



CITY OF LAKE FOREST PARK PLANNING COMMISSION MEETING

Tuesday, August 11, 2026 at 7:00 PM

Meeting Location: In Person and Virtual / Zoom

17425 Ballinger Way NE Lake Forest Park, WA 98155

INSTRUCTIONS FOR ATTENDING THIS MEETING VIRTUALLY:

Join Zoom Webinar: <https://us06web.zoom.us/j/88590680456>

Call into Webinar: 253-215-8782 | Webinar ID: 885 9068 0456

The Planning Commission is providing opportunities for public comment by submitting a written comment or by attending the meeting in person to provide oral public comment.

HOW TO PARTICIPATE WITH ORAL COMMENTS:

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

The meeting is being recorded.

HOW TO SUBMIT WRITTEN COMMENTS:

Written comments for public hearings will be submitted to Planning Commission if received by 5:00 p.m. on the date of the meeting; otherwise, they will be provided to the Planning Commission the next day. Because the City has implemented oral comments, written comments are no longer being read under Public Comments.

For up-to-date information on agendas, please visit the City's website at www.cityoflfp.gov.

AGENDA

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

2. PLANNING COMMISSION'S LAND ACKNOWLEDGEMENT

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

3. APPROVAL OF AGENDA

4. APPROVAL OF MEETING MINUTES

A. Approval of Meeting Minutes of June 9, 2026, Regular Meeting

5. MEETING DATES

6. PUBLIC HEARINGS

7. PUBLIC COMMENTS

The Commission will not be accepting online public comments. Comments are limited to a three (3) minute time limit.

This is an opportunity for the public to address the Commission on agenda items.

- Oral public comments are only accepted in person to ensure the orderly conduct of the meeting.*
- Speakers are limited to three (3) minutes.*
- Commissioners may not respond during public comments, but may ask staff to follow up, if appropriate.*
- Public comments may not be used to promote or oppose candidates for public office or ballot measures.*
- The Chair or presiding officer may interrupt comments that violate these instructions, are unrelated to the agenda items, or otherwise hinder the orderly conduct of the meeting.*

8. REPORT FROM CITY COUNCIL LIAISON

A. Josh Rosenau, City Councilmember, Planning Commission Liaison

9. OLD BUSINESS

A. Middle Housing Next Steps and Direction- continued discussion by Commissioners re: LFPMC Title 18, Planning and Land Use Regulation, and to consider potential roadblocks, need for clarity, or inconsistency in regulations for middle housing

B. Critical Areas Ordinance Update- continued discussion toward listing suggested, potential amendments to the City of Lake Forest Park LFPMC/Critical Areas Ordinance

10. NEW BUSINESS

11. REPORTS AND ANNOUNCEMENTS

- A. Planning Commission member appointments update and introductions

12. ADDITIONAL PUBLIC COMMENTS

13. AGENDA FOR NEXT MEETING

- A. Next regular meeting scheduled for Tuesday, September 8, 2026

14. ADJOURN

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

**City of Lake Forest Park – Planning Commission
Regular Meeting Minutes: June 09, 2026; 7:00-9:00pm
Hybrid Meeting Held in the Emergency Operations Center
at City Hall and Virtually via Zoom**

Planning Commissioners present: Chair David Kleweno, Vice Chair Janne Kaje (via Zoom), Marty Ross, Hina Shahid, Sam Castic (via Zoom)

Planning Commissioners absent: Meredith LaBonte, John Drew, Cherie Finazzo

Staff and others present: Mark Hofman, Community Development Director; Josh Rosenau, City Council Liaison (via Zoom)

Members of the Public present: No members of the public present.

Call to order: Chair Kleweno called the meeting to order at 7:00 PM

Land Acknowledgement: Chair Kleweno read the land acknowledgement.

Approval of Agenda: Cmr. Ross moved to approve the agenda. Vice Chair Kaje seconded, and the motion to approve the agenda was carried unanimously.

Approval of Meeting Minutes:

Approval of Meeting Minutes of May 12, 2026, Regular Meeting

Vice Chair Kaje provided edits to the minutes to include options 2 and 3 of the affordable housing purpose statement and objectives. Vice Chair Kaje made a motion to approve the May 12, 2026, Meeting Minutes as amended. Cmr. Ross seconded and the motion to approve the minutes was carried unanimously.

Public Hearing: No public hearing.

Next meeting: The next meeting occurs on Tuesday, August 11, 2026. The July meeting will be cancelled due to lack of quorum.

Public Comment: No public comments.

City Council Liaison Report: Council member Rosenau gave a recap of the town hall, including conversations with the public about RUEs and critical areas. Council member Rosenau also gave a recap on the budget and the levy on the ballot. Council member Rosenau also discussed the PSRC Meeting he attended, which included themes of affordable housing. Council member Rosenau also announced that the city council is forming a subcommittee for affordable housing and are aiming to meet with the Planning Commission to see how both groups can work together on affordable housing.

Old Business:

Critical Areas Ordinance Update- Discussion: Tribal Outreach, Checklist, Questions

Mr. Hofman gave an overview of the critical areas ordinance update process with three items/steps. The first step is to navigate and research. Mr. Hofman recommended starting at a staff level to save

costs. The second step would be an RFQ for a consultant to assist with a checklist that can be distributed for public comment. The third item is proactive, early communication with tribes to ensure that tribes are included in the process.

The Planning Commissioners also discussed with Mr. Hofman the process and issues of Reasonable Use Exemptions. Mr. Hofman gave an overview of the guidelines around RUEs and the public input process of RUEs. The Planning Commissioners asked if the city attorney can attend the August meeting to discuss the legal aspects of RUEs.

Vice Chair Kaje gave an overview of the letter he drafted as a template on how to reach out to tribes for comment on projects, input on scope of amendments, and outreach that can be used in the critical areas update process.

Affordable Housing Next Steps and Direction Discussion

Comr. Shahid discussed the issue of further clarification in the code about defining affordability and incentives for middle housing. Chair Kleweno discussed that in earlier meetings, the planning commission agreed on option A to look at what gets in the way of middle housing and the incentives are in option B and this comes later as a second priority.

The planning commissioners then discussed issues that can inhibit middle housing such as lot access for potential lot splits, sewer connection fees, and development regulations. Comr. Shahid mentioned documenting the issues that the planning commissioners discuss so that they can close in on those issues.

New Business:

Reports and Announcements: Mr. Hofman announced that the city has hired a new climate coordinator that started on Monday who is working on items from the climate element that was adopted last year.

Agenda for Next Meeting: Discussion on affordable housing, critical areas ordinance update, and questions for developers.

Adjournment: Vice Chair Kaje made a motion to adjourn the meeting, Comr. Shahid seconded, and the motion was carried unanimously. Chair Kleweno adjourned at 8:53 PM.

APPROVED:

David Kleweno, Planning Commission Chair

LAKE FOREST PARK MIDDLE HOUSING FEASIBILITY AND RECOMMENDATIONS REPORT



Introduction

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

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

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

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

Though this work is a separate effort, this study was conducted in parallel as part of the City’s Comprehensive Plan update. The Housing Needs Assessment conducted as part of this planning effort helped inform the potential for middle housing types within the city’s residential areas.

TABLE OF CONTENTS

EXECUTIVE SUMMARY4

HB 1110 AND MIDDLE HOUSING 11

LAKE FOREST PARK NEIGHBORHOOD CHARACTERISTICS28

IMPLEMENTATION CONSIDERATIONS 51

ALTERNATIVE COMPLIANCE PATH & CRITICAL AREA
EXEMPTIONS 64

EXECUTIVE SUMMARY

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

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

HB 1110 and Middle Housing

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



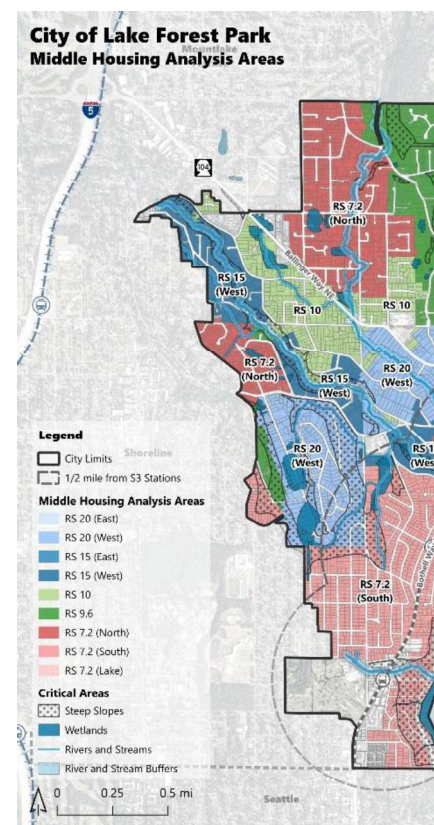
Middle Housing Feasibility and Recommendations **DRAFT**

Lake Forest Park Neighborhood Characteristics

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

and offer examples of how middle housing can be integrated into the future.

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



Middle Housing Feasibility and Recommendations **DRAFT**

Implementation Considerations

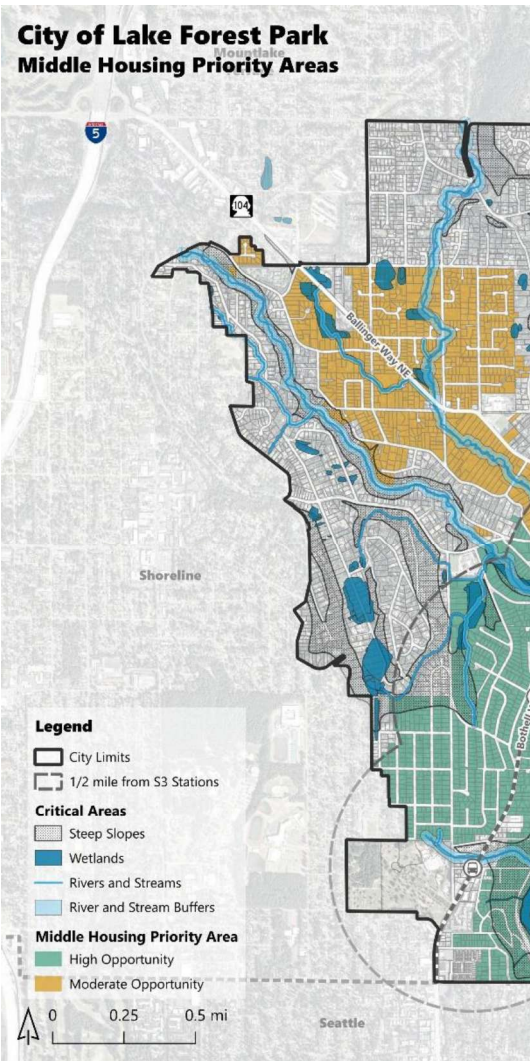
Location

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

Recommendation for consideration:

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

Figure 1. Prioritized Locations for Middle Housing in



Source: City of Lake Forest Park, Leland Consulting

Typologies

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

Recommendation for consideration:

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

Off-Street Parking

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

Recommendation for consideration:

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

Building Heights

The City’s residential zones allow housing heights that are adequate for most middle housing types. There is an opportunity to increase the allowed building heights to avoid conflicts between housing and trees.

Recommendation for consideration:

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

Lot coverage

The prevalence of large lots in Lake Forest Park makes the feasibility of a wide variety of middle housing types. Current lot coverage standards are a major constraint.

Recommendation for consideration:

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

FAR Bonuses

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

Recommendation for consideration:

If Lake Forest Park chooses to allow more middle housing, it should implement the Washington Model’s recommended FAR bonuses for Tier 1 and Tier 2.

Novel Housing Typologies

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

Recommendations for consideration:

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

ADU Regulations

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

Recommendations for consideration:

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

Lot Division

Current City regulations require 75 feet of front setback, preventing lot divisions that would result in smaller lots. Combining flexible middle housing regulations with lot division requirements would help promote more homeownership opportunities.

Recommendations for consideration:

Lake Forest Park should consider allowing for smaller lots with reduced street frontage to increase homeownership and wealth building opportunities on large lots.

Accessibility

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

Recommendations for consideration.

Lake Forest Park should require that some higher-density middle housing, such as four-unit townhomes, meet accessibility or visitability standards to improve housing access for elderly and disabled residents and their families.

Affordable Middle Housing Incentives

Lake Forest Park has a goal of increasing opportunities for affordable homeownership citywide. Incentives or requirements for the inclusion of affordable units if more units are built in middle housing could help the City achieve this goal.

Recommendations for consideration:

To promote opportunities for affordable homeownership, the City should partner with affordable homebuilders to understand community needs and look to establish incentives including density bonuses and/or fee waivers. This could be coupled with an affordability requirement if four or more units are built.

Critical Areas

While HB 1110 does allow cities to exclude any lots that contain critical areas (as defined in the GMA), this broad exemption would have an outsized impact on Lake Forest Park due to the large number of constrained or partially constrained lots. Many of the partially constrained lots in Lake Forest Park are large enough that middle housing could be built relatively easily on non-constrained portions.

Recommendations for consideration:

Lake Forest Park should follow the Commerce recommendation that middle housing be subject to the same critical areas regulations as detached single-family housing.

Alternative Compliance Path

The Alternative Compliance Path would allow the City to exempt up to 25 percent of its lots from inclusionary requirements. However, this must be weighed against the Racially Disparate Impacts of excluding middle housing areas.

Recommendations for consideration:

Because so much of Lake Forest Park had inclusionary covenants, LCG does not recommend that the City pursue the Alternative Compliance Path.

HB 1110 AND MIDDLE HOUSING

Middle Housing Feasibility and Recommendations **DRAFT**

Purpose

This section discusses the general requirements under Washington House Bill 1110 (HB 1110), which requires cities to allow for middle housing in all residential zones. It includes:

- Information specific to Lake Forest Park as a Tier 3 City
- Characteristics of different types of middle housing Lake Forest Park may consider allowing in its residential areas
- A summary of the potential benefits of middle housing, clarifying the purpose and intent of HB 1110

Key Takeaways

- As a Tier 3 city, Lake Forest Park is required to allow at least two dwelling units per lot on a lot that is predominantly residential.
- HB 1110 also allows cities to follow the optional Compliance Path, which would allow up to 25% of its residential parcels to be used for middle housing, such as being located in certain zones. However, the City would be required to complete a Racially Disparate Impacts (RDI) analysis and other considerations.
- The main types of middle housing include duplexes, triplexes, fourplexes, fiveplexes, sixplexes, courtyard apartments, and cottages. Lake Forest Park is only required to allow duplexes, but is encouraged to allow a wider variety of housing in targeted areas to promote greater housing diversity and opportunity.
- There are a wide variety of benefits to allowing middle housing in all residential zones. Middle housing fits well into established residential neighborhoods, promotes affordable housing (and affordable homeownership), helps reduce patterns of segregation, and aligns with the city's goals.

HB 1110 Intent and Requirements

HB 1110 is a middle housing bill that was passed by the State Legislature in 2023, now codified in RCW 36.70A.635. It requires cities to allow middle housing (multiple units per residential lot), with specific requirements based on the population of the city. There are three population-based tiers where the requirements apply:

- **Tier 1** cities are those with at least 75,000 residents
- **Tier 2** cities are those with between 25,000 and 75,000 residents
- **Tier 3** cities are those with populations under 25,000 that are contiguous with the UGA of the largest city in the county

Based on this criteria, **Lake Forest Park is a Tier 3 city**. Tier 3 cities are required to allow two dwelling units per lot on all lots zoned predominantly residential, unless zoning already permits higher densities. This requirement is a baseline – cities can choose to allow a wider variety of housing types in their residential zones, such as fourplexes, cottage clusters, or other middle housing types. The characteristics of various middle housing types are described below.

The intent of HB 1110 is to add housing capacity to the state and region in order to combat the broader housing affordability crisis, while particularly attempting to address the harms of exclusionary land use practices that have historically been most harmful to households of color. Allowing more housing types in all residential zones can help reduce the price of entry in high-opportunity neighborhoods and address patterns of racial segregation.

Middle Housing Feasibility and Recommendations **DRAFT**

Alternative Compliance Path

Cities have the option to pursue an “Alternative Requirements” compliance path for HB 1110 under RCW 36.70A.635(4). This alternative permits the density requirements outlined above to apply to only a portion of parcels in the city primarily dedicated to detached units, rather than to all such lots. The following (less) of parcels excluded from the density requirements may include but are not limited to:

- Lots designated with critical areas
- Any portion of a city within a one-mile radius of a commercial airport with at least 9,000 annual enplanements
- Areas subject to sea level rise, increased flooding, or susceptible to wildfires, or geological hazards in the next 100 years

There are also requirements for parcels within a city that are in the “at least” 75 of lots which are subject to the density requirements. These include:

- Any areas for which the exclusion would result in disparate impacts or result in zoning that has a discriminatory effect;
- Any areas within one-half mile walking distance of a major transit stop;
- Any areas historically covered by a restrictive covenant or restriction excluding racial minorities from property or living in the area, as known by the city at the time of each comprehensive plan update.

There are also other exemptions to some HB 1110 density requirements for cities lacking infrastructure capacity (such as sewer and water) and for areas with a high risk of displacement which likely do not apply to Lake Forest Park. Further details on the alternative compliance path and relevant legislation are found in Chapter 6 of the [Commerce User Guide for HB 1110 Model Ordinances](#).

The intention of this “Alternative Compliance Path” is to allow cities to ensure preservation of critical areas and limit densification in areas subject to future hazards arising from climate change and other natural disasters, while maintaining the intention of HB 1110 to increase housing supply in single-family residential neighborhoods throughout the city. An analysis of the potential for Lake Forest Park to undertake this alternative compliance path is found later in this report starting on page 64.

