom of the sign and no such sign may exceed five square feet per side.

C. Each business in the TC zone may have a nonilluminated awning on which may be placed signs for that business so long as the total area of those signs does not exceed 45 percent of the facing of the awning.

D. Signs of any kind in windows viewable from any public right-of-way may not cover more than 50 percent of the window area except for celebration displays.

E. A planned shopping center in the TC zone may display up to two freestanding ground signs, not in excess of 25 square feet in area per side, identifying the name of the shopping center but not the businesses located therein at Northeast 175th and Ballinger Way Northeast, plus one nonilluminated freestanding ground sign at or near Northeast 175th and Ballinger Way Northeast, not to exceed a sign height of 10 feet and 60 square feet in area per side identifying the businesses located therein, plus a single illuminated or nonilluminated freestanding sign at the main entrance off Bothell Way Northeast, not to exceed a sign height of 30 feet and not more than 300 square feet in area per side, which may include identities of one or more of the businesses located in the shopping center. Any nonilluminated sign permitted in this subsection may, notwithstanding the foregoing, be illuminated by one or more separate light(s) cast on it from the ground below. The ground signs shall be of a style, material and design as are compatible with the associated buildings. All ground signs and support elements are to be integrated into a single design.

F. Entrances to buildings in the planned shopping center in the TC zone may have readerboard signs placed on the walls adjacent to the entrance wall or support columns not to exceed 13.5 square feet identifying only the businesses in that building. Readerboard signs shall be limited to two per major public entrance.

G. For automobile service stations, a single freestanding fuel price and fuel brand identification sign, which may be lighted but nonflashing, securely anchored to the ground. Additional advertising of car wash services and other fuels sold may be added to the fuel price and fuel brand identification sign but no other message or device may be attached to the fuel price and fuel brand identification sign.

H. All signs permitted by this section shall be nonflashing, with no movement or simulated movement, except for changing message signs, and shall be located as not to produce glare on neighboring residential properties or interfere with traffic, traffic signals or traffic signs.

I. Fluttering signs, including balloons, festoons, pennants and flags (other than official flags of political entities of a permanent nature) are prohibited. However, celebration displays are permitted for periods of no more than 14 consecutive days and a total of four times a year. Celebration displays must be used at the site of the shopping center and must be removed at the end of the event or 14-consecutive-day period, whichever is shorter.

J. Off-premises signs are prohibited.

K. Temporary sandwich board signs relating to a farmer's market may be permitted for a period not to exceed the operation of the farmer's market, subject to the following requirements:

1. Signs shall only be displayed during the hours the farmer's market is open to the general public, but in any event no earlier than 8:00 a.m. or later than 7:00 p.m. on the day of the market;
2. A maximum of two signs are allowed at each vehicular entrance of the town center zone, not to exceed a total of seven; and one sign is allowed at the pedestrian entrance at the perimeter of the parking lot adjacent to Bothell Way Northeast and Ballinger Way Northeast;
3. Signs shall not be directly or indirectly illuminated;
4. Signs may not block sidewalks or driveways, impede pedestrian or vehicular traffic, or create a hazard to traffic, such as, but not limited to, impeding visibility of oncoming traffic.

L. Streetlight banners may be permitted upon the private light poles within the town center zone. Such streetlight banners may not be used to advertise individual businesses, but may be used year- round to highlight seasonal events such a farmer’s market, holiday seasons or other special events within the town center zone subject to compliance with the following requirements:

1. Banners may be mounted on a total of 25 streetlight poles;
2. Two banners may be mounted on each pole and each banner must not exceed the dimensions of two feet by four feet;
3. All banners must be the same size, thematically consistent, and mounted in identical configurations;
4. Banners shall be installed with the bottom of the banner a minimum of 10 feet above the ground;
5. A banner permit may remain valid as long as the locations and the specifications of the banners and the mounting systems do not change, and so long as the banners are maintained in good condition;
6. Application requirements for a banner permit include:
  - a. Information on the design and construction of the mounting system including any engineering calculations demonstrating the mounting system will support the banner;
  - b. Identification of the location of the private light poles on which the banners will be placed; and
  - c. A schedule that indicates when banners will be installed and changed, which gives preference to farmers’ market banners during the farmers’ market season. (Ord. 935 § 1, 2005; Ord. 923 § 1, 2005; Ord. 905 § 1, 2004; Ord. 810 § 4, 2000; Ord. 773 § 3, 1999)

**18.52.080 Signs in the public right-of-way.**

A. The following signs are permitted in the public right-of-way in Lake Forest Park upon making application for a permit to the planning director; provided, that no sign in a public right-of-way shall create a traffic or other safety hazard; and upon the following conditions:

1. Special Event Signs. A maximum of four special event signs may be posted for a maximum of seven days prior to the event’s commencement and upon such other conditions as may be imposed by the planning director. Special event signs must be removed within 24 hours of the termination of the special event.

B. The following signs are permitted in the public right-of-way in Lake Forest Park without a permit being required:

1. Yard Sale Signs. A maximum of two yard sale signs may be posted for a maximum of two days prior to the event’s commencement and upon such other conditions as may be imposed by the planning director. Yard sale signs shall be removed within 24 hours of the termination of the yard sale.
2. Real Estate Open House Signs. A maximum of four open house signs per property advertised for a period not to exceed two consecutive days in a calendar month. Such open house signs shall be placed at least three feet from the traveled portion of the right-of-way, shall not be placed on an island, median strip or sidewalk, and shall not create a hazard to traffic. Open house signs shall be permitted to be in place only between the hours of 8:00 a.m. and 7:00 p.m.
3. Political Signs. Political signs; provided, that all political signs must be removed within five days of the election in which the political candidate or public issue or ballot issue is decided.
4. Churches may place sandwich-type signs concerning their service on sidewalks on the days of their service.

C. Signs shall not be located in the right-of-way or placed upon or in any way attached to any street or traffic control sign or utility pole in such a manner as to create a traffic or other safety hazard.

D. Signs are not permitted on city-owned property or property leased by the city for public purposes without the permission of the city. (Ord. 935 § 1, 2005; Ord. 923 § 1, 2005; Ord. 916, 2004; Ord. 905 § 1, 2004; Ord. 877 § 1, 2002; Ord. 810 § 5, 2000; Ord. 773 § 3, 1999)

**18.52.090 Permit application and fees.**

All applications for issuance of permits required by this chapter shall be made to the planning director on forms furnished for that purpose and shall be accompanied by the required fee. The applicable fee shall be as provided in the city's fee schedule. The application shall include the applicant's full name, address, signature, location of the signs, types of goods proposed to be sold if applicable, duration of sale if applicable, together with such other information as the planning director deems appropriate. (Ord. 935 § 1, 2005; Ord. 923 § 1, 2005; Ord. 905 § 1, 2004; Ord. 773 § 3, 1999)

**18.52.100 Violations.**

A. A violation of LFPMC 18.52.080 shall be an infraction subject to a fine of \$100.00 a day or portion thereof.

B. A violation of any other section of this chapter shall be an infraction subject to a fine of \$25.00 a day or portion thereof. (Ord. 935 § 1, 2005; Ord. 923 § 1, 2005)



**Chapter 18.54**  
**CONDITIONAL USES**

Sections:

- 18.54.010 Application.
- 18.54.020 Fee.
- 18.54.021 Site plan required.
- 18.54.030 Conditional uses in general.
- 18.54.042 *Repealed.*
- 18.54.043 Day care/adult day care – Type II.
- 18.54.045 Off-site parking facilities.
- 18.54.047 Multi-use or multipurpose trails.
- 18.54.048 Public and private community facilities.
- 18.54.049 Kennels.
- 18.54.050 Building height.
- 18.54.060 Land coverage.
- 18.54.070 Screening and landscaping.
- 18.54.080 Lighting.
- 18.54.090 Parking.

**18.54.010 Application.**

It will be necessary to obtain the approval of the hearing examiner for each conditional use. Application for each conditional use, together with a complete plot plan showing the location, height of a building, parking facilities, signage and screening will be made to the hearing examiner. The hearing examiner’s decision will be based on a consideration of the guidance provided by this chapter and special circumstances pertinent to the petition and the results of a public hearing held by the hearing examiner. (Ord. 924 § 6, 2005; Ord. 773 § 3, 1999)

**18.54.020 Fee.**

The application fee for a conditional use shall be established in the city fee schedule. (Ord. 773 § 3, 1999)

**18.54.021 Site plan required.**

For purposes of determining conformance with the criteria, conditions, and requirements contained herein, a site plan showing ultimate location and use of all buildings, location of signs, location and amount of off-street parking areas, location and adequacy of ingress to and egress from parking areas, any traffic and pedestrian improvements, existing and proposed landscaping, environmentally sensitive areas, location of any proposed drainage facilities, exterior lighting plans, and sketches to scale showing the building elevations, shall be filed with the application for conditional use permit. (Ord. 773 § 3, 1999)

**18.54.030 Conditional uses in general.**

The conditional uses contained in this chapter, or other such uses as may be compatible with the intent of this title, may be authorized by the hearing examiner, following a public hearing, and procedures established for conditional use permits. Conditional uses existing at the time of adoption of the ordinance codified in this title will not require approval after adoption of that ordinance. A conditional use may be authorized upon a finding that the proposal conforms to specific development criteria established for that use, if any, and that it meets the following minimum criteria:

- A. The proposed use is consistent with the policies and goals of the comprehensive plan;
- B. The proposed use is not materially detrimental to other property in the neighborhood;
- C. The proposed use will supply goods or services that will satisfy a need of the community;
- D. The proposed use is designed in a manner which is compatible with the character and appearance with the existing or proposed development in the vicinity of the subject property;

- E. The proposed use is designed in a manner that is compatible with the physical characteristics of the subject property;
- F. Any requested modifications to the standards of the underlying zoning shall require a variance and be subject to mitigation to minimize or remove any impacts from the modification;
- G. The proposed use is not in conflict with the health and safety of the community;
- H. The proposed use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
- I. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities;
- J. The applicant’s past performance regarding compliance with permit requirements and conditions of any previously issued land use permit including building permits, conditional uses or variances, shall be considered before approving any new permit. (Ord. 924 § 7, 2005; Ord. 773 § 3, 1999)

**18.54.042 Conservation cluster housing.**  
*Repealed by Ord. 1179. (Ord. 1150 § 3, 2017)*

**18.54.043 Day care/adult day care – Type II.**  
Day care nurseries and adult day care are allowed by conditional use when more than 12 children or adults are to be cared for at one time, subject to the following provisions:

- A. A minimum site area of 7,200 square feet is required for 13 children or adults, and an additional 400 square feet of site area is required for each additional child or adult to be cared for.
- B. Direct access to a designated and developed arterial street shall be required.
- C. A minimum of one off-street parking space for each 10 children or adults cared for plus one for each employee on duty shall be required, provided no parking shall be located within required yards.
- D. Buildings, structures and landscaping shall be of a character which is appropriate for the area.
- E. 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.
- F. The hours of operation may be restricted to assure compatibility with surrounding development. (Ord. 773 § 3, 1999)

**18.54.045 Off-site parking facilities.**  
Off-site parking facilities for establishments located in a BN or CC zone, or a transit park and ride lot, may be allowed as a conditional use in a residential zoning district. Such uses must meet the following criteria and the hearing examiner may attach such conditions as, but not limited to, limitation of size, location on property and screening.

- A. The parking facilities are accessory and adjacent to a legally established use or to serve a public transportation system.
- B. No more than 50 parking spaces are provided.
- C. Safe ingress and egress to a public street is provided by maintaining minimum requirements established by the city of Lake Forest Park.

D. The parking area must comply with the requirements of Chapter 18.62 LFPMC and shall be screened with fencing, landscaping, or a combination thereof, to reduce potential aesthetic, light, glare and noise impacts on adjacent properties.

E. No such area shall be used for an automobile, trailer or boat sales area or for the accessory storage of such vehicles. (Ord. 924 § 8, 2005; Ord. 773 § 3, 1999)

**18.54.047 Multi-use or multipurpose trails.**

A multi-use or multipurpose trail facility may be allowed, added to or altered as a conditional use in any land use zone of the city. In granting such conditional use, the hearing examiner is instructed to attach appropriate conditions such as, but not limited to, the following: limitation of size, location on property and screening and to only issue conditional use permits conditioned upon compliance with any requirements provided under this chapter. (Ord. 909 § 2, 2005)

**18.54.048 Public and private community facilities.**

The following public and private facilities may be allowed as a conditional use in a residential zoning district. In granting such conditional use, the hearing examiner is instructed to attach appropriate conditions such as, but not limited to, the following: limitation of size, location on property and screening and to only issue conditional use permits conditioned upon compliance with any requirements provided under this chapter.

A. Recreational facilities, and community noncommercial facilities, including clubhouse facilities, provided:

- 1. Any building or structure on the site shall maintain a distance not less than 25 feet from any abutting RS or RM classified property;
- 2. The site shall be located upon, or have adequate access to a public thoroughfare;

B. Private clubs and fraternal societies, except those the chief activity of which is a service customarily carried on as a business, provided all buildings and structures shall maintain a distance not less than 20 feet from any lot in an R zone;

C. Churches.

- 1. All buildings and structures on the site shall not cover more than 40 percent of the area of the site;
- 2. Buildings and structures on the site shall not be closer than 30 feet to any property line, except that a detached one-family dwelling on such site need conform only to the yard requirements and required distance between buildings as prescribed for residences by this chapter;
- 3. The height limits of the RS classification shall apply, except that the height shall be measured to the mean height of the roof;
- 4. On interior lots, the required side yards may be used to provide off-street parking areas, and on corner lots the interior side yards may be similarly used. Under no circumstances may the required front yard or the side yard on the side street be used for off-street parking;
- 5. Church sites shall abut and be accessible from at least one public street having two moving traffic lanes and a dedicated width that will permit not less than a 36-foot roadway;

D. Government and municipal buildings and uses, including courts and police stations, fire stations, and utilities;

E. Libraries;

F. Instructional Institution.

- 1. No less than the following minimum site areas shall be provided:
  - a. For elementary schools, five acres;

- b. For junior high schools, 10 acres;
- c. For senior high schools, 15 acres;

- 2. All buildings and structures shall maintain a distance not less than 30 feet from any property line;
- 3. All buildings, including accessory buildings and structures, shall not cover more than 40 percent of the area of the site;

G. Cemeteries.

- 1. No building shall be located closer than 100 feet from any boundary line;
- 2. A protective fence and a landscaped strip of evergreen trees and shrubs at least 10 feet in width shall be installed on all common boundary lines with an RS or RM zoned property;
- 3. Columbariums, crematories, and mausoleums are specifically excluded from all RS and RM zones unless they are located inside a cemetery. (Ord. 909 § 1, 2005; Ord. 924 § 9, 2005; Ord. 773 § 3, 1999)

**18.54.049 Kennels.**

Animal kennels are only allowed when located in a BN or CC zone.

- A. Kennels located adjacent to any RS or RM zoned properties shall be located indoors.
- B. Animals shall be kept in suitable, clean structures. Structures and animal runs shall be located at least 15 feet from any property line. (Ord. 773 § 3, 1999)

**18.54.050 Building height.**

Church spires and other architectural features of a building in conditional use may exceed the height requirements of the zone in which located after consideration and approval by the hearing examiner. (Ord. 924 § 10, 2005; Ord. 773 § 3, 1999)

**18.54.060 Land coverage.**

Maximum land coverage by all conditional use structures shall be no more than 35 percent of the lot area, unless otherwise specified. (Ord. 773 § 3, 1999)

**18.54.070 Screening and landscaping.**

All conditional use sites must have adequate screening and landscaping, subject to the regulations of Chapter 18.62 LFPMC. (Ord. 773 § 3, 1999)

**18.54.080 Lighting.**

All lighting provided 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)

**18.54.090 Parking.**

Parking requirements for conditional uses shall be subject to the requirements of Chapter 18.58 LFPMC. (Ord. 773 § 3, 1999)

**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<br>Multifamily dwellings   | Two parking spaces.<br>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. |

**Commented [LB95]:** Add middle-family housing types and parking standards

|   |  |
|---|--|
| 5. Health clubs   | One parking space for each employee, plus one parking space for each 200 square feet of floor area.  |
| 6. Hotels   | One parking space for each bedroom.  |
| 7. Hospitals  | One parking space for each bed.  |
| 8. 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.  |
| 9. Mortuaries   | One parking space for each 40 square feet of floor area.   |
| 10. Motels  | One parking space for each sleeping unit or dwelling unit.   |
| 11. Museums   | One parking space for each 250 square feet of gross floor area.  |
| 12. Offices   | One parking space for each 250 square feet of gross floor area.  |
| 13. 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.  |
| 14. Rest homes, nursing and convalescent homes; homes for retired and children's institutions                               | One parking space for each four beds.  |
| 15. Retail  | One parking space for each 200 square feet of gross floor area.  |
| 16. Roominghouses and boarding houses   | One parking space for each two sleeping rooms or one parking space for each four beds, whichever is greater.   |
| 17. 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.  |
| 18. Senior citizen apartments   | One parking space for each dwelling unit.  |
| 19. Schools, elementary and junior high; public, private or parochial   | One parking space for each employee and each faculty member.   |
| 20. 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. |
| 21. 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.  |
| 22. 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.                 |
| 23. Storage and warehousing, comprising only activity on premises   | One parking space for each two employees on maximum working shift.   |
| 24. Theaters  | One parking space for each three seats.  |

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

The parking requirements for a use not provided for in this section shall be determined by the city planning department and such determination shall be based upon the requirements for the most comparable use specified herein. (Ord. 773 § 3, 1999)

**18.58.040 Parking requirements for common facilities.**

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

- A. The total parking area exceeds 5,000 square feet.
- B. The amount of the reduction shall not exceed 10 percent for each use, except that the reduction may exceed 10 percent when:
  - 1. The reduction is based on cooperative use of parking facilities when the time during which the cooperative uses operate are not conflicting;
  - 2. The normal hours of operation are separated by at least one hour;
  - 3. The total number of off-street parking spaces in the common facility is not less than the sum of the required parking spaces for the various uses computed separately for which the hours of operation overlap.
- C. A covenant or other acceptable contract between the cooperating property owners is approved by the planning department which cannot be amended without the consent of the department.
- D. If the conditions under which the reduction in parking requirements was approved are violated, the affected property owners must provide a remedy satisfactory to the planning department or provide the full amount of required off-street parking, in accordance with the provisions of this chapter, within 90 days of notice of the violation by the director or his designee. (Ord. 773 § 3, 1999)

**18.58.050 General requirements on size of parking spaces.**

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

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

|                 |         |
|-----------------|---------|
| 0 to 50 degrees | 12 feet |
| 55 degrees      | 14 feet |
| 60 degrees      | 16 feet |
| 65 degrees      | 18 feet |
| 70 degrees      | 20 feet |
| 90 degrees      | 24 feet |

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

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

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

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.

**Commented [LB96]:** Ensure these standards are no different for middle housing types than they are for single-family units

B. Applicability.

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

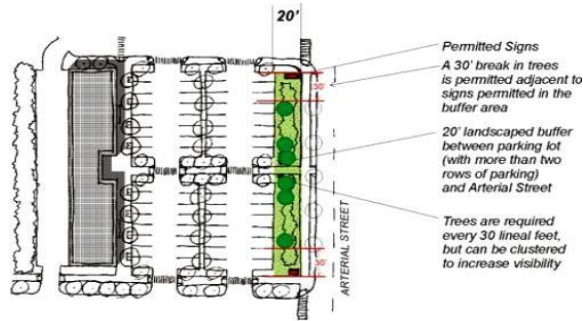
C. Landscaping. Parking lot landscaping is required as follows:

1. Perimeter Parking Lot Landscaping.

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



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



b. Adjacent to Residential Uses. Parking lots adjacent to residential uses or zones must include the following additional screening measures:

- i. A post-and-beam fence, decorative metal fence, or similar fence with minimum four-inch openings consistent with residential character and quality; and
- ii. A 10-foot-wide planting bed meeting the requirements for Type 1 landscaping set forth in LFPMC 18.62.080.

c. Adjacent to Other Uses. Parking lots adjacent to nonresidential uses on a separate lot must provide a 10-foot-wide planting bed meeting the requirements for Type 2 landscaping set forth in LFPMC 18.62.080. This requirement can be waived by the director if adjacent lots are under common ownership with the subject of the proposal.

d. Adjacent to Buildings. Parking lots adjacent to buildings shall include a five-foot-wide planting bed meeting the requirements of Type 3 landscaping set forth in LFPMC 18.62.080.

e. Adjacent to Streams. Parking lots adjacent to streams as defined in Chapter 16.16 LFPMC shall include a 20-foot-wide planting bed meeting the requirements of stream buffer landscaping set forth in LFPMC 18.62.080. Where this provision conflicts with other landscaping requirements, this provision shall prevail.

