



# CITY OF LAKE FOREST PARK CITY COUNCIL SPECIAL MEETING

**Monday, June 16, 2025 at 6:00 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/89562008219>

**Call into Webinar:** 253-215-8782 | **Webinar ID:** 895 6200 8219

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

### **HOW TO PARTICIPATE WITH ORAL COMMENTS:**

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

The meeting is being recorded.

### **HOW TO SUBMIT WRITTEN COMMENTS:**

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

As allowed by law, the Council may add and take action on items not listed on the agenda. For up-to-date information on agendas, please visit the City's website at [www.cityoflfp.gov](http://www.cityoflfp.gov)

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

## **AGENDA**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADOPTION OF AGENDA**
- 4. PUBLIC COMMENTS**

***The Council will not be accepting online public comments. This portion of the agenda is reserved for the public to address the Council on agenda items. However, the Mayor or Council may not respond to comments from the public. If the comments are of a nature that the Council does not***

*have influence or control over, then the Mayor or presiding officer may request the speaker to suspend their comments. The Council may direct staff to follow up on items brought up by the public. Comments are limited to a three (3) minute time limit.*

## **5. ITEMS FOR DISCUSSION, CONSIDERATION, AND/OR ACTION**

- A. Ordinances 25-1309 and 25-1310 / Middle Housing, Accessory Dwelling Units, and Unit Lot Subdivision Code Amendments
- B. Continued discussion regarding budget challenges, including options for a potential levy to fund public safety services, and review of draft Resolution 25-2021/Setting a ballot proposition for the city to levy the regular property taxes in an amount in excess of the limitations provided in RCW 84.55 for public safety services for the 2025 general election

## **6. ADJOURN**

### **FUTURE SCHEDULE**

- Thursday, June 19, 2025 – Juneteenth, City Hall Closed
- Monday, June 23, 2025, 6:00 p.m. Committee of the Whole Meeting – *hybrid meeting (City Hall and via Zoom)*
- Thursday, June 26, 2025, 6:00 p.m. Budget & Finance Committee Meeting – *hybrid meeting (City Hall and via Zoom)*
- Thursday, June 26, 2025, 7:00 p.m. City Council Regular Meeting – *hybrid meeting (City Hall and via Zoom)*

*This is a special meeting of the City Council. Action may only be taken on items listed on the agenda.*

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





CITY OF LAKE FOREST PARK

CITY COUNCIL

AGENDA COVER SHEET

Meeting Date	June 16, 2025, Special City Council Meeting
Originating Department	Community Development
Contact Person	Mark Hofman, Community Development Director
Title	Ordinances 25-1309 and 25-1310 / Middle Housing, Accessory Dwelling Units, and Unit Lot Subdivision Code Amendments

Legislative History

- |                       |   |
|-----------------------|---|
| • Introduction        | May 22, 2025– Regular Council Meeting   |
| • First Presentation  | June 9, 2025 – Special Council Meeting  |
| • Second Presentation | June 12, 2025 – Public Hearing          |
| • Third Presentation  | June 16, 2025 – Special Council Meeting |
| • Council Action      | June 26, 2025 – Adoption scheduled      |

Attachments:

1. Draft Ordinance 25-1309 with
2. Draft Ordinance 25-1310 with
3. SCJ Alliance Technical Memorandum

Executive Summary

The proposed ordinances update Lake Forest Park Municipal Code, Titles 16, 17 and 18, to implement state-mandated requirements for middle housing, accessory dwelling units (ADUs), and unit-lot subdivisions. Compliance with E2SHB 1110 (2023), EHB 1337 (2023), and ESHB 2321 (2024) ensures the City allows at least two dwelling units per residential lot, meets base guidance for accessory dwelling units, and provides streamlined subdivision procedures while preserving local design standards.

Background

Washington’s 2023–24 housing legislation requires “Tier 3” cities like Lake Forest Park to allow a minimum of two dwellings per lot and to permit zero-lot-line and unit-lot subdivisions. The Planning Commission held six public work sessions and a public hearing (May 13, 2025) before forwarding a recommendation.

Fiscal & Policy Implications

Adoption aligns local code with state law, avoiding default to the Department of Commerce model ordinance. Implementation will require staff training and public outreach but is expected to be covered by existing budgets of the Planning & Building Department. Permit fee revenue may increase modestly as additional housing applications are submitted.

Alternatives

Options	Results
<ul style="list-style-type: none"><li>Defer action</li></ul>	The WA State Department of Commerce’s model ordinance would automatically govern after June 30, 2025
<ul style="list-style-type: none"><li>Adopt Ordinance 25-1309 and 25-1310</li></ul>	Comply with baseline guidance of recent legislation for middle housing and accessory dwelling units

Staff Recommendation

Staff recommends the Council review draft Ordinance 25-1309 and 25-1310, recommend changes to the LFPMC, offer the staff any recommended changes, and adopt the ordinances prior to June 30, 2025.

ORDINANCE NO. 25-1309

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST PARK, WASHINGTON, AMENDING THE LAKE FOREST PARK MUNICIPAL CODE FOR CONSISTENCY WITH RECENT WASHINGTON STATE LEGISLATION FOR LOT SUBDIVISION; MAKING REVISIONS TO SECTION 17.04.050 DEFINITIONS AND CHAPTER 17.12 SHORT SUBDIVISIONS AND DEDICATIONS; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

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**WHEREAS**, in 2023, the Washington State Legislature adopted SB 5258, which among other things, requires cities to allow unit lot subdivisions pursuant to RCW 58.17.060(3); and

**WHEREAS**, SB 5258 was adopted as part of the State Legislature’s recognition of an unprecedented housing crisis for its current population, a lack of housing choices, and the need to meet housing affordability goals for future populations; and

**WHEREAS**, amendments to align the Lake Forest Park Municipal Code (“LFPMC”) with the statutory unit lot subdivision requirement were done in conjunction with other LFPMC amendments required by Engrossed Second Substitute House Bill 1110, Engrossed Second Substitute House Bill 1220, Engrossed Substitute House Bill 2321, and Engrossed House Bill 1337; all intended address Washington’s housing crises; and

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

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

**WHEREAS**, the city received specific review comments from the Washington State Department of Commerce on April 23, 2025, that were incorporated into the proposed amendments by the city’s Planning Commission as suggested; and

**WHEREAS**, in accordance with the State Environmental Policy Act (SEPA), after reviewing a completed environmental checklist and other information on file for the non-

project action, the City's SEPA Responsible Official issued a Determination of Non-Significance (DNS) on May 8, 2025, pursuant to WAC 197-11-340 for the proposed code amendments; and

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

**WHEREAS**, the City's Planning Commission held regular public meetings on the proposed code amendments on October 8 and November 12, 2024, and January 4, February 11, March 11, and May 13, 2025; and

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

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

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

**WHEREAS**, adoption of the ordinance will bring the City of Lake Forest Park into compliance with statutory unit lot subdivision requirements and will serve the general welfare of the public.