Types of Middle Housing

Under HB 1110, Tier 3 cities like Lake Forest Park are required to allow at minimum four of the nine middle housing types listed below:

- Duplexes
- Triplexes
- Fourplexes
- Fiveplexes
- Sixplexes
- Townhouses
- Stacked flats
- Courtyard apartments
- Cottage housing

Details for each of these types of middle housing are described below, however, only four of the nine types are defined in statute, and some of these types overlap. For example, a three-story stacked flat building (with one unit per floor) could also be considered a triplex. Due to this overlap, it is important cities carefully consider how to define their “plex” housing types.

Additional information on middle housing types, including more details on the typologies and graphics shown in this section, are provided by the [WA Department of Commerce](#).

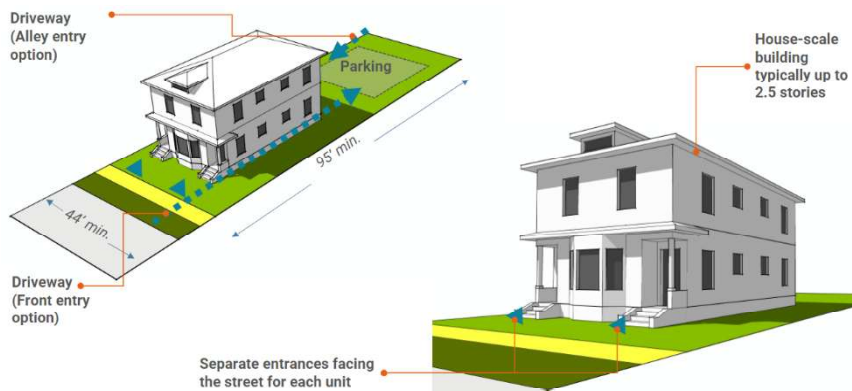
Middle Housing Feasibility and Recommendations **DRAFT**

Duplexes

Duplexes are buildings with two attached units. They are distinctive from homes with attached accessory dwelling units because the two units are typically similar in size. The units can be stacked, with one unit on the ground floor and the other on the upper floor, or side-by-side in a variety of configurations.

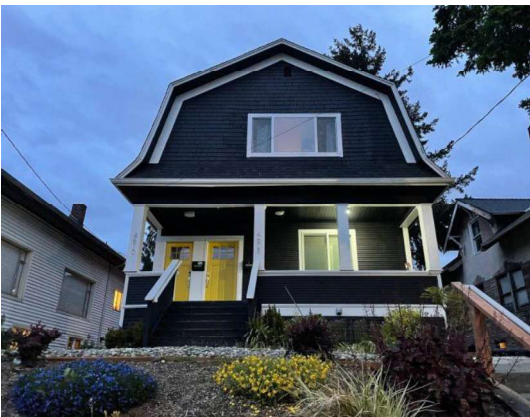
Stacked duplexes are house-scale buildings, typically up to two and a half stories, where one unit is on the ground floor and the other is above. Most commonly, stacked duplexes have two entrances facing the street, though some older stacked duplexes have a single entrance. Stacked duplexes are ideal for smaller or constrained lots because they are vertically rather than horizontally laid out. They fit well into residential neighborhoods as they have a similar appearance to larger single-family homes.

Figure 2. Typology Drawings for Stacked Duplexes



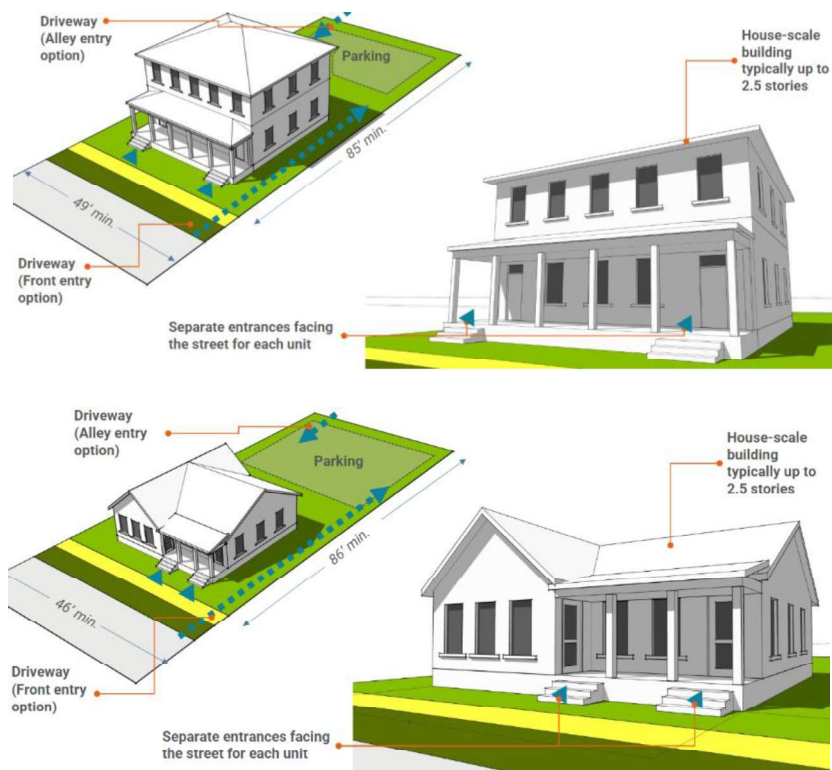
Source: Washington State Department of Commerce ([Link](#)).

Figure 3. A Stacked Duplex in the Wallingford Neighborhood



Side-by-Side duplexes can have a variety of layouts. They can be similar to townhouses, or they can be in smaller one- or two-story structures. Like stacked duplexes, side-by-side duplexes typically have two entrances facing the street. They also reflect the typologies of existing residential neighborhoods. Side-by-side duplexes are ideal for wider, more shallow lots.

Figure 4. Typology Drawings for Side-by-Side Duplexes



Source: Washington Department of Commerce ([Link](#))

Middle Housing Feasibility and Recommendations **DRAFT**

Figure 5. A Single-Story Side-by-Side Duplex in Portland, OR ([Link](#)).



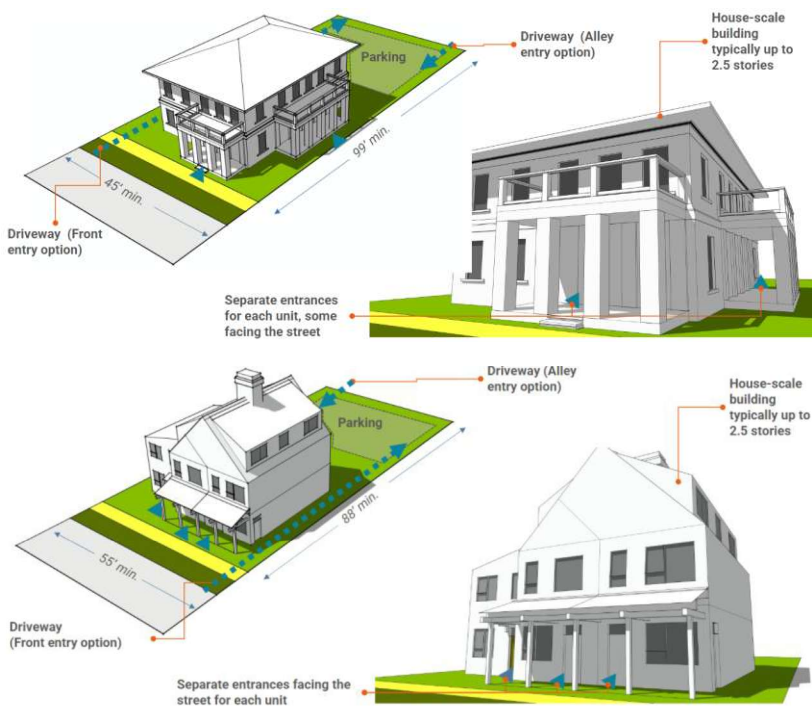
Figure 6. A Two-Story Side-by-Side Duplex in the Albemarle neighborhood, Portland, OR (Source: Sinclair Construction ([Link](#))).



Triplexes

Triplexes are three-unit buildings that come in a variety of configurations. They are typically in structures up to two and a half stories, with entrances facing the street and/or the side of the building. Units can all be the same size, or one unit may be smaller than the other two. Like duplexes, house-scale triplexes fit well into residential neighborhoods. Depending on the configuration, they could fit either on long and narrow or wide and shallow lots.

Figure 7. Typology Drawings for Triplexes



Source: Washington Department of Commerce ([Link](#)).

Figure 8. A Triplex Building in Seattle, WA



Source: Workshop AD ([Link](#)).

Fourplexes

Fourplexes are four-unit buildings that can be configured in a variety of ways, and can have between one and four entrances. According to the Department of Commerce, they are typically up to two and a half stories tall. Because of this, they fit well into residential neighborhoods. They can have two units per floor, or four units centered around a small forecourt. Because of the variety of configurations, fourplexes can be built on a wide range of lot types.

Figure 9. Typology Drawings for Fourplexes



Source: Washington Department of Commerce ([Link](#)).

Figure 10. A Fourplex with Three Front Entrances in the Ballard Neighborhood of Seattle, WA



Source: Apartments.com ([Link](#)).

Figure 11. A Historic Fourplex in Tacoma, WA



Source: Windermere Real Estate ([Link](#)).

Figure 12. A Newly Built Fourplex in Portland, OR

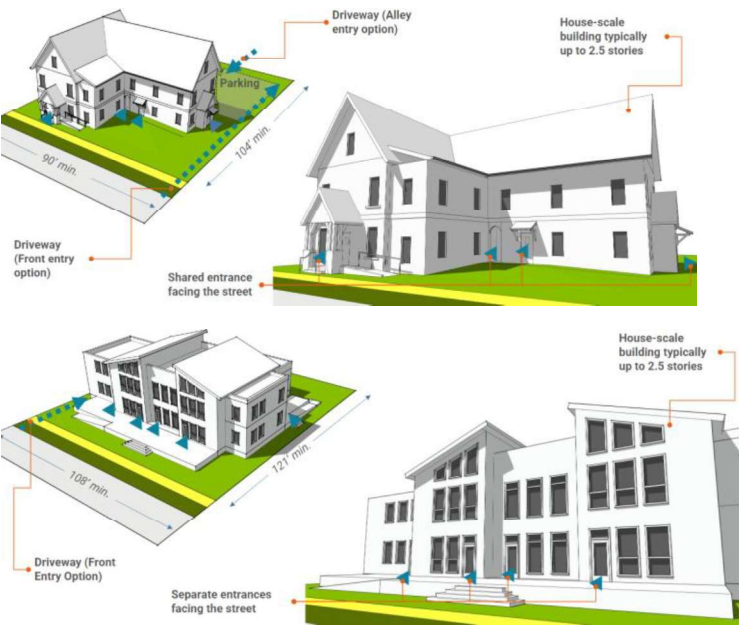


Source: Crexi ([Link](#)).

Fiveplexes

Fiveplexes are five-unit buildings that are typically up to 2.5 stories in height, though allowing structures up to three stories can provide developers with more flexibility. Each unit generally has its own entrance, but not all entrances face the street. Fiveplexes typically require larger lots than duplexes, triplexes, and fourplexes – generally between 9,000 and 15,000 square feet. Fiveplexes are therefore a good fit for neighborhoods with larger lot sizes, and where there are fewer environmental constraints.

Figure 13. Typology Drawings for Fiveplexes



Source: Washington Department of Commerce ([Link](#)).

Figure 14. A Fiveplex in the Fremont Neighborhood of Seattle, WA



Source: Zillow ([Link](#)).

Figure 15. A Fiveplex in the Eastlake Neighborhood of Seattle, WA

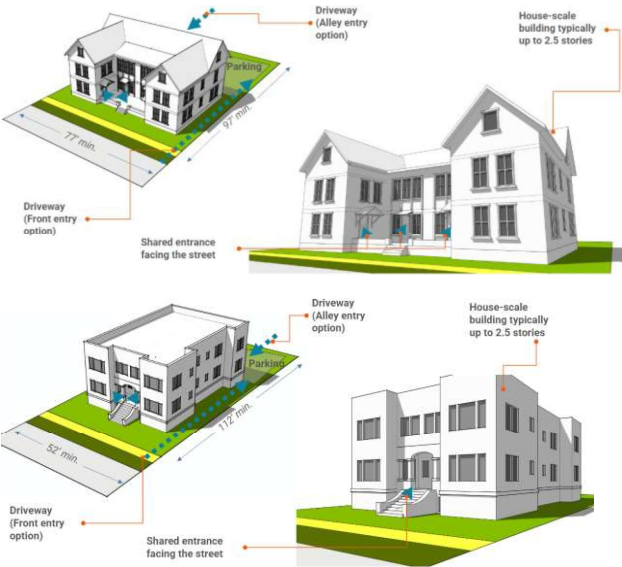


Source: CoStar.

Sixplexes

Sixplexes are structures with six units, typically two and a half stories in height. Like fiveplexes, sixplexes can benefit from the flexibility of allowing three stories. Three-story sixplexes typically have two units per floor. Sixplex configurations typically include shared entrances, which can be situated around a small forecourt. Sixplexes can have three units on each floor or a variety of unit types and sizes within the building. Sixplexes can be built on slightly smaller lots than fiveplexes. They are ideal for neighborhoods near transit and amenities. The City of Portland recently legalized a style of sixplex called “side by side” that allows entrances on the side of the building. This accommodates sixplex structures on lots that are narrow but deep.

Figure 16. Typology Drawings for Sixplexes



Source: Washington Department of Commerce ([Link](#)).

Figure 17. A Sixplex Building in the West Woodland Neighborhood of Seattle, WA



Source: CoStar.

Figure 18. the Eliot N OR



Source: CoStar.

Figure 19. A Side-by-Side Sixplex in the Lents Neighborhood of Portland, OR



Source: CoStar.

Townhouses

Townhouses (or townhomes) typically consist of individual units with their own entrances (usually facing the street) and attached walls. They are typically suitable for lots that are wide but not necessarily deep. Because townhouses may be individually platted, they can also be built on adjoining lots. Townhouses can range from two to four stories and can be arranged in one structure or multiple. Townhouse structures can consist of two or more units. Because of this flexibility, townhouses are suitable in most places.

Figure 20. Typology Drawings for Townhouses



Source: Washington Department of Commerce ([Link](#)).

Middle Housing Feasibility and Recommendations **DRAFT**

Figure 21. Townhouses in Everett, WA



Source: CoStar.

Figure 22. Townhouses in Bellevue, WA



Source: CoStar.

Figure 23. Rainier View Townhouses in Burien, WA



Source: CoStar.

Figure 24. Townhouses in OR

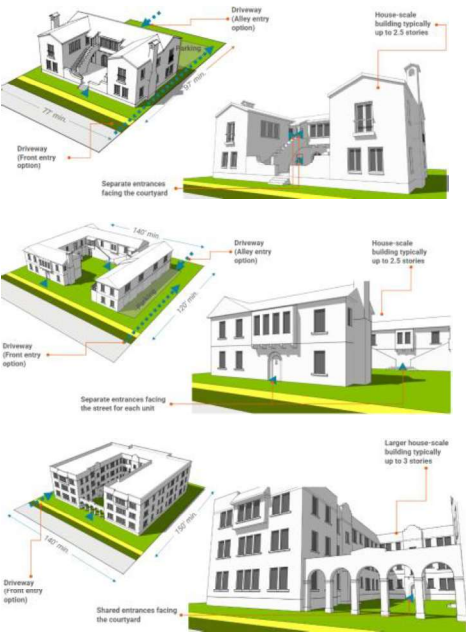


Source: CoStar.

Courtyard Apartments

Courtyard Apartments are detached or attached house-scale buildings with six or more units, where the unit entrances are off of a central courtyard. These apartments are typically in structures that are either two and a half or three stories tall. Larger courtyard buildings are typically built at a greater scale than other middle housing types. Depending on the configuration, courtyard apartments can be on a variety of lot types. However, they are more suited to larger, less constricted lots. Many of the existing courtyard apartment buildings in the Seattle area are older, historic buildings.

Figure 25. Typology Drawings for Courtyard Apartments



Source: Washington Department of Commerce ([Link](#)).

Figure 26. The Devonshire Building in the Belltown Neighborhood of Seattle, WA



Source: Community Roots Housing ([Link](#)).

Figure 27. Courtyard Housing in the Irvington Neighborhood of Portland, OR



Source: Zillow ([Link](#)).

Figure 28. Courtyard Housing in the Irvington Neighborhood of Portland, OR



Source: Zillow ([Link](#)).

Cottage Housing

Cottage Housing, also called Cottage Clusters, is a type of middle housing that typically has around six units of detached housing. Each unit is a small home, generally up to one and a half stories tall. Some cottage housing also includes some attached units, like small duplexes. The units are generally organized around a shared open court and are visible from the street. The primary difference between cottage housing and courtyard apartments is that cottage housing includes multiple structures. Cottage housing typically requires larger (at least 12,600 SF), less constrained lots. However, cottage housing is a particularly flexible typology that can also fit on more unusually shaped lots with structures oriented around existing trees or other constraints.

Figure 29. Typology Drawings for Cottage Housing



Source: Washington Department of Commerce ([Link](#)).

Middle Housing Feasibility and Recommendations **DRAFT**

Figure 30. Cully Green Cohousing in the Cully Neighborhood of Portland, OR



Source: Communitecture ([Link](#)).

Figure 31. The Cottages in Tukwila, WA



Source: The Cottage Journal ([Link](#)).

Figure 32. Greenwood Avenue Cottages in Shoreline, WA



Source: The Cottage Journal ([Link](#)).