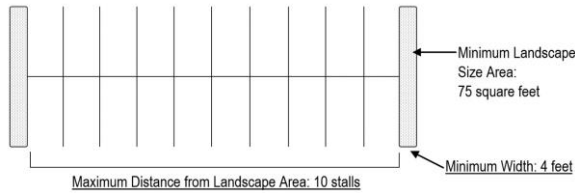
2. Interior Parking Lot Landscaping. Surface parking lots must be landscaped to break up large areas of asphalt and provide visual relief as follows:

a. Landscaping must be provided within surface parking lots at a rate of 20 square feet per parking stall. Landscaping must be designed and maintained to provide clear sight distance between three and one-half feet and eight feet above the existing street or private access road grade. Surface parking lot landscaping must be planted as follows:

- i. Deciduous trees shall be planted at a rate of one tree per every seven stalls;
- ii. Shrubs shall be planted no more than four feet apart; and
- iii. Groundcovers shall be planted no more than 24 inches apart. Turf is not permissible as a groundcover in surface parking lot landscaping.

b. Landscape islands must be placed no further than 10 parking stalls apart and at the end of each parking row. Landscaping strips may be placed between rows of parking stalls. Landscape islands and strips must be a minimum of four feet wide and have an area of at least 75 square feet. Refer to Figure 18.58.080-2.

**Figure 18.58.080-2: Parking lot landscaping.**



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

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

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

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

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

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

**18.58.090 Drainage.**

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

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

**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 [LB97]:** 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.

**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.

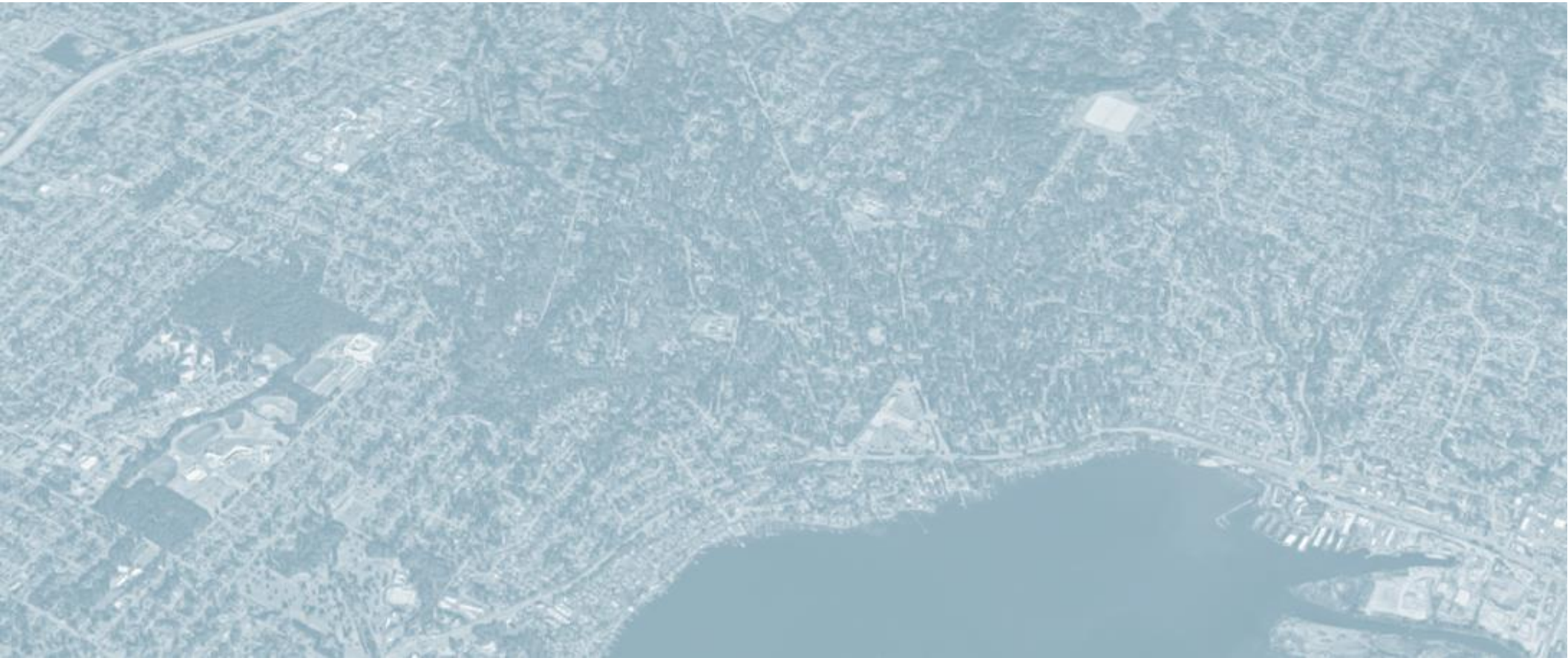
**D. Stream Buffer.**

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.

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

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)

# LAKE FOREST PARK MIDDLE HOUSING FEASIBILITY AND RECOMMENDATIONS REPORT



## Introduction

In 2023, Lake Forest Park received a Middle Housing Grant from the Washington State Department of Commerce to study and implement code amendments in compliance with RCW 36.70A.635 and related RCW sections codifying House Bill 1110. HB 1110, adopted in 2023, requires 77 cities, including Lake Forest Park, to update their Comprehensive Plan housing elements and development regulations to allow for middle housing in all residential zones by June 30, 2025. If jurisdictions fail to meet this deadline, the State will impose a model code in the stead of a locally adopted option (Lake Forest Park would be subject to the [model code](#) that applies to Tier 3 cities).

The City engaged an interdisciplinary team led by SCJ Alliance, and including Leland Consulting Group (LCG) and Fehr & Peers, to complete a series of analyses to ensure Lake Forest Park's implementation of middle housing is not only in compliance with HB 1110 requirements, but also meets the unique needs and contexts of the city.

LCG was hired as part of this team to analyze middle housing typologies and development feasibility. The balance of this report includes this analysis, and includes:

- Analysis of Middle Housing Types & Development Feasibility in Lake Forest Park Neighborhoods
- Analysis of Alternative Compliance Path for Alternative Density Requirements
- Implementation & Policy Recommendations for Middle Housing

Though this work is a separate effort, this same team is working in parallel as part of the City's Comprehensive Plan update, and the Housing Needs Assessment conducted as a part of that planning effort helped inform the potential for new middle housing types within the city's residential areas.



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## EXECUTIVE SUMMARY

This executive summary highlights the major takeaways from each section of this report. Included below are the basic requirements and intent of House Bill 1110 as it applies to Lake Forest Park, the defining characteristics of Lake Forest Park's various neighborhoods and zoning, and the complete list of implementation recommendations that resulted from the analysis.

The recommendations in this report are outlined as key considerations for City review, and are meant to highlight potential policy decisions or implementation actions for the City to consider as it moves towards code amendments and further study of middle housing opportunities in Lake Forest Park.

## HB 1110 and Middle Housing

- As a Tier 3 city, **Lake Forest Park is required to allow at least two dwelling units per lot** on all lots zoned predominantly residential.
- **HB 1110 also allows cities to follow an Alternative Compliance Path**, which would allow the City to exclude up to 25% of its residential parcels from increased density requirements if they meet specific criteria, such as being located in critical areas or buffers. These parcels cannot be near future high-capacity transit or in areas with racially restrictive covenants. Balancing these requirements in Lake Forest Park is complex and makes this path challenging for the city.
- The nine types of middle housing introduced by HB 1110 include duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing. While Lake Forest Park is only required to allow two units per residential lot, it is **required to allow four of these nine housing types within the city**.
- **There are a wide variety of benefits associated with allowing middle housing** in all residential zones. Middle housing fits well into established residential neighborhoods, promotes affordability (particularly affordable homeownership), helps to address historical patterns of segregation, and aligns with climate goals.

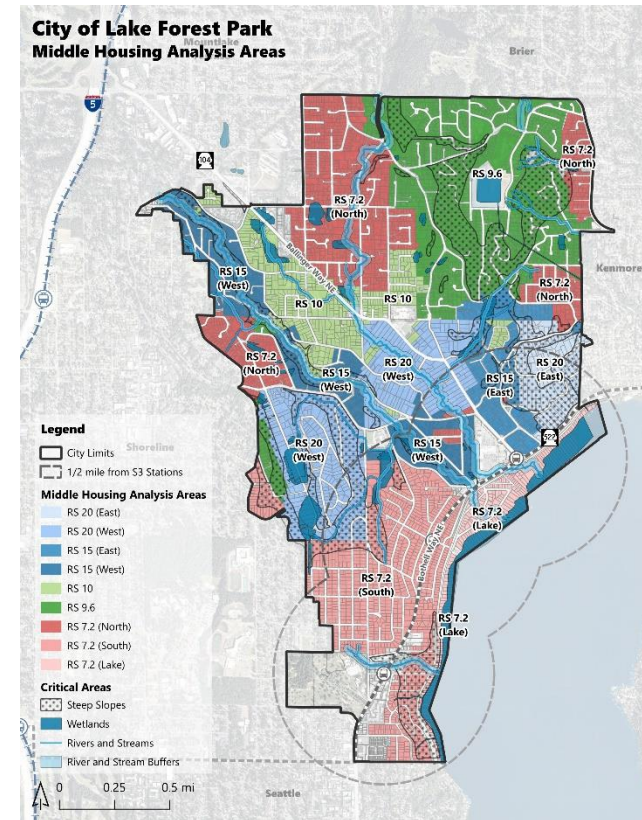


## Lake Forest Park Neighborhood Characteristics

- **Lake Forest Park's five RS zones make up 96 percent of total parcel acreage.** These zones allow single family dwellings, ADUs, and manufactured housing but do not currently allow for duplexes or other middle housing types.
- To analyze the feasibility of middle housing in these five residential zones, **LCG categorized different areas of the city by zone, location, and environmental constraints.** Lake Forest Park's RS 10 and RS 15 zones have a particularly high share of environmentally constrained parcels. The RS 10, RS 15, and RS 20 zones also have a higher share of parcels that are below the minimum lot size required by Lake Forest Park's zoning code.
- **The neighborhoods along Bothell Way NE and Ballinger Way NE are the most walkable areas of the city.** These neighborhoods should be considered potential targets for higher-density middle housing types.
- Lake Forest Park's municipal code includes a Reasonable Economic Use Exemption that enables some low intensity building on lots that are fully constrained by critical areas and buffers. **Depending on the middle housing strategy the City chooses to pursue, it should consider allowing duplexes, cottage clusters, or others to be considered through this same process.**
- **There are currently at least 22 existing middle housing units located in Lake Forest Park's single-family zones according to assessor data,** despite not being allowed under current zoning regulations. These middle housing units fit in with the surrounding residential construction

and offer examples of how middle housing could look in the future.

- LCG analyzed existing parcels in five different areas of Lake Forest Park to determine what could be built on lots of various sizes and with differing environmental constraints. Due to the large size of many city lots, **a wide variety of housing types are feasible in the city's residential neighborhoods.**



## Implementation Considerations

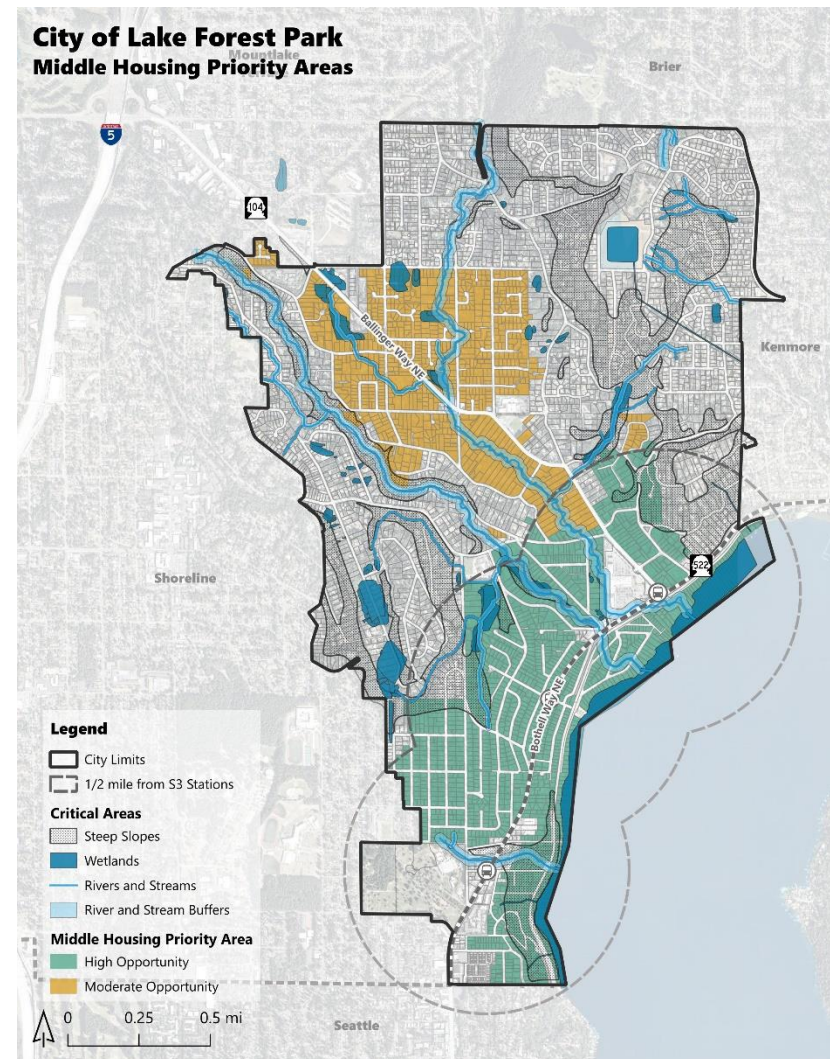
### Location

Lake Forest Park is required to allow up to two units per lot in all residential zones. However, the city may wish to allow additional middle housing types in some areas, including areas with walkability to transit and amenities, less existing tree canopy, fewer critical areas, and where parcel size and configuration are amenable to a variety of middle housing typologies.

#### Recommendation for consideration:

Consider allowing more middle housing types such as triplexes, fourplexes, sixplexes, or cottage clusters in the “High Opportunity” and potentially “Moderate Opportunity” areas shown in Figure 1. The “High Opportunity” areas comprise RS-7.2 and RS-15 zoned parcels within ½ mile of the future BRT stops, and the “Moderate Opportunity” parcels are adjacent to Ballinger Way in the RS-7.2, RS-10, and RS-15 zones.

Figure 1. Prioritized Locations for Middle Housing in Lake Forest Park



Source: City of Lake Forest Park, Leland Consulting Group

## Typologies

Lake Forest Park is required under HB 1110 to allow up to two units on all residential lots. However, the City may want to consider allowing a wider variety of housing types in targeted areas or citywide.

### Recommendation for consideration:

Increasing flexibility in zoning regulations to regulate new housing based on form and scale, rather than density or number of units, could allow a wider variety of housing types throughout the city and help Lake Forest Park meet some of its housing goals while mitigating pressure for tree removal or development in environmentally sensitive areas that more intense multi-unit housing types can bring. The City should consider allowing more than two units per lot either citywide or in targeted areas, particularly within a half-mile of transit.

## Off-Street Parking

Lake Forest Park currently requires 1.5 parking spaces per unit for multi-unit dwellings. Though many residential lots are large enough to accommodate off-street parking, existing parking ratios could impact the feasibility of middle housing.

### Recommendation for consideration:

Reducing the amount of parking required for middle housing, especially for smaller units in areas near transit or where there is adequate street parking, would help increase the feasibility of new middle housing units as well as internal conversions and ADUs.

## Building Heights

The City's residential zones allow housing up to 30 feet. While this is adequate for most middle housing types, there could be an opportunity to increase the allowed building height for middle housing to avoid conflicts between housing and critical areas.

### Recommendation for consideration:

Increasing building heights to 40 or 45 feet would allow developers to build vertically in cases where building horizontally would require either development of environmentally sensitive areas or tree removal.

## Lot coverage

The prevalence of large lots in Lake Forest Park increases the feasibility of a wide variety of middle housing types. However, current lot coverage standards are a major limiting factor.

### Recommendation for consideration:

Raising the allowed lot coverage to 50 percent would significantly increase the feasibility of middle housing especially on lots that are partially constrained by environmental factors.

## FAR Bonuses

Best practices for encouraging the construction of middle housing include creating a system of Floor Area Ratio (FAR) bonuses in which FAR increases with the number of units.

### Recommendation for consideration:

If Lake Forest Park chooses to allow more than two units per lot, it should implement the Washington Model Code's recommended FAR bonuses for Tier 1 and Tier 2 cities.

## Novel Housing Typologies

The lots in Lake Forest Park's residential zones are a wide variety of shapes and sizes, and many are constrained by critical areas, tree coverage, or other challenges. Allowing unusual housing types beyond the typologies cataloged by the Department of Commerce could improve the feasibility of housing on more challenging sites.

### Recommendations for consideration:

Lake Forest Park should ensure that its development regulations allow for unusual types and configurations of middle housing, such as side-by-side plexes or nontraditional cottage clusters.

## ADU Regulations

Current regulations for Accessory Dwelling Units in Lake Forest Park permit such buildings only in rear yards. However, many homes in Lake Forest Park are located at the rear of a lot and include long driveways with enough room to build a front or side ADU.

### Recommendations for consideration:

The City should consider allowing ADUs to be built in front and/or side yards as well as rear yards. Under HB 1337, Lake Forest Park will also be required to allow two ADUs per lot and ensure that lot coverage and setback units for ADUs are not different from primary structures.

## Lot Division

Current City regulations require 75 feet of street frontage, preventing lot divisions that would result in a small lot.

Combining flexible middle housing regulations and less stringent lot division requirements would help promote affordable homeownership opportunities.

### Recommendations for consideration:

Lake Forest Park should consider allowing the creation of smaller lots with reduced street frontage to enable affordable homeownership and wealth building opportunities on existing large lots.

## Accessibility

Despite an aging population and an increase in prevalence of multigenerational households, there is a lack of accessible housing nationwide. If Lake Forest Park chooses to allow middle housing types with four or more units, requiring some percentage of those units to be accessible (meeting ADA standards) or visitable would help reduce the accessible unit gap.

### Recommendations for consideration.

Lake Forest Park should require that some percentage of units in higher-density middle housing, such as fourplexes or townhomes, meet accessibility or visitability standards in order to improve housing access for elderly and disabled residents and their families.

## Affordable Middle Housing Incentives

Lake Forest Park has a goal of increasing opportunities for affordable homeownership citywide. Incentives or requirements for the inclusion of affordable units if more units are built in middle housing could help the City achieve this goal.

### Recommendations for consideration:

To promote opportunities for affordable homeownership, the City should partner with affordable homebuilders to understand community needs and look to establish incentives including density bonuses and/or fee waivers. This could be coupled with an affordability requirement if four or more units are built.

## Critical Areas

While HB 1110 does allow cities to exclude any lots that contain critical areas (as defined in the GMA), this broad exemption would have an outsized impact on Lake Forest Park due to the large number of constrained or partially constrained lots. Many of the partially constrained lots in Lake Forest Park are large enough that middle housing could be built relatively easily on non-constrained portions.

### Recommendations for consideration:

Lake Forest Park should follow the Commerce recommendation that middle housing be subject to the same critical areas regulations as detached single-family housing.

## Alternative Compliance Path

The Alternative Compliance Path would allow Lake Forest Park to exempt up to 25 percent of its lots from increased density requirements. However, this must be weighed against the Racially Disparate Impacts of excluding middle housing in these areas.

### Recommendations for consideration:

Because so much of Lake Forest Park had racially restrictive covenants, LCG does not recommend that Lake Forest Park pursue the Alternative Compliance Path.



# HB 1110 AND MIDDLE HOUSING

## Purpose

This section discusses the general requirements under Washington House Bill 1110 (HB 1110), which requires cities to allow for middle housing in all residential zones. It includes:

- Information specific to Lake Forest Park as a Tier 3 City
- Characteristics of different types of middle housing Lake Forest Park may consider allowing in its residential areas
- A summary of the potential benefits of middle housing, clarifying the purpose and intent of HB 1110

## Key Takeaways

- As a Tier 3 city, Lake Forest Park is required to allow at least two dwelling units per lot on all lots zoned predominantly residential.
- HB 1110 also allows cities to follow an Alternative Compliance Path, which would allow the City to exclude up to 25% of its residential parcels if they meet specific criteria, such as being located in critical areas or buffers. However, the City would be required to weigh this against Racially Disparate Impacts (RDI) and other considerations.
- The main types of middle housing include duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, courtyard apartments, and cottage housing. While Lake Forest Park is only required to allow duplexes, allowing a wider variety of housing in targeted areas could promote greater housing diversity and opportunity.
- There are a wide variety of benefits associated with allowing middle housing in all residential zones. Middle housing fits well into established residential neighborhoods, promotes affordability (particularly affordable homeownership), helps to address historical patterns of segregation, and aligns with climate goals.