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

Section 1. AMENDMENT. The City Council of the City of Lake Forest Park hereby amends Title 17, Subdivisions, as provided in **Exhibit A** attached hereto.

Section 2. SEVERABILITY. Should any portion of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. CORRECTIONS. The City Clerk is authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. EFFECTIVE DATE. This ordinance shall take effect five (5) days after passage and publication.

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

APPROVED:

\_\_\_\_\_  
Tom French  
Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Matthew McLean  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Kim Adams Pratt  
City Attorney

Introduced: \_\_\_\_\_  
Adopted: \_\_\_\_\_  
Posted: \_\_\_\_\_  
Published: \_\_\_\_\_  
Effective: \_\_\_\_\_

## Title 17 SUBDIVISIONS

### Chapter 17.04

#### GENERAL PROVISIONS

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##### 17.04.050 Definitions.

The following definitions apply throughout this title:

- A. "Administrator for short subdivision" means the administrative official or his designate.
- B. "Cul-de-sac" means a dead-end street terminating in a circular area with a minimum diameter of 80 feet. The improved portion of the circular area shall be 64 feet in diameter.
- C. "Dedication" means the deliberate setting aside of land by an owner for any general and public use, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a plat showing the dedication thereon, and the acceptance by the public shall be evidenced by the approval of such plat in the manner provided in this title.
- D. "Easement" means a right given by a property owner of the use of a strip of land by the public, a corporation or persons for specific purpose or purposes. Minimum width of road easement shall be 20 feet with improved surface to be determined at the discretion of the administrative official.
- E. "Improved roadway" means that portion of the street right-of-way which is surfaced with an asphaltic or better surface.
- F. "Lot" means a fractional part of subdivided lands having fixed boundaries, ~~and~~ being of sufficient area, ~~and~~ dimension to meet minimum zoning requirements, ~~and having a minimum~~ development requirements. 75-foot-frontage on a public right-of-way or a minimum 30-foot frontage on the circular portion of a cul-de-sac.
- G. "Lot, parent" means a lot which is subdivided into unit lots through the unit lot subdivision process.
- H. "Lot, unit" means a lot created from a parent lot and approved through the unit lot subdivision process.
- I. "Lot split" means the administrative process of dividing an existing lot into two.
- ~~G.J.~~ "Plat" means a map or pictorial representation of a subdivision.
- ~~H.K.~~ "Short subdivision" means the division of land into four or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, transfer, or building development. Short subdivision includes unit lot subdivisions that divides or redivides land into four or fewer lots, tracts, parcels or sites for the purpose of sale, lease, or transfer of ownership. In determining the number of lots, tracts, parcels or sites, the count shall include all lots, tracts, parcels or sites, including any that may be considered a parent lot under the unit lot subdivision sections of this Title.
- ~~I.L.~~ "Solar energy system" means any device or combination of devices or elements which rely upon direct sunlight as an energy source including but not limited to any substance or device which collects sunlight for use in:
  1. The heating or cooling of a building;
  2. The heating or pumping of water;
  3. Industrial, commercial, or agricultural processes; or
  4. The generation of electricity.

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

**J.M.** “Subdivision” means the division of land into five or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, transfer, or building development.

**N.** “Unit lot subdivision” means the division of a parent lot into two or more unit lots (up to a maximum of four lots, tracts, parcels or sites) within a development and approved through the unit lot subdivision process.

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

## Chapter 17.12

### SHORT SUBDIVISIONS AND UNIT LOT SUBDIVISIONS ~~DEDICATIONS~~

#### 17.12.010 Application – Preliminary consideration.

A. Application for short subdivisions and unit lot subdivisions shall be made to the city clerk on a form established by the planning commission and reviewed by the Community Development Director ~~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.

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#### 17.12.030 Application – Publication.

Notice of application for ~~a~~ short subdivisions and unit lot subdivisions shall be given by one publication in the official newspaper of record for 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.

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#### 17.12.050 Development Design standards.

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

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

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

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

**17.12.060 Fees and approval procedures.**

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

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

C. Action will ordinarily be taken on short subdivisions or unit lot subdivisions ~~of this type~~ within 120 days from the date the application ~~if is~~ filed. No construction of structures, utilities, grading or excavation shall be allowed prior to the official approval of the short subdivision or unit lot subdivision.

D. If the necessary criteria have not been complied with, the administrative official, ~~together with the planning commission chairman~~ may either disapprove the application or require that the applicant make necessary changes which would cause them to give their approval.

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**17.12.080 Filing and recording requirements.**

A. Short plats may require surveys and monuments.

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

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

1. The short plat should be standard engineering drawing size (e.g., eight-and-one-half inches by 14 inches).
2. The legal description may be written by licensing engineer or land surveyor or by a real estate title company unless otherwise determined by the administrative official.
3. The scale of drawing shall be an engineering scale, normally one inch equals 20 feet.
4. Existing structures shall show dimensions to lot lines.
5. Items to be placed on drawings:
  - a. Name or number of short plat and date;
  - b. Existing and proposed owners, if relevant;
  - c. Lots defined by large letters, "A", "B", "C" and "D", and by square footage;
  - d. Exact location of short plat by vicinity map and streets bordering the short subdivision.
6. Other requirements set forth in this chapter.

D. Recording of Short Subdivisions and Unit Lot Subdivisions.

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

**17.12.90 Unit lot subdivision.**

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



- A. Process. Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision.
- B. Applicability. A lot to be developed with middle housing with multiple units, in which no dwelling units are stacked on another dwelling unit or other use, may be subdivided into individual unit lots as provided herein.
- C. Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable design and development standards. (Commissioner Castic comment, for review by CC at June 16, 2025 Special Meeting: "Applicable unit density, and design and development standards, that apply to a parent lot shall also apply to each unit lot created from a unit lot subdivision as if each of the unit lots together were the single parent lot. The unit density limits that apply to a parent lot cannot be exceeded by the total number of dwelling units permitted or constructed on the unit lots created from a parent lot. The design and development standards applicable to a parent lot shall also be met for development and for dwelling units permitted or constructed on unit lots created from a parent lot."
- D. Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.
- E. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.
- F. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.
- G. Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the following:
1. The title of the plat shall include the phrase "Unit Lot Subdivision."
  2. Approval of the development on each unit lot was granted by the review of the development, as a whole, on the parent lot.
- H. Effect of Preliminary Approval. Preliminary approval constitutes authorization for the applicant to develop the required facilities and improvements, upon review and approval of construction drawings by the public works department. All development shall be subject to any conditions imposed by the city on the preliminary approval.
- I. Revision and Expiration. Unit lot subdivisions follow the revision and expiration procedures for a short subdivision.
- J. The parent lot of any unit lot subdivision must continue to meet the overall tree canopy coverage requirements specified in Chapter 16.14 LFP MC, though individual unit lots within a unit lot subdivision may not.