Benefits of Middle Housing

Middle housing can have several advantages, including:

- Their appearance and scale typically fit well in residential neighborhoods.
- They add “gentle density” in areas that may not be ideal for large apartment buildings, either because of a lack of buildable land or because of existing infrastructure challenges.
- Middle housing units tend to be smaller, making them more affordable than traditional single-family homes without the need for public subsidy.
- Middle housing units can be renter-occupied, reducing the cost of entry into high-opportunity single-family neighborhoods.
- Increasing the diversity of housing types provides opportunities for moderate-income workers like teachers and firefighters to live in the communities they serve.
- Adding middle housing to residential neighborhoods can help address historical patterns of segregation across cities and regions.
- Denser housing in infill neighborhoods, as opposed to greenfield construction, promotes climate resilience by reducing greenhouse gas emissions and protecting critical environmental areas.

In Lake Forest Park, middle housing could have also the benefit of leaving more environmentally sensitive areas underdeveloped without restricting housing supply, increasing resilience by adding more housing on lots or portions of lots that are not environmentally constrained by slopes and wetlands.

Middle Housing Feasibility and Recommendations **DRAFT**

Strategies for Affordable Homeownership

Allowing a diverse array of middle housing types presents opportunities for more affordable homeownership. Middle housing units are typically smaller than traditional single-family homes, and new units sell for less. Middle housing also helps increase the housing supply, taking some pressure off of rising home prices. By offering a variety of housing – including townhouses, flats, and cottage clusters – Lake Forest Park will help meet the needs of more homeowners.

In addition, nonprofit organizations like Habitat for Humanity as well as local Community Land Trusts (CLT) throughout the Pacific Northwest have embraced middle housing as an opportunity to provide more regulated affordable homeownership opportunities. In Portland, advocacy from Habitat for Humanity and local CLT Proud Ground advocated for an affordability bonus that lets developers build six units on a lot if half are affordable.

Lake Forest Park should consider the following strategies to increase opportunities for more affordable homeownership:

- **Partner with affordable homebuilders** and community land trusts to better understand the needs of the communities they serve and ensure that development regulations allow for these types of housing.
- **Incentivize affordable housing development** through density bonuses, fee waivers, or other programs.
- **Offer opportunities for fee-simple lot splitting** to increase wealth building opportunities.
- **Establish a funding source**, such as an affordable housing trust fund, to support local affordable housing construction through direct subsidies or land purchases.

Middle Housing Feasibility and Recommendations **DRAFT**

Partner with Affordable Homebuilders

Affordable homebuilders, including nonprofit organizations and land trusts, are experts in the feasibility of different housing types they develop, as well as the subsidies potentially needed for different product types. They are also in regular contact with communities that would benefit from more affordable homeownership opportunities. Working closely with these organizations will give the City a better understanding of local needs, as well as what actions it can take to address them. The City can then take the information gleaned from these conversations with these organizations to update the City Code enables the types of housing that reflect local needs and economic realities.

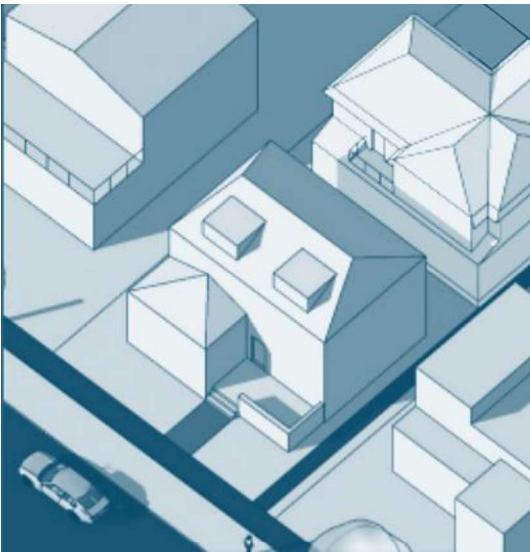
Incentivize Affordable Housing Development

The City has an opportunity to create incentives to encourage affordable housing directly within its middle housing program. This can be in the form of bonuses – extra units allowed on a lot if a development includes some number of affordable units. Other financial incentives like waivers for System Development Charges (SDCs) or permitting fees. The park can also partner with affordable housing developers to ensure they are adequately calibrating these bonuses. If the incentives are not sufficient to make affordable housing construction financially viable, the City will not get any new affordable homeownership through its middle housing program.

Enable Fee-Simple Lot Splitting

Recent changes to Portland’s Residential Infill Project (RIP) allow for a new type of housing called “detached duplexes” along with fee simple lot splitting. This allows homeowners on larger lots to build a detached unit larger than what would typically be allowed for an ADU and then split the lot to sell the second unit and associated land to a buyer. This enables wealth building opportunities for existing homeowners through the sale of part of their lot as well as affordable homeownership opportunities. Currently, however, Lake Forest Park’s Municipal Code requires that lot sizes and shapes must be consistent with zoning regulations, and lots must have 75 feet of frontage on the right of way. This would make it extremely difficult to increase homeownership options, even on larger lots. The State Legislature recently attempted to pass HB 1245, which would have required cities to allow lot splitting and the creation of new lots as small as 2,000 square feet. Although this law did not pass, it serves as a potential model for Lake Forest Park.

Figure 33. Rendering of a Detached Duplex



Source: Portland Bureau of Planning & Sustainability

Establish an Affordable Homeownership Source

The construction of affordable homeownership has been largely undertaken by nonprofits such as Community Development Financial Institutions rather than by city governments. However, many cities have been targeted to larger affordable housing projects, such as apartment buildings. To support the affordable homeownership in developing new housing in Lake Forest Park, the City should consider creating a new funding source like a housing trust fund that can either directly fund affordable homeownership or the purchase of land that the City can then turn over to a nonprofit organization for development.

LAKE FOREST PARK NEIGHBORHOOD CHARACTERISTICS

Purpose

This section discusses the potential for the development of the middle housing types outlined in the previous section in Lake Forest Park’s residential areas. The city’s neighborhoods are first grouped by zone and similar site characteristics and analyzed at a high level, followed by a profile of existing Middle Housing units in the city. Then, five representative areas with differing parcel sizes, configurations, and constraints are analyzed to determine the potential for middle housing types in the city’s varying neighborhood areas.

Key Takeaways

- Lake Forest Park’s five RS zones make up 96 percent of total parcel acreage in the city. These zones allow single family dwellings, ADUs, and manufactured housing but do not currently allow for duplexes or other middle housing types.
- To analyze the feasibility of middle housing in these five residential zones, LCG categorized different areas of the city by zone, location, and environmental constraints. Lake Forest Park’s RS 10 and RS 15 zones have a particularly high share of environmentally constrained parcels. The RS 10, RS 15, and RS 20 zones also have a higher share of parcels that are below the minimum lot size required by Lake Forest Park’s zoning code.
- The neighborhoods along Bothell Way NE and Ballinger Way NE are the most walkable areas of the city. These neighborhoods should be considered potential targets for higher-density middle housing types.

- Lake Forest Park’s municipal code includes a Reasonable Economic Use Exemption that allows for low intensity building on lots that are not in critical areas and buffers. Depending on the middle housing strategy the City chooses to implement, it could consider allowing small duplexes or other middle housing types through this process.
- There are currently 22 middle housing units in Lake Forest Park’s single-family zones. While not allowed under current zoning regulations, many of these housing units fit in with the surrounding context in terms of scale and offer examples of how middle housing could look in the future.
- LCG analyzed existing parcels in five representative areas in Lake Forest Park to determine what middle housing types of various sizes and with differing environmental constraints. Due to the large size of the city, a wide variety of housing types could fit in across the different neighborhoods.

Lake Forest Park's Residential Zones

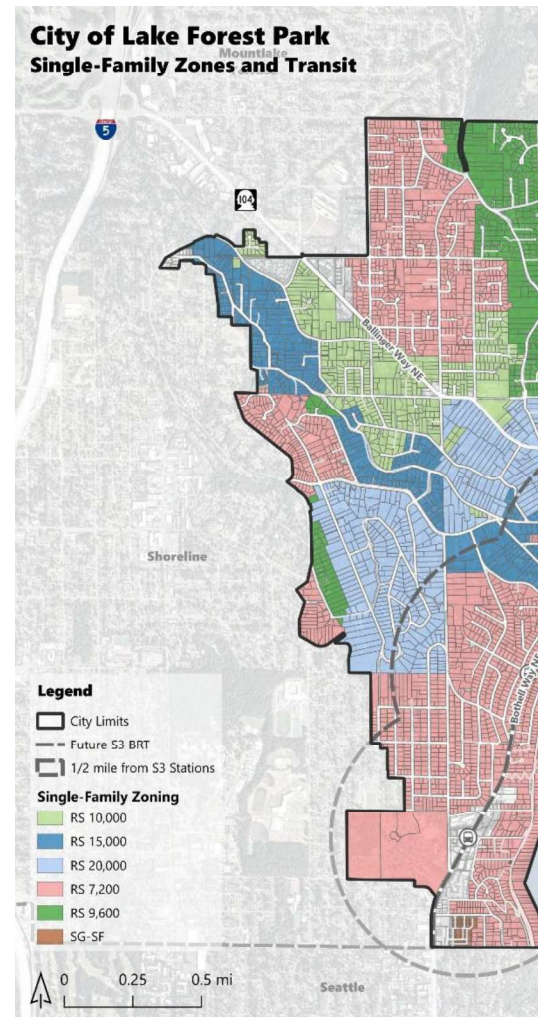
Lake Forest Park's zoning code currently contains five single-family residential zones (RS 20, 15, 10, 9.6, and 7.2), making up 96 percent of the city's parcel acreage. The minimum lot sizes in these zones range from 20,000 square feet (RS-20) down to 7,200 square feet (RS-7.2). All five zones currently permit the same uses, per Chapter 18 of the Lake Forest Park Municipal Code:

- Single-family dwellings
- Home occupations
- Accessory buildings and structures, including ADUs¹
- Manufactured housing
- Signs
- Type 1 day care facilities

These zones are spread throughout Lake Forest Park with lot sizes roughly corresponding to various geographic and environmental constraints, with larger lots in areas containing wetlands, creeks, and steep slopes, and smaller lots in relatively flatter parts of the city. For this analysis, the RS-20, RS-15, and RS-7.2 zones were broken down into sub-areas based on their geographic distribution in the city to reflect different characteristics present with those zones. Figure 34 below shows these middle housing analysis areas in Lake Forest Park, along with critical areas likely to constrain development – steep slopes, wetlands, streams, and their buffers.

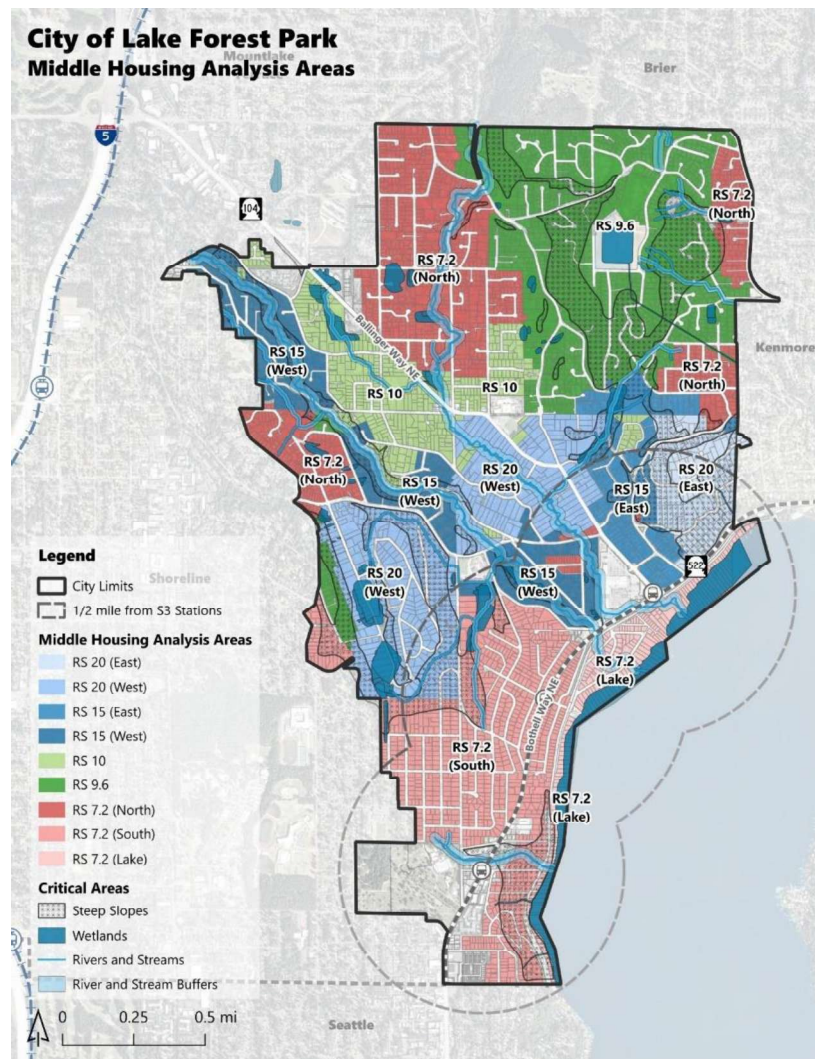
¹ Per LFPMC 18.50.050, there are various restrictions on ADUs, including a provision that new detached ADUs must be on lots of 10,000 square feet or more, owner occupancy requirements, and other

Middle Housing Feasibility and Recommendations **DRAFT**



provisions which will be preempted by HB 1331. Regulations will need to take effect by June 30, 2021, with the GMA.

Figure 34. Lake Forest Park Residential Zones and Middle Housing Analysis Areas



- The **RS-20 (West)** and **RS-15 (West)** lots which back up onto creeks and sloped areas.
- The **RS-20 (East)** parcels are also significant stream constraints.
- The **RS-15 (East)** cluster is more uniform layout, without creek areas.
- The **RS-10** zone has relatively uniform smaller stream areas.
- The **RS-9.6** zone is found in the north contains significant areas with steep suburban road network and layout de-sacs and few through roads.
- The **RS-7.2 (North)** clusters are similar typical subdivision layouts though less than found in the RS-9.6 zone.
- The southern part of the city has two zoning, a large, relatively flat area in **7.2 (South)** with a more conventional network, and a narrow area adjacent to **(RS-7.2 (Lake))**, with lakefront properties and irregular neighborhood layouts near where some existing ADUs and micro units have been observed.

Source: City of Lake Forest Park, King County, Leland Consulting Group

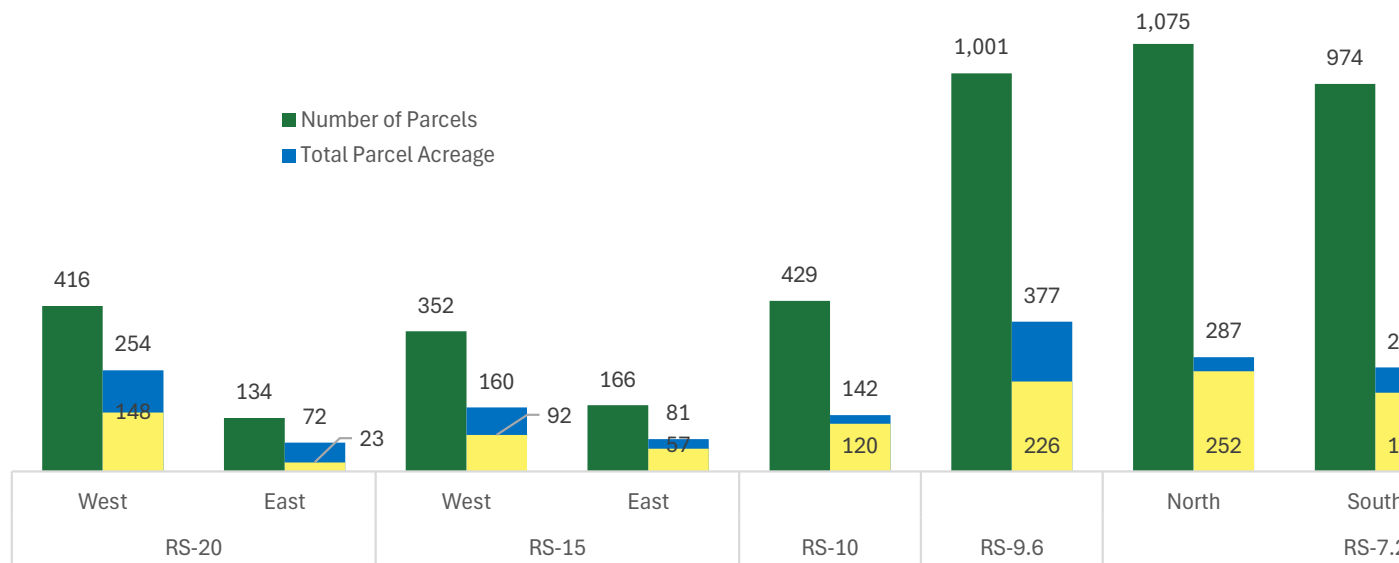
Middle Housing Feasibility and Recommendations **DRAFT**

Parcel Acreage and Critical Areas

Figure 35 below shows the total number of parcels in each middle housing analysis area as well as the total acreage (in blue) and acreage outside of critical areas (in yellow). The steep slopes, streams, buffers, and wetlands used in this analysis do not represent completely undevelopable areas, since Lake Forest Park allows some development in these areas through reasonable use exemptions. Nonetheless, the acreage shown below gives an idea of the most likely and administratively straightforward development area in each analysis area.

The larger RS-20 and RS-15 zones contain more acreage outside of critical areas, particularly in the North and South areas along the creek, and the highly sloped RS-10 zone is relatively unconstrained, as are the RS-9.6 and RS-7.2 South areas. More than half of the RS-9.6 zone is primarily by steep slopes, and much of the RS-7.2 Lake area is at or beyond the shoreline and is unbuildable.

Figure 35. Parcels and Acres in Middle Housing Analysis Areas



Source: City of Lake Forest Park, King County, Leland Consulting Group

The table below in Figure 36 shows details on the acreage and percentage of each type of environmental constraint in the analysis areas. Note that due to overlapping streams, wetlands, and steep slopes, the total constrained area is typically smaller than the sum of all the individual critical areas.