## HB 1110 Intent and Requirements

HB 1110 is a middle housing bill that was passed by the State Legislature in 2023, now codified in RCW 36.70A.635. It requires cities to allow middle housing (multiple units per residential lot), with specific requirements based on the population of the city. There are three population-based tiers where the requirements apply:

- **Tier 1** cities are those with at least 75,000 residents
- **Tier 2** cities are those with between 25,000 and 75,000 residents
- **Tier 3** cities are those with populations under 25,000 that are contiguous with the UGA of the largest city in the county

Based on this criteria, **Lake Forest Park is a Tier 3 city**. Tier 3 cities are required to allow two dwelling units per lot on all lots zoned predominantly residential, unless zoning already permits higher densities. This requirement is a baseline – cities can choose to allow a wider variety of housing types in their residential zones, such as fourplexes, cottage clusters, or other middle housing types. The characteristics of various middle housing types are described below.

The intent of HB 1110 is to add housing capacity to the state and region in order to combat the broader housing affordability crisis, while particularly attempting to address the harms of exclusionary land use practices that have historically been most harmful to households of color. Allowing more housing types in all residential zones can help reduce the price of entry in high-opportunity neighborhoods and address patterns of racial segregation.

## Alternative Compliance Path

Cities have the option to pursue an “Alternative to Density Requirements” compliance path for HB 1110, as outlined in RCW 36.70A.635(4). This alternative permits a city to implement the density requirements outlined above to “at least” 75 percent of parcels in the city primarily dedicated to single-family detached units, rather than to all such lots. The 25 percent (or less) of parcels excluded from the density requirement must include but are not limited to:

- Lots designated with critical areas or their buffers
- Any portion of a city within a one-mile radius of a commercial airport with at least 9,000,000 annual enplanements
- Areas subject to sea level rise, increased flooding, susceptible to wildfires, or geological hazards over the next 100 years

There are also requirements for parcels which must be included in the “at least” 75 of lots which are subject to the new density requirements. These include:

- Any areas for which the exclusion would further racially disparate impacts or result in zoning with a discriminatory effect;
- Any areas within one-half mile walking distance of a major transit stop;
- Any areas historically covered by a covenant or deed restriction excluding racial minorities from owning property or living in the area, as known to the city at the time of each comprehensive plan update.

There are also other exemptions to some HB 1110 density requirements for cities lacking infrastructure capacity (such as sewer and water) and for areas with a high risk of displacement which likely do not apply to Lake Forest Park. Further details on the alternative compliance path and relevant legislation are found in Chapter 6 of the [Commerce User Guide for HB 1110 Model Ordinances](#).

The intention of this “Alternative Compliance Path” is to allow cities to ensure preservation of critical areas and limit densification in areas subject to future hazards arising from climate change and other natural disasters, while maintaining the intention of HB 1110 to increase housing supply in single-family residential neighborhoods throughout the city. An analysis of the potential for Lake Forest Park to undertake this alternative compliance path is found later in this report starting on page 64.

## Types of Middle Housing

Under HB 1110, Tier 3 cities like Lake Forest Park are required to allow at minimum four of the nine middle housing types listed below:

- Duplexes
- Triplexes
- Fourplexes
- Fiveplexes
- Sixplexes
- Townhouses
- Stacked flats
- Courtyard apartments
- Cottage housing

Details for each of these types of middle housing are described below, however, only four of the nine types are defined in statute, and some of these types overlap. For example, a three-story stacked flat building (with one unit per floor) could also be considered a triplex. Due to this overlap, it is important cities carefully consider how to define their “plex” housing types.

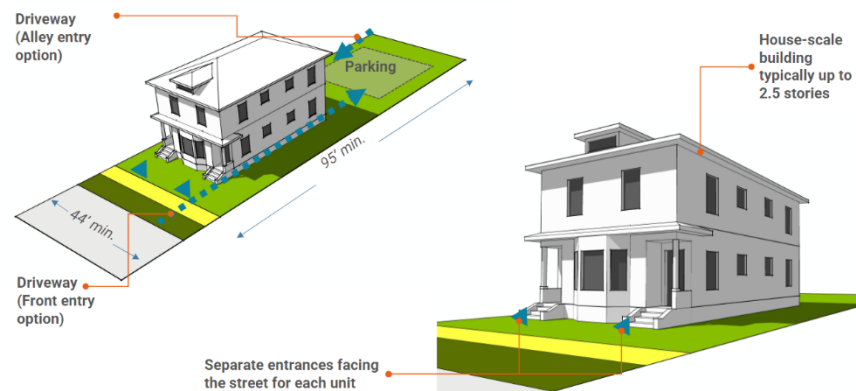
Additional information on middle housing types, including more details on the typologies and graphics shown in this section, are provided by the [WA Department of Commerce](#).

## Duplexes

Duplexes are buildings with two attached units. They are distinctive from homes with attached accessory dwelling units because the two units are typically similar in size. The units can be stacked, with one unit on the ground floor and the other on the upper floor, or side-by-side in a variety of configurations.

**Stacked duplexes** are house-scale buildings, typically up to two and a half stories, where one unit is on the ground floor and the other is above. Most commonly, stacked duplexes have two entrances facing the street, though some older stacked duplexes have a single entrance. Stacked duplexes are ideal for smaller or constrained lots because they are vertically rather than horizontally laid out. They fit well into residential neighborhoods as they have a similar appearance to larger single-family homes.

Figure 2. Typology Drawings for Stacked Duplexes



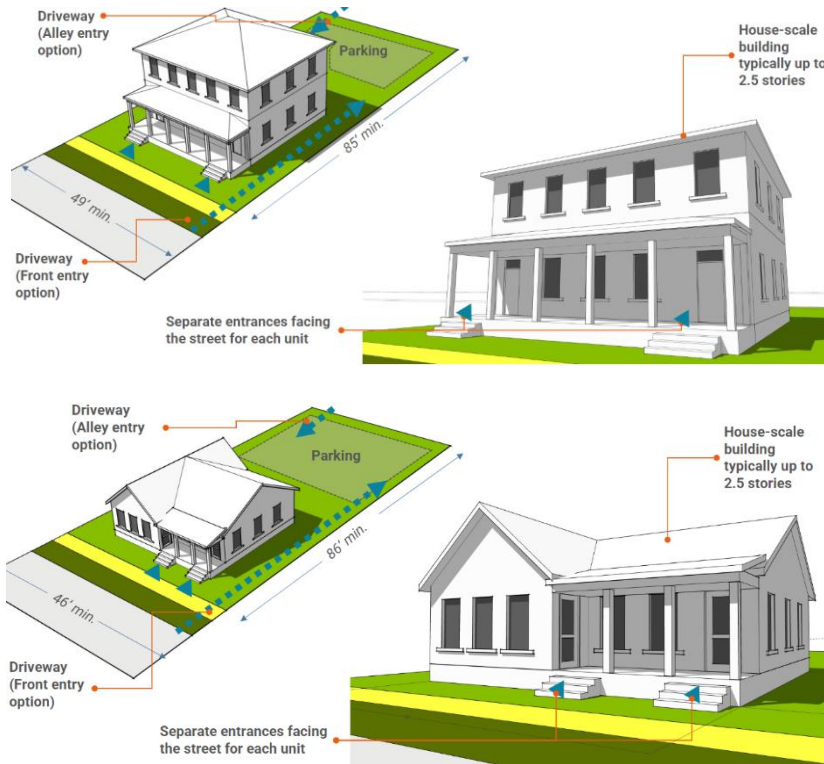
Source: Washington State Department of Commerce ([Link](#)).

Figure 3. A Stacked Duplex in the Wallingford Neighborhood of Seattle, WA



**Side-by-Side duplexes** can have a variety of layouts. They can be similar to townhouses, or they can be in smaller one- or two-story structures. Like stacked duplexes, side-by-side duplexes typically have two entrances facing the street. They also reflect the typologies of existing residential neighborhoods. Side-by-side duplexes are ideal for wider, more shallow lots.

Figure 4. Typology Drawings for Side-by-Side Duplexes



Source: Washington Department of Commerce ([Link](#))

Figure 5. A Single-Story Side-by-Side Duplex in Portland, OR (Source: Zillow ([Link](#))).



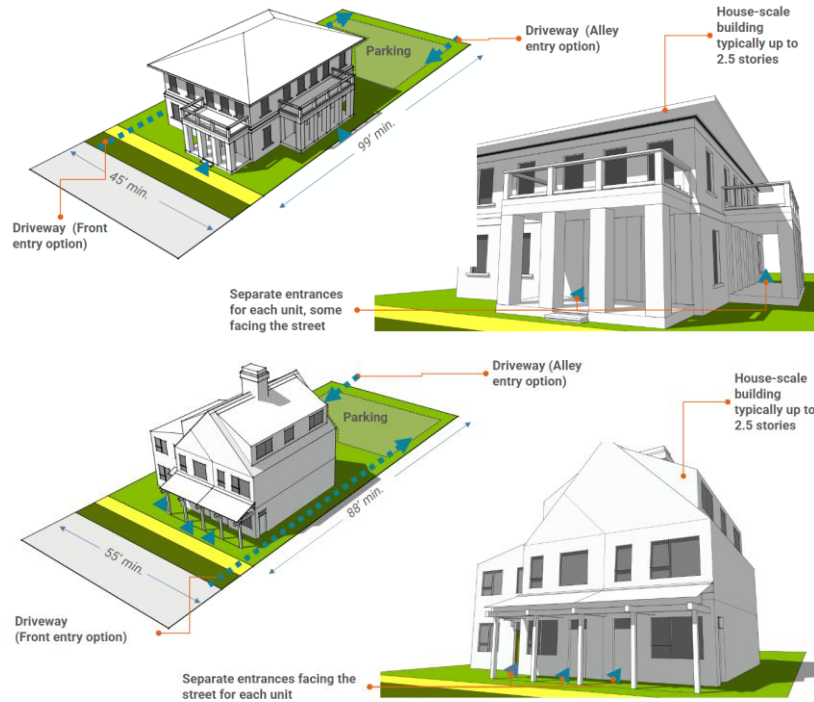
Figure 6. A Two-Story Side-by-Side Duplex in the Alberta Neighborhood of Portland, OR (Source: Sinclair Construction ([Link](#))).



## Triplexes

Triplexes are three-unit buildings that come in a variety of configurations. They are typically in structures up to two and a half stories, with entrances facing the street and/or the side of the building. Units can all be the same size, or one unit may be smaller than the other two. Like duplexes, house-scale triplexes fit well into residential neighborhoods. Depending on the configuration, they could fit either on long and narrow or wide and shallow lots.

Figure 7. Typology Drawings for Triplexes



Source: Washington Department of Commerce ([Link](#)).

Figure 8. A Triplex Building in Seattle, WA



Source: Workshop AD ([Link](#)).



## Fourplexes

Fourplexes are four-unit buildings that can be configured in a variety of ways, and can have between one and four entrances. According to the Department of Commerce, they are typically up to two and a half stories tall. Because of this, they fit well into residential neighborhoods. They can have two units per floor, or four units centered around a small forecourt. Because of the variety of configurations, fourplexes can be built on a wide range of lot types.

Figure 9. Typology Drawings for Fourplexes



Source: Washington Department of Commerce ([Link](#)).

Figure 10. A Fourplex with Three Front Entrances in the Ballard Neighborhood of Seattle, WA



Source: Apartments.com ([Link](#)).

Figure 11. A Historic Fourplex in Tacoma, WA



Source: Windermere Real Estate ([Link](#)).

Figure 12. A Newly Built Fourplex in Portland, OR

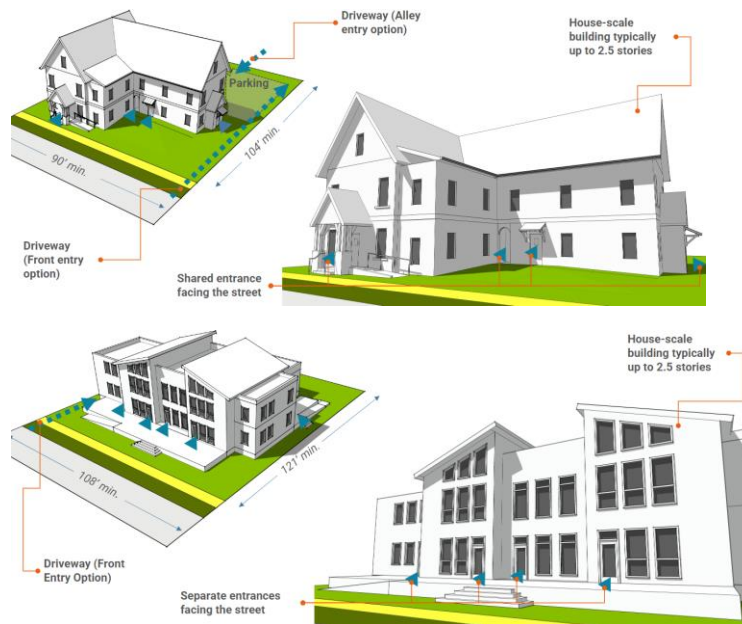


Source: Crexi ([Link](#)).

## Fiveplexes

Fiveplexes are five-unit buildings that are typically up to 2.5 stories in height, though allowing structures up to three stories can provide developers with more flexibility. Each unit generally has its own entrance, but not all entrances face the street. Fiveplexes typically require larger lots than duplexes, triplexes, and fourplexes – generally between 9,000 and 15,000 square feet. Fiveplexes are therefore a good fit for neighborhoods with larger lot sizes, and where there are fewer environmental constraints.

Figure 13. Typology Drawings for Fiveplexes



Source: Washington Department of Commerce ([Link](#)).

Figure 14. A Fiveplex in the Fremont Neighborhood of Seattle, WA



Source: Zillow ([Link](#)).

Figure 15. A Fiveplex in the Eastlake Neighborhood of Seattle, WA

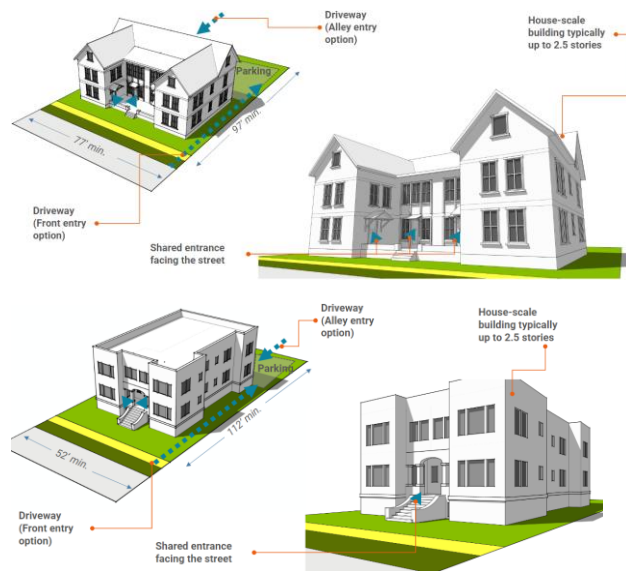


Source: CoStar.

## Sixplexes

Sixplexes are structures with six units, typically two and a half stories in height. Like fiveplexes, sixplexes can benefit from the flexibility of allowing three stories. Three-story sixplexes typically have two units per floor. Sixplex configurations typically include shared entrances, which can be situated around a small forecourt. Sixplexes can have three units on each floor or a variety of unit types and sizes within the building. Sixplexes can be built on slightly smaller lots than fiveplexes. They are ideal for neighborhoods near transit and amenities. The City of Portland recently legalized a style of sixplex called “side by side” that allows entrances on the side of the building. This accommodates sixplex structures on lots that are narrow but deep.

Figure 16. Typology Drawings for Sixplexes



Source: Washington Department of Commerce ([Link](#)).

Figure 17. A Sixplex Building in the West Woodland Neighborhood of Seattle, WA



Source: CoStar.

Figure 18. The 22 Monroe Sixplex in the Eliot Neighborhood in Portland, OR



Source: CoStar.

Figure 19. A Side-by-Side Sixplex in the Lents Neighborhood of Portland, OR

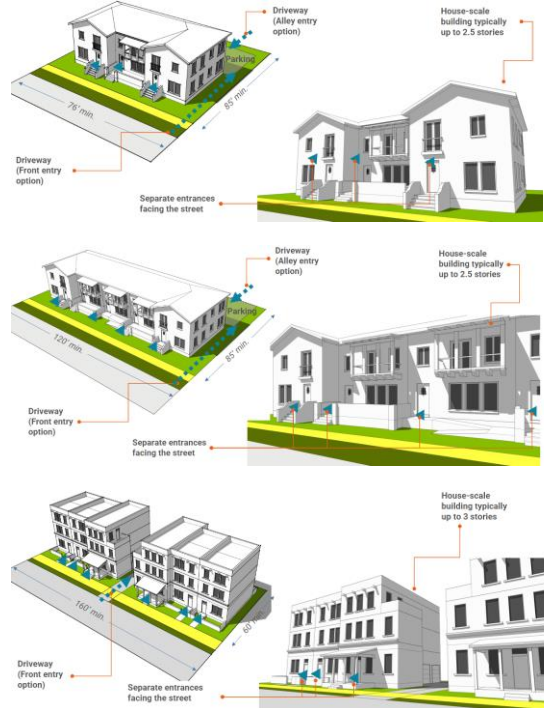


Source: CoStar.

## Townhouses

Townhouses (or townhomes) typically consist of individual units with their own entrances (usually facing the street) and attached walls. They are typically suitable for lots that are wide but not necessarily deep. Because townhouses may be individually platted, they can also be built on adjoining lots. Townhouses can range from two to four stories and can be arranged in one structure or multiple. Townhouse structures can consist of two or more units. Because of this flexibility, townhouses are suitable in most places.

Figure 20. Typology Drawings for Townhouses



Source: Washington Department of Commerce ([Link](#)).

Figure 21. Townhouses in Everett, WA



Source: CoStar.

Figure 22. Park Central Townhouses in Bellevue, WA



Source: CoStar.

Figure 23. Rainier View Townhouses in Burien, WA



Source: CoStar.

Figure 24. Townhouses in Troutdale, OR

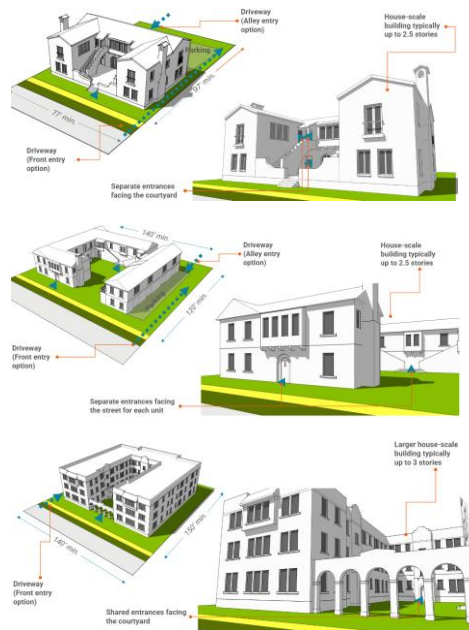


Source: CoStar.

## Courtyard Apartments

Courtyard Apartments are detached or attached house-scale buildings with six or more units, where the unit entrances are off of a central courtyard. These apartments are typically in structures that are either two and a half or three stories tall. Larger courtyard buildings are typically built at a greater scale than other middle housing types. Depending on the configuration, courtyard apartments can be on a variety of lot types. However, they are more suited to larger, less constricted lots. Many of the existing courtyard apartment buildings in the Seattle area are older, historic buildings.

Figure 25. Typology Drawings for Courtyard Apartments



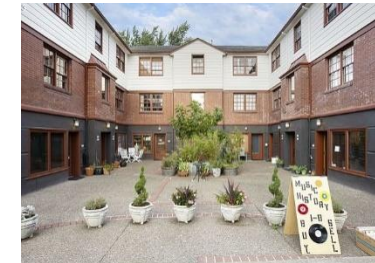
Source: Washington Department of Commerce ([Link](#)).

Figure 26. The Devonshire Building in the Belltown Neighborhood of Seattle, WA



Source: Community Roots Housing ([Link](#)).

Figure 27. Courtyard Apartments in the Concordia Neighborhood of Portland, OR



Source: Zillow ([Link](#)).

Figure 28. Courtyard Housing in the Irvington Neighborhood of Portland, OR



Source: Zillow ([Link](#)).

## Cottage Housing

Cottage Housing, also called Cottage Clusters, is a type of middle housing that typically has around six units of detached housing. Each unit is a small home, generally up to one and a half stories tall. Some cottage housing also includes some attached units, like small duplexes. The units are generally organized around a shared open court and are visible from the street. The primary difference between cottage housing and courtyard apartments is that cottage housing includes multiple structures. Cottage housing typically requires larger (at least 12,600 SF), less constrained lots. However, cottage housing is a particularly flexible typology that can also fit on more unusually shaped lots with structures oriented around existing trees or other constraints.

Figure 29. Typology Drawings for Cottage Housing



Source: Washington Department of Commerce ([Link](#)).

Figure 30. Cully Green Cohousing in the Cully Neighborhood of Portland, OR



Source: Communitecture ([Link](#)).

Figure 31. The Southard Development in Tukwila, WA



Source: The Southard ([Link](#)).

Figure 32. Greenwood Avenue Cottages in Shoreline, WA



Source: The Cottage Journal ([Link](#)).