ORDINANCE NO. 25-1310

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**WHEREAS**, the City's Planning Commission held regular public meetings on the proposed code amendments on October 8 and November 12, 2024, and January 4, February 11, March 11, and May 13, 2025; and

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

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

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

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

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

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

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

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

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

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

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

APPROVED:

Tom French  
Mayor

ATTEST/AUTHENTICATED:

Matthew McLean  
City Clerk

APPROVED AS TO FORM:

Kim Adams Pratt  
City Attorney

Introduced:

Adopted:

Posted:

Published:

Effective: \_\_\_\_\_

## Title 16 ENVIRONMENTAL PROTECTION

### Chapter 16.14

#### TREE CANOPY PRESERVATION AND ENHANCEMENT

##### 16.14.070 Tree permit approval criteria and conditions.

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

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

**Table 2: Canopy Coverage Goal**

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

## Title 18 PLANNING AND LAND USE REGULATIONS

### Chapter 18.08

#### DEFINITIONS

##### 18.08.010 Applicability.

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

##### 18.08.020 Accessory use or accessory building.

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

##### 18.08.030 Accessory dwelling unit (ADU), attached.

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

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

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

##### 18.08.035 Active ground floor uses.

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

##### 18.08.040 Administrative Design Review

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

##### ~~18.08.040~~ 18.08.045 Adult family home.

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



**18.08.100 Apartment.**

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

...

**18.08.255 Cottage housing.**

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

**18.08.260 Council.**

“Council” means the city council of the city.

**18.08.263 Courtyard apartments.**

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

**18.08.265 Cultural, entertainment, and/or recreational facility.**

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

**18.08.270 Day care.**

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

**18.08.275 Development regulations**

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

**18.08.277 Duplex.**

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

**18.08.280 Dwelling, multifamily.**

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

**18.08.290 Dwelling, single-family.**

“Single-family dwelling” means a single detached primary residential dwelling unit, ~~designed for and occupied by one family.~~

...

**18.08.450 Major transit stop.**

“Major transit stop” means:

- (A) a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
- (B) commuter rail stops;
- (C) stops on rail or fixed guideway systems;
- (D) stops on bus rapid transit routes, including those stops that are under construction.

#### **18.08.455      Manufactured housing.**

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

#### **18.08.441~~18.08.460~~      Marijuana or cannabis.**

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

#### **18.08.442~~18.08.461~~      Marijuana processor.**

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

#### **18.08.443~~18.08.462~~      Marijuana producer.**

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

#### **18.08.444~~18.08.463~~      Marijuana retailer.**

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

#### **18.08.445~~18.08.464~~      Marijuana-infused products.**

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

#### **18.08.446~~18.08.465~~      Marijuana retail outlet.**

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

#### **18.08.447~~18.08.466~~      Marijuana, usable.**

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

#### **18.08.450~~18.08.470~~      Medical-dental clinic.**

“Medical-dental clinic” means a building or group of buildings designed for the use of, and occupied and used by, physicians and dentists and others engaged professionally in such healing arts for humans as are recognized by the

laws of the state of Washington, including medical clinics; and including the installation and use of therapeutic equipment, X-ray equipment or laboratories, chemical, biochemical, and biological laboratories used as direct accessories to the medical-dental profession; dental laboratories including facilities for the making of dentures on prescription; pharmacies limited to the retail dispensing of pharmaceuticals and sick room supplies (but not room or orthopedic equipment or furniture); provided, there shall be no exterior display windows or signs pertaining to such accessory uses other than a directory sign. (Ord. 773 § 3, 1999)

**18.08.475 Middle housing.**

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

**18.08.46018.08.477 Mitigation.**

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

- A. Avoiding the impact altogether by not taking a certain action or parts of an action;
- B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
- C. Rectifying the impact by repairing, rehabilitating or restoring the affected sensitive area;
- D. Reducing or eliminating the impact over time by preservation or maintenance operations during the life of the development proposal;
- E. Compensating for the impact by replacing, enhancing or providing substitute sensitive areas and environments;
- F. Monitoring the impact and taking appropriate corrective measures. (Ord. 773 § 3, 1999)

**18.08.470 — Manufactured housing.**

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

...

**18.08.615 Single-family zones.**

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

**18.08.617 Stacked flat.**

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

**18.08.620 Street.**

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

**18.08.630 Structural alterations.**

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

**18.08.635 Solar energy system.**

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

**18.08.640 Substandard lot.**

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

**18.08.650 Tier 3 city.**

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

**18.08.655 Townhouses.**

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

**~~18.08.650~~18.08.657 Transit park and ride lot.**

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

**18.08.660 Unit density.**

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

**~~18.08.660~~18.08.665 Use.**

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

...

**18.08.690 Yard.**

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

## Chapter 18.12

### ZONING MAP

**18.12.010 Zones established.**

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

...

**18.12.050 Reference to zones.**

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

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

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

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

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

Side-by-side duplex;

Stacked flats;

Courtyard apartments; or

Cottage housing.

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

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

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

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

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

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

**18.16.020 Conditional uses.**

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

**18.16.030 Lot area.**

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

**18.16.040 Street frontage.**

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

**18.16.050 Lot coverage.**

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

**18.16.060 Yards.**

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

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

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

C. Rear yard: Not less than 20 feet.

**18.16.070 Building height limit.**

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

**18.16.080 Impervious surface.**

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

**18.16.090 Tree canopy coverage.**

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

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

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

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

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

Side-by-side duplex

Stacked flats

Courtyard apartments

Cottage housing

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

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

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

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

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

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

**18.18.020 Conditional uses.**

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

**18.18.030 Lot area.**

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

**18.18.040 Street frontage.**

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

**18.18.050 Lot coverage.**

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

**18.18.060 Yards.**

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

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

B. Side yards: A minimum combined width of 15 feet, nNot less than five feet on either side, ~~with a minimum combined width of 15 feet,~~ measured from the property line to the nearest point of the building;