Figure 36. Critical Areas Detail in Middle Housing Analysis Areas

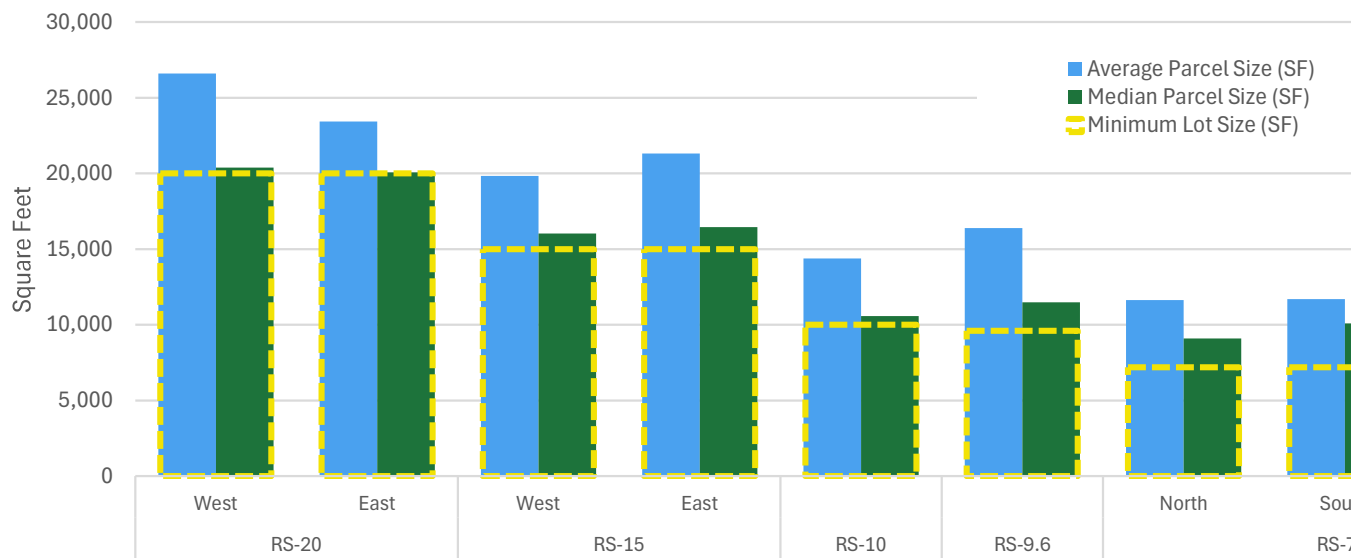
	RS-20		RS-15		RS-10	RS-9.6	North
	West	East	West	East			
Stream Buffer (Ac)	28.8	0.0	50.5	1.9	13.0	21.4	22.7
% Stream Buffer Area	11%	0%	32%	2%	9%	6%	8%
Wetland (Ac)	20.1	0.3	11.9	2.3	9.8	5.8	10.6
% Wetlands	8%	0%	7%	3%	7%	2%	4%
Steep Slope (Ac)	67.8	49.4	42.1	23.0	5.1	131.6	6.6
% Steep Slopes	27%	69%	26%	28%	4%	35%	2%
Total Constrained Area	106.2	49.4	68.5	24.2	21.9	150.4	35.7
% Constrained	42%	69%	43%	30%	15%	40%	12%

Source: City of Lake Forest Park, King County, Leland Consulting Group

Existing Nonconforming Parcels

The chart below in Figure 37 shows the relationship between the zoned minimum lot size and the actual parcel sizes in the analysis areas. Both average and median parcel size are shown, since the presence of a few large parcels can significantly influence the average size. In most of the analysis areas, the median parcel size is similar or slightly larger than the minimum lot size. As the minimum lot size decreases, there are more larger lots, as seen in RS-7.2 South and Lake areas (although some of the parcel acreage in the Lake area is water). The disparity between the median and average lot sizes indicates that there are likely some very large lots which are either unbuildable or have the potential to be subdivided. Overall, however, the achieved lot sizes confirm relatively closely with the zoned lot sizes in most of Lake Forest Park’s residential areas.

Figure 37. Parcel Sizes in Middle Housing Analysis Areas (Source: City of Lake Forest Park, King County, Leland Consulting Group)



Although the median lot sizes in the analysis areas are generally larger than the minimum allowed lot size under the zoning code, there are also nonconforming lots in the analysis areas that are larger than the zoned minimum size. Figure 38 below shows the percentage of parcels in each analysis area that are nonconforming to the minimum lot size. If a current parcel is subdivided, these lots would not be allowed under the new minimum lot sizes. The analysis shows that the larger minimum lot sizes have more nonconforming parcels, likely reflecting the intention of the zoning code to discourage further development in those areas. The analysis shows that 15 zones with more significant environmental features, slopes and creeks. The smaller zones have more nonconforming lots, particularly the RS 7.2 South area, which has a more traditional grid pattern with very uniform lot sizes.

Figure 38. Share of Parcels Under Minimum Lot Size by Analysis Area

Source: City of Lake Forest Park, King County, Leland Consulting Group

In addition to lot size, there are current limits on lot coverage – the percentage of the parcel area covered by buildings. The maximum lot coverage by buildings in **Error! Reference source not found.** In some zones together, about 6 percent of lots currently exceed the maximum lot coverage. In most zones, the share of lots is around 5 percent, but there are some Lake areas have about 10 and 15 percent coverage where the built square footage exceeds the maximum lot coverage of 35 percent, as shown below in **source not found.**with a detail map of the area.

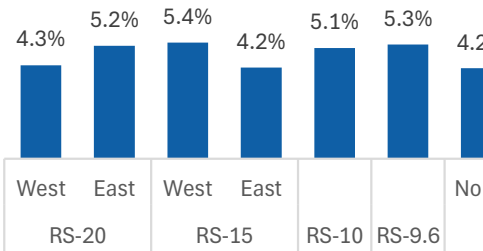
Figure 40. The existence of these numerous nonconforming uses suggests that this minimum lot size may be overly restrictive compared with development patterns already being seen in Lake Forest Park.

Figure 38. Maximum Lot Coverage by Zone

RS-20	25%
RS-15	27.5%
RS-10	30%
RS-9.6	30%
RS-7.2	35%

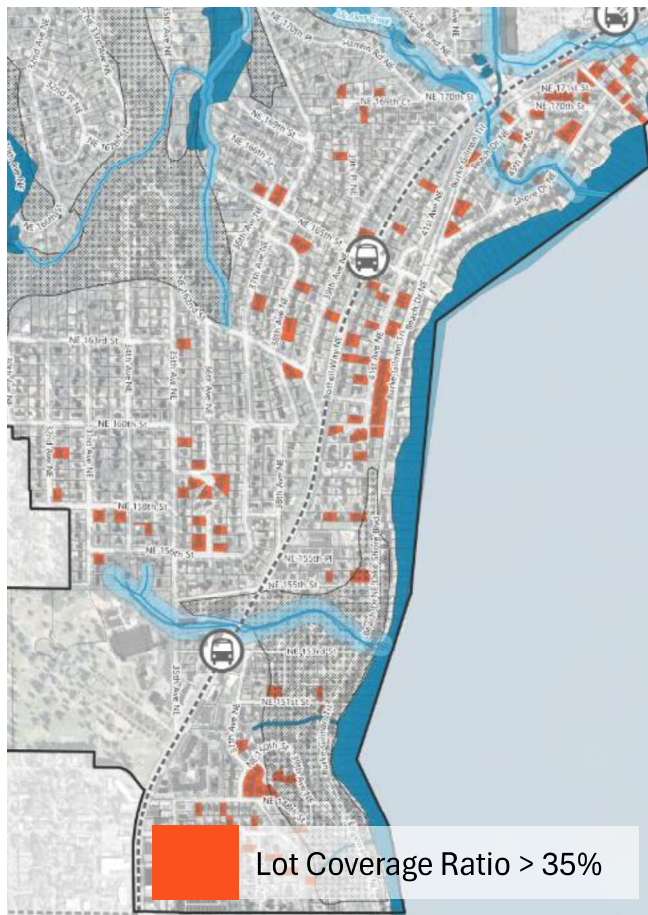
Source: City of Lake Forest Park, King County, Leland Consulting Group

Figure 39. Percentage of Lots Exceeding Maximum Analysis Area



Source: City of Lake Forest Park, King County, Leland Consulting Group

Figure 40. RS-7.5 Detail Map



Source: City of Lake Forest Park, King County, Leland Consulting Group

Middle Housing Feasibility and Recommendations **DRAFT**

Walkability

When considering potential locations for middle housing, one important factor to consider is non-motorized access to employment and transit.

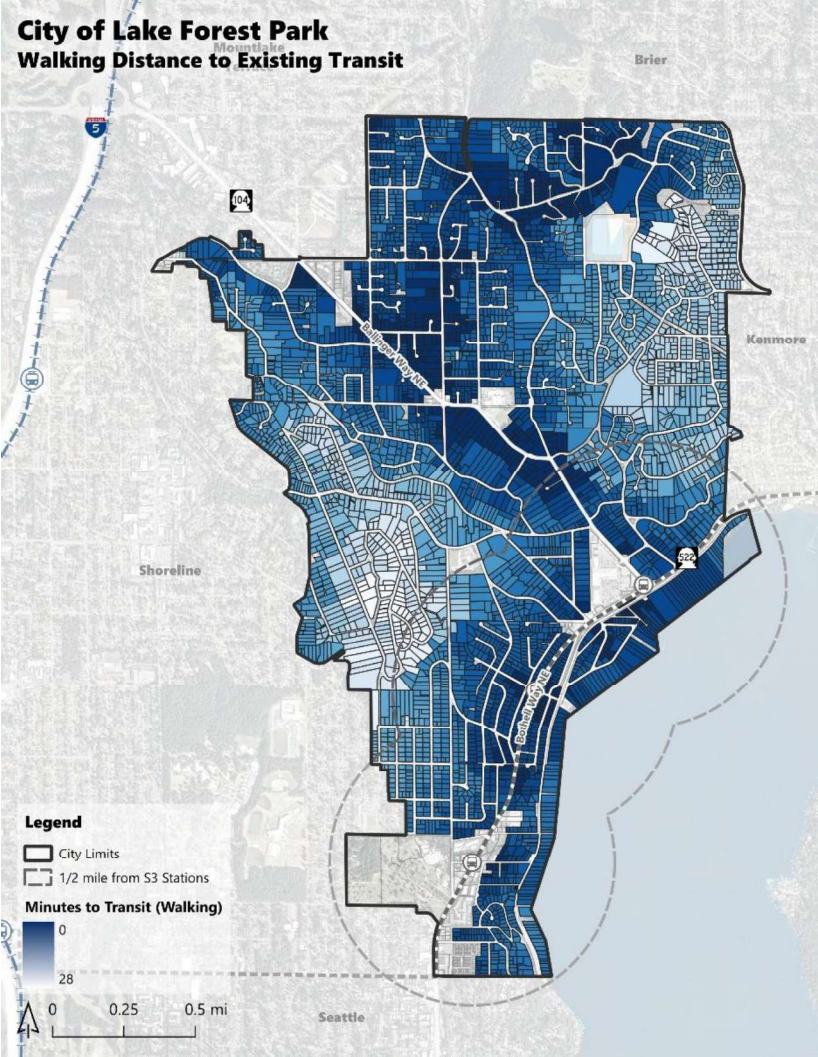
Encouraging middle housing and increased density in areas with good walkability can improve health and quality of life, help reduce automobile dependence and associated greenhouse gas emissions, reduce the demand for parking spaces, and improve community. The maps below show walking distance (in minutes) to the nearest transit stop and nearest retail land use.

Similar patterns emerge in both analyses, with the hilly RS-20 West area near the border with Shoreline showing the least pedestrian accessibility to amenities and transit. The east side of the city also shows relatively long walking times to transit, and the northeast corner is relatively inaccessible to retail and amenities.

On the other hand, the areas near the Town Center, adjacent to Bothell Way and to the Burke-Gilman Trail, and in the south of the city near the border with Seattle show high pedestrian access to retail amenities, and the Ballinger Way corridor also shows proximity to current transit service. The S3 Bus Rapid Transit (BRT) line will be opening near the end of this comprehensive planning horizon, and the route, proposed station locations, and as ½ mile buffer around those stations are also shown. When that service opens, the neighborhoods in the southern part of the city (the RS-7.2 South and Lake areas in particular, as well as the Town Center), will have increased access to higher-capacity and more frequent transit service.

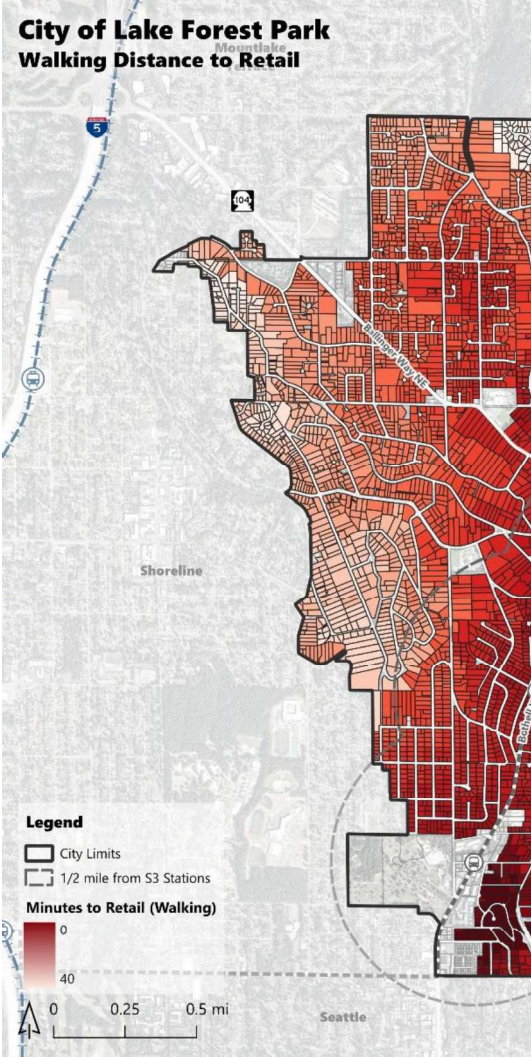
Middle Housing Feasibility and Recommendations **DRAFT**

Figure 41. Walking Distance to Transit



Source: Urban Footprint, Leland Consulting Group

Figure 42. Walking Distance to Retail



Source: Urban Footprint, Leland Consulting Group

Reasonable Economic Use Exemption

In Lake Forest Park’s critical areas and their buffers, alteration or development of structures is typically prohibited. However, to prevent the unconstitutional taking of property rights, the City’s municipal code allows property owners to apply for an exception to critical area regulations (16.16.250). Case law related to the [takings clause](#) in the Fifth Amendment has established that economic use of one dollar is sufficient to prove that a taking did not take place and the property owner is not owed compensation.

The reasonable economic use exemption allows for single family dwellings with footprints no greater than 750 square feet and gross floor area of no more than 1,500 square feet, though an additional attached garage of 250 square feet is permitted.

Property owners interested in pursuing a reasonable economic use exemption apply to the planning department, which forwards the application to the hearing examiner for a decision. The criteria for approval include:

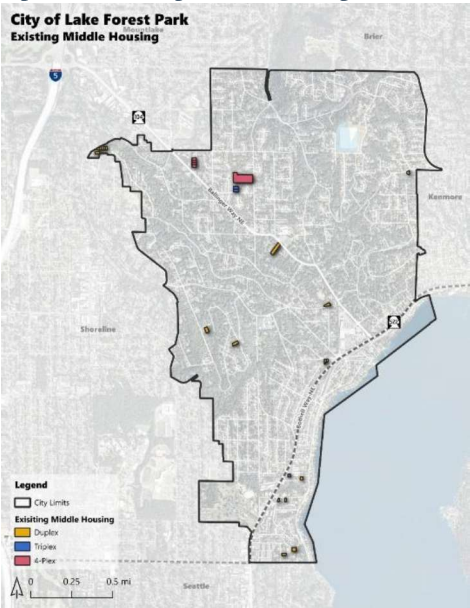
- Application of critical area regulations deny all reasonable economic use of the property
- There is no other reasonable economic use with less impact
- There is no unreasonable threat to public health, safety, or welfare
- Alterations are the minimum necessary to allow for economic use
- The inability to derive economic use is not due to actions of the current or previous property owner

Because of the size limits and minimum in is unlikely that middle housing would be g use exemption. However, the City could po allow a small duplex with a footprint no gre square feet (the equivalent of a home with footprint and 250 square foot attached gar exemption. Duplexes do not have a substa environmental impact than single family h 2,000 SF duplex could accommodate mod bedroom units. Because exemptions are a hearing officer, the City would retain contr and ensure that development is within an

Existing Middle Housing

According to King County Assessor data, there are 65 units of existing middle housing in Lake Forest Park, in the form of duplexes, triplexes, and 4-plexes. These housing types, as well as apartments, townhouses, co-ops, and condominiums are currently allowed in Lake Forest Park’s multifamily zones (RM 3600, 2400, 1900, and 900). These multifamily zones contain 43 of the 65 middle housing units, but 22 units are nonconforming uses in the city’s RS-9.6 and RS-7.2 zones. The map below in Figure 43 shows the locations of duplexes, triplexes, and 4-plexes according to the most recent King County Assessor data.

Figure 43. Existing Middle Housing in Lake Forest Park



Source: King County Assessor, King County GIS, Leland Consulting Group

Some examples of these units in the RM and in the figures below. The duplexes and triplexes in particular demonstrate existing middle housing which blends in architecturally with surrounding single-family homes and retains a similar scale to adjacent single-family homes.