## Benefits of Middle Housing

Middle housing can have several advantages, including:

- Their appearance and scale typically fit well in residential neighborhoods.
- They add “gentle density” in areas that may not be ideal for large apartment buildings, either because of a lack of buildable land or because of existing infrastructure challenges.
- Middle housing units tend to be smaller, making them more affordable than traditional single-family homes without the need for public subsidy.
- Middle housing units can be renter-occupied, reducing the cost of entry into high-opportunity single-family neighborhoods.
- Increasing the diversity of housing types provides opportunities for moderate-income workers like teachers and firefighters to live in the communities they serve.
- Adding middle housing to residential neighborhoods can help address historical patterns of segregation across cities and regions.
- Denser housing in infill neighborhoods, as opposed to greenfield construction, promotes climate resilience by reducing greenhouse gas emissions and protecting critical environmental areas.

In Lake Forest Park, middle housing could have also the benefit of leaving more environmentally sensitive areas underdeveloped without restricting housing supply, increasing resilience by adding more housing on lots or portions of lots that are not environmentally constrained by slopes and wetlands.

## Strategies for Affordable Homeownership

Allowing a diverse array of middle housing types presents opportunities for more affordable homeownership. Middle housing units are typically smaller than traditional single-family homes, and new units sell for less. Middle housing also helps increase the housing supply, taking some pressure off of rising home prices. By offering a variety of housing – including townhouses, flats, and cottage clusters – Lake Forest Park will help meet the needs of more homeowners.

In addition, nonprofit organizations like Habitat for Humanity as well as local Community Land Trusts (CLT) throughout the Pacific Northwest have embraced middle housing as an opportunity to provide more regulated affordable homeownership opportunities. In Portland, advocacy from Habitat for Humanity and local CLT Proud Ground advocated for an affordability bonus that lets developers build six units on a lot if half are affordable.

Lake Forest Park should consider the following strategies to increase opportunities for more affordable homeownership:

- **Partner with affordable homebuilders** and community land trusts to better understand the needs of the communities they serve and ensure that development regulations allow for these types of housing.
- **Incentivize affordable housing development** through density bonuses, fee waivers, or other programs.
- **Offer opportunities for fee-simple lot splitting** to increase wealth building opportunities.
- **Establish a funding source**, such as an affordable housing trust fund, to support local affordable housing construction through direct subsidies or land purchases.

## Partner with Affordable Homebuilders

Affordable homebuilders, including nonprofits and community land trusts, are experts in the feasibility of the types of properties they develop, as well as the subsidies potentially available for different product types. They are also in regular contact with the communities that would benefit from more affordable homeownership opportunities. Working closely with these organizations will give the City a better understanding of local needs, as well as what actions it can take to meet those needs. The City can then take the information gleaned from conversations with these organizations to ensure that the City Code enables the types of housing that reflect both community needs and economic realities.

## Incentivize Affordable Housing Development

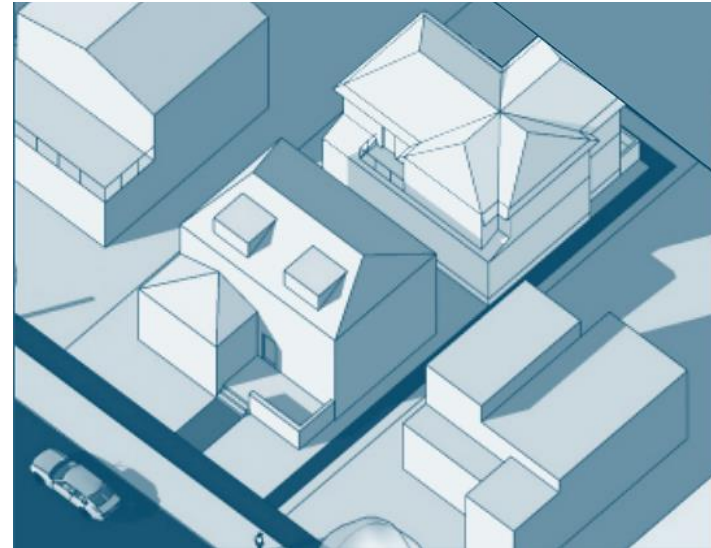
The City has an opportunity to create incentive programs for affordable housing directly within its middle housing code. This can be in the form of bonuses – extra units or additional height if a development includes some number of affordable units – or financial incentives like waivers for System Development Charges (SDCs) or permitting fees. The partnerships the City forms with affordable housing developers will be crucial to adequately calibrating these bonuses. If the bonuses are not sufficient to make affordable housing construction feasible, the City will not get any new affordable homeownership units through its middle housing program.



## Enable Fee-Simple Lot Splitting

Recent changes to Portland’s Residential Infill Project (RIP) allow for a new type of housing called “detached duplexes” along with fee simple lot splitting. This allows homeowners on larger lots to build a detached unit larger than what would typically be allowed for an ADU and then split the lot to sell the second unit and associated land to a buyer. This enables wealth building opportunities for existing homeowners through the sale of part of their lot as well as affordable homeownership opportunities. Currently, however, Lake Forest Park’s Municipal Code requires that lot sizes and shapes must be consistent with zoning regulations, and lots must have 75 feet of frontage on the right of way. This would make it extremely difficult to increase homeownership options, even on larger lots. The State Legislature recently attempted to pass HB 1245, which would have required cities to allow lot splitting and the creation of new lots as small as 2,000 square feet. Although this law did not pass, it serves as a potential model for Lake Forest Park.

Figure 33. Rendering of a Detached Duplex



Source: Portland Bureau of Planning & Sustainability ([Link](#)).

## Establish an Affordable Homeownership Funding Source

The construction of affordable homeownership units is typically undertaken by nonprofits such as Community Land Trusts rather than by city governments. However, many funding sources are targeted to larger affordable housing projects, especially rental apartments. To support the affordable homebuilders interested in developing new housing in Lake Forest Park, the City should consider creating a new funding source like a Housing Trust Fund that can either directly fund affordable housing or fund the purchase of land that the City can then turn over to a nonprofit organization for development.

# LAKE FOREST PARK NEIGHBORHOOD CHARACTERISTICS

## Purpose

This section discusses the potential for the development of the middle housing types outlined in the previous section in Lake Forest Park's residential areas. The city's neighborhoods are first grouped by zone and similar site characteristics and analyzed at a high level, followed by a profile of existing Middle Housing units in the city. Then, five representative areas with differing parcel sizes, configurations, and constraints are analyzed to determine the potential for middle housing types in the city's varying neighborhood areas.

## Key Takeaways

- Lake Forest Park's five RS zones make up 96 percent of total parcel acreage in the city. These zones allow single family dwellings, ADUs, and manufactured housing but do not currently allow for duplexes or other middle housing types.
- To analyze the feasibility of middle housing in these five residential zones, LCG categorized different areas of the city by zone, location, and environmental constraints. Lake Forest Park's RS 10 and RS 15 zones have a particularly high share of environmentally constrained parcels. The RS 10, RS 15, and RS 20 zones also have a higher share of parcels that are below the minimum lot size required by Lake Forest Park's zoning code.
- The neighborhoods along Bothell Way NE and Ballinger Way NE are the most walkable areas of the city. These neighborhoods should be considered potential targets for higher-density middle housing types.
- Lake Forest Park's municipal code includes a Reasonable Economic Use Exemption that enables some low intensity building on lots that are fully constrained by critical areas and buffers. Depending on the middle housing strategy the City chooses to pursue, it should consider allowing small duplexes or other middle housing types through this process.
- There are currently 22 middle housing units located in Lake Forest Park's single-family zones, despite not being allowed under current zoning regulations. These middle housing units fit in with the surrounding residential form and scale and offer examples of how middle housing could look in the future.
- LCG analyzed existing parcels in five different areas of Lake Forest Park to determine what could be built on lots of various sizes and with differing environmental constraints. Due to the large size of many city lots, a wide variety of housing types could fit in the city's residential neighborhoods.

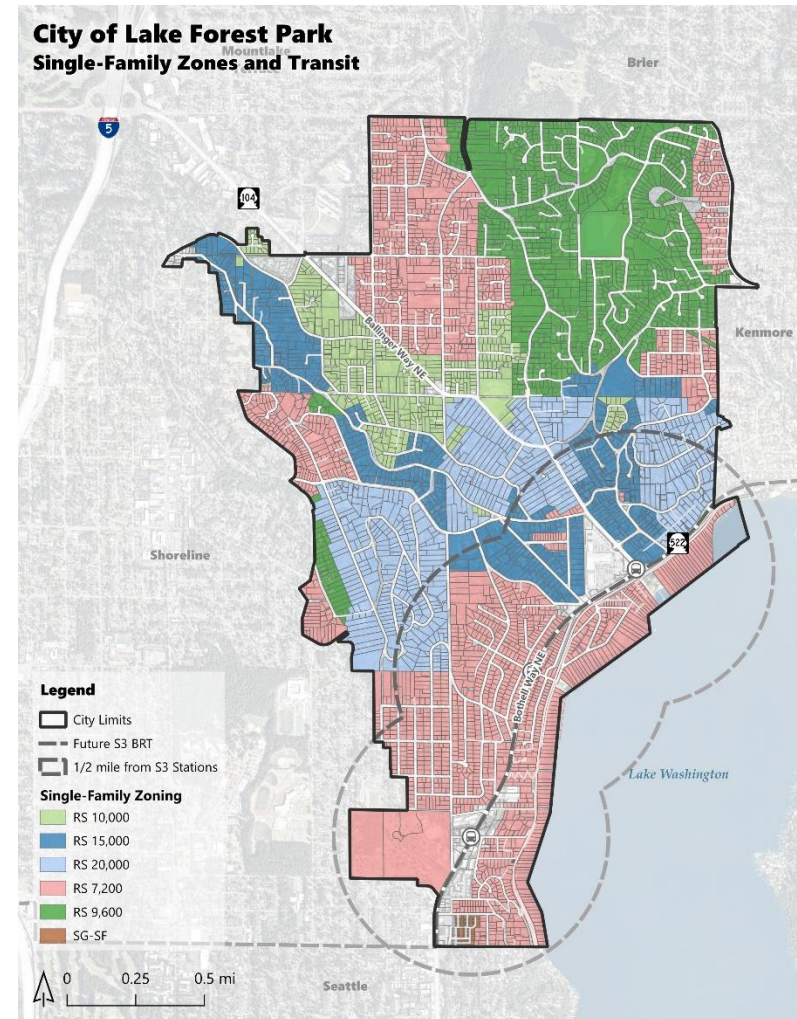
## Lake Forest Park's Residential Zones

Lake Forest Park's zoning code currently contains five single-family residential zones (RS 20, 15, 10, 9.6, and 7.2), making up 96 percent of the city's parcel acreage. The minimum lot sizes in these zones range from 20,000 square feet (RS-20) down to 7,200 square feet (RS-7.2). All five zones currently permit the same uses, per Chapter 18 of the Lake Forest Park Municipal Code:

- Single-family dwellings
- Home occupations
- Accessory buildings and structures, including ADUs<sup>1</sup>
- Manufactured housing
- Signs
- Type 1 day care facilities

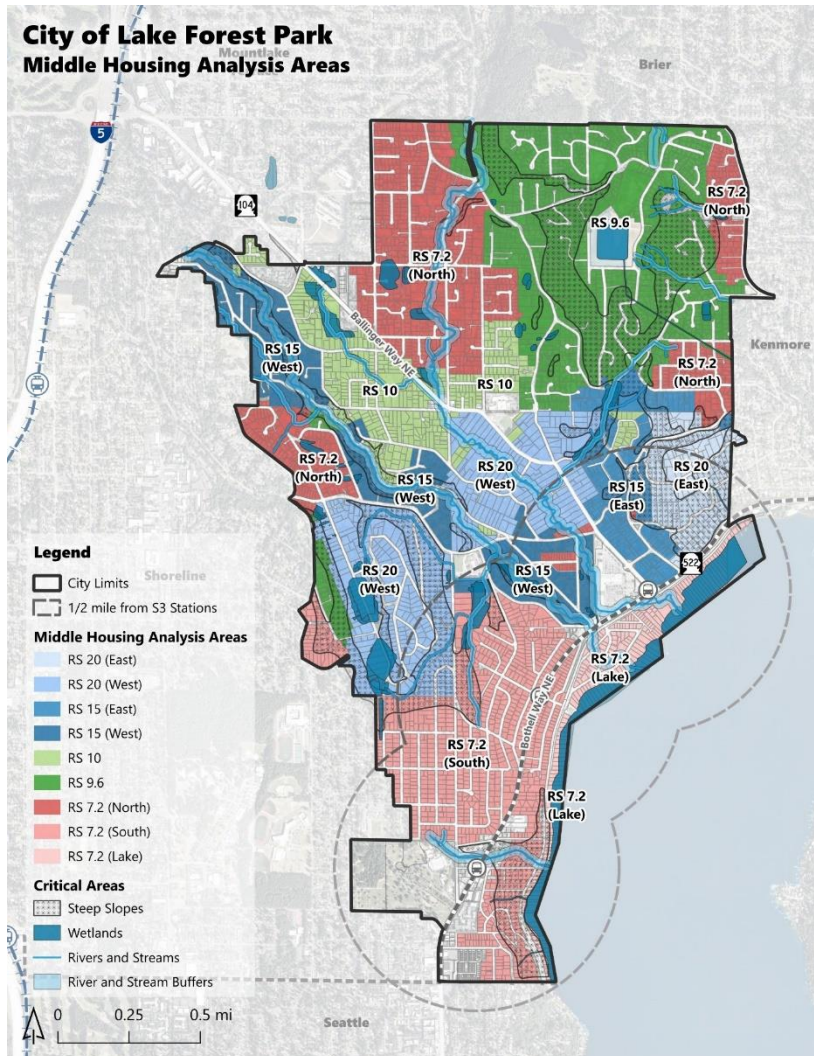
These zones are spread throughout Lake Forest Park with lot sizes roughly corresponding to various geographic and environmental constraints, with larger lots in areas containing wetlands, creeks, and steep slopes, and smaller lots in relatively flatter parts of the city. For this analysis, the RS-20, RS-15, and RS-7.2 zones were broken down into sub-areas based on their geographic distribution in the city to reflect different characteristics present with those zones. Figure 34 below shows these middle housing analysis areas in Lake Forest Park, along with critical areas likely to constrain development – steep slopes, wetlands, streams, and their buffers.

<sup>1</sup> Per LFPMC 18.50.050, there are various restrictions on ADUs, including a provision that new detached ADUs must be on lots of 10,000 square feet or more, owner occupancy requirements, and other



provisions which will be preempted by HB 1337 (2021). Revised ADU regulations will need to take effect by June 30, 2025 for compliance with the GMA.

Figure 34. Lake Forest Park Residential Zones and Middle Housing Analysis Areas



- The **RS-20 (West)** and **RS-15 (West)** areas are very deep lots which back up onto creeks and have significant sloped areas.
- The **RS-20 (East)** parcels are also sloped, but without the significant stream constraints.
- The **RS-15 (East)** cluster is more uniform in size and layout, without creek areas.
- The **RS-10** zone has relatively uniform lots, and several smaller stream areas.
- The **RS-9.6** zone is found in the north of the city, and contains significant areas with steep slopes, and a more suburban road network and layout with numerous cul-de-sacs and few through roads.
- The **RS-7.2 (North)** clusters are similar to the RS-9.6, with typical subdivision layouts though fewer sloped areas than found in the RS-9.6 zone.
- The southern part of the city has two areas of RS-7.2 zoning, a large, relatively flat area in the southwest (**RS-7.2 (South)**) with a more conventional street grid network, and a narrow area adjacent to Lake Washington (**RS-7.2 (Lake)**), with lakefront properties and some irregular neighborhood layouts near the Town Center where some existing ADUs and middle housing have been observed.

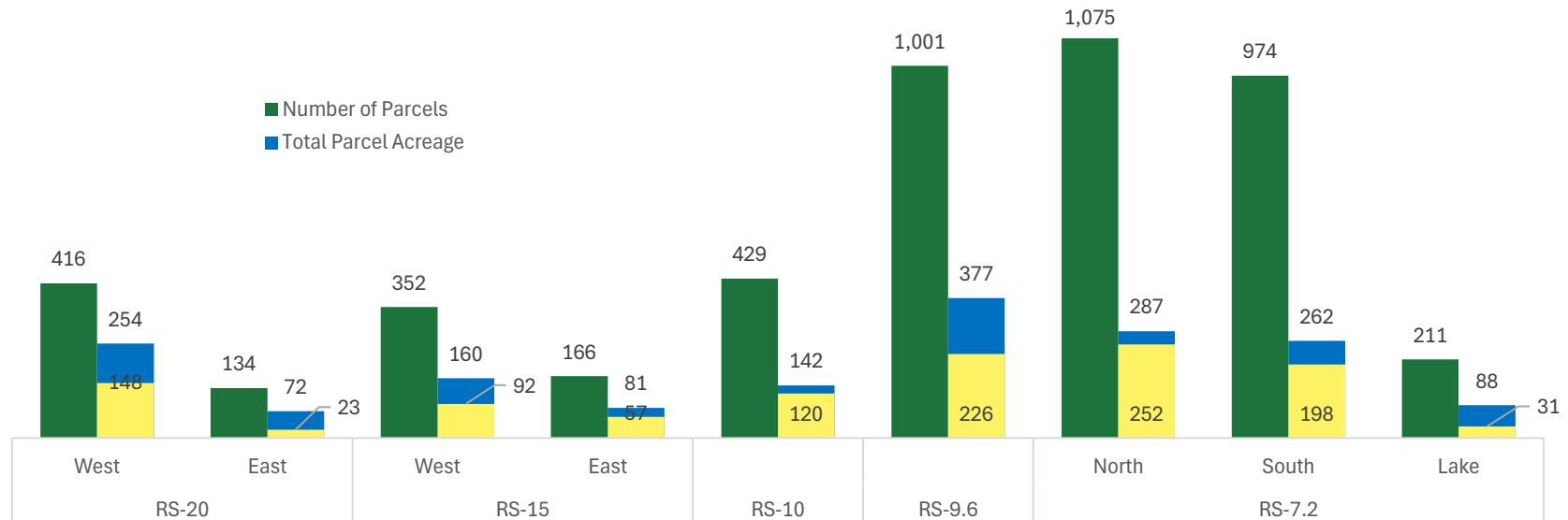
Source: City of Lake Forest Park, King County, Leland Consulting Group

## Parcel Acreage and Critical Areas

Figure 35 below shows the total number of parcels in each middle housing analysis area as well as the total acreage (in blue) and acreage outside of critical areas (in yellow). The steep slopes, streams, buffers, and wetlands used in this analysis do not represent completely undevelopable areas, since Lake Forest Park allows some development in these areas through reasonable use exemptions. Nonetheless, the acreage shown below gives an idea of the most likely and administratively straightforward development area in each analysis area.

The larger RS-20 and RS-15 zones contain very little acreage outside of critical areas, particularly in the RS-15 West area along the creek, and the highly sloped RS-20 East area. The RS-10 zone is relatively unconstrained, as are the RS-7.2 North and South areas. More than half of the RS-9.6 zone is constrained, primarily by steep slopes, and much of the parcel acreage in the RS-7.2 Lake area is at or beyond the shoreline and therefore unbuildable.

Figure 35. Parcels and Acres in Middle Housing Analysis Areas



Source: City of Lake Forest Park, King County, Leland Consulting Group

The table below in Figure 36 shows details on the acreage and percentage of each type of environmental constraint in the analysis areas. Note that due to overlapping streams, wetlands, and steep slopes, the total constrained area is typically smaller than the sum of all the individual critical areas.