C. Rear yard: Not less than 20 feet.

**18.18.070 Building height limit.**

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

**18.18.080 Impervious surface.**

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

**18.18.090 Tree canopy coverage.**

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

**Chapter 18.20****RS-10 ~~SINGLE-FAMILY~~ RESIDENTIAL, MODERATE/HIGH****18.20.010 Permitted uses.**

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

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

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

Side-by-side duplex

Stacked flats

Courtyard apartments

Cottage housing

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

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

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

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

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

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

**18.20.020 Conditional uses.**

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

**18.20.030 Lot area.**

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

**18.20.040 Street frontage.**

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

**18.20.050 Lot coverage.**

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

**18.20.060 Yards.**

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

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

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

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

**18.20.070 Building height limit.**

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

**18.20.080 Impervious surface.**

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

**18.20.090 Tree canopy coverage.**

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

## Chapter 18.21

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

**18.21.010 Permitted uses.**

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

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

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

Side-by-side duplex

Stacked flats

Courtyard apartments

Cottage housing

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

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



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

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

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

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

#### **18.21.020 Conditional uses.**

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

#### **18.21.030 Lot area.**

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

#### **18.21.040 Lot width.**

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

#### **18.21.050 Lot coverage.**

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

#### **18.21.060 Yards.**

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

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

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

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

#### **18.21.070 Building height limit.**

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

#### **18.21.080 Impervious surface.**

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

#### **18.21.090 Tree canopy coverage.**

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

## **Chapter 18.22**

### **RS-7.2 ~~SINGLE-FAMILY~~**

### **RESIDENTIAL, HIGH**

#### **18.22.010 Permitted uses.**

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

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

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

Side-by-side duplex

Stacked flats

Courtyard apartments

Cottage housing

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

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

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

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

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

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

**18.22.020 Conditional uses.**

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

**18.22.030 Lot area.**

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

**18.22.040 Lot width.**

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

**18.22.050 Lot coverage.**

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

**18.22.060 Yards.**

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

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

B. Side yards: A minimum combined width of 15 feet, nNot less than five feet on either side, ~~with a minimum combined width of 15 feet~~ measured from the property line to the nearest point of the building;

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

**18.22.070 Building height limit.**

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

**18.22.080 Impervious surface.**

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

**18.22.090 Tree canopy coverage.**

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

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

...

**18.24.020 Permitted uses.**

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

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

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

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

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

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

...

**Chapter 18.45****SG-~~SFLDR~~ SOUTHERN GATEWAY – ~~SINGLE-FAMILY~~ LOW DENSITY RESIDENTIAL****18.45.010 Permitted uses.**

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

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

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

1. Side-by-side duplex

2. Stacked flats

3. Courtyard apartments

4. Cottage housing

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

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

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

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

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

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

**18.45.015 H-Prohibited Uses.**

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

**18.45.020 Conditional uses.**

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

**18.45.030 Lot area and maximum density.**

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

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

**18.45.040 Lot width.**

There is no minimum required lot width.

**18.45.050 Lot coverage.**

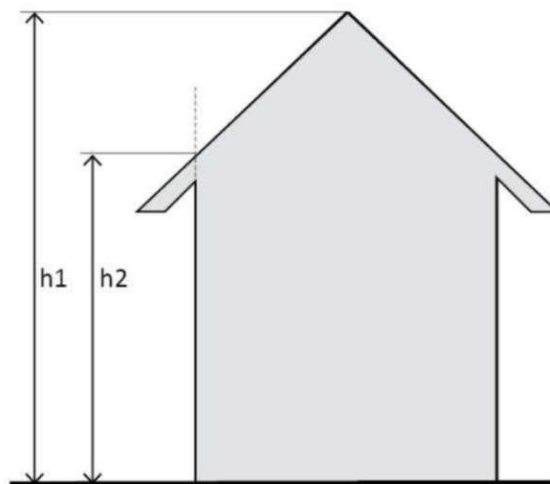
No building or combination of buildings, including accessory buildings, shall occupy or cover more than 60 percent of the net lot area. "Net lot area" shall be defined as the total land area included in the application less roads and common open space.

**18.45.060 Yards.**

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

**18.45.070 Building height limit.**

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



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

(Ord. 1057 § 1, 2013)

**18.45.080 Impervious surface.**

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

**18.45.090 Screening, landscaping and tree canopy goal.**

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

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

**18.45.100 Signs.**

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

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

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

A. Provide two stalls for every dwelling unit.

B. Additionally, provide either:

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

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

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

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

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

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

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

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

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

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

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

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

**18.45.140 Administration.**

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

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

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

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

**18.45.150 Bonds or other financial security.**

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

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

The intent of the SG-T zone is to:

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

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

C. Support an active, walkable mixed use center.

D. Protect the livability and attractiveness of residential neighborhoods.

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

...

**18.47.060 Building height.**

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

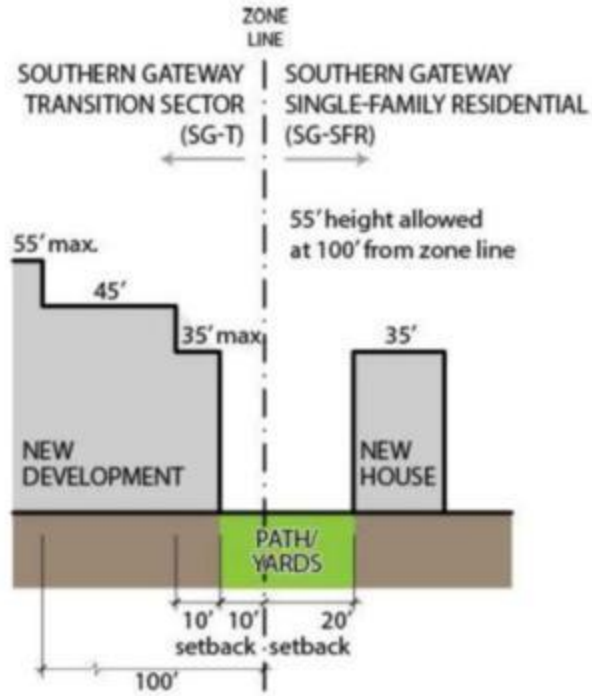
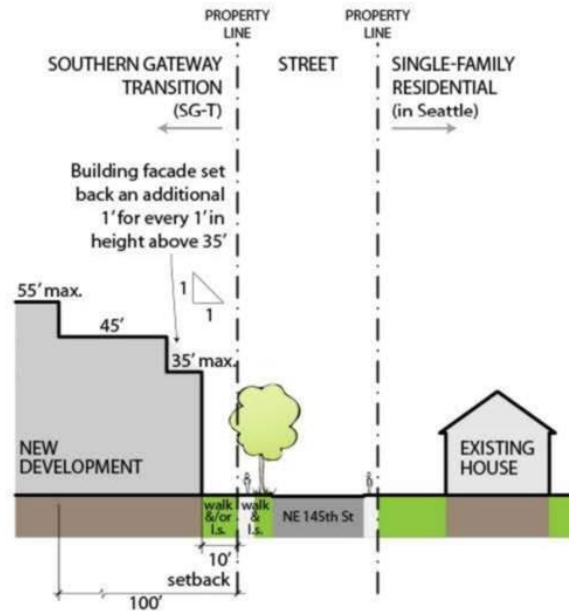


Figure 18.47.060-1. Maximum height of buildings near the southern gateway – ~~single family~~ low density residential zone.