Figure 44. Duplexes in RM 3600 Zone



Source: Google Maps

Figure 45. Duplexes in RM 3600 Zone



Source: Google Maps

Figure 46. Duplex in RS-7.2 Zone



Source: Google Maps

Figure 47. Duplex in RS-7.2 Zone



Source: Google Maps

Example Parcels in Residential Neighborhoods

LCG analyzed five sites in residential zones throughout the city to understand what types of middle housing would be most suitable given lot dimensions and environmental constraints. Common environmental constraints in Lake Forest Park include wetlands, streams, steep slopes, and buffers. Lake Forest Park also has a variety of non-standard parcel shapes that could potentially impact what could be built on a given site.

Site 1: RS 9.6 Cul De Sac

The first site is a cul-de-sac in the RS 9.6 zone near the northern border of Lake Forest Park. The cul-de-sac lots have non-standard shapes, and each lot currently has a single-family home on site. The lots shown in Figure 48 below are not constrained by major environmental factors. The two lots highlighted in dashed red lines are the sample parcels used in this analysis. The structure on the 9,800 square foot lot takes up approximately 29% of the land area, while the structure on the 12,100 square foot lot takes up 26% of the land area.

Figure 48. Site 1: RS 9.6 Cul De Sac

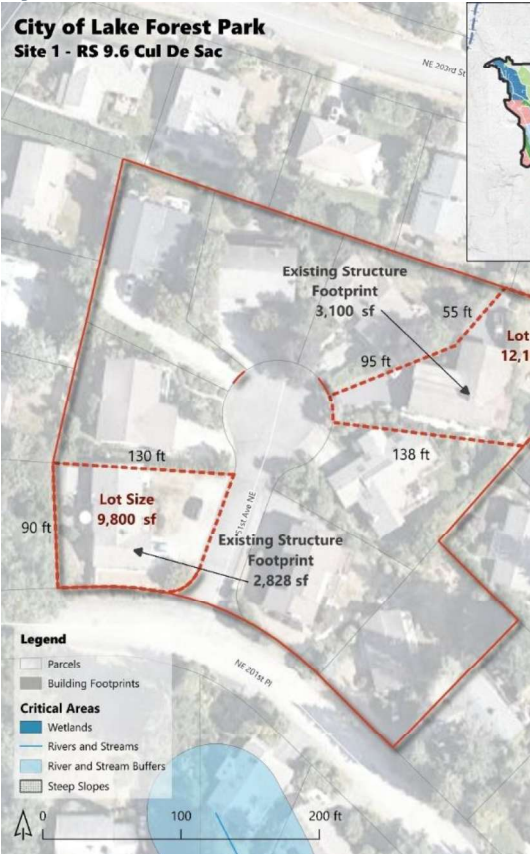


Figure 49. Street View of 51st Avenue NE from NE 201st Place



Figure 50. Aerial View of the Cul-de-Sac on 51st Avenue NE



Source: Google Maps.

Middle Housing Feasibility and Recommendations **DRAFT**

Because of the shape of the existing structure on a square foot lot, it is unlikely that an additional unit (an ADU) could be built on site. However, an ADU is feasible on the rear portion of the 12,100 square foot lot. Because of the narrow width of the street-fronted 12,100 square foot lot, setbacks could potentially be adjusted to allow for middle housing toward the rear of the lot.

	9,800 Square Foot Lot
Infill Opportunities	Internal Conversion
Redevelopment Opportunities	Duplex (side by side or stacked) Triplex Fourplex Fiveplex Sixplex Townhouse (up to 3) Courtyard Building

Site 2: RS 10 Grid North

The RS 10 zoned site in Figure 51 below is located at NE 189th Place and 37th Avenue NE. As in the previous example, these lots not constrained by major environmental factors. However, there are a significant number of large trees on this site. The lots are a more regular rectangular shape than the lots on the Cul de Sac site. The two lots highlighted in dashed red lines are the sample parcels used in this analysis. The structure on the 9,284 square foot lot facing NE 189th Place takes up approximately 33% of the land area, while the structure on the 10,245 square foot lot facing NE 188th Street takes up 25% of the land area.

Figure 51. RS 10 Grid North Site

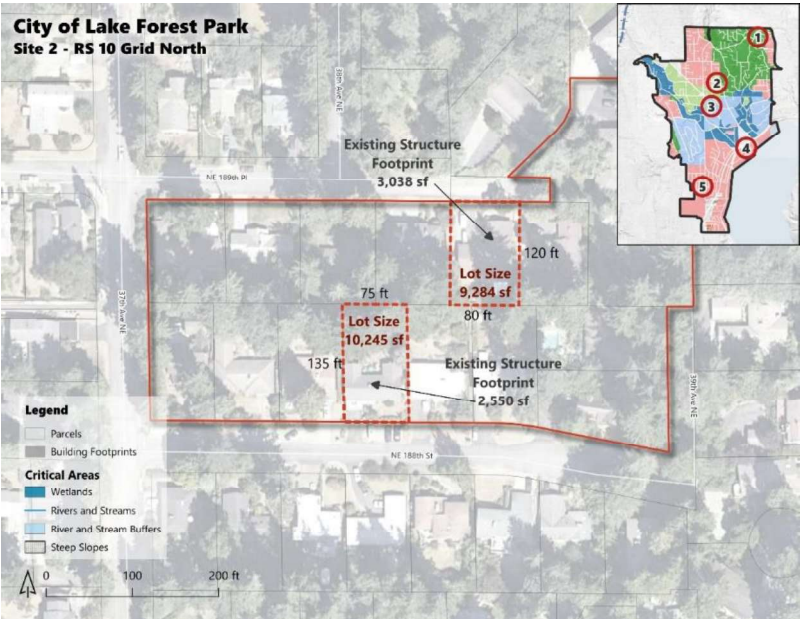


Figure 52. Houses on NE 189th Place



Figure 53. Houses on NE 188th Street



Figure 54. 3D Aerial View of the RS 10 Grid North S



Source: Google Maps.

While both lots are large enough to include a backyard ADU on site, the existing tree coverage would make that challenging. It is likely, therefore, that the conversion of existing structures or redevelopment would be required on these lots to accommodate middle housing.

	9,284 Square Foot Lot	10,245 Square Foot Lot
Infill Opportunities	Internal Conversion	Internal Conversion
Redevelopment Opportunities	Duplex (stacked or side-by-side) Tri-plex Fourplex Sixplex	Duplex (stacked or side-by-side) Tri-plex Fourplex Sixplex Townhouse (up to 3 units) Courtyard Building

Site 3: RS 20 Deep Creek

Site 3: RS 20 Deep Creek, shown in Figure 55 below, is bound by 35th Avenue NE, Ballinger Way NE, 40th Avenue NE, and NE 182nd Street. It includes long lots that are constrained by Lyon Creek and the associated buffered wetland area. Like Site 2, Site 3 has a significant number of large trees that could potentially constrain building. Ballinger Way NE is served by bus route 331, which reaches from Kenmore to Shoreline. The lots are approximately 100 feet wide and most currently include single family homes. The two lots highlighted in dashed red lines are the sample parcels used in this analysis. The structure on the 40,950 square foot lot facing Ballinger Way NE takes up approximately 6.7% of the unconstrained land area, while the two structures on the 59,677 square foot lot facing NE 182nd Street take up 8.8% of the unconstrained land area.

Figure 55. RS 20 Deep Creek

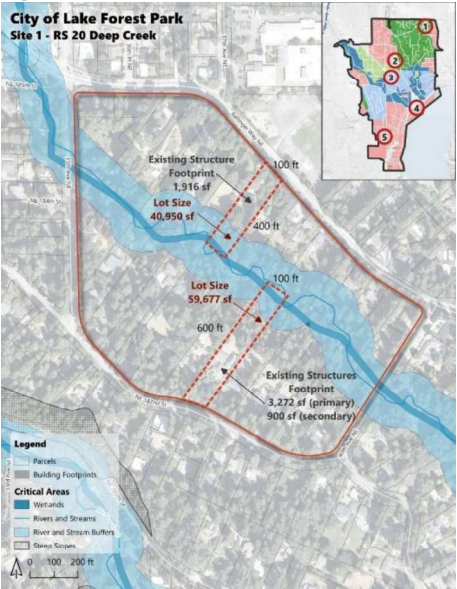


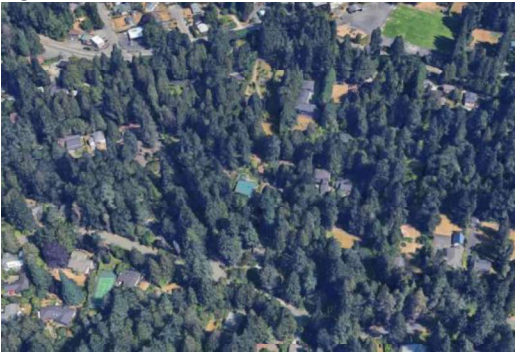
Figure 56. View of Site 3 from Ballinger Way NE



Figure 57. View of Site 3 from NE 182nd Street



Figure 58. 3D Aerial View of Site 3



Source: Google Maps.

Even accounting for the area constrained by Lyon Creek and its buffer, the lots in Site 3 are large. While the significant tree coverage could be a major constraint, the site’s adjacency to Ballinger Way NE and bus route 331 along with the large lot sizes could potentially make it an ideal location for middle housing. Redevelopment opportunities would allow for middle housing, especially non-uniform cottage clusters, without impacts to tree coverage.

	40,950 Square Foot Lot (28,691 SF unconstrained)	59,677 Square Foot Lot (47,651 SF unconstrained)
Infill Opportunities	ADU Duplex ADU	ADU Duplex ADU
Redevelopment Opportunities	Duplex (stacked or side-by-side) Tri-plex Fourplex Fiveplex Sixplex Townhouse (up to 3 units) Courtyard Building	Duplex (stacked or side-by-side) Tri-plex Fourplex Fiveplex Sixplex Townhouse (up to 3 units) Courtyard Building

Site 4: RS 7.2 Lake Adjacent

The RS 7.2 zoned site in Figure 59 below is a lakeside block bound by NE 171st Street, Shore Drive NE, NE 170th Street, and Beach Drive NE. The lots at this site not constrained by major environmental factors, and the tree coverage is not as significant as Sites 2 and 3. The lots are relatively small and vary in size, with the western lots smaller than the eastern ones. This block is also proximate to Bothell Way NE, which is served by bus routes 322 (Kenmore to Seattle), 372 (Bothell to Seattle), 522 (Woodinville to Seattle), and 981 (Lakeside School to Mercer Island). The two lots highlighted in dashed red lines are the sample parcels used in this analysis. The structure on the 5,000 square foot lot takes up approximately 37% of the land area, while the structure on the 7,500 square foot lot takes up 32% of the land area.

Figure 59. Site 4: RS 7.2 Lake Adjacent

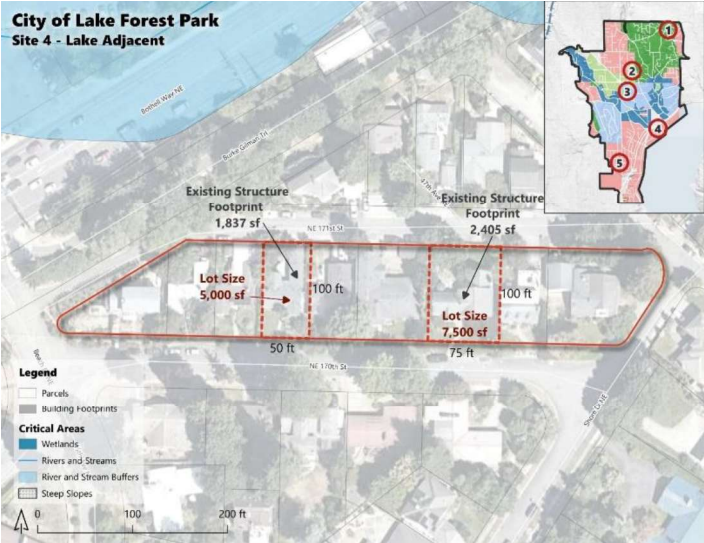


Figure 60. View of Site 4 from NE 170th Street



Figure 61. View of Site 4 from NE 171st Street



Figure 62. 3D Aerial View of Site 4



Source: Google Maps.

Because these lots are smaller than those at other sites, there is likely less of an opportunity for detached ADUs, though it may be possible to subdivide the existing structures or potentially build an attached ADU on the 7,500 square foot site. While a two- to four-unit structure could potentially be built on these sites through redevelopment, there are fewer options for middle housing construction here than at the other sites evaluated in this report.

	5,000 Square Foot Lot	7,500 Square Foot Lot
Infill Opportunities	Internal Conversion	Attached ADU Internal Conversion
Redevelopment Opportunities	Duplex (stacked or side-by-side) Tri-plex Fourplex	Duplex (stacked or side-by-side) Tri-plex Fourplex

Site 5: RS 7.2 Grid South

The RS 7.2 zoned site in Figure 63 below is bound by NE 160th Street, 35th Avenue NE, NE 158th Street, and 34th Avenue NE. The lots at this site not constrained by major environmental factors, and while there is some tree coverage it is not as densely wooded as other sites evaluated in this report. The lots are regularly sized and within a neighborhood with a regular street grid. The two lots highlighted in dashed red lines are the sample parcels used in this analysis. Both lots are 13,054 square feet. The structure on the northeast lot takes up 12% of the land area while the structure on the southeast lot takes up 19% of the land area.

Figure 63. Site 5: RS 7.2 Grid South

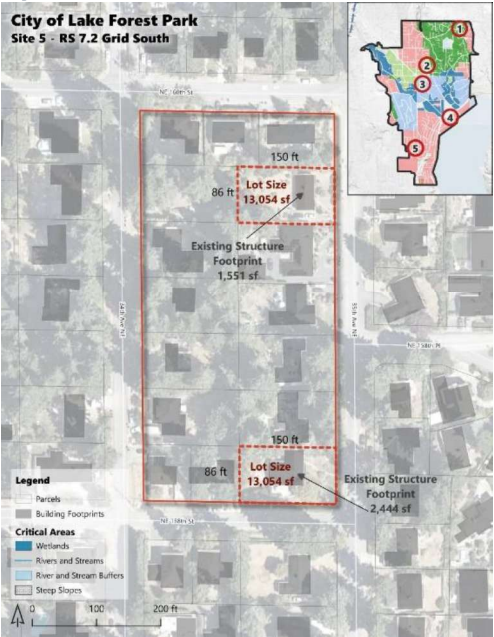


Figure 64. View of Site 5 from 34th Avenue NE



Figure 65. View of Site 5 from 35th Avenue NE



Figure 66. 3D Aerial Image (facing west) of Site 5



Source: Google Maps.

The southeast lot is not constrained by significant tree coverage, and the current structure on site takes up less than a fifth of lot area. However, the structure is situated in the middle of the lot, which may impact the ability to build a detached duplex on site. The northeast lot does not have significant tree coverage and has ample room on the rear portion of the site for a detached or attached ADU.

	Northwest Lot	Southeast Lot
Infill Opportunities	Attached ADU Detached ADU	Attached ADU

Redevelopment Opportunities	Duplex (stacked or side-by-side) Tri-plex Fourplex Sixplex Townhouse (up to 3 units) Courtyard Building
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IMPLEMENTATION CONSIDERATIONS

Middle Housing Feasibility and Recommendations **DRAFT**

Purpose

The purpose of this section is to analyze the specific context of Lake Forest Park’s zones and neighborhoods to inform specific regulatory strategies aimed at meeting the City’s goals while complying with new state middle housing requirements. LCG analyzed dimensional feasibility of different middle housing types across the City’s zones to identify the areas where more dense middle housing could fit, highlighted regulatory considerations that will inform the code writing process, and suggested strategies to promote affordable homeownership.

Key Takeaways

- The prevalence of large lots in Lake Forest Park limits the feasibility of a wide variety of middle housing types. However, current lot coverage standards are a limiting factor. Raising the allowed lot coverage to 10 percent would significantly increase the feasibility of middle housing up to six units, especially in areas partially constrained by environmental factors.
- Increasing flexibility in zoning regulations to allow a wider variety of housing types than currently permitted by 1110 would help Lake Forest Park meet its goals while reducing the need for tree removal in environmentally sensitive areas.
- Lake Forest Park should consider allowing higher density units per lot in targeted areas, such as near transit.
- Building increased flexibility into the code will require decisions regarding density, lot coverage, parking, lot size, and floor area ratio regulations. This decision-making process should align with City goals and priorities with established local, state, and federal requirements.
- To promote opportunities for affordable housing, the City should partner with affordable housing providers to understand community needs, establish incentives including density bonuses and/or fee waivers, and revise regulations on fee-simple lot splitting. The City should also explore funding source for affordable housing.