Figure 36. Critical Areas Detail in Middle Housing Analysis Areas

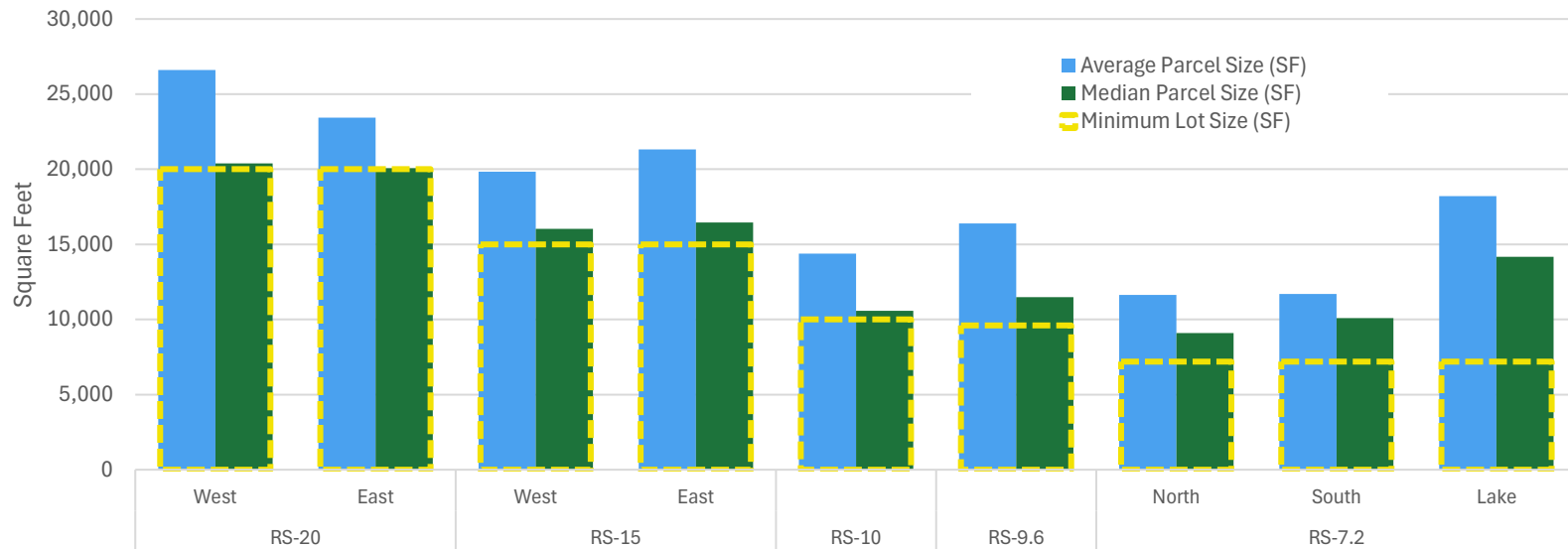
|                        | RS-20 |      | RS-15 |      | RS-10 | RS-9.6 | RS-7.2 |       |      |
|------------------------|-------|------|-------|------|-------|--------|--------|-------|------|
|                        | West  | East | West  | East |       |        | North  | South | Lake |
| Stream Buffer (Ac)     | 28.8  | 0.0  | 50.5  | 1.9  | 13.0  | 21.4   | 22.7   | 10.8  | 10.2 |
| % Stream Buffer Area   | 11%   | 0%   | 32%   | 2%   | 9%    | 6%     | 8%     | 4%    | 12%  |
| Wetland (Ac)           | 20.1  | 0.3  | 11.9  | 2.3  | 9.8   | 5.8    | 10.6   | 7.5   | 45.0 |
| % Wetlands             | 8%    | 0%   | 7%    | 3%   | 7%    | 2%     | 4%     | 3%    | 51%  |
| Steep Slope (Ac)       | 67.8  | 49.4 | 42.1  | 23.0 | 5.1   | 131.6  | 6.6    | 54.7  | 5.2  |
| % Steep Slopes         | 27%   | 69%  | 26%   | 28%  | 4%    | 35%    | 2%     | 21%   | 6%   |
| Total Constrained Area | 106.2 | 49.4 | 68.5  | 24.2 | 21.9  | 150.4  | 35.7   | 63.7  | 57.3 |
| % Constrained          | 42%   | 69%  | 43%   | 30%  | 15%   | 40%    | 12%    | 24%   | 65%  |

Source: City of Lake Forest Park, King County, Leland Consulting Group

### Existing Nonconforming Parcels

The chart below in Figure 37 shows the relationship between the zoned minimum lot size and the actual parcel sizes in the analysis areas. Both average and median parcel size are shown, since the presence of a few large parcels can significantly influence the average size. In most of the analysis areas, the median parcel size is similar or slightly larger than the minimum lot size. As the minimum lot size decreases, there are more larger lots, as seen in RS-7.2 South and Lake areas (although some of the parcel acreage in the Lake area is water). The disparity between the median and average lot sizes indicates that there are likely some very large lots which are either unbuildable or have the potential to be subdivided. Overall, however, the achieved lot sizes confirm relatively closely with the zoned lot sizes in most of Lake Forest Park’s residential areas.

Figure 37. Parcel Sizes in Middle Housing Analysis Areas (Source: City of Lake Forest Park, King County, Leland Consulting Group)



Although the median lot sizes in the analysis zones are typically larger than the minimum allowed lot size under current zoning, there are also nonconforming lots in the city which are smaller than the zoned minimum size. Figure 38 below shows the percentage of parcels in each analysis area which are smaller than the minimum lot size. If a current parcel were being subdivided, these lots would not be allowed. Zones with larger minimum lot sizes have more nonconforming small lots as shown, likely reflecting the intention of the zoning code to discourage further development in those areas in the RS-20 and 15 zones with more significant environmental constraints from slopes and creeks. The smaller zones have fewer nonconforming lots, particularly the RS 7.2 South area, which is platted on a more traditional grid pattern with very uniform lots.

Figure 38. Share of Parcels Under Minimum Lot Size by Middle Housing Analysis Area



Source: City of Lake Forest Park, King County, Leland Consulting Group

In addition to lot size, there are current limitations on lot coverage – the percentage of the parcel area that can be covered by buildings. The maximum lot coverage by zone is shown at right in **Error! Reference source not found.** In all the residential zones together, about 6 percent of lots contain buildings that exceed the maximum lot coverage. In most of the analysis areas, the share of lots is around 5 percent, but the RS-7.2 South and Lake areas have about 10 and 15 percent of lots, respectively, where the built square footage exceeds the maximum allowed lot coverage of 35 percent, as shown below in **Error! Reference source not found.** with a detail map of those areas in

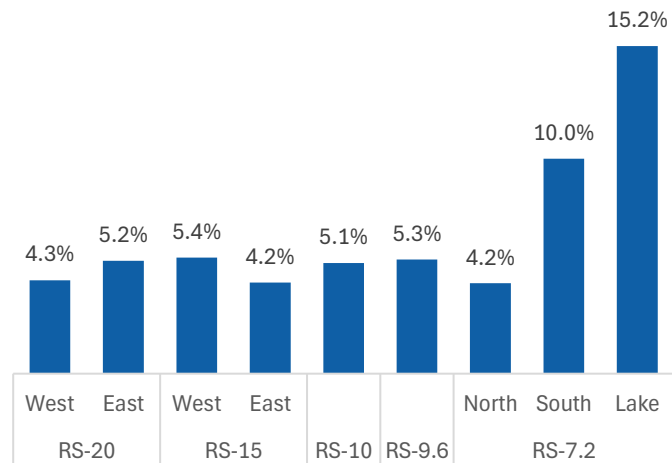
Figure 40. The existence of these numerous nonconforming uses suggests that this minimum lot size may be overly restrictive compared with development patterns already being seen in Lake Forest Park.

Figure 38. Maximum Lot Coverage by Zone

|               |              |
|---------------|--------------|
| <b>RS-20</b>  | <b>25%</b>   |
| <b>RS-15</b>  | <b>27.5%</b> |
| <b>RS-10</b>  | <b>30%</b>   |
| <b>RS-9.6</b> | <b>30%</b>   |
| <b>RS-7.2</b> | <b>35%</b>   |

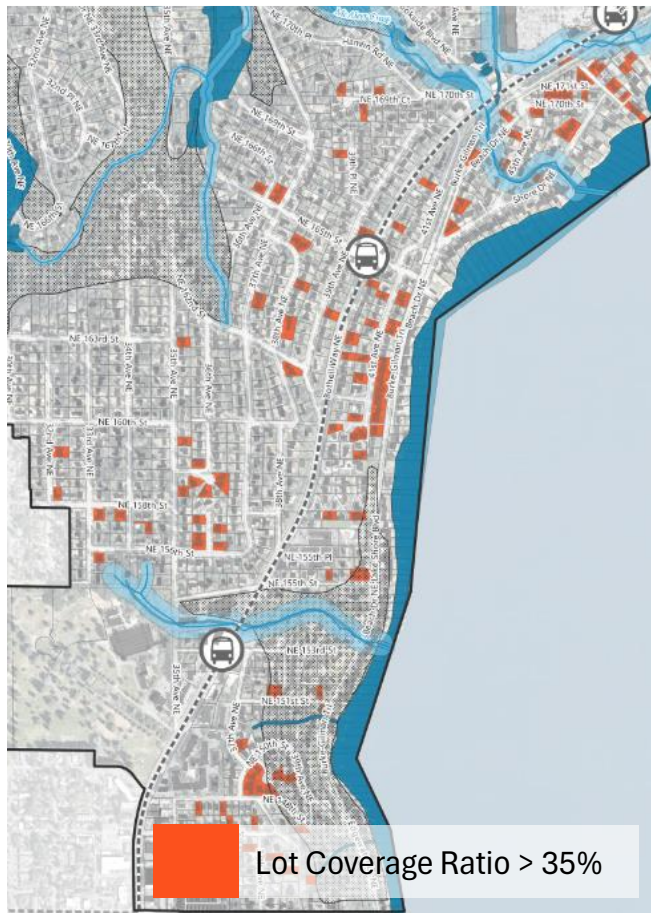
Source: City of Lake Forest Park, King County, Leland Consulting Group

Figure 39. Percentage of Lots Exceeding Maximum Lot Coverage by Analysis Area



Source: City of Lake Forest Park, King County, Leland Consulting Group

Figure 40. RS-7.5 Detail Map



Source: City of Lake Forest Park, King County, Leland Consulting Group

## Walkability

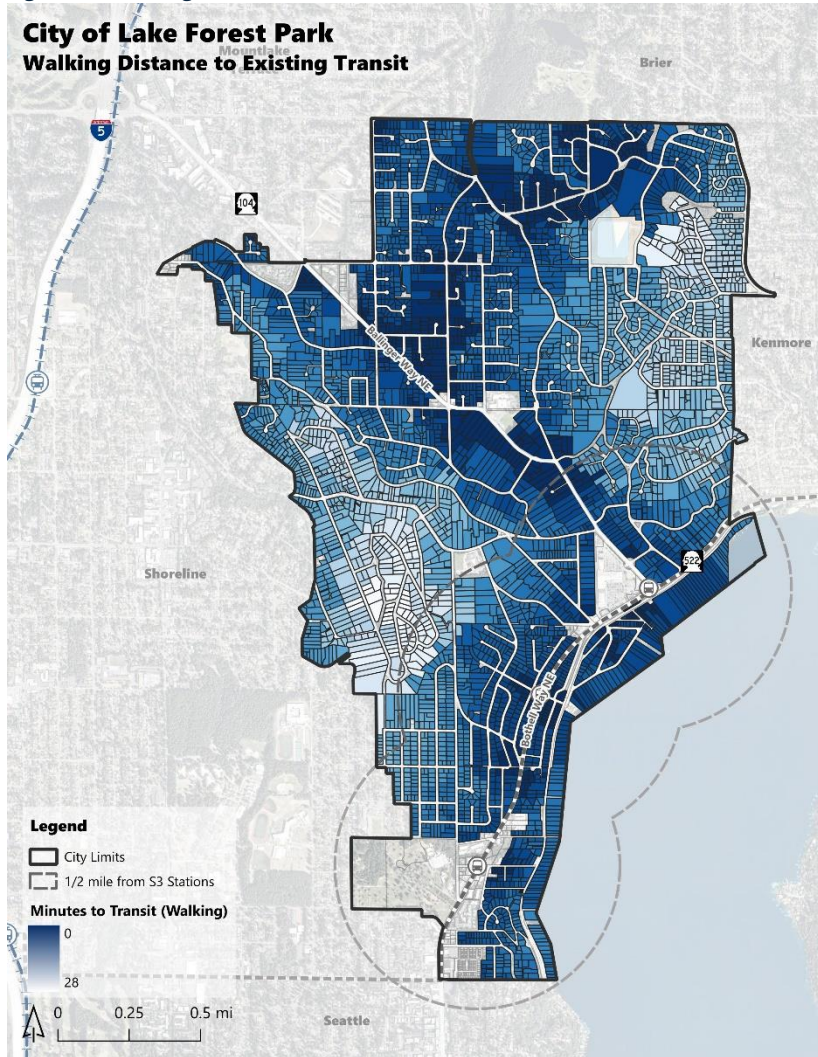
When considering potential locations for middle housing, one important factor to consider is non-motorized access to employment and transit.

Encouraging middle housing and increased density in areas with good walkability can improve health and quality of life, help reduce automobile dependence and associated greenhouse gas emissions, reduce the demand for parking spaces, and improve community. The maps below show walking distance (in minutes) to the nearest transit stop and nearest retail land use.

Similar patterns emerge in both analyses, with the hilly RS-20 West area near the border with Shoreline showing the least pedestrian accessibility to amenities and transit. The east side of the city also shows relatively long walking times to transit, and the northeast corner is relatively inaccessible to retail and amenities.

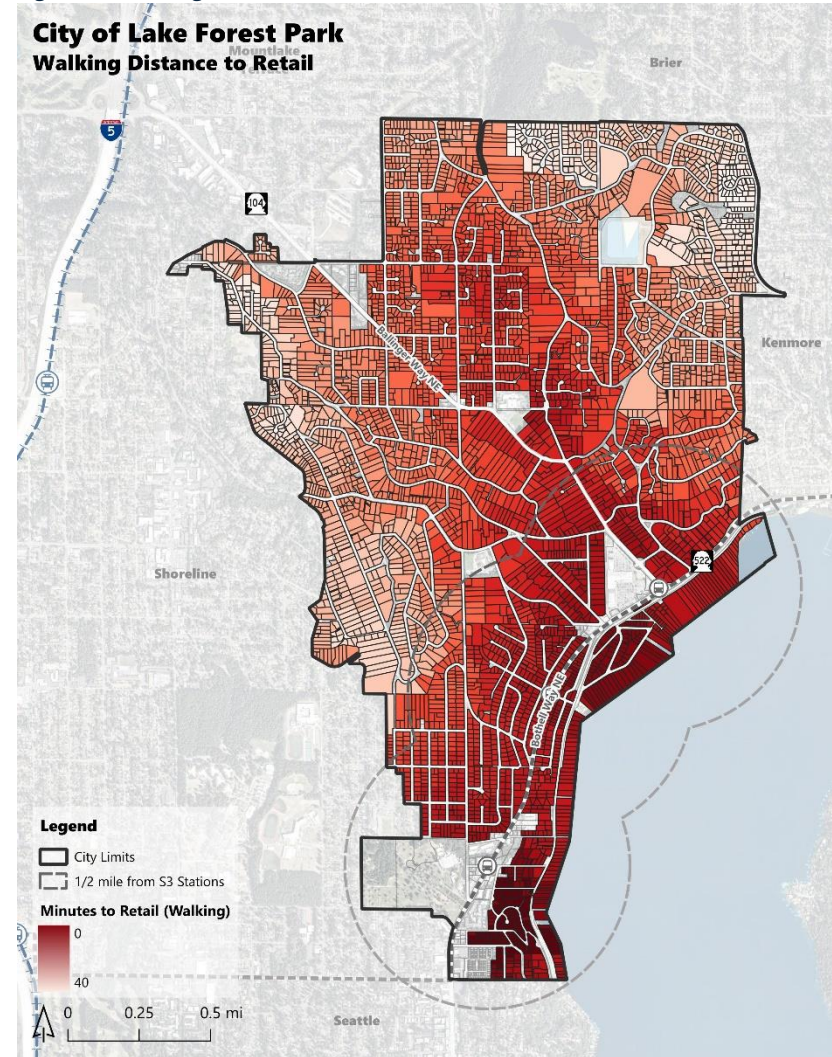
On the other hand, the areas near the Town Center, adjacent to Bothell Way and to the Burke-Gilman Trail, and in the south of the city near the border with Seattle show high pedestrian access to retail amenities, and the Ballinger Way corridor also shows proximity to current transit service. The S3 Bus Rapid Transit (BRT) line will be opening near the end of this comprehensive planning horizon, and the route, proposed station locations, and as ½ mile buffer around those stations are also shown. When that service opens, the neighborhoods in the southern part of the city (the RS-7.2 South and Lake areas in particular, as well as the Town Center), will have increased access to higher-capacity and more frequent transit service.

Figure 41. Walking Distance to Transit



Source: Urban Footprint, Leland Consulting Group

Figure 42. Walking Distance to Retail



Source: Urban Footprint, Leland Consulting Group

## Reasonable Economic Use Exemption

In Lake Forest Park's critical areas and their buffers, alteration or development of structures is typically prohibited. However, to prevent the unconstitutional taking of property rights, the City's municipal code allows property owners to apply for an exception to critical area regulations (16.16.250). Case law related to the [takings clause](#) in the Fifth Amendment has established that economic use of one dollar is sufficient to prove that a taking did not take place and the property owner is not owed compensation.

The reasonable economic use exemption allows for single family dwellings with footprints no greater than 750 square feet and gross floor area of no more than 1,500 square feet, though an additional attached garage of 250 square feet is permitted.

Property owners interested in pursuing a reasonable economic use exemption apply to the planning department, which forwards the application to the hearing examiner for a decision. The criteria for approval include:

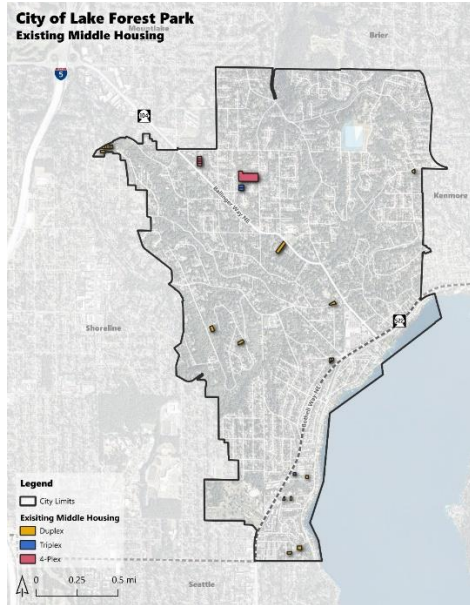
- Application of critical area regulations deny all reasonable economic use of the property
- There is no other reasonable economic use with less impact
- There is no unreasonable threat to public health, safety, or welfare
- Alterations are the minimum necessary to allow for economic use
- The inability to derive economic use is not due to actions of the current or previous property owner

Because of the size limits and minimum impact requirements, it is unlikely that middle housing would be granted an economic use exemption. However, the City could potentially choose to allow a small duplex with a footprint no greater than 1,000 square feet (the equivalent of a home with a 750 square foot footprint and 250 square foot attached garage) through this exemption. Duplexes do not have a substantially greater environmental impact than single family homes, and a 1,500 to 2,000 SF duplex could accommodate modest one- to two-bedroom units. Because exemptions are at the discretion of a hearing officer, the City would retain control over the process and ensure that development is within an acceptable threshold.

## Existing Middle Housing

According to King County Assessor data, there are 65 units of existing middle housing in Lake Forest Park, in the form of duplexes, triplexes, and 4-plexes. These housing types, as well as apartments, townhouses, co-ops, and condominiums are currently allowed in Lake Forest Park's multifamily zones (RM 3600, 2400, 1900, and 900). These multifamily zones contain 43 of the 65 middle housing units, but 22 units are nonconforming uses in the city's RS-9.6 and RS-7.2 zones. The map below in Figure 43 shows the locations of duplexes, triplexes, and 4-plexes according to the most recent King County Assessor data.

Figure 43. Existing Middle Housing in Lake Forest Park



Source: King County Assessor, King County GIS, Leland Consulting Group

Some examples of these units in the RM and RS zones are shown in the figures below. The duplexes and triplex in the RS-7.2 zone in particular demonstrate existing middle housing in the city which blends in architecturally with surrounding buildings and retains a similar scale to adjacent single-family uses.

Figure 44. Duplexes in RM 3600 Zone



Source: Google Maps

Figure 45. Duplex in RS-7.2 Zone



Source: Google Maps

Figure 46. Duplex in RS-7.2 Zone



Source: Google Maps

Figure 47. Triplex in RS-7.2 Zone



Source: Google Maps

## Example Parcels in Residential Neighborhoods

LCG analyzed five sites in residential zones throughout the city to understand what types of middle housing would be most suitable given lot dimensions and environmental constraints. Common environmental constraints in Lake Forest Park include wetlands, streams, steep slopes, and buffers. Lake Forest Park also has a variety of non-standard parcel shapes that could potentially impact what could be built on a given site.

### Site 1: RS 9.6 Cul De Sac

The first site is a cul-de-sac in the RS 9.6 zone near the northern border of Lake Forest Park. The cul-de-sac lots have non-standard shapes, and each lot currently has a single-family home on site. The lots shown in Figure 48 below are not constrained by major environmental factors. The two lots highlighted in dashed red lines are the sample parcels used in this analysis. The structure on the 9,800 square foot lot takes up approximately 29% of the land area, while the structure on the 12,100 square foot lot takes up 26% of the land area.