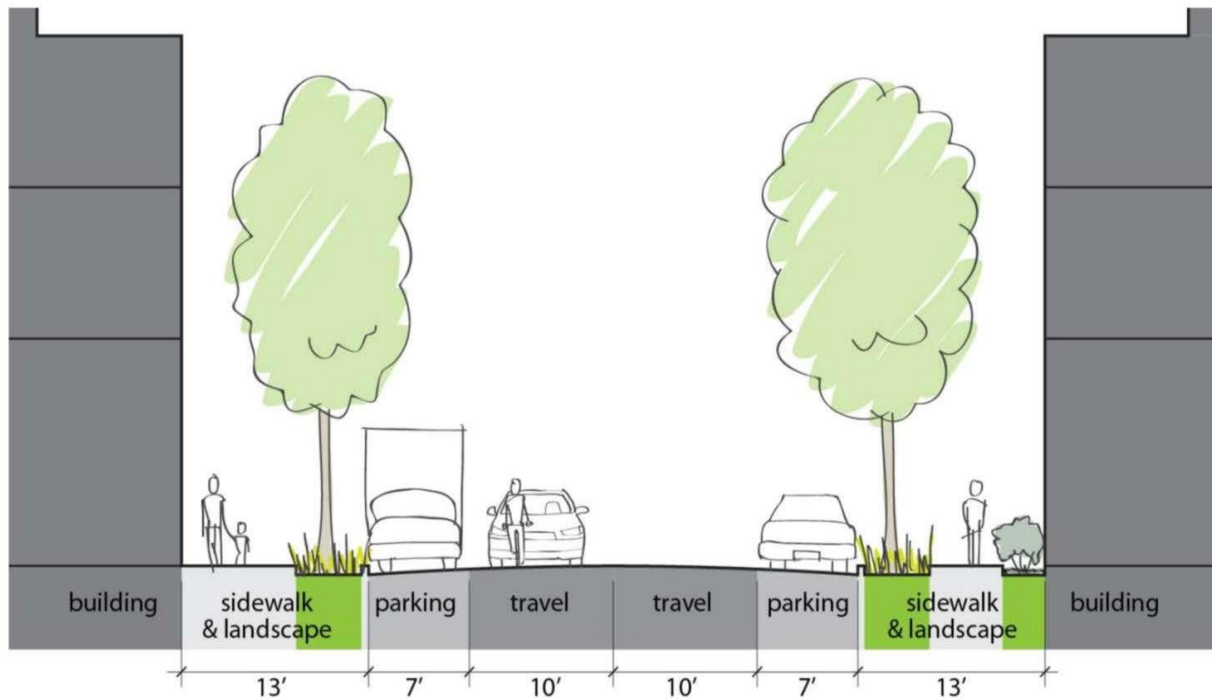


**Figure 18.47.060-2. Maximum height of buildings across the street from a ~~single-family~~ low density zone (NE 145th Street is the only location where existing single-family residences are across the street from the southern gateway – transition zone).**

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

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

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



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

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

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

...

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

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

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

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

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

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

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

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

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

...

**18.50.050 Accessory dwelling units.**

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

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

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

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

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

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

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

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

E. For any lot which is the result of a subdivision or a lot split and which is below the minimum lot size for the zone, no additional dwelling units, including accessory dwelling units, shall be allowed. (PC Flag for City Council review at June 16, 2025 Special Meeting. Staff recommendation is to delete the draft section D and permit accessory dwelling units on existing lots substandard in minimum lot area.)

~~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 LFP MC 18.50.060;~~

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

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

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

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

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

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

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

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

...

#### **18.50.060 Accessory structures and buildings.**

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

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

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

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

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

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

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

...

**18.50.140 Collective gardens prohibited.**

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

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

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

**18.50.160 Recreational marijuana retailers.**

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

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

...

**Chapter 18.58**

**OFF-STREET PARKING**

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**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	Two parking spaces.

Multifamily dwellings	One and one-half parking spaces per dwelling unit. Where the total quota results in a fraction, the next highest full unit shall be provided.
<u>5.</u> Middle housing dwellings	<p><u>A maximum of one off-street parking space per unit shall be required on lots no greater than 6,000 square feet before any zero lot line subdivisions or lot splits.</u></p> <p><u>A maximum of two off-street parking spaces per unit shall be required on lots greater than 6,000 square feet before any zero lot line subdivision or lots splits.</u></p> <p><u>No off-street parking shall be required within one-half mile walking distance of a major transit stop.</u></p>
<u>56.</u> Health clubs	One parking space for each employee, plus one parking space for each 200 square feet of floor area.
<u>67.</u> Hotels	One parking space for each bedroom.
<u>78.</u> Hospitals	One parking space for each bed.
<u>89.</u> 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.
<u>910.</u> Mortuaries	One parking space for each 40 square feet of floor area.
<u>4011.</u> Motels	One parking space for each sleeping unit or dwelling unit.
<u>4412.</u> Museums	One parking space for each 250 square feet of gross floor area.
<u>4213.</u> Offices	One parking space for each 250 square feet of gross floor area.
<u>4314.</u> 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.
<u>4415.</u> Rest homes, nursing and convalescent homes; homes for retired and children's institutions	One parking space for each four beds.
<u>4516.</u> Retail	One parking space for each 200 square feet of gross floor area.
<u>4617.</u> Rooming houses and boarding houses	One parking space for each two sleeping rooms or one parking space for each four beds, whichever is greater.
<u>4718.</u> 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.
<u>4819.</u> Senior citizen apartments	One parking space for each dwelling unit.
<u>4920.</u> Schools, elementary and junior high; public, private or parochial	One parking space for each employee and each faculty member.
<u>2021.</u> 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.

<del>2122.</del> 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.
<del>2223.</del> 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.
<del>2324.</del> Storage and warehousing, comprising only activity on premises	One parking space for each two employees on maximum working shift.
<del>2425.</del> Theaters	One parking space for each three seats.

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

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## Chapter 18.62

### SCREENING AND LANDSCAPING

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#### **18.62.080 Landscaping types.**

##### **A. Type 1 – Solid Screen.**

1. Purpose. Provide sight-obscuring screening to separate incompatible land uses. Type 1 landscaping consists of a mix of primarily evergreen trees and shrubs placed to form a continuous screen.

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

##### **B. Type 2 – Visual Screen.**

1. Purpose. Provide a visual filter to separate higher- and lower-intensity uses. Type 2 landscaping consists of a mix of evergreen and deciduous trees and shrubs spaced to create a filtered screen.

2. Description. Type 2 landscaping shall be a combination of at least 50 percent evergreen and at least 30 percent deciduous trees, planted no more than 25 feet on center in a triangular pattern, interspersed with large shrubs and groundcover. Deciduous trees shall be at least two-inch caliper and evergreen trees shall be at least six feet in height. Shrub and groundcover spacing shall be appropriate for the species type, and consistent with the intent of this section. Shrubs shall be at least 24 inches in height. Turf may constitute no more than 30 percent of groundcover.