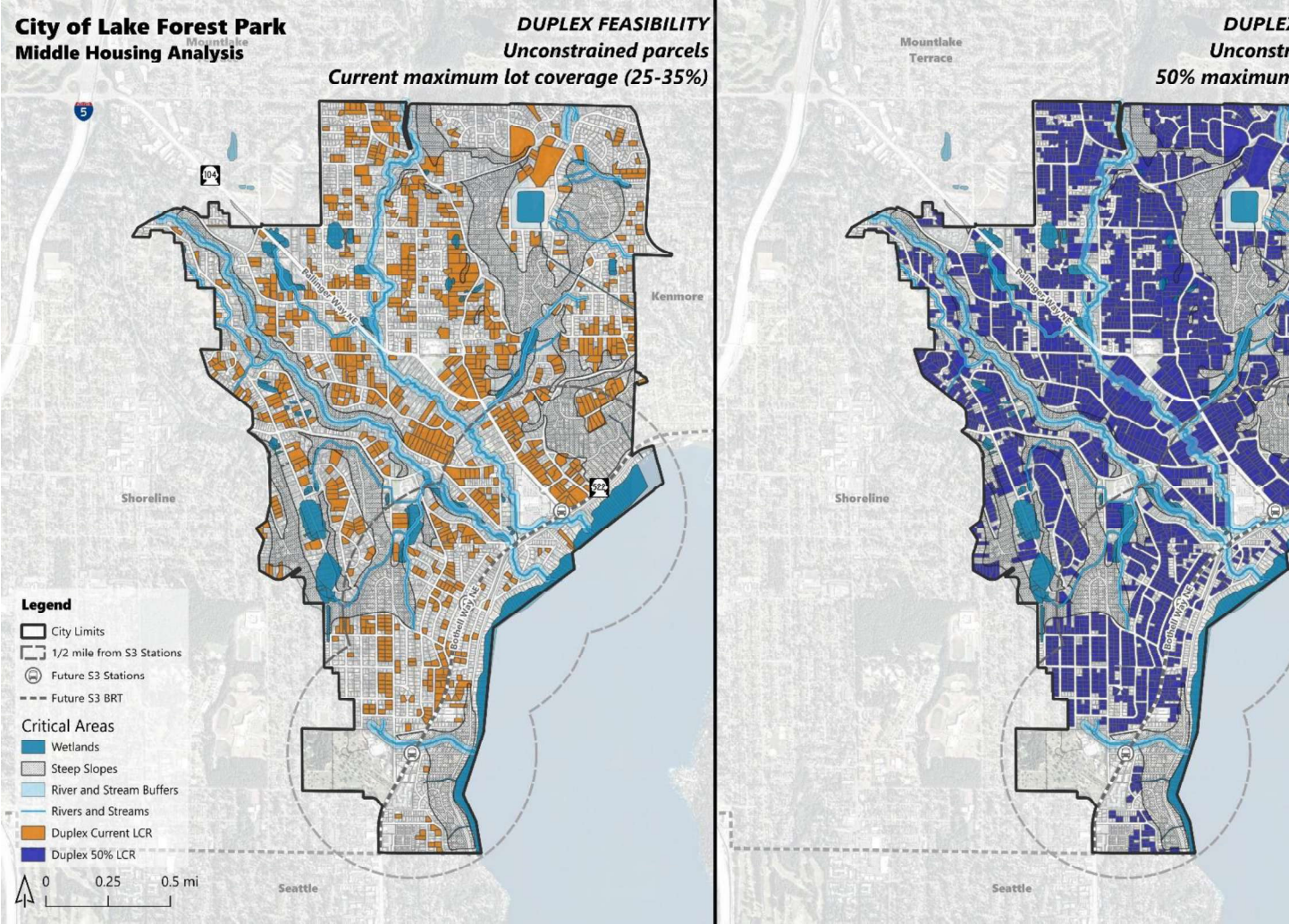
Feasibility by Lot Size

Based on the dimensional requirements for various middle housing types discussed above, LCG analyzed Lake Forest Park’s residential lots to obtain a high-level overview of where various middle housing types could be developed in the city. These estimates were based on Opticos and Commerce’s estimates of 4,000 square feet of land needed for a duplex, 4,500 square feet for a triplex or fourplex, 5,800 square feet for a sixplex, and 12,000 square feet for a cottage cluster. These estimates only take into account total lot size rather than a detailed dimensional analysis of parcel characteristics, but give a general overview of the city’s capacity for middle housing.

For each housing type, maps are shown where the development would be dimensionally feasible under the current maximum lot coverage in each zone, as well as a scenario where the maximum lot coverage is increased to 50 percent citywide.

Notably, the capacity for middle housing is significantly increased in areas such as within ½ mile of future BRT service, areas with less existing tree coverage and better access to transit and retail amenities, and in the RS-10 area along the Lake Forest Park border. Capacity significantly increased with the increased allowances. Although the city may not wish to increase the maximum lot coverage to 50 percent in all zones, this suggests that an increased maximum lot coverage would increase the capacity for duplexes, triplexes, and fourplexes in desirable areas for middle housing. As noted in the previous report, the largest numbers of nonconforming lots are in the South and Lake areas, where an increase in lot coverage would be most impactful.

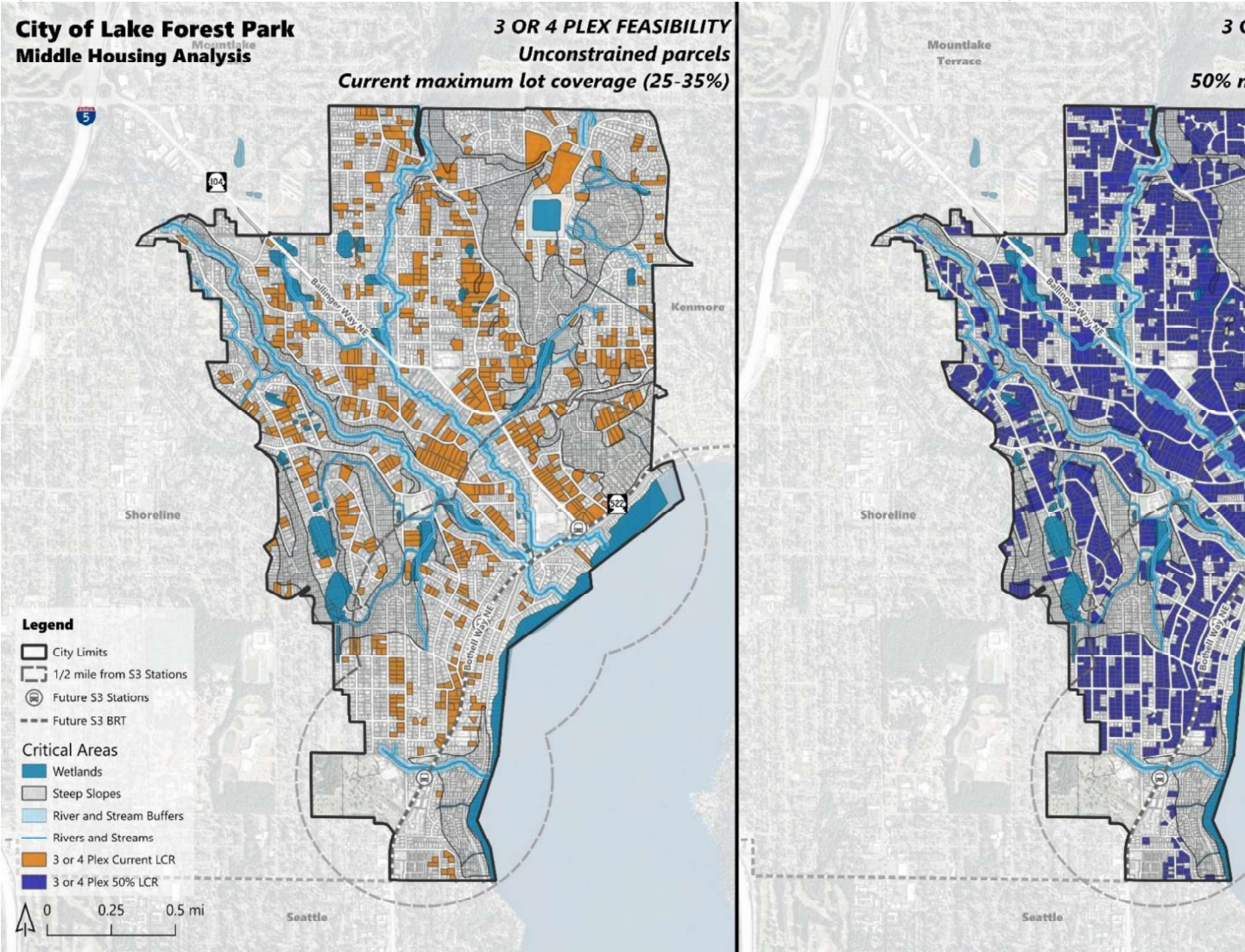
Figure 67. Duplex Dimensional Feasibility in Lake Forest Park with Current and Increased Maximum Lot Coverage



Source: City of Lake Forest Park, King County, Leland Consulting Group

Middle Housing Feasibility and Recommendations **DRAFT**

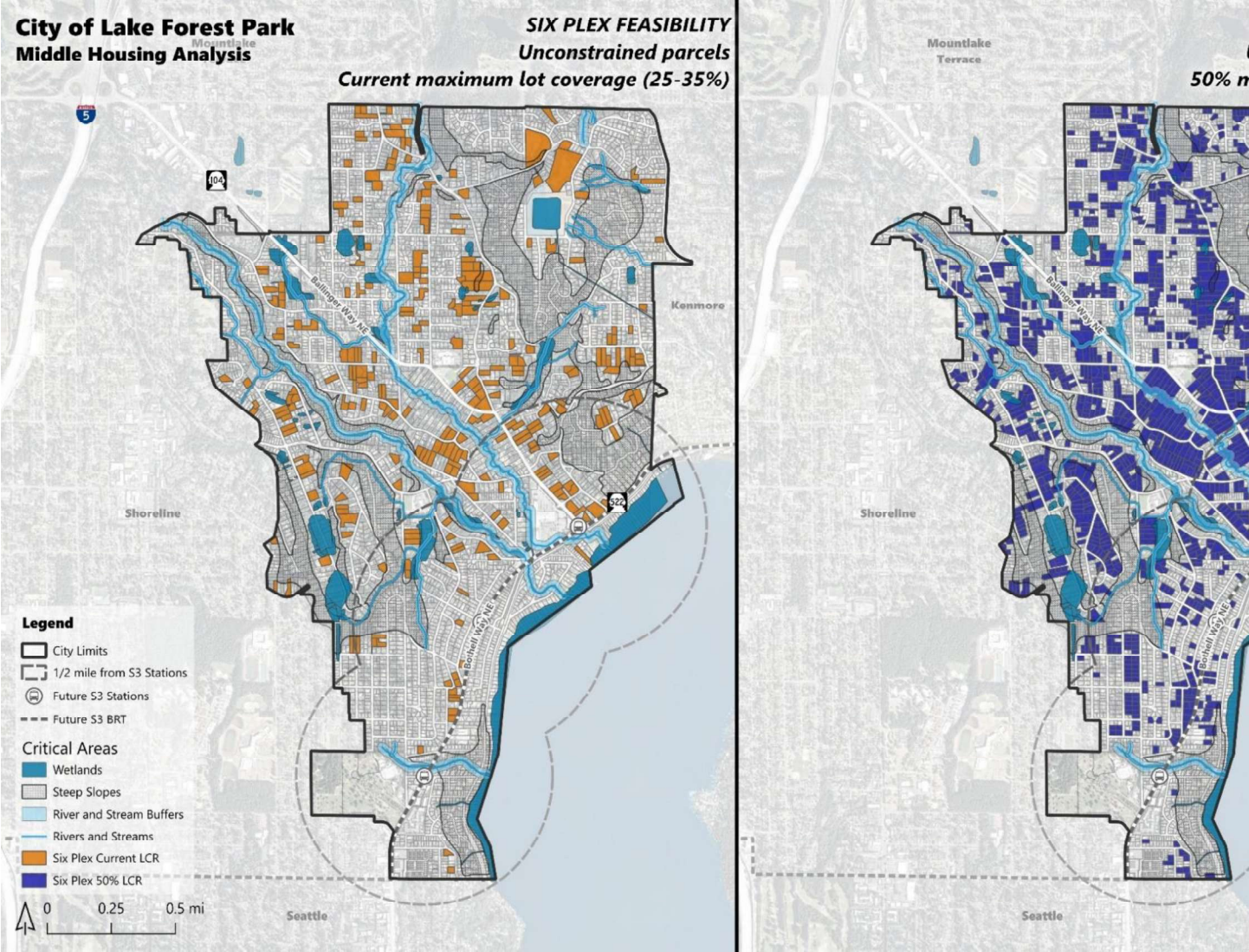
Figure 68. 3 or 4-Plex Dimensional Feasibility in Lake Forest Park with Current and Increased Maximum Lot Coverage



Source: City of Lake Forest Park, King County, Leland Consulting Group

Middle Housing Feasibility and Recommendations **DRAFT**

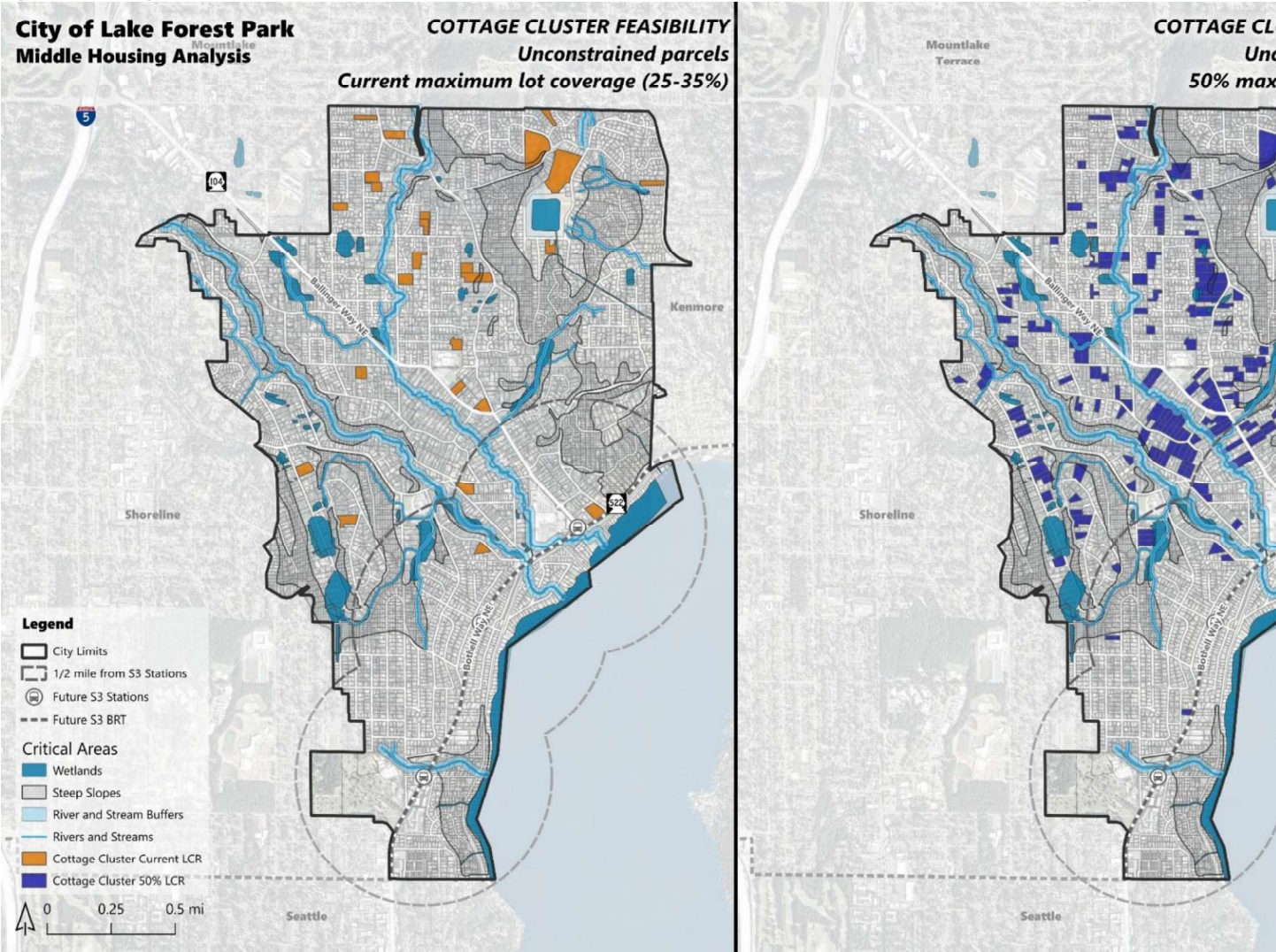
Figure 69. Six-Plex Dimensional Feasibility in Lake Forest Park with Current and Increased Maximum Lot Coverage



Source: City of Lake Forest Park, King County, Leland Consulting Group

Middle Housing Feasibility and Recommendations **DRAFT**

Figure 70. Cottage Cluster Dimensional; Feasibility in Lake Forest Park with Current and Increased Maximum Lot Coverage



Source: City of Lake Forest Park, King County, Leland Consulting Group

Regulatory Considerations

Prioritized Locations for Middle Housing

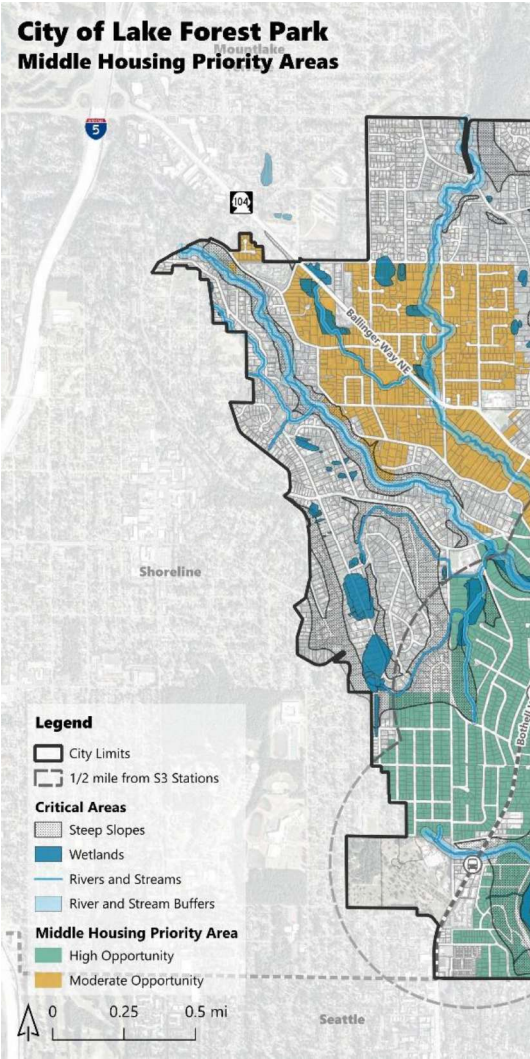
Lake Forest Park is required to allow up to two units on all residential zones. However, there may be some zones or locations within the city where denser middle housing types should be allowed. These include areas that are walkable to transit and retail, as shown in the “Walkability” section of this document. The most walkable areas of the city generally coincide with the RS 10 and RS 7.2 zones. If the City chooses to target denser middle housing types by zone, these should be the prime targets for increased density.