Figure 48. Site 1: RS 9.6 Cul De Sac

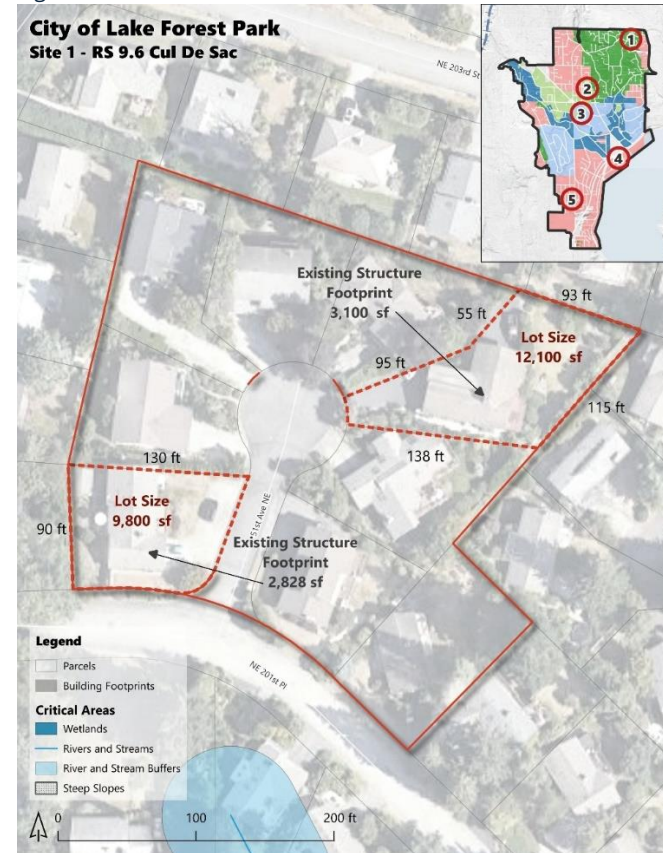




Figure 49. Street View of 51<sup>st</sup> Avenue NE from NE 201<sup>st</sup> Place



Figure 50. Aerial View of the Cul-de-Sac on 51<sup>st</sup> Avenue NE



Source: Google Maps.

Because of the shape of the existing structure on the 9,800 square foot lot, it is unlikely that an additional structure (such as an ADU) could be built on site. However, an ADU would likely be feasible on the rear portion of the 12,100 square foot lot. Because of the narrow width of the street-facing portion of the 12,100 square foot lot, setbacks could potentially need to be adjusted to allow for middle housing toward the rear of the lot.

|                                    | <b>9,800 Square Foot Lot</b>  | <b>12,100 Square Foot Lot</b>  |
|------------------------------------|---|--|
| <b>Infill Opportunities</b>        | Internal Conversion   | Backyard ADU<br>Internal Conversion  |
| <b>Redevelopment Opportunities</b> | Duplex (side by side or stacked)<br>Triplex<br>Fourplex<br>Fiveplex<br>Sixplex<br>Townhouse (up to 3)<br>Courtyard Building | Duplex (stacked)<br>Triplex<br>Fourplex<br>Fiveplex<br>Sixplex<br>Courtyard Building |

## Site 2: RS 10 Grid North

The RS 10 zoned site in Figure 51 below is located at NE 189<sup>th</sup> Place and 37<sup>th</sup> Avenue NE. As in the previous example, these lots are not constrained by major environmental factors. However, there are a significant number of large trees on this site. The lots are a more regular rectangular shape than the lots on the Cul de Sac site. The two lots highlighted in dashed red lines are the sample parcels used in this analysis. The structure on the 9,284 square foot lot facing NE 189<sup>th</sup> Place takes up approximately 33% of the land area, while the structure on the 10,245 square foot lot facing NE 188<sup>th</sup> Street takes up 25% of the land area.

Figure 51. RS 10 Grid North Site

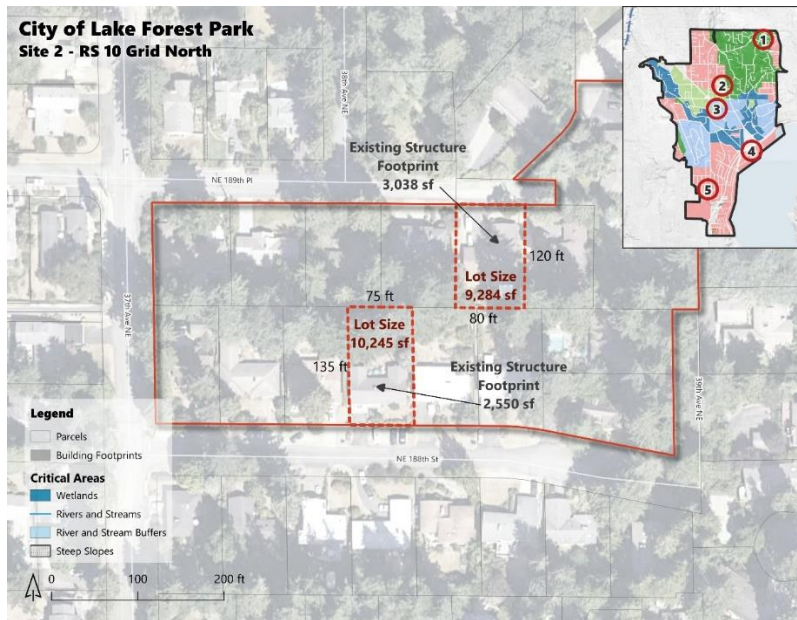


Figure 52. Houses on NE 189<sup>th</sup> Place



Figure 53. Houses on NE 188<sup>th</sup> Street



Figure 54. 3D Aerial View of the RS 10 Grid North Site



Source: Google Maps.

While both lots are large enough to include a backyard ADU on site, the existing tree coverage would make that challenging. It is likely, therefore, that the conversion of existing structures or redevelopment would be required on these lots to accommodate middle housing.

|                                    | <b>9,284 Square Foot Lot</b>  | <b>10,245 Square Foot Lot</b>  |
|------------------------------------|---|--|
| <b>Infill Opportunities</b>        | Internal Conversion   | Internal Conversion  |
| <b>Redevelopment Opportunities</b> | Duplex (stacked or side-by-side)<br>Tri-plex<br>Fourplex<br>Sixplex | Duplex (stacked or side-by-side)<br>Tri-plex<br>Fourplex<br>Sixplex<br>Townhouse (up to 3 units)<br>Courtyard Building |

### Site 3: RS 20 Deep Creek

Site 3: RS 20 Deep Creek, shown in Figure 55 below, is bound by 35<sup>th</sup> Avenue NE, Ballinger Way NE, 40<sup>th</sup> Avenue NE, and NE 182<sup>nd</sup> Street. It includes long lots that are constrained by Lyon Creek and the associated buffered wetland area. Like Site 2, Site 3 has a significant number of large trees that could potentially constrain building. Ballinger Way NE is served by bus route 331, which reaches from Kenmore to Shoreline. The lots are approximately 100 feet wide and most currently include single family homes. The two lots highlighted in dashed red lines are the sample parcels used in this analysis. The structure on the 40,950 square foot lot facing Ballinger Way NE takes up approximately 6.7% of the unconstrained land area, while the two structures on the 59,677 square foot lot facing NE 182<sup>nd</sup> Street take up 8.8% of the unconstrained land area.

Figure 55. RS 20 Deep Creek

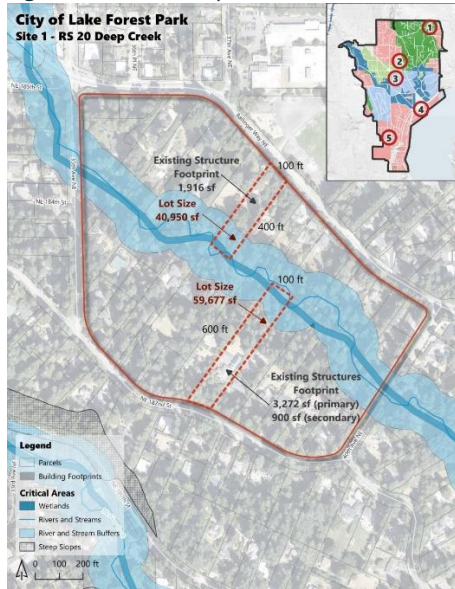


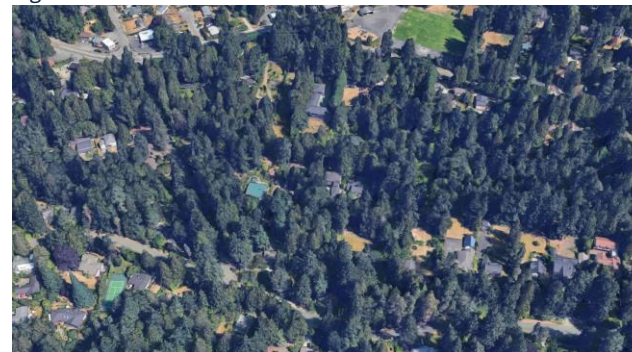
Figure 56. View of Site 3 from Ballinger Way NE



Figure 57. View of Site 3 from NE 182<sup>nd</sup> Street



Figure 58. 3D Aerial View of Site 3



Source: Google Maps.

Even accounting for the area constrained by Lyon Creek and its buffer, the lots in Site 3 are large. While the significant tree coverage could be a major constraint, the site's adjacency to Ballinger Way NE and bus route 331 along with the large lot sizes could potentially make it an ideal location for middle housing. Redevelopment opportunities would allow for middle housing, especially non-uniform cottage clusters, without impacts to tree coverage.

|                                    | <b>40,950 Square Foot Lot (28,691 SF unconstrained)</b>  | <b>59,677 Square Foot Lot (47,651 SF unconstrained)</b>  |
|------------------------------------|--|--|
| <b>Infill Opportunities</b>        | ADU<br>Duplex ADU  | ADU<br>Duplex ADU  |
| <b>Redevelopment Opportunities</b> | Duplex (stacked or side-by-side)<br>Tri-plex<br>Fourplex<br>Fiveplex<br>Sixplex<br>Townhouse (up to 3 units)<br>Courtyard Building | Duplex (stacked or side-by-side)<br>Tri-plex<br>Fourplex<br>Fiveplex<br>Sixplex<br>Townhouse (up to 3 units)<br>Courtyard Building |

### Site 4: RS 7.2 Lake Adjacent

The RS 7.2 zoned site in Figure 59 below is a lakeside block bound by NE 171<sup>st</sup> Street, Shore Drive NE, NE 170<sup>th</sup> Street, and Beach Drive NE. The lots at this site not constrained by major environmental factors, and the tree coverage is not as significant as Sites 2 and 3. The lots are relatively small and vary in size, with the western lots smaller than the eastern ones. This block is also proximate to Bothell Way NE, which is served by bus routes 322 (Kenmore to Seattle), 372 (Bothell to Seattle), 522 (Woodinville to Seattle), and 981 (Lakeside School to Mercer Island). The two lots highlighted in dashed red lines are the sample parcels used in this analysis. The structure on the 5,000 square foot lot takes up approximately 37% of the land area, while the structure on the 7,500 square foot lot takes up 32% of the land area.

Figure 59. Site 4: RS 7.2 Lake Adjacent

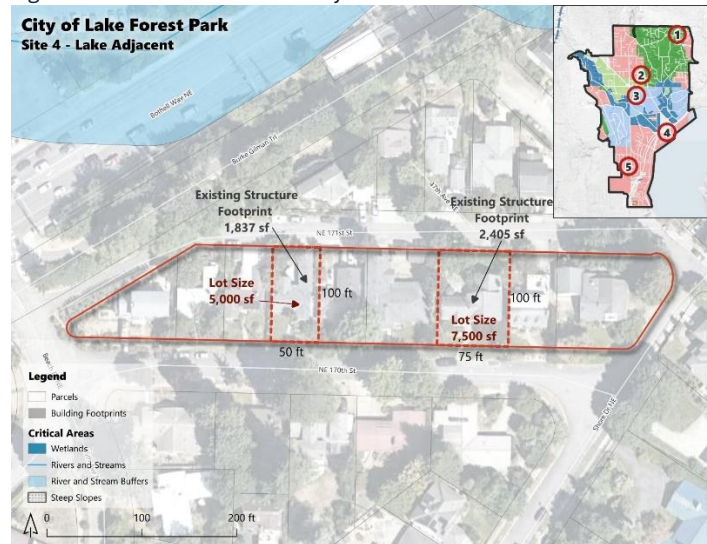


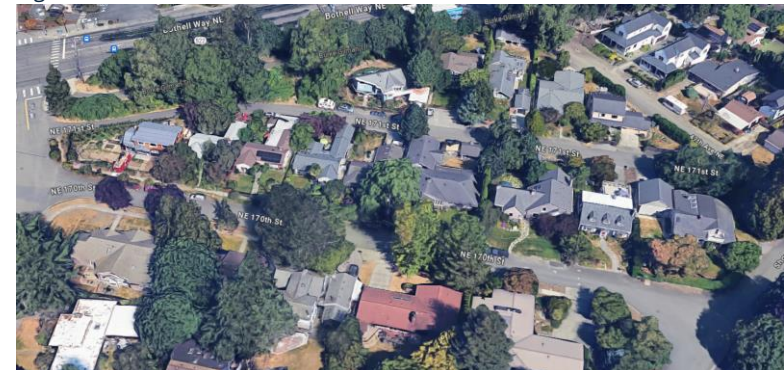
Figure 60. View of Site 4 from NE 170<sup>th</sup> Street



Figure 61. View of Site 4 from NE 171<sup>st</sup> Street



Figure 62. 3D Aerial View of Site 4



Source: Google Maps.

Because these lots are smaller than those at other sites, there is likely less of an opportunity for detached ADUs, though it may be possible to subdivide the existing structures or potentially build an attached ADU on the 7,500 square foot site. While a two- to four-unit structure could potentially be built on these sites through redevelopment, there are fewer options for middle housing construction here than at the other sites evaluated in this report.

|                                    | <b>5,000 Square Foot Lot</b>                             | <b>7,500 Square Foot Lot</b>                             |
|------------------------------------|--|--|
| <b>Infill Opportunities</b>        | Internal Conversion                                      | Attached ADU<br>Internal Conversion                      |
| <b>Redevelopment Opportunities</b> | Duplex (stacked or side-by-side)<br>Tri-plex<br>Fourplex | Duplex (stacked or side-by-side)<br>Tri-plex<br>Fourplex |

### Site 5: RS 7.2 Grid South

The RS 7.2 zoned site in Figure 63 below is bound by NE 160<sup>th</sup> Street, 35<sup>th</sup> Avenue NE, NE 158<sup>th</sup> Street, and 34<sup>th</sup> Avenue NE. The lots at this site not constrained by major environmental factors, and while there is some tree coverage it is not as densely wooded as other sites evaluated in this report. The lots are regularly sized and within a neighborhood with a regular street grid. The two lots highlighted in dashed red lines are the sample parcels used in this analysis. Both lots are 13,054 square feet. The structure on the northeast lot takes up 12% of the land area while the structure on the southeast lot takes up 19% of the land area.

Figure 63. Site 5: RS 7.2 Grid South

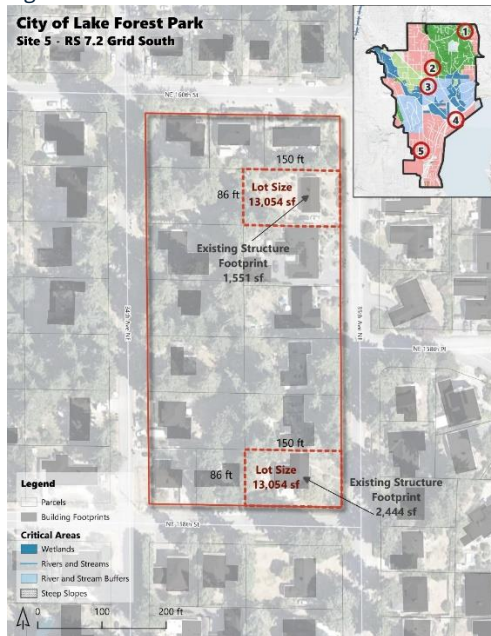


Figure 64. View of Site 5 from 34<sup>th</sup> Avenue NE



Figure 65. View of Site 5 from 35<sup>th</sup> Avenue NE



Figure 66. 3D Aerial Image (facing west) of Site 5



Source: Google Maps.



The southeast lot is not constrained by significant tree coverage, and the current structure on site takes up less than a fifth of lot area. However, the structure is situated in the middle of the lot, which may impact the ability to build a detached duplex on site. The northeast lot does not have significant tree coverage and has ample room on the rear portion of the site for a detached or attached ADU.

|                             | <b>Northwest Lot</b>         | <b>Southeast Lot</b> |
|-----------------------------|------------------------------|----------------------|
| <b>Infill Opportunities</b> | Attached ADU<br>Detached ADU | Attached ADU         |

| <b>Redevelopment Opportunities</b> |                                  |                                  |
|------------------------------------|----------------------------------|----------------------------------|
|                                    | Duplex (stacked or side-by-side) | Duplex (stacked or side-by-side) |
|                                    | Tri-plex                         | Tri-plex                         |
|                                    | Fourplex                         | Fourplex                         |
|                                    | Sixplex                          | Sixplex                          |
|                                    | Townhouse (up to 3 units)        | Townhouse (up to 3 units)        |
|                                    | Courtyard Building               | Courtyard Building               |

# IMPLEMENTATION CONSIDERATIONS

## Purpose

The purpose of this section is to analyze the specific context of Lake Forest Park's zones and neighborhoods to inform specific regulatory strategies aimed at meeting the City's goals while complying with new state middle housing requirements. LCG analyzed dimensional feasibility of different middle housing types across the City's zones to identify the areas where more dense middle housing could fit, highlighted regulatory considerations that will inform the code writing process, and suggested strategies to promote affordable homeownership.

## Key Takeaways

- The prevalence of large lots in Lake Forest Park increases the feasibility of a wide variety of middle housing types. However, current lot coverage standards are a major limiting factor. Raising the allowed lot coverage to 50 percent would significantly increase the feasibility of middle housing up to six units, especially on lots that are partially constrained by environmental factors.
- Increasing flexibility in zoning regulations and allowing a wider variety of housing types than is required under HB 1110 would help Lake Forest Park meet its housing goals while reducing the need for tree removal or development in environmentally sensitive areas.
- Lake Forest Park should consider allowing more than two units per lot in targeted areas, such as within a half mile of transit.
- Building increased flexibility into the City's zoning code will require decisions regarding density, height, lot coverage, parking, lot size, and floor area ratio regulations. This decision-making process should weigh City goals and priorities with established best practices and state requirements.
- To promote opportunities for affordable homeownership, the City should partner with affordable homebuilders to understand community needs, establish incentives including density bonuses and/or fee waivers, loosen regulations on fee-simple lot splitting, and establish a funding source for affordable housing development.

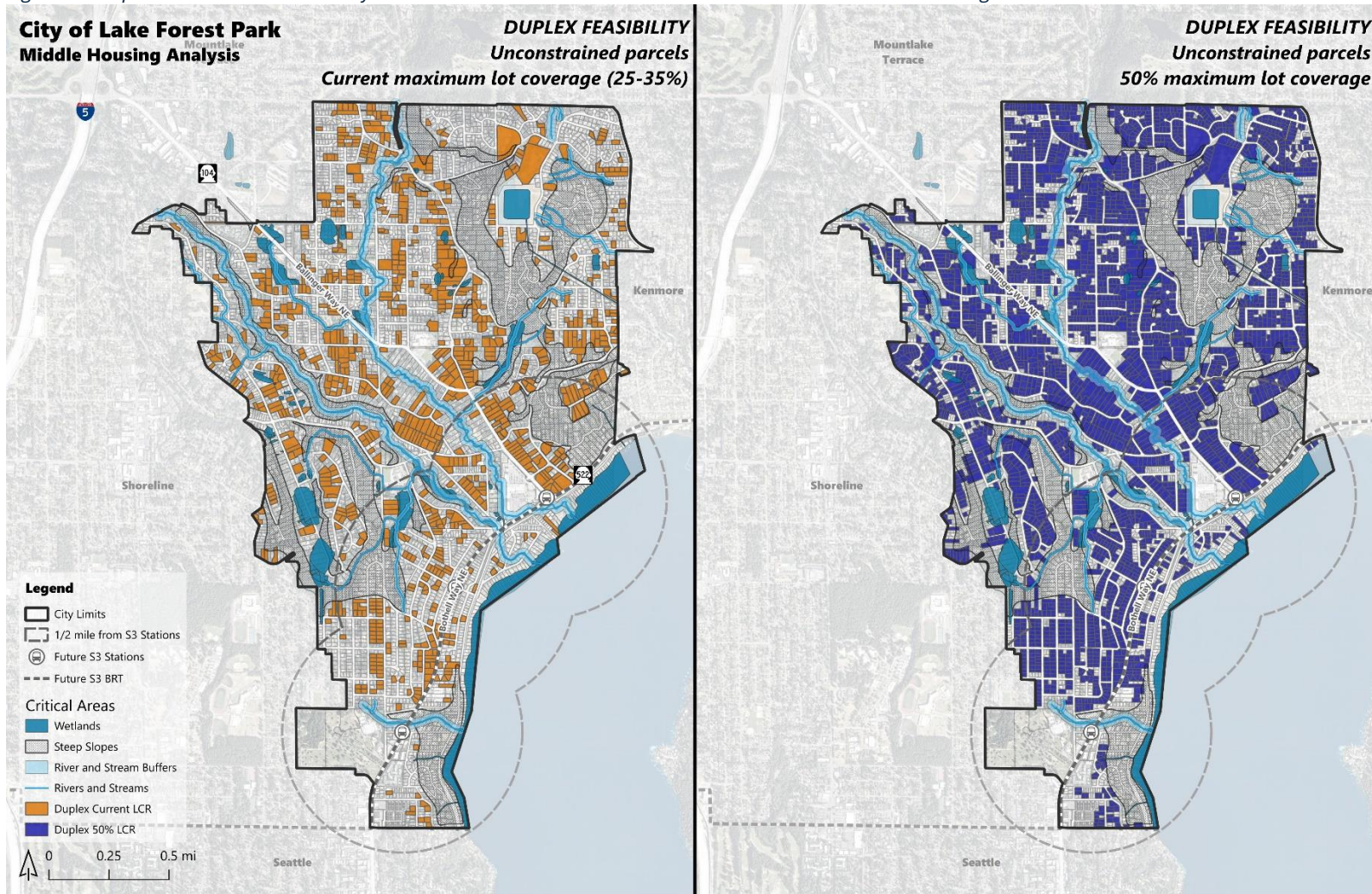
## Feasibility by Lot Size

Based on the dimensional requirements for various middle housing types discussed above, LCG analyzed Lake Forest Park's residential lots to obtain a high-level overview of where various middle housing types could be developed in the city. These estimates were based on Opticos and Commerce's estimates of 4,000 square feet of land needed for a duplex, 4,500 square feet for a triplex or fourplex, 5,800 square feet for a sixplex, and 12,000 square feet for a cottage cluster. 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.