##### **C. Type 3 – Visual Buffer.**

1. Purpose. Provide a semi-transparent buffer to partially separate uses and soften the appearance of development projects. Type 3 landscaping consists of a mix of evergreen and/or deciduous trees spaced to create a continuous canopy.

2. Description. Type 3 landscaping shall be at least 70 percent deciduous trees planted no more than 30 feet on center in a triangular pattern and interspersed with shrubs and groundcover. Deciduous trees shall be at least two-inch caliper and evergreen trees shall be at least six feet in height. Shrub and groundcover spacing shall be appropriate for the species type, and consistent with the intent of this section. Shrubs shall be at least 24 inches in height. Turf may constitute no more than 30 percent of groundcover.

D. Stream Buffer.

1. Purpose. Provide stream buffer functions to enhance in-water and upland habitat. Stream buffer landscaping consists of native species typically found growing on stream banks in the Puget Sound lowlands.

2. Description. Stream buffer landscaping shall be designed by a landscape architect, certified professional wetland scientist, or other qualified professional using a mix of native trees, shrubs, and forbs. Stream buffer landscaping shall meet the following requirements:

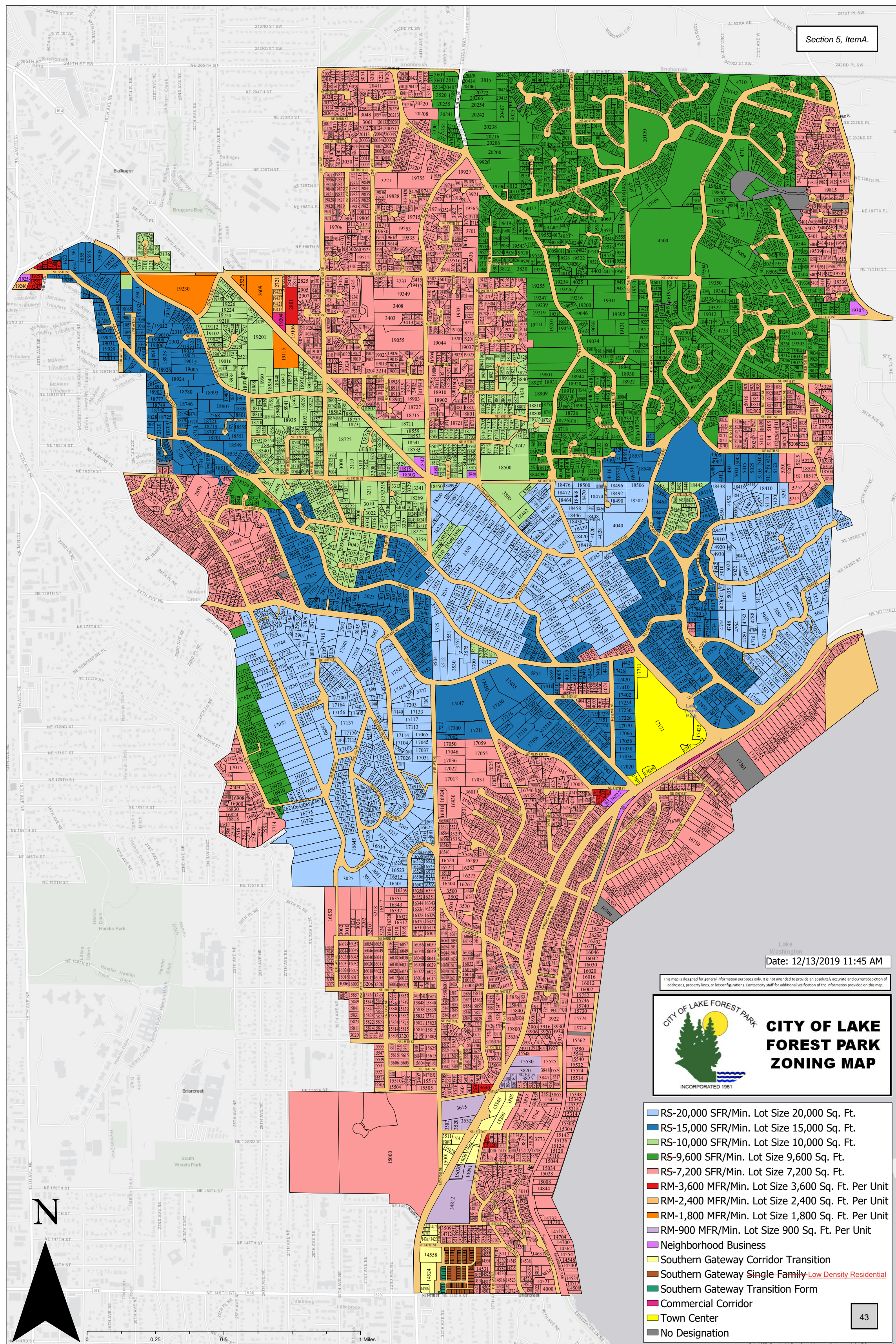
a. Native trees shall be planted at an average of 12 feet on center and at an overall density of 300 trees per acre. Plants shall be a minimum one-gallon size at time of planting.

b. Native shrubs shall be planted at average of five feet on center and at an overall density of 1,730 shrubs per acre. Plants shall be a minimum of one-gallon size at time of planting.

c. Native forbs may include a mix of grasses, sedges, rushes, ferns, and other herbaceous plants and shall be planted at an average of 12 inches on center and at an overall density of one plant per square foot. Plants shall be a minimum of 10-inch plugs or four-inch pot size at time of planting.

3. Streambank landscaping shall include planting area preparation for all required planting areas. Planting area preparation includes removal of invasive weed species, decompaction of compacted soils, and introduction of soil amendments including compost and organic fertilizers. Planted areas shall be mulched with a uniform three-inch depth of wood chip mulch. Trees and shrubs shall be protected from herbivore and rodent browsing with plant protection tubes.







**RESOLUTION NO. 25-2021**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST PARK, WASHINGTON, PROVIDING FOR A BALLOT PROPOSITION TO BE SUBMITTED TO THE QUALIFIED ELECTORS OF THE CITY AT THE GENERAL ELECTION TO BE HELD ON NOVEMBER 4, 2025, IN CONJUNCTION WITH THE STATE GENERAL ELECTION, OF A PROPOSITION AUTHORIZING THE CITY TO LEVY REGULAR PROPERTY TAXES IN AN AMOUNT IN EXCESS OF THE LIMITATIONS PROVIDED IN CHAPTER 84.55 RCW FOR PUBLIC SAFETY SERVICES BEGINNING IN 2026; SETTING FORTH THE BALLOT TITLE; AND PROVIDING FOR OTHER RELATED MATTERS.**

**WHEREAS**, the City of Lake Forest Park is committed to providing essential public safety services, including police protection, 911 dispatch, jail services, criminal justice services such as prosecution and public defense, and mental health crisis response alternatives (together “Public Safety Services”); and