Alternatively, the City could choose to allow denser middle housing types in all areas within a half mile of high-frequency transit. This would include portions of the RS 7.2, RS 15, and RS 20 zones. The areas near transit also typically have less dense tree canopy – increasing the density allowed on these lots would help reduce the impact of construction on the existing tree canopy and promote climate resilience.

The map in Figure 71 shows LCG’s assessment of key areas in which the city could choose to allow additional middle housing types. The green “High Opportunity” areas comprise the RS-7.2 and RS-15 zoned areas within ½ mile of future BRT stops. These areas have the highest potential walkability to both amenities and transit, have less existing tree canopy and fewer critical areas than other parts of the city, and have more regular gridded lots, making placement and access for additional middle housing types easier. Additionally, with an increase in allowed lot coverage from the current 35 up to 45 or 50 percent, many middle housing types up to a sixplex could be built in these areas, as shown above in Figure 67 through Figure 69.

The yellow parcels represent “Moderate Opportunity” areas for increased middle housing density if the city wishes to further expand housing choice and opportunity. This area comprises the existing RS-10 zone, a portion of the northern part of the RS-7.2 zone, and two blocks of deep RS-20 parcels. Although somewhat farther from the future BRT stations, these areas are still within walking distance of existing transit and more accessible to existing retail and amenities than many other residential areas of the city. Additionally, many of the parcels in these areas are already of a size that can accommodate several middle housing types, even within current lot coverage maximums.

Figure 71. Prioritized Locations for Middle Housing in



Source: City of Lake Forest Park, Leland Consulting

Types of Middle Housing

Because Lake Forest Park is a Tier 3 city, it is only required to allow two dwelling units per lot on all lots zoned predominantly residential. However, the City could choose to allow a wider variety of housing types on residential lots to increase housing opportunity on the city's non-uniform lots while reducing impacts on environmentally constrained areas (including steep slopes, wetlands, streams, buffers, and large-tree coverage). Fourplexes, for instance, require a minimum lot size of 50 feet by 90 feet. This could be ideal for lots with significant tree coverage or wetland buffers.

Allowing more units on each lot (or on lots in some zones) could potentially reduce the number of lots that need to be redeveloped to meet new housing demand. Increasing flexibility in the typologies allowed, by permitting cottage clusters, detached ADUs, or courtyard buildings, could also allow developers to build housing without needing to remove existing large trees.

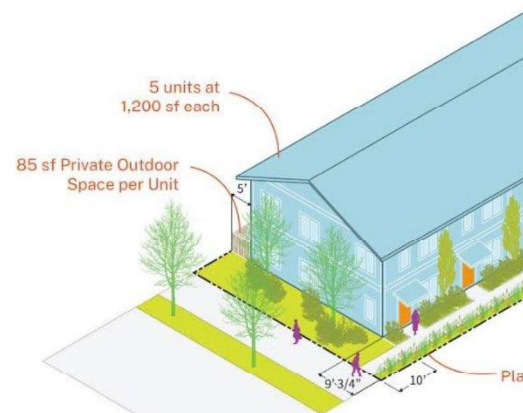
Because of the environmental constraints and access challenges in some Lake Forest Park zones, the City could also choose to allow different middle housing densities in different zones or areas. For instance, allowing up to six units in areas within a half mile of transit while allowing up to four units in other areas. As discussed below, the City could also consider implementing density bonuses for affordable housing.

Housing should also respond to community needs. In 2016 Portland State University surveyed communities of color for its proposed [Pathway 1000 Community Housing Plan](#), finding that these communities preferred housing with front doors and porches rather than stacked flats. This led to the inclusion of

Middle Housing Feasibility and Recommendations **DRAFT**

novel housing types in the Residential Infill side sixplexes which are essentially townhouse sideways to fit on more narrow lots. Community preferences can vary, so Lake Forest Park is working with vulnerable communities and development organizations to understand community needs.

Figure 72. Five Townhouses in a "Side-by-Side" Configuration Facing the Side of the Lot



Source: Portland: Neighbors Welcome ([Link](#)).

Considerations for Middle Housing Development Standards

As Lake Forest Park embarks on implementing its middle housing code, it should consider the following:

Potential Policy / Goal	Considerations
Allow more units per lot than the minimum required by HB 1110 to increase development feasibility	- Allowing four to six units per lot would increase the feasibility of middle housing and increase the affordability of units that are built. - The City could choose to allow more than two units on every residential lot or in certain geographical areas (such as within a half mile of transit).
Redefine Density	Density must be defined by units per lot rather than units per acre or other measures.
Reduce Off-Street Parking Requirements	- The City currently requires 1.5 parking spaces per unit for multifamily dwelling. This requirement could negatively impact the feasibility of middle housing development, especially on lots with environmental issues and/or tree coverage. - Parking requirements could be reduced across all zones or specifically in the zones that allow more dense middle housing types, such as neighborhoods near transit, and areas with potential for on-street parking. - The number of spaces could also be tied to the number of bedrooms, with lower requirements for smaller studio and one-bedroom units. - Per HB 1337, the City cannot require parking for ADUs within a half mile of transit.
Increase Height Limits	- Lake Forest Park's residential zones allow construction up to 30 feet. While this is adequate for most middle housing types, given the environmental constrictions (including tree canopy), the City should consider increasing height limits to allow for taller buildings with smaller footprints. - Height limits can vary by zone – if the City chooses to allow more than two units per lot in certain zones, it should ensure that the height limit is not lower than 35 feet in those zones. - Three-story buildings are typically compatible with low-density residential development.
Increase Maximum Lot Coverage	- The current maximum lot coverage in Lake Forest Park's residential zones ranges from 30% to 35%. This is inadequate to accommodate multiple buildings or buildings with larger footprints on site. The Washington model code states that a lot coverage limit for middle housing of 40% is invalid. - Increasing the maximum lot coverage will allow developers greater flexibility to build a variety of homes, particularly on smaller lots that have fewer environmental constraints. - Changing these regulations may require adjustments to setbacks as well.

Create FAR Bonuses for Middle Housing	- To incentivize a wider variety of middle housing types, it is a best practice to create bonuses for each additional unit included. This can vary by zone or target area. - The Washington model code for middle housing in Tier 1 and 2 cities recommends a FAR of 0.6 for a single-family home increasing by 0.2 for each additional unit up to four units. FAR starts at a base of 0.4 for single family homes and increases by 0.1 for each additional unit to four units.
Preserve the Tree Canopy	- Preservation of the tree canopy is a priority of Lake Forest Park residents. - To reduce the need for tree removal, the City should consider more flexible development regulations that allow for a wider variety of housing types, which can be built around existing trees.
Allow Novel Housing Typologies	- Environmental constraints and non-standard lot shapes and sizes will impact development in Lake Forest Park. - The City should consider allowing a wider variety of housing types than is currently permitted. The Opticos typology report commissioned by the Department of Commerce. While a useful guide in understanding the typical layouts and dimensions of common housing types, it is not an exhaustive list of all possibilities. Allowing flexibility for cottage-in-law, detached unit arrangements could allow for these types of developments on lots that do not meet the dimensional standards in the report. - Writing flexibility into the code, especially regarding the orientation and location of building entrances, will be a key component of enabling the construction of new housing types.
Loosen ADU Regulations	- Currently, Lake Forest Park's Municipal Code requires that ADUs cover no more than 10% of the lot area up to a maximum of 1,000 SF. They are only permitted in a rear yard, ten feet from the main buildings. The ADU-specific lot coverage limit will need to be removed due to changes in HB 1337, which prohibit lot coverage limits and setbacks more restrictive than those that apply to the principal structure. - Because many of the residential lots in Lake Forest Park are wooded and include trees that conceal houses from the street, the City should allow ADUs to be built in front yards as well as rear yards. This would reduce impacts to the tree canopy and encourage the construction of new housing on more lots. - Under HB 1337, the City is required to allow at least two ADUs per lot. There are many lots in Lake Forest Park (for instance the "Deep Creek" lots mentioned above) that could accommodate multiple detached structures. This could help preserve tree canopy by allowing multiple small structures placed around a site rather than a single multi-unit structure.

Change Lot Division Standards / Reduce Minimum Lot Sizes	• Current City regulations require 75 feet of street frontage for newly created lot minimum lot sizes smaller than those defined by the existing zones. • Increasing opportunities for lot division can help promote more affordable housing options. • While HB 1245 did not pass the State Senate, it could be a guide for allowing lot division. This law would have allowed lots created through division to be as small as 25 feet.
Require Accessible or Visitable Units	• The City could choose to require some number or percentage of units within new development to be accessible or visitable. • Accessible units meet the ADA requirements for housing, while visitable units require a number of accessibility features on the ground floor. • The City should consider targeting accessibility and/or visitability regulations to housing types such as fourplexes, sixplexes, and courtyard apartments. • The inclusion of these features would help improve housing access for elderly residents and their families.
Establish Incentives for Affordable Housing	• To achieve its goal of increasing affordable homeownership opportunities, the City could offer density bonuses for the inclusion of affordable units in middle housing developments. • These can include density or height bonuses or a reduction in parking requirements if a certain percentage of units is affordable. In Portland, six units are allowed if half are affordable. The City should work with nonprofit housing developers to determine the appropriate incentives given local market conditions. • Alternatively, the City could consider waiving some or all fees for middle housing developments that include affordable units. • Similar incentives could also be targeted to accessible housing.

ALTERNATIVE COMPLIANCE PATH & CRITICAL AREA EXEMPTIONS

Middle Housing Feasibility and Recommendations **DRAFT**

Purpose

This section discusses Lake Forest Park’s potential options for addressing critical areas in the context of HB 1110 implementation. As outlined in the introductory section of this report, HB 1110 contains a provision for cities to exempt up to 25 percent of parcels from increased density requirements under an “Alternative Compliance Path.” In addition, HB 1110 contains other provisions and options for cities relating to the exemption of parcels in critical areas from increased density requirements.

Key Takeaways

- While HB 1110 does allow cities to contain critical areas (as defined in the exemption would have an outsized impact on Lake Forest Park due to the large number of constrained lots.
- Many of the partially constrained lots are large enough that middle housing can be placed easily on non-constrained portions of the lot. The report recommends that middle housing be allowed in critical areas regulations as detached single-family housing, in order to “better implement the Comprehensive Element requirements to make adequate provision for existing and projected needs of all segments of the community.”
- The Alternative Compliance Path would allow Lake Forest Park to exempt up to 25 percent of parcels from density requirements. However, the report cautions against the Racially Disparate Impact analysis for middle housing in these areas. Because Lake Forest Park had racially restrictive covenants, the report does not recommend that Lake Forest Park use the Alternative Compliance Path.

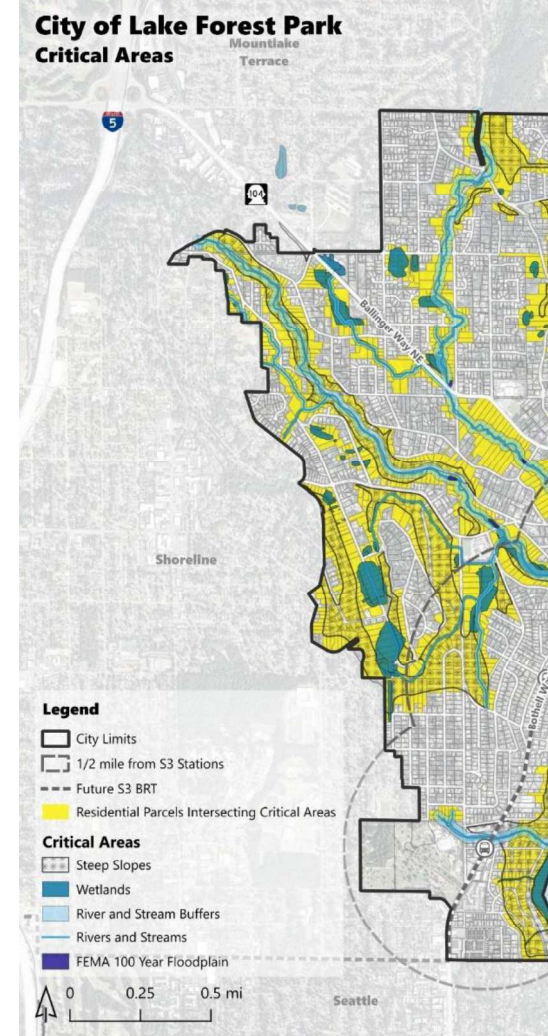
Critical Areas Exemption

RCW 36.70A.635(8)(a) states that the increased density requirements of HB 1110 do not apply to lots where any portion of the lot has a designated critical area or its buffer. This provision is separate from the option for cities to exempt parcels with critical areas through the “Alternative Compliance Path,” which is discussed further below. Under this exemption, the following critical areas and their buffers apply, as defined in the GMA (RCW 36.70A.030(6)):

- Wetlands
- Areas with a critical recharging effect on aquifers used for potable water
- Fish and wildlife habitat conservation areas (this does not include such artificial features as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches)
- Frequently flooded areas²
- Geologically hazardous areas

Due to Lake Forest Park’s large amount of critical areas, this exemption would result in a very large amount of parcels being exempted from the requirements of HB 1110. A total of 1,885 parcels intersect one of Lake Forest Park’s critical areas or buffers, representing 40 percent of the total single-family parcels in the city. The map below in Figure 73 shows the locations of these parcels.

Figure 73. Parcels Intersecting All Critical Areas in Lake Forest Park



Source: King County, City of Lake Forest Park, Lelan

² These are defined using FEMA floodplain maps

In the [User Guide for the Middle Housing Model Ordinance](#), the Department of Commerce suggests that this method of exempting critical areas, though allowed, is not recommended and “could substantially reduce housing capacity by restricting development on lots where a middle housing development could otherwise meet critical area code requirements.” Instead, Commerce recommends that middle housing be subject to the same critical areas regulations as detached single-family housing, in order to “better implement the Housing Element requirements to make adequate provisions for existing and projected needs of all economic segments of the community.”

Given the large amount of critical areas in Lake Forest Park, and the many parcels shown in Figure 73 which are only partially or slightly constrained, adopting this exemption would significantly reduce capacity for middle housing in the city, and would significantly impact Lake Forest Park’s ability to encourage increased housing affordability throughout its neighborhoods and to serve a wide variety of residents’ needs. The city’s existing critical areas ordinance for single-family development contains sufficient provisions to ensure protection of these areas if applied to middle housing types. Under [16.16.020](#), “any alteration of or work in or development of critical areas and their buffers is prohibited.” Furthermore, the “Alternative Compliance Path” does provide a more nuanced option if the city wishes to carve out certain critical areas from increased middle housing density.

However, in their guidance for implementing the Model Ordinance, Commerce notes that this exemption “could

substantially reduce housing capacity by restricting development on lots where a middle housing development could otherwise meet critical area code requirements.” Commerce recommends that cities do not adopt this exemption code and instead apply existing critical area code requirements to middle housing types in the same way they apply to single-family housing, or use the more nuanced “Alternative Compliance Path,” discussed below.

³ Washington Department of Commerce “[Middle Housing Model Ordinances User Guide](#),” January 26, 2024

Alternative Compliance Path

As discussed in the introductory section of this report, cities may pursue an “Alternative to Density Requirements” Compliance Path for HB 1110, as outlined in RCW 36.70A.635(4). This alternative permits a city to exempt up to 25 percent of single-family lots from increased density requirements. These 25 percent (or less) of parcels must include but are not limited to:

- Lots designated with critical areas or their buffers
- Any portion of a city within a one-mile radius of a commercial airport with at least 9,000,000 annual enplanements (only applies to the City of SeaTac)
- Areas subject to sea level rise, increased flooding, susceptible to wildfires, or geological hazards over the next 100 years

In addition, this option has requirements for parcels which cannot be exempted from additional density requirements, as follows:

- Any areas for which the exclusion would further racially disparate impacts or result in zoning with a discriminatory effect;
- Any areas within one-half mile walking distance of a major transit stop;
- Any areas historically covered by a covenant or deed restriction excluding racial minorities from owning property or living in the area, as known to the city at the time of each comprehensive plan update.

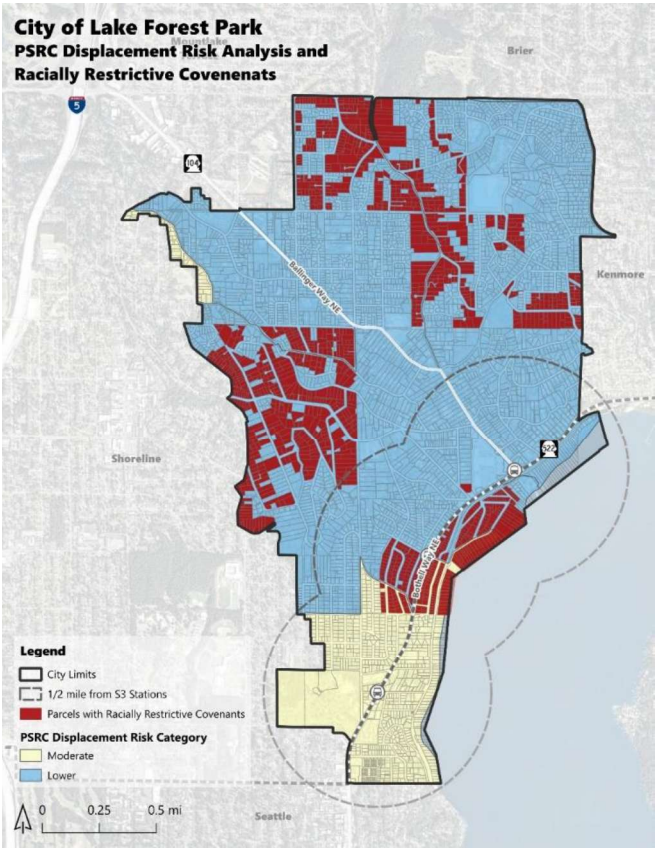
The total universe of parcels which could be exempted due to containing critical areas or their buffers is shown above in Figure 73. As discussed previously, this constitutes 40 percent of

parcels in the city, well above the maximum that could be exempted under this provision.