For each housing type, maps are shown where the development would be dimensionally feasible under the current maximum lot coverage in each zone, as well as a scenario where the maximum lot coverage is increased to 50 percent citywide.

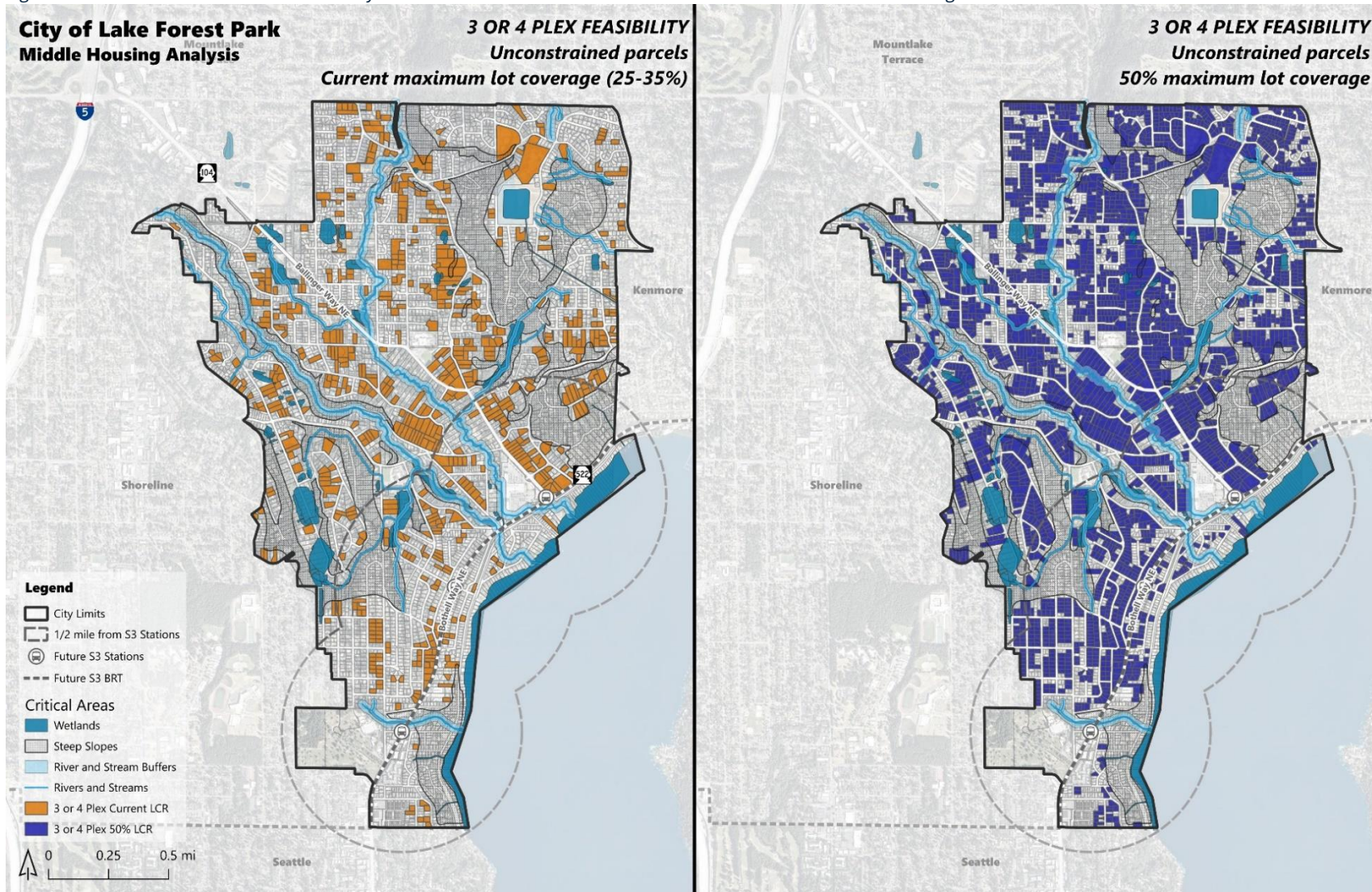
Notably, the capacity for middle housing in high-potential areas such as within ½ mile of future BRT service, in the RS-7.2 (South) area with less existing tree coverage and better walkability to retail amenities, and in the RS-10 area along Ballinger way are significantly increased with the increased maximum lot coverage allowances. 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, triplexes, and fourplexes in desirable areas for middle housing. As noted previously in this report, the largest numbers of nonconforming lots already exceeding the maximum lot coverage are found in the RS-7.2 South and Lake areas, where an increase in lot coverage would be most impactful.

Figure 67. Duplex Dimensional Feasibility in Lake Forest Park with Current and Increased Maximum Lot Coverage



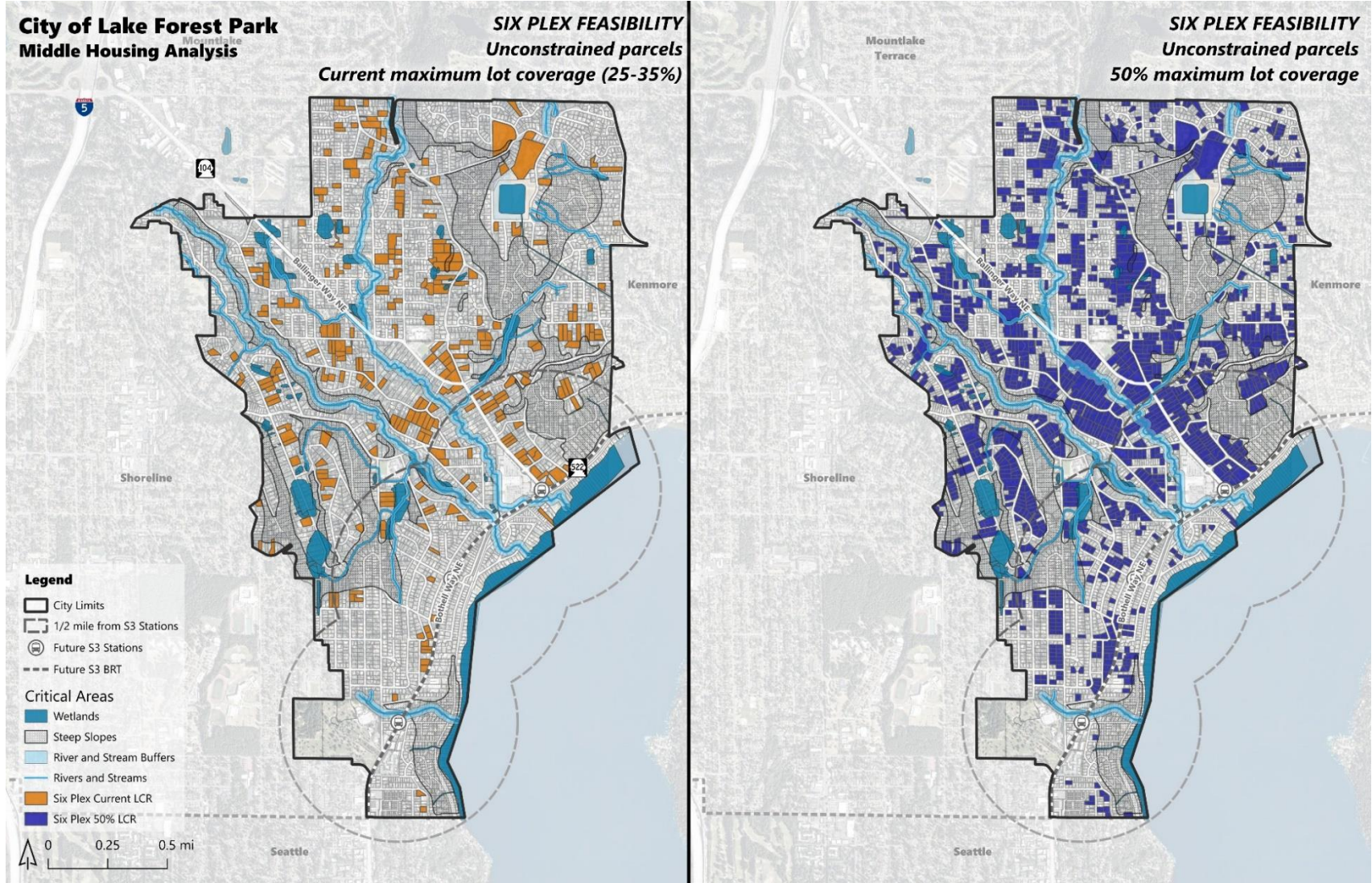
Source: City of Lake Forest Park, King County, Leland Consulting Group

Figure 68. 3 or 4-Plex Dimensional Feasibility in Lake Forest Park with Current and Increased Maximum Lot Coverage



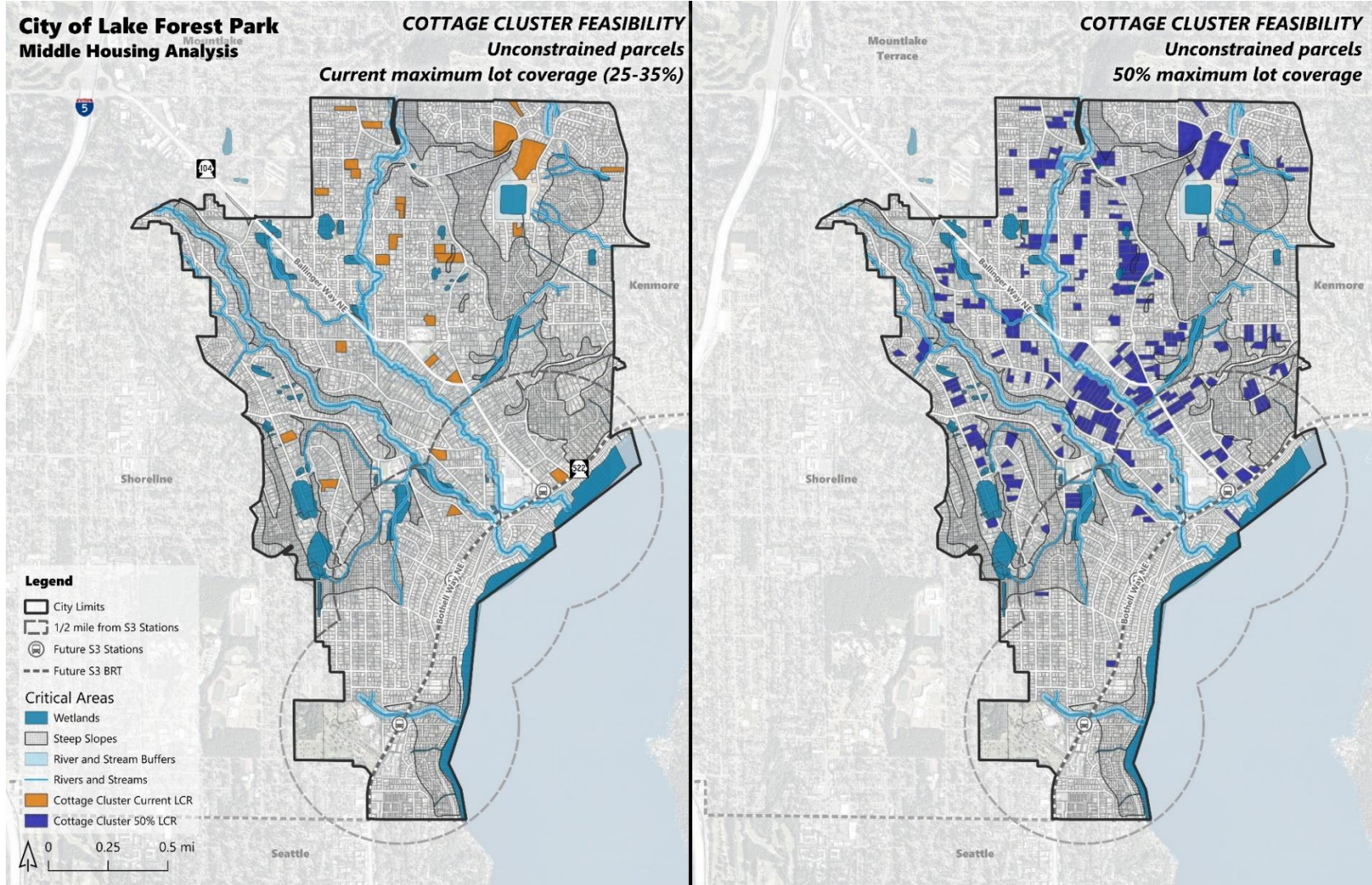
Source: City of Lake Forest Park, King County, Leland Consulting Group

Figure 69. Six-Plex Dimensional Feasibility in Lake Forest Park with Current and Increased Maximum Lot Coverage



Source: City of Lake Forest Park, King County, Leland Consulting Group

Figure 70. Cottage Cluster Dimensional; Feasibility in Lake Forest Park with Current and Increased Maximum Lot Coverage



Source: City of Lake Forest Park, King County, Leland Consulting Group



## Regulatory Considerations

### Prioritized Locations for Middle Housing

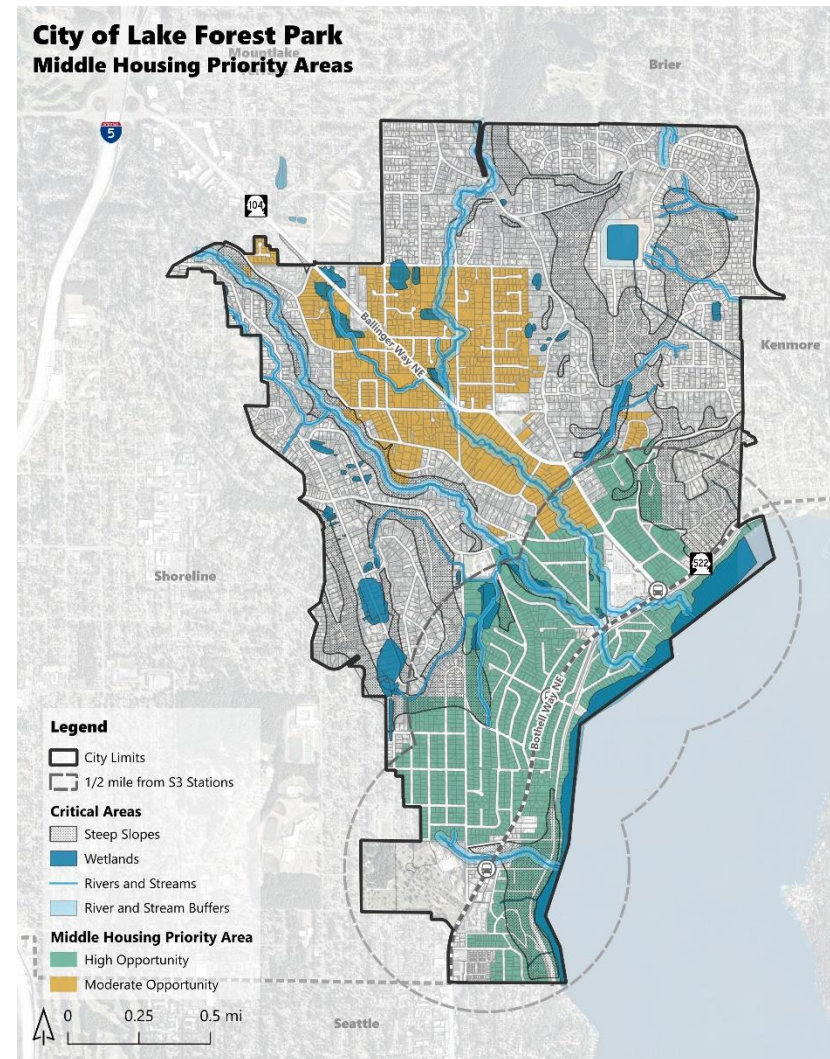
Lake Forest Park is required to allow up to two units on all residential zones. However, there may be some zones or locations within the city where denser middle housing types should be allowed. These include areas that are walkable to transit and retail, as shown in the “Walkability” section of this document. The most walkable areas of the city generally coincide with the RS 10 and RS 7.2 zones. If the City chooses to target denser middle housing types by zone, these should be the prime targets for increased density.

Alternatively, the City could choose to allow denser middle housing types in all areas within a half mile of high-frequency transit. This would include portions of the RS 7.2, RS 15, and RS 20 zones. The areas near transit also typically have less dense tree canopy – increasing the density allowed on these lots would help reduce the impact of construction on the existing tree canopy and promote climate resilience.

The map in Figure 71 shows LCG’s assessment of key areas in which the city could choose to allow additional middle housing types. The green “High Opportunity” areas comprise the RS-7.2 and RS-15 zoned areas within ½ mile of future BRT stops. These areas have the highest potential walkability to both amenities and transit, have less existing tree canopy and fewer critical areas than other parts of the city, and have more regular gridded lots, making placement and access for additional middle housing types easier. Additionally, with an increase in allowed lot coverage from the current 35 up to 45 or 50 percent, many middle housing types up to a sixplex could be built in these areas, as shown above in Figure 67 through Figure 69.

The yellow parcels represent “Moderate Opportunity” areas for increased middle housing density if the city wishes to further expand housing choice and opportunity. This area comprises the existing RS-10 zone, a portion of the northern part of the RS-7.2 zone, and two blocks of deep RS-20 parcels. Although somewhat farther from the future BRT stations, these areas are still within walking distance of existing transit and more accessible to existing retail and amenities than many other residential areas of the city. Additionally, many of the parcels in these areas are already of a size that can accommodate several middle housing types, even within current lot coverage maximums.

Figure 71. Prioritized Locations for Middle Housing in Lake Forest Park



Source: City of Lake Forest Park, Leland Consulting Group

## Types of Middle Housing

Because Lake Forest Park is a Tier 3 city, it is only required to allow two dwelling units per lot on all lots zoned predominantly residential. However, the City could choose to allow a wider variety of housing types on residential lots to increase housing opportunity on the city's non-uniform lots while reducing impacts on environmentally constrained areas (including steep slopes, wetlands, streams, buffers, and large-tree coverage). Fourplexes, for instance, require a minimum lot size of 50 feet by 90 feet. This could be ideal for lots with significant tree coverage or wetland buffers.

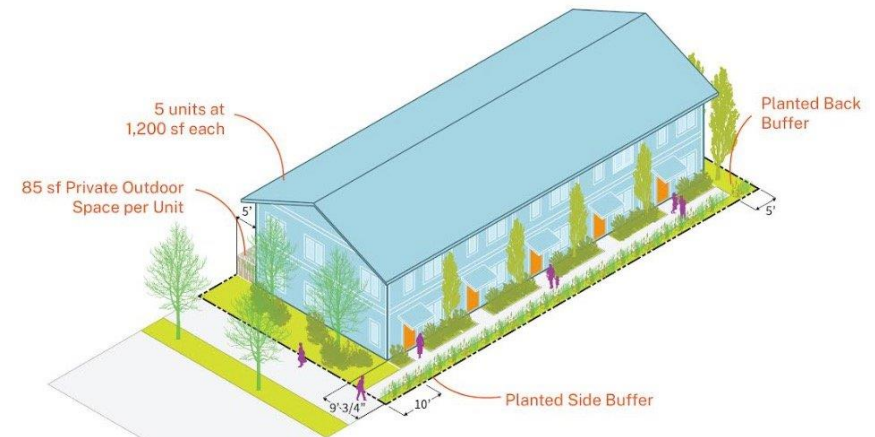
Allowing more units on each lot (or on lots in some zones) could potentially reduce the number of lots that need to be redeveloped to meet new housing demand. Increasing flexibility in the typologies allowed, by permitting cottage clusters, detached ADUs, or courtyard buildings, could also allow developers to build housing without needing to remove existing large trees.

Because of the environmental constraints and access challenges in some Lake Forest Park zones, the City could also choose to allow different middle housing densities in different zones or areas. For instance, allowing up to six units in areas within a half mile of transit while allowing up to four units in other areas. As discussed below, the City could also consider implementing density bonuses for affordable housing.