**WHEREAS**, the City’s regular property tax levy rate is currently \$0.71 per \$1,000 of assessed valuation; which is [REDACTED] per \$1000 of assessed value less than what is statutorily authorized; and

**WHEREAS**, chapter 84.55 RCW limits the amount of the City’s regular property tax levy to 101% (or 100% plus inflation, if inflation is less than 1%) of the prior highest lawful levy amount (the “Levy Lid”), plus an additional amount for increases in assessed value from or due to new construction, construction of certain renewable energy facilities, and improvements to property and state-assessed property; and

**WHEREAS**, the cost of providing Public Safety Services has increased significantly over the past four years, including a 24% increase in Public Safety costs from the 2023–2024 biennium to the adopted 2025–2026 budget, driven by rising costs for 911 dispatch services, jail services, , prosecution, public defense, mental health and crisis intervention programs, and police wages and benefits; and

**WHEREAS**, the City cut nearly \$500,000 in proposed spending in the 2025–2026 budget and is operating without sufficient staff to perform necessary administrative functions; and

**WHEREAS**, the City has diligently pursued contracts beneficial to the City for jail and 911 dispatch services, but providers for these unique services are limited and in the case of 911 dispatch virtually singular; and

**WHEREAS**, the City has allocated traffic safety camera revenue to public safety expense to the extent allowed by state statute; and

**WHEREAS**, the City relied on approximately \$840,000 in one-time General Fund contingency funding to balance the 2025–2026 biennial budget, which will be exhausted by 2030 without a revenue enhancement or a reduction in Public Safety Services; and

**WHEREAS**, maintaining Public Safety Services requires the expenditure of permanent and reliable (i.e., sustainable) revenue in excess of the current Levy Lid; and

**WHEREAS**, without additional revenue, the City will be forced to reduce or eliminate critical public safety services beginning in the 2027–2029 biennium to maintain sufficient contingency and reserve fund balances; and

**WHEREAS**, RCW 84.55.050 provides for the levy of regular property taxes in an amount exceeding the Levy Lid if the increased levy is authorized by a ballot proposition approved by a majority of the voters at a special election held within the taxing district (a “Levy Lid Lift”), which proposition may provide that the exemption for low-income senior citizens, disabled veterans, and other people with disabilities authorized by RCW 84.36.381 will apply to the Levy Lid Lift; and

**WHEREAS**, approval of a Levy Lid Lift ballot proposition would help maintain current levels of Public Safety Services;

**WHEREAS**, to fund Public Safety Services as described in this resolution and continue that funding for a period of six years, the City Council finds that it is in the City’s best interest to present a ballot proposition to the City’s voters to increase the City’s regular property above the 1% limitation for six consecutive years.

**WHEREAS**, when the levy lid lift expires in six years, the levy lid will revert to what it would have been if the levy lid lift never existed and the City had only taken the annual 1% increase; and

**WHEREAS**, the levy lid lift proposed would authorize an increase of approximately \$1.5 million in the City’s regular property tax levy by an increase of approximately \$0.32 per 1,000 of assessed valuation, to a maximum rate of \$1.0144/\$1,000, as allowed by Chapter 84.55 RCW; and increase the annual levy for the next five years in the amount of the rate of inflation (Seattle region CPI-U) for 2026-2031 not to exceed 5%; and

**WHEREAS**, the proposed levy lid lift would set the City’s property tax rate below the legal limit of \$1.60/\$1000; and

**WHEREAS**, the approximately \$1.5 million in additional levy funds would be accounted for separately and those funds would only be used to pay for Public Safety Services.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Lake Forest Park, as follows:

Section 1. Findings and Determinations. The City Council (the “City Council”) of City of Lake Forest Park, Washington (the “City”), takes note of the foregoing recitals and incorporates them into this resolution as findings and determinations of the City Council.

Section 2. Ballot Proposition Authorized. The City Council hereby finds that the best interests of the residents of Lake Forest Park requires the submission to the qualified voters of the City, at the general election to be held on November 4, 2025, of a proposition authorizing a multi-year Levy Lid Lift to support Public Safety Services.

Section 3. Levy Rate and Duration. If approved by a majority of voters, the City shall be authorized to levy an additional regular property tax in the amount of \$0.32 per \$1,000 of assessed valuation for levy in 2025 and collection in 2026. The Levy Lid Lift is not to exceed \$1.0144 per \$1,000 of assessed value.

This levy shall be:

- Collected annually for six (6) consecutive years, from 2026 through 2031;
- Increased each year by the annual percentage growth in the Seattle-Tacoma-Bellevue Consumer Price Index for All Urban Consumers (CPI-U), not to exceed five percent (5%) annually; and
- The levy amount collected in 2031 shall become the base for purposes of calculating subsequent levies under RCW 84.55.050.

Section 4. Use of Levy Proceeds. The additional revenue generated by this levy shall be used exclusively for Public Safety Services, including but not limited to:

- Police staffing, training, and equipment;
- 911 dispatch and emergency communication services;
- Jail services;
- Prosecution and public defense costs;
- Crisis intervention and mental health diversion programs; and
- Services that reduce police response to non-criminal incidents.

Section 5. Exemption for Low-Income Senior Citizens and Disabled Persons. As provided under RCW 84.36.381, low-income senior citizens, disabled veterans, and other disabled persons who qualify shall be exempt from the Levy Lid Lift authorized by this resolution to the extent allowed by law. It is the intent of the City to ensure that this levy does not impose an undue burden on vulnerable residents living on fixed incomes.

Section 6. Calling of Election. The Director of Elections of King County, Washington, as *ex officio* Supervisor of Elections (the “Director of Elections”), is requested to call and conduct a special election, in the manner provided by law, to be held in the City on November 4, 2025 (the “Special Election”), for the purpose of

submitting to the City's voters, for their approval or rejection, the proposition authorizing the City to increase its regular property tax levy in 2025 for collection in 2026 by an amount greater than otherwise permitted under chapter 84.55 RCW and to use the dollar amount of such levy for the purpose of computing the limitations for the City's subsequent five levies under chapter 84.55 RCW adjusted by the rate of inflation.

Section 7. Form of Ballot Title. Pursuant to RCW 29A.36.071, the City Attorney of the City has prepared the concise description of the aforesaid proposition for the ballot title in substantially the following form:

City of Lake Forest Park  
Proposition No. 1  
Public Safety Services Levy Lid Lift

The City Council of the City of Lake Forest Park adopted Resolution No. 25-2021 to fund Public Safety Services.

This proposition would fund Public Safety Services defined in the Resolution including police services, 911 dispatch, jail services, and mental health crisis response by increasing the City's regular property tax by \$0.32/\$1,000 assessed value for collection in 2026, with annual increases for five years based on inflation, not to exceed 5%, and use the 2031 levy as the base for future levies. Qualifying low-income seniors, disabled veterans, and other disabled persons will be exempt under RCW 84.36.381.

Should this proposition be approved?

- ☐ YES  
☐ NO

Section 8. Authorization to Deliver Resolution to Director of Elections and Perform Other Necessary Duties. The chief administrative officer of the City (the "City Administrator") or his designee is authorized and directed to: (a) present a certified copy of this resolution to the Director of Elections no later than August 5, 2025 and (b) perform such other duties as are necessary or required by law to submit to the City's voters at the Special Election, for their approval or rejection, the proposition authorizing the City to increase its regular property tax levy in 2025 for collection in 2026 by an amount greater than otherwise permitted under chapter 84.55 RCW and to use the dollar amount of such levy for the purpose of computing the limitations for the City's subsequent levies under chapter 84.55 RCW for the succeeding five years.

Section 9. Notices Relating to Ballot Title. For purposes of receiving notice of the exact language of the ballot title required by RCW 29A.36.080, the City Council hereby designates (a) the City Administrator (Phillip Hill), telephone: 206-368-5440; email: phill@cityofflp.com; and (b) the City Attorney (Kim Adams Pratt), telephone: 425-201-5111; email: Kim@MadronaLaw.com. The City Administrator is authorized to approve changes to the ballot title, as determined necessary.

Section 10. General Authorization and Ratification of Prior Acts. This resolution may be executed by the Mayor or Deputy Mayor of the City, and attested by the City Clerk in tangible medium, manual, facsimile or electronic form under any security procedure or platform, and notwithstanding any other City ordinance, resolution, rule, policy or procedure, or in any other manner evidencing its adoption. The Mayor, City Administrator, City Attorney, Finance Director of the City, and other appropriate officers of the City are individually authorized and directed to take such actions and to create, accept, execute, send, use and rely upon such documents, records and signatures (including in tangible medium, manual, facsimile or electronic form, under any security procedure or platform, and notwithstanding any other City ordinance, resolution, rule, policy or procedure) as in their judgment may be necessary or desirable to effectuate the provisions of this resolution. All actions taken prior to the effective date of this resolution in furtherance of and not inconsistent with the provisions of this resolution are ratified and confirmed in all respects.

Section 11. Severability. If a court of competent jurisdiction, all appeals having been exhausted or all appeal periods having run, holds any provision of this resolution invalid or unenforceable, then the offending provision is null and void, is separate and severable from the remaining provisions of this resolution and in no way affects the validity of the other provisions of this resolution or of the levy or collection of the regular property taxes as so authorized herein.

Section 12. Effective Date. This resolution takes effect upon its adoption.

Section 13. Corrections. The City Clerk is authorized to make necessary corrections to this resolution, including the correction of scrivener’s errors, references, ordinance or resolution numbering, and ballot title formatting as required by King County Elections.

**PASSED BY A MAJORITY VOTE** of the members of the Lake Forest Park City Council this \_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
Tom French  
Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Mathew McLean  
City Clerk

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
RESOLUTION NO.:

DRAFT

9-Jun-25

Lake Forest Park

General Fund Revenue and Expenses

Budget Year(s)	2025-2026	2027-2028	2029-2030	2031
GF Revenue	\$25,565,787.00	\$26,974,548.00	\$28,472,297.00	#####
GF Expenses	\$26,388,486.00	\$28,607,815.00	\$30,201,076.00	#####
Variance	(\$822,699.00)	(\$1,633,267.00)	(\$1,728,779.00)	(\$916,252.87)
\$0.32/\$1000	\$1,568,000.00	\$3,230,080.00	\$3,426,791.87	\$1,817,741.75
Balance	\$745,301.00	\$1,596,813.00	\$1,698,012.87	\$901,488.88
\$0.24/\$1000	\$1,176,000.00	\$2,422,560.00	\$2,570,093.90	\$1,363,306.31
Balance	\$353,301.00	\$789,293.00	\$841,314.90	\$447,053.44
\$0.16/\$1000	\$784,000.00	\$1,615,040.00	\$1,713,395.94	\$908,870.87
Balance	(\$38,699.00)	(\$18,227.00)	(\$15,383.06)	(\$7,382.00)
\$0.01 Sales Tax Increase	\$200,000.00	\$430,500.00	\$474,626.25	\$261,637.72

Notes

- 1) 2025 Levy rate \$0.71 / \$1,000 assessed property value
- 2) Every \$0.01 / \$1,000 generates approximetly \$49,000 \per year.
- 3) Seattle - Tacoma CP-U assumes 3% annual increase (April 2024 - 2025 1
- 4) \$0.01 increase is a 1.4% increase of the existing 2025 property tax levy
- a) \$0.32 / \$1,000 = 45% increase
- b) \$0.24 / \$1,000 = 34% increase
- c) \$0.16 / \$1,000 = 23% increase



6-Year Period		
2026-2031	2031-2032	% Increase
\$96,102,949.41	#####	5.6%
\$101,203,947.28	#####	5.6%
(\$5,100,997.87)	(\$1,832,505.74)	5.8%
\$10,042,613.62	\$3,635,483.50	
\$4,941,615.75	\$1,802,977.76	
\$7,531,960.22	\$2,726,612.62	
\$2,430,962.35	\$894,106.88	
\$5,021,306.81	\$1,817,741.75	
(\$79,691.06)	(\$14,763.99)	
\$1,366,763.97	\$523,275.44	

1.7% increase)

**WORKING DRAFT****Temporary 6-year levy to support the city's Public Safety needs in 2026-2031**

A proposed temporary levy rate increase of \$0.32/\$1000 of assessed valuation for properties within Lake Forest Park would provide an additional **\$1,568,000** in revenue. The additional levy amount would be indexed to inflation (CPI) and expire in 2031 if not renewed by voters.

The revenue generated by the levy increase would be allocated to the following city public safety services:

<b>Category</b>	<b>Cost Increases</b>	<b>Detail</b>
Maintain police staffing levels	\$450,000	2025-2026 Adopted Budget, p. 89
Safety gear, equipment & training for police officers	\$216,000	2025-2026 Adopted Budget, p. 89
911 dispatch services	\$284,000	"Discussing Budget Challenges"
Mental health crisis response	\$122,269	2025-2026 Adopted Budget, p. 75
Jail costs	\$197,000	"Discussing Budget Challenges"
Insurance costs for city, including police department	\$84,000	"Discussing Budget Challenges"
Emergency Management Services	\$11,553	2025-2026 Adopted Budget, pg. 90
Replacement patrol cars for police department	\$121,542	2025-2026 Budget & Finance Fleet Presentation 04.10.2025, slide 12
Increase in Prosecutor costs	\$74,400*	2025-2026 Adopted Budget, p. 92 – *Current contract negotiations
Increase in Public Defender costs	\$14,750	2025-2026 Adopted Budget, p. 92
<b>TOTAL COST INCREASES TO FUND:</b>	<b>1,575,514</b>	
Difference to savings	<b>(\$7,514)</b>	