Housing should also respond to community needs. In 2016 Portland State University surveyed communities of color for its proposed [Pathway 1000 Community Housing Plan](#), finding that these communities preferred housing with front doors and porches rather than stacked flats. This led to the inclusion of

novel housing types in the Residential Infill Project, like side-by-side sixplexes which are essentially townhouses oriented sideways to fit on more narrow lots. Community needs and preferences can vary, so Lake Forest Park should ensure it is working with vulnerable communities and nonprofit development organizations to understand and plan for community needs.

Figure 72. Five Townhouses in a “Side-by-Side” Configuration, with Doors Facing the Side of the Lot



Source: Portland: Neighbors Welcome ([Link](#)).

## Considerations for Middle Housing Development Standards

As Lake Forest Park embarks on implementing its middle housing code, it should consider the following:

| Potential Policy / Goal   | Considerations  |
|---|---|
| Allow more units per lot than the minimum required by HB 1110 to increase development feasibility | <ul style="list-style-type: none"> <li>Allowing four to six units per lot would increase the feasibility of middle housing being developed, and increase the affordability of units that are built.</li> <li>The City could choose to allow more than two units on every residential lot or in targeted zones or geographical areas (such as within a half mile of transit).</li> </ul>   |
| Redefine Density  | <ul style="list-style-type: none"> <li>Density must be defined by units per lot rather than units per acre or other measures of density.</li> </ul>   |
| Reduce Off-Street Parking Requirements  | <ul style="list-style-type: none"> <li>The City currently requires 1.5 parking spaces per unit for multifamily dwellings. This is likely to negatively impact the feasibility of middle housing development, especially on lots constrained by environmental issues and/or tree coverage.</li> <li>Parking requirements could be reduced across all zones or specifically in the areas targeted for more dense middle housing types, such as neighborhoods near transit, and areas with the potential for on-street parking.</li> <li>The number of spaces could also be tied to the number of bedrooms, with lower parking requirements for smaller studio and one-bedroom units.</li> <li>Per HB 1337, the City cannot require parking for ADUs within a half mile of transit.</li> </ul> |
| Increase Height Limits  | <ul style="list-style-type: none"> <li>Lake Forest Park's residential zones allow construction up to 30 feet. While this is adequate for most middle housing types, given the environmental constrictions (including tree canopy), the City should consider increasing height limits to allow for taller buildings with smaller footprints.</li> <li>Height limits can vary by zone – if the City chooses to allow more than two units per lot in some zones, it should ensure that the height limit is not lower than 35 feet in those zones.</li> <li>Three-story buildings are typically compatible with low-density residential development.</li> </ul>   |
| Increase Maximum Lot Coverage   | <ul style="list-style-type: none"> <li>The current maximum lot coverage in Lake Forest Park's residential zones ranges from 25% to 35%. This is inadequate to accommodate multiple buildings or buildings with more than one unit on site. The <a href="#">Washington model code</a> states that a lot coverage limit for middle housing of less than 40% is invalid.</li> <li>Increasing the maximum lot coverage will allow developers greater flexibility to build a wider variety of homes, particularly on smaller lots that have fewer environmental constraints.</li> <li>Changing these regulations may require adjustments to setbacks as well.</li> </ul>   |

|                                       |   |
|---------------------------------------|---|
| Create FAR Bonuses for Middle Housing | <ul style="list-style-type: none"> <li>• To incentivize a wider variety of middle housing types, it is a best practice to create FAR bonuses for each additional unit included. This can vary by zone or target area.</li> <li>• The <a href="#">Washington model code</a> 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.</li> </ul>   |
| Preserve the Tree Canopy              | <ul style="list-style-type: none"> <li>• Preservation of the tree canopy is a priority of Lake Forest Park residents.</li> <li>• To reduce the need for tree removal, the City should consider more flexible development regulations that allow for a wider variety of housing types, which can be built around existing trees.</li> </ul>  |
| Allow Novel Housing Typologies        | <ul style="list-style-type: none"> <li>• Environmental constraints and non-standard lot shapes and sizes will impact middle housing development in Lake Forest Park.</li> <li>• The City should consider allowing a wider variety of housing types than is currently included in the <a href="#">Opticos typology report</a> commissioned by the Department of Commerce. While this report is a useful guide in understanding the typical layouts and dimensions of common middle housing types, it is not an exhaustive list of all possibilities. Allowing flexibility for cottage clusters or other detached unit arrangements could allow for these types of developments on lots that don't meet the dimensional standards in the report.</li> <li>• Writing flexibility into the code, especially regarding the orientation and location of buildings and building entrances, will be a key component of enabling the construction of new housing types.</li> </ul>   |
| Loosen ADU Regulations                | <ul style="list-style-type: none"> <li>• Currently, Lake Forest Park's Municipal Code requires that ADUs cover no more than 10% of land area up to a maximum of 1,000 SF. They are only permitted in a rear yard, ten feet or more from main buildings. The ADU-specific lot coverage limit will need to be removed due to the regulations in HB 1337, which prohibit lot coverage limits and setbacks more restrictive than those applicable to the principal structure.</li> <li>• Because many of the residential lots in Lake Forest Park are wooded and include long driveways that conceal houses from the street, the City should allow ADUs to be built in front and/or side yards as well as rear yards. This would reduce impacts to the tree canopy and enable the construction of new housing on more lots.</li> <li>• Under HB 1337, the City is required to allow at least two ADUs per lot. There are a large number of lots in Lake Forest Park (for instance the "Deep Creek" lots mentioned above) that could accommodate multiple detached structures. This could help preserve tree canopy by allowing for multiple small structures placed around a site rather than a single multi-unit structure.</li> </ul> |

|   |   |
|---|---|
| <p>Change Lot Division Standards / Reduce Minimum Lot Sizes</p> | <ul style="list-style-type: none"> <li>• Current City regulations require 75 feet of street frontage for newly created lots and do not allow minimum lot sizes smaller than those defined by the existing zones.</li> <li>• Increasing opportunities for lot division can help promote more affordable homeownership options.</li> <li>• While HB 1245 did not pass the State Senate, it could be a guide for allowing middle housing lot division. This law would have allowed lots created through division to be as small as 2,000 square feet.</li> </ul>   |
| <p>Require Accessible or Visitable Units</p>                    | <ul style="list-style-type: none"> <li>• The City could choose to require some number or percentage of units within middle housing development to be accessible or visitable.</li> <li>• Accessible units meet the ADA requirements for housing, while visitable units have a limited number of accessibility features on the ground floor.</li> <li>• The City should consider targeting accessibility and/or visitability regulations to larger housing types such as fourplexes, sixplexes, and courtyard apartments.</li> <li>• The inclusion of these features would help improve housing access for elderly and disabled residents and their families.</li> </ul>   |
| <p>Establish Incentives for Affordable Housing</p>              | <ul style="list-style-type: none"> <li>• To achieve its goal of increasing affordable homeownership opportunities, the City should include bonuses for the inclusion of affordable units in middle housing developments.</li> <li>• These can include density or height bonuses or a reduction in parking requirements if some percentage of units is affordable. In Portland, six units are allowed if half are affordable – the City should work with nonprofit housing developers to determine the appropriate calibration of incentives given local market conditions.</li> <li>• Alternatively, the City could consider waiving some or all fees for middle housing developments that include affordable units.</li> <li>• Similar incentives could also be targeted to accessible housing.</li> </ul> |

## ALTERNATIVE COMPLIANCE PATH & CRITICAL AREA EXEMPTIONS

## Purpose

This section discusses Lake Forest Park’s potential options for addressing critical areas in the context of HB 1110 implementation. As outlined in the introductory section of this report, HB 1110 contains a provision for cities to exempt up to 25 percent of parcels from increased density requirements under an “Alternative Compliance Path.” In addition, HB 1110 contains other provisions and options for cities relating to the exemption of parcels in critical areas from increased density requirements.

## Key Takeaways

- While HB 1110 does allow cities to exclude any lots that contain critical areas (as defined in the GMA), this broad exemption would have an outsized impact on Lake Forest Park due to the large number of constrained or partially constrained lots.
- Many of the partially constrained lots in Lake Forest Park are large enough that middle housing could be built easily on non-constrained portions. Commerce recommends that middle housing be subject to the same critical areas regulations as detached single-family housing, in order to “better implement the Housing Element requirements to make adequate provisions for existing and projected needs of all economic segments of the community.”
- The Alternative Compliance Path would allow Lake Forest Park to exempt up to 25 percent of its lots from increased density requirements. However, this must be weighed against the Racially Disparate Impacts of excluding middle housing in these areas. Because so much of Lake Forest Park had racially restrictive covenants, LCG does not recommend that Lake Forest Park pursue the Alternative Compliance Path.



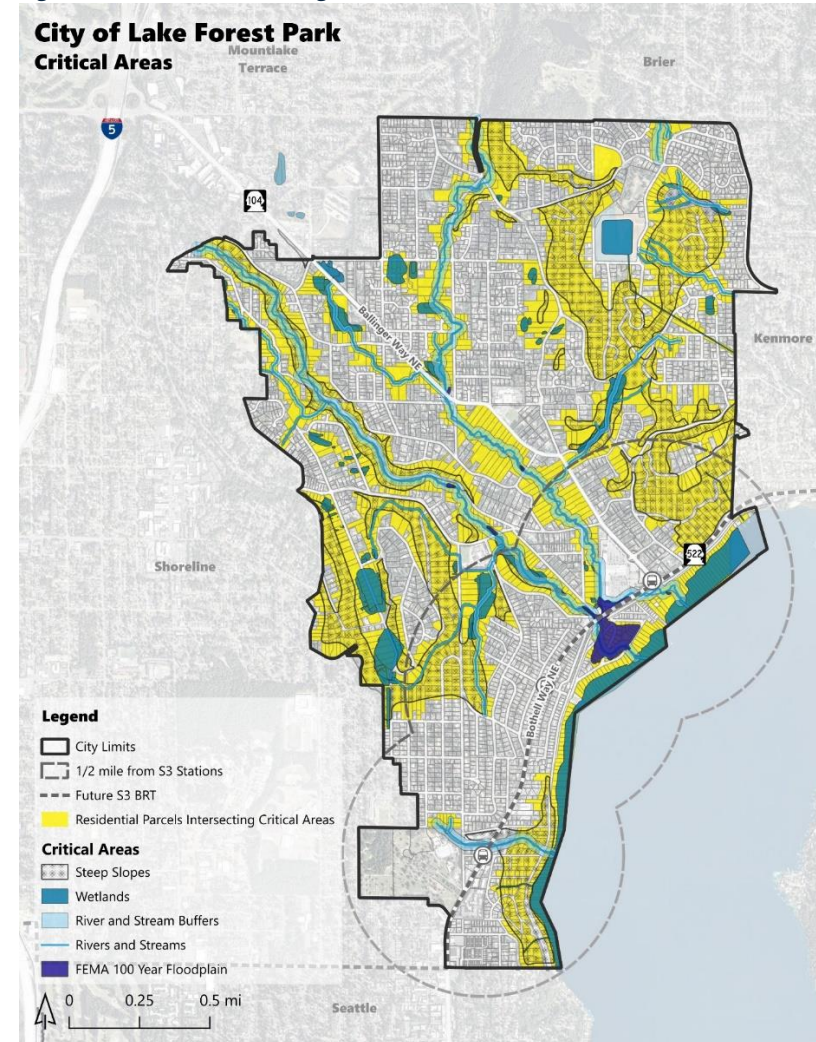
## Critical Areas Exemption

RCW 36.70A.635(8)(a) states that the increased density requirements of HB 1110 do not apply to lots where any portion of the lot has a designated critical area or its buffer. This provision is separate from the option for cities to exempt parcels with critical areas through the “Alternative Compliance Path,” which is discussed further below. Under this exemption, the following critical areas and their buffers apply, as defined in the GMA (RCW 36.70A.030(6)):

- Wetlands
- Areas with a critical recharging effect on aquifers used for potable water
- Fish and wildlife habitat conservation areas (this does not include such artificial features as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches)
- Frequently flooded areas<sup>2</sup>
- Geologically hazardous areas

Due to Lake Forest Park’s large amount of critical areas, this exemption would result in a very large amount of parcels being exempted from the requirements of HB 1110. A total of 1,885 parcels intersect one of Lake Forest Park’s critical areas or buffers, representing 40 percent of the total single-family parcels in the city. The map below in Figure 73 shows the locations of these parcels.

Figure 73. Parcels Intersecting All Critical Areas in Lake Forest Park



Source: King County, City of Lake Forest Park, Leland Consulting Group

<sup>2</sup> These are defined using FEMA floodplain maps

In the [User Guide for the Middle Housing Model Ordinance](#), the Department of Commerce suggests that this method of exempting critical areas, though allowed, is not recommended and “could substantially reduce housing capacity by restricting development on lots where a middle housing development could otherwise meet critical area code requirements.” Instead, Commerce recommends that middle housing be subject to the same critical areas regulations as detached single-family housing, in order to “better implement the Housing Element requirements to make adequate provisions for existing and projected needs of all economic segments of the community.”

Given the large amount of critical areas in Lake Forest Park, and the many parcels shown in Figure 73 which are only partially or slightly constrained, adopting this exemption would significantly reduce capacity for middle housing in the city, and would significantly impact Lake Forest Park’s ability to encourage increased housing affordability throughout its neighborhoods and to serve a wide variety of residents’ needs. The city’s existing critical areas ordinance for single-family development contains sufficient provisions to ensure protection of these areas if applied to middle housing types. Under [16.16.020](#), “any alteration of or work in or development of critical areas and their buffers is prohibited.” Furthermore, the “Alternative Compliance Path” does provide a more nuanced option if the city wishes to carve out certain critical areas from increased middle housing density.

However, in their guidance for implementing the Model Ordinance, Commerce notes that this exemption “could

substantially reduce housing capacity by restricting development on lots where a middle housing development could otherwise meet critical area code requirements,”<sup>3</sup> and recommends that cities do not adopt this exemption into their code and instead apply existing critical areas ordinances to middle housing types in the same way they are currently applied to single-family housing, or use the more nuanced “Alternative Compliance Path,” discussed below.

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<sup>3</sup> Washington Department of Commerce “[Middle Housing Model Ordinances User Guide](#),” January 26, 2024

## Alternative Compliance Path

As discussed in the introductory section of this report, cities may pursue an “Alternative to Density Requirements” Compliance Path for HB 1110, as outlined in RCW 36.70A.635(4). This alternative permits a city to exempt up to 25 percent of single-family lots from increased density requirements. These 25 percent (or less) of parcels must include but are not limited to:

- Lots designated with critical areas or their buffers
- Any portion of a city within a one-mile radius of a commercial airport with at least 9,000,000 annual enplanements (only applies to the City of SeaTac)
- Areas subject to sea level rise, increased flooding, susceptible to wildfires, or geological hazards over the next 100 years

In addition, this option has requirements for parcels which cannot be exempted from additional density requirements, as follows:

- Any areas for which the exclusion would further racially disparate impacts or result in zoning with a discriminatory effect;
- Any areas within one-half mile walking distance of a major transit stop;
- Any areas historically covered by a covenant or deed restriction excluding racial minorities from owning property or living in the area, as known to the city at the time of each comprehensive plan update.

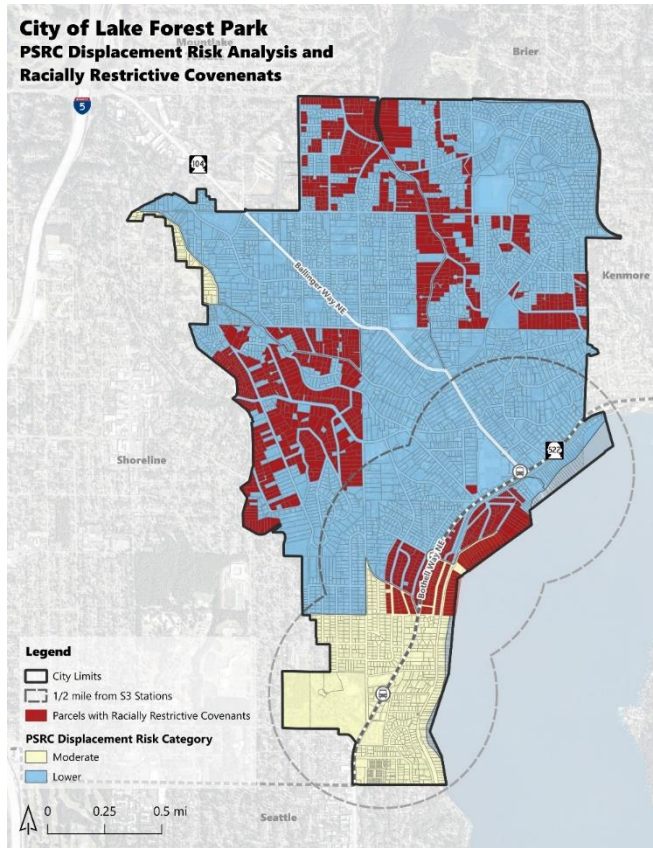
The total universe of parcels which could be exempted due to containing critical areas or their buffers is shown above in Figure 73. As discussed previously, this constitutes 40 percent of

parcels in the city, well above the maximum of 25 percent which could be exempted under this provision.

The restrictions on which parcels can be exempted also apply in various areas of Lake Forest Park. The planned S3 Bus Rapid Transit line along Bothell Way NE is expected to begin operation within the planning horizon of this Comprehensive Plan update. There are 1,754 single-family parcels within ½ mile of the S3 stops, which is shown with a dashed circle below in Figure 74. These parcels would be ineligible for exclusion from additional density requirements under the Alternative Compliance Path.

Additionally, PSRC’s displacement risk index shows that the southern part of the city (shown in yellow in the map below) has a moderate risk of displacement, though nowhere in the city qualifies as a high-risk area. This may indicate the potential for further racially disparate impacts in that area. Finally, there are at least 1,194 known parcels in Lake Forest Park with existing racially restrictive covenants prohibiting them from being occupied by non-White residents, according to research from the [Racial Restrictive Covenants Project](#) at the University of Washington and Eastern Washington University. These parcels are shown in red in the map below. Although these covenants are no longer enforced, they are not eligible for exclusion from the requirements of HB 1110 under the Alternative Compliance Path.

Figure 74. PSRC Displacement Risk and Racially Restrictive Covenants in Lake Forest Park

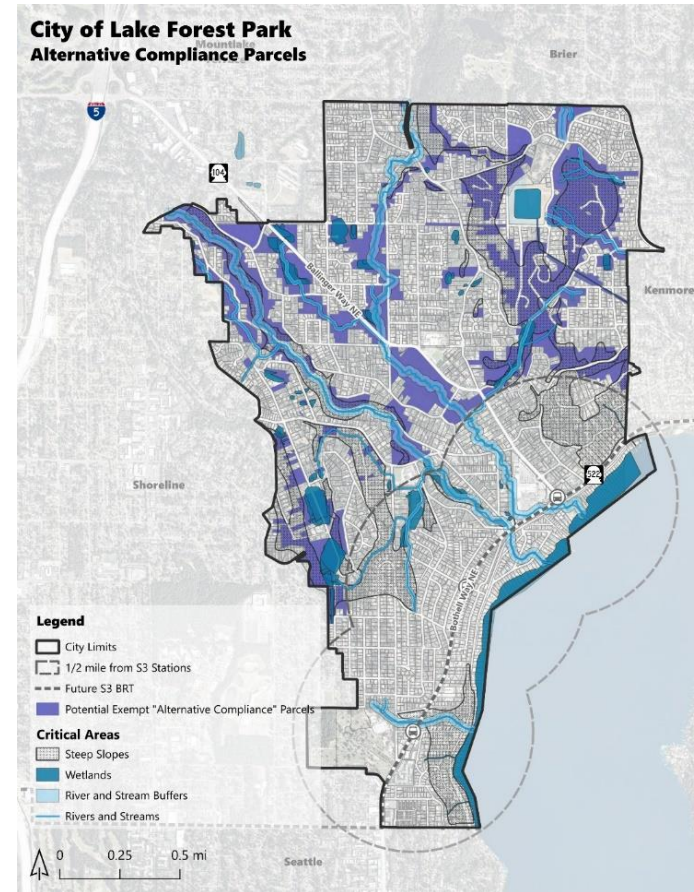


Source: Puget Sound Regional Council, University of Washington Civil Rights and Labor History Consortium, King County, Leland Consulting Group

Taking all these considerations into account, there are a total of 885 parcels, or 19 percent of the total single-family parcels in Lake Forest Park, that could be exempted from HB 1110 additional density under the “Alternative Compliance Path.” These parcels are shown below in Figure 75. Since this set of

parcels represents less than 25 percent of parcels in Lake Forest Park, the city could potentially exempt all of these parcels under the “Alternative Compliance Path,” or it could choose a subset of these parcels where increased density may have particularly adverse environmental effects.

Figure 75. Potential Parcels Exempt Under “Alternative Compliance” Path



Source: Puget Sound Regional Council, University of Washington Civil Rights and Labor History Consortium, King County, Leland Consulting Group