The restrictions on which parcels can be exempted apply to various areas of Lake Forest Park. The plan area for the Transit line along Bothell Way NE is expected to be within the planning horizon of this Comprehensive Plan. There are 1,754 single-family parcels within the transit stops, which is shown with a dashed circle on the map. These parcels would be ineligible for exclusion from density requirements under the Alternative Compliance Path.

Additionally, PSRC’s displacement risk index shows that the southern part of the city (shown in yellow in the map) is at a moderate risk of displacement, though not currently qualifies as a high-risk area. This may indicate further racially disparate impacts in that area. At least 1,194 known parcels in Lake Forest Park are covered by racially restrictive covenants prohibiting the area to be occupied by non-White residents, according to the [Racial Restrictive Covenants Project](#) at the University of Washington and Eastern Washington University. These areas are shown in red in the map below. Although these covenants are no longer enforced, they are not eligible for exclusion from density requirements of HB 1110 under the Alternative Compliance Path.

Figure 74. PSRC Displacement Risk and Racially Restrictive Covenants in Lake Forest Park



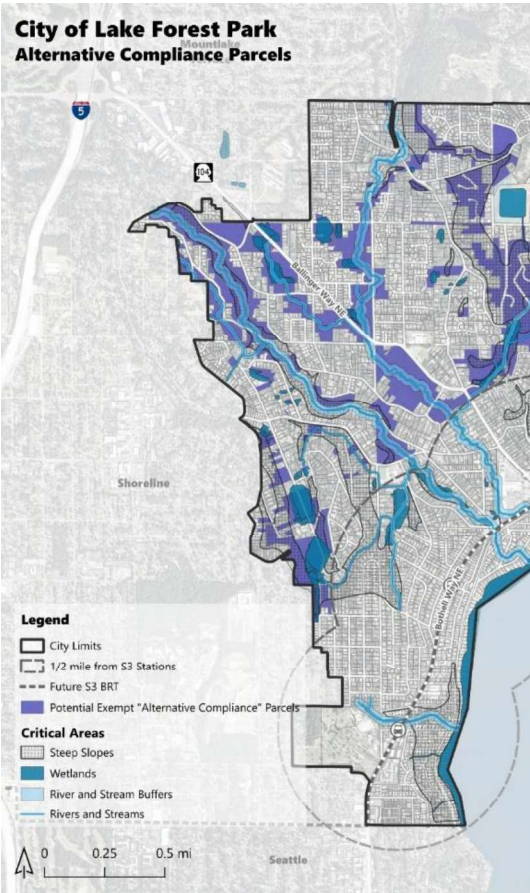
Source: Puget Sound Regional Council, University of Washington Civil Rights and Labor History Consortium, King County, Leland Consulting Group

Taking all these considerations into account, there are a total of 885 parcels, or 19 percent of the total single-family parcels in Lake Forest Park, that could be exempted from HB 1110 additional density under the “Alternative Compliance Path.” These parcels are shown below in Figure 75. Since this set of

Middle Housing Feasibility and Recommendations **DRAFT**

parcels represents less than 25 percent of Lake Forest Park, the city could potentially exempt all of these parcels where increased density may have adverse environmental effects.

Figure 75. Potential Parcels Exempt Under “Alternative Compliance Path”



Source: Puget Sound Regional Council, University of Washington Civil Rights and Labor History Consortium, King County, Leland Consulting Group

Title 18. Planning and Land Use Regulation

ATTACHMENTS

- Framework Design Guidelines 
- SG-Corr-Transition Zones Design Guidelines 
- SG-SF Residential Zone Design Guidelines 

Chapter 18.01. COMPREHENSIVE PLAN AND AMENDMENTS

§ 18.01.010. Purpose.

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

§ 18.01.020. Comprehensive plan – Annual amendment – Exceptions.

- A. The comprehensive plan of the city of Lake Forest Park is the current or any future plan adopted pursuant to Chapter **36.70A** RCW (the "Growth Management Act"). The comprehensive plan includes all subsequent annual amendments.
- B. Proposed amendments to the comprehensive plan shall be processed pursuant to this chapter and Chapter **16.26** LFPMC.
- C. RCW **36.70A.130** allows annual amendment of the comprehensive plan; except that amendments to the comprehensive plan may be considered more frequently to address the following:
 - 1. Resolution of an emergency condition or a situation that involves public health, safety or welfare; and when adherence to the annual amendment process would be further detrimental to public health, safety or welfare;
 - 2. Initial adoption of an identified subarea plan designed to comply with the Growth Management Act and to be consistent with the city's comprehensive plan;
 - 3. An appeal of the plan filed with the Growth Management Hearings Board or with the court;
 - 4. The adoption or amendment of a shoreline master program under Chapter **90.58** RCW;
 - 5. An amendment of the capital facilities element of the comprehensive plan that occurs in conjunction with the adoption of the city budget;
 - 6. Adoption of comprehensive plan designation(s) associated with an annexation and intended to take effect upon annexation, or another date specified; or
 - 7. Resolution of decision by an administrative agency, or court of competent jurisdiction.

- D. Determination of an exception to the annual amendment process shall be made by the city after recommendation by the planning commission.

Section 9, ItemA.

(Ord. 946 § 1, 2006)

§ 18.01.030. Types of comprehensive plan amendments.

- A. Site-Specific or Project-Specific Comprehensive Plan Amendments. Proponents of land development projects and/or property owner(s) or their authorized representative(s) may file an application for a proposed amendment to the comprehensive plan relating to a site-specific or project-specific proposal affecting the official map of comprehensive plan land use designations. Site-specific proposals must be filed concurrently with an application for a rezone for the subject site. Site-specific and project-specific comprehensive plan amendments are Type IV legislative decisions of the city council.
- B. City-Wide Comprehensive Plan Amendments. Proposals that broadly apply to the goals, policies and implementation strategies of the comprehensive plan, rather than amendments designed to address site-specific issues of limited applicability. These are typically suggestions for changes to the comprehensive plan text. City-wide comprehensive plan amendments are Type IV legislative nonproject decisions of the city council.

(Ord. 946 § 1, 2006)

§ 18.01.040. Application and criteria.

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

- g. Location of any significant trees;
 - h. If possible, locate drainage channels, sewer and water lines;
 - i. Identify existing and proposed easements; and
 - j. Elevation plans, if applicable.
- B. Before an amendment to the comprehensive plan is approved, the following minimum requirements must be met:
- 1. All proposed comprehensive plan amendments:
 - a. Shall be consistent with the overall goals and intent of the comprehensive plan; and
 - b. Shall be consistent with the Growth Management Act and other applicable law; and
 - c. Must be weighed in light of cumulative effects of other amendments being considered.
 - 2. City-wide comprehensive plan amendments:
 - a. Shall not adversely affect public health, safety, or welfare in any significant way; and
 - b. Shall address needs or changing circumstances of the city as a whole or resolve inconsistencies between the city of Lake Forest Park comprehensive plan and other city or other jurisdictions' plans or ordinances; and
 - c. All known environmental impacts must be disclosed and/or measures must be included that reduce possible adverse impacts.
 - 3. Site-specific or project-specific comprehensive plan amendments:
 - a. Shall be consistent with the land uses and growth projections which were the basis of the comprehensive plan or to subsequent updates to growth allocations; and
 - b. Shall be compatible with neighboring land uses and surrounding neighborhoods; and
 - c. Shall not cause adverse impacts to public services or facilities, or, if applicable, other properties in the vicinity, unless such impacts are reasonably mitigated; and
 - d. Any proposed rezone must meet the criteria of LFPMC § **18.14.060**.

(Ord. 946 § 1, 2006)

§ 18.01.050. Amendments – Initiation.

- A. The city council, the mayor, or the planning commission may direct the planning director to prepare an application for a comprehensive plan amendment. The director of planning and building ("planning director") is authorized to initiate the process for annual amendments to the comprehensive plan. The planning director may initiate the process for annual amendments to the comprehensive plan on behalf of a private party that has filed a completed application consistent with the criteria established in LFPMC § **18.01.040**.
 - B. The planning director may prepare implementing development regulations to accompany any proposed comprehensive plan amendments.
 - C. The planning director shall docket and process each application as provided herein.
- (Ord. 946 § 1, 2006)

§ 18.01.060. Docket process.

The planning director shall prepare and administer a preliminary docket listing each application containing written comments on proposed comprehensive plan amendments. Any interested party, including applicants, citizens and government agencies, may submit items to the docket. Section 9, Item A.

- A. All comprehensive plan amendment applications must be completed and submitted to the department of planning and building by 5:00 p.m. on February 1st of any year in order to be considered during that year's amendment process; provided, that for 2006 such submittal must be received by 5:00 p.m. on June 30, 2006. Completed applications that are received after the submission date will be placed on the docket for the following calendar year. Applications that are incomplete will be returned to the applicant.
- B. By March 15th of each year, except in 2006, the planning director shall compile and maintain for public review a recommended final docket for project- or site-specific amendments and for city-wide amendments, including any proposed development regulations necessary to implement such amendments. The director shall base these docket recommendations on a preliminary evaluation of the need, urgency, and appropriateness of the suggested comprehensive plan amendment as well as the planning department staff and budget availability to accommodate the public review process.
- C. The planning director shall provide notice of the recommended final dockets as provided in LFPMC § 16.26.040(D).
- D. The planning director shall provide the recommended final docket of site- or project-specific amendments and city-wide comprehensive plan amendments, along with a brief description of each suggested plan amendment to the city council for review and consideration. The city council, after considering the planning director's recommended final dockets, shall adopt the final docket for the current year plan amendment cycle no later than June 1st of each year, except in 2006.

(Ord. 946 § 1, 2006)

§ 18.01.070. Plan amendment process.

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

(Ord. 946 § 1, 2006)

§ 18.01.080. Public notification.

- A. Upon receipt of each application for a comprehensive plan amendment, the planning director will provide public notice as provided in LFPMC § 16.26.040(D) and (E) to encourage maximum citizen participation. Additionally, general public notice shall be given at least 60 days prior to the comprehensive plan amendment application deadline to inform the public of the annual plan amendment process, the deadline for plan amendment suggestions and applications and how to obtain additional information. In 2006, 30 days' notice will be given before the deadline.
- B. When the council considers a change to an amendment to the comprehensive plan or development regulation, and the change is proposed after the opportunity for review and comments has concluded, an additional opportunity for review and comment on the proposed change shall be provided before the council votes on the proposed change.
- C. An additional opportunity for public review and comment is not required if:
 - 1. An environmental impact statement has been prepared under Chapter 43.21C RCW for the pending ordinance, and the proposed change is within the range of alternatives considered in the environmental impact statement;

2. The proposed change is within the scope of the alternatives available for public comment
3. The proposed change only corrects typographical errors, corrects cross-references, makes address or name changes, or clarifies language of a proposed ordinance or resolution without changing its effect;
4. The proposed change is to an ordinance making a capital budget decision as provided in RCW **36.70A.120**; or
5. The proposed change is to an ordinance enacting a moratorium or interim control adopted under RCW **36.70A.390**.

Section 9, Item A.

(Ord. 946 § 1, 2006)

Chapter 18.04. GENERAL PROVISIONS

§ 18.04.010. Title of ordinance.

The ordinance codified in this title shall be known and may be cited as "The Lake Forest Park Land Use Ordinance."

(Ord. 773 § 3, 1999)

§ 18.04.020. Authority and purpose.

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

(Ord. 773 § 3, 1999)

§ 18.04.030. Conformance of buildings and uses.

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

(Ord. 773 § 3, 1999)

Chapter 18.08. DEFINITIONS

§ 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 International Building Code, current edition, as adopted by the state of Washington.

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 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 building to which it is accessory.

Section 9, Item A.

(Ord. 773 § 3, 1999; Ord. 1235 § 1, 2022; Ord. 1310 § 1 (Exh. A), 2025)

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

"Attached accessory dwelling unit"

means a dwelling unit located on the same parent lot as a primary dwelling unit either within or attached to a single-family dwelling unit. An accessory dwelling unit that exceeds the size limitations set forth in LFPMC § **18.50.050** is defined as a duplex unit if attached to another dwelling unit.

(Ord. 773 § 3, 1999; Ord. 1235 § 1, 2022; Ord. 1310 § 1 (Exh. A), 2025)

§ 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 and constructed as part of an accessory building, detached from the primary dwelling unit. A detached accessory dwelling unit that exceeds the size limitations set forth in LFPMC § **18.50.050** is defined as a cottage.

(Ord. 1235 § 1, 2022; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.035. Active ground floor uses.

"Active ground floor uses"

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

(Ord. 1217 § 4, 2021; Ord. 1310 § 1 (Exh. A), 2025)

§ 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.

(Ord. 1310 § 1 (Exh. A), 2025)

§ 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 home and provider are capable of meeting the standards provided for by law.
(Formerly 18.08.040; Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.050. Adult use establishment.

"Adult use establishment"

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

"Specified sexual activities"

means:

- A. Human genitalia in a state of sexual arousal;
- B. Acts of human masturbation, sexual intercourse or sodomy;
- C. Erotic fondling, touching or display of human genitalia or pubic region.

(Ord. 773 § 3, 1999)

§ 18.08.055. Affordable housing.

"Affordable housing"

means residential housing that is rented or owned by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed 30 percent of the household's monthly income.

(Ord. 1217 § 4, 2021)

§ 18.08.057. Affordable unit.

"Affordable unit"

means a dwelling unit that is reserved for occupancy by eligible households and sold or rented at an affordable price or affordable rent.

(Ord. 1217 § 4, 2021)

§ 18.08.060. Alley.

"Alley"

means a public thoroughfare or way which affords only a secondary means of access to abutting property.

(Ord. 773 § 3, 1999)

§ 18.08.070. Alteration.

"Alteration"

means any human-induced action which impacts the existing condition of a site. Alterations include but are not limited to grading; filling; dredging; draining; channelizing; cutting, limbing or topping, clearing, relocating or removing vegetation; applying herbicides or pesticides or any hazardous or

toxic substance; discharging pollutants excepting stormwater; grazing domestic animals; construction, application of gravel; modifying for surface water management purposes; or any other human activity that impacts the existing vegetation, hydrology, wildlife or wildlife habitat. Alteration does not include walking, passive recreation, fishing or other similar activities.

Section 9, ItemA.

(Ord. 773 § 3, 1999)

§ 18.08.080. Amendment.

"Amendment"

means a city council approved change in the wording, context or substance of this title, change in the zone boundaries or change upon zoning maps adopted hereunder, or change in an approved site plan.

(Ord. 773 § 3, 1999)

§ 18.08.090. Animal, small.

"Small animal"

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

(Ord. 773 § 3, 1999)

§ 18.08.100. Apartment.

"Apartment"

means a room, or a suite of two or more rooms in a multiple dwelling or in any other building not a single-family residence or two-unit middle housing residence.

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.105. Artisanal/craft production and/or retail.

"Artisanal/craft production and/or retail"

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

(Ord. 1217 § 4, 2021)

§ 18.08.107. Assisted housing.

"Assisted housing"

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

(Ord. 1217 § 4, 2021)

§ 18.08.110. Automobile, boat and trailer sales area.

Section 9, ItemA.

"Automobile, boat and trailer sales area"

means an open area, other than a street, used for the display and sale of new or used automobiles or the sale of boats or trailers, and where no repair work is done except minor incidental repair of automobiles, boats or trailers to be displayed, sold or rented on the premises.

(Ord. 773 § 3, 1999)

§ 18.08.120. Automobile rental.

"Automobile rental"

means an open area, or building, used for the parking and rental of automobiles, and where no repair work is done except minor incidental repair of automobiles to be rented on the premises.

(Ord. 773 § 3, 1999)

§ 18.08.130. Automobile service station.

"Automobile service station"

means an occupancy which provides for:

- A. The servicing of motor vehicles, including watercraft, and operations incidental thereto limited to the retail sale of petroleum products and automotive accessories; automobile washing by hand (except as otherwise provided herein); waxing and polishing of automobiles; tire changing and repairing (excluding recapping); battery service, changing and replacement, excluding repair and rebuilding; radiator cleaning and flushing, excluding steam cleaning and repair; and installation of accessories;
- B. The following operations if conducted within a building: lubrication of motor vehicles; brake servicing limited to servicing and replacement of brake cylinders, lines and brake shoes; wheel balancing; the testing, adjustment, and replacement or servicing of carburetors, coils, condensers, distributor caps, fan belts, filters, generators, points, rotors, spark plugs, voltage regulators, water and fuel pumps, water hoses and wiring.

(Ord. 773 § 3, 1999)

§ 18.08.135. Automobile-oriented uses.

"Automobile-oriented uses"

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

(Ord. 1217 § 4, 2021)

§ 18.08.140. Building.

"Building"

means any covered structure used or intended for supporting or sheltering any use or occupancy.

(Ord. 773 § 3, 1999)

§ 18.08.150. Building envelope.

"Building envelope"

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

§ 18.08.160. Building (or structure) height.

"Building height"

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

"Average level"

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

§ 18.08.170. Building, main.

"Main building"

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

§ 18.08.180. Building setback line.

"Building setback line"

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

§ 18.08.190. Building site.

"Building site"

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

§ 18.08.200. Cemetery.

"Cemetery"

means land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries when

operated in conjunction with and within the boundary of such cemetery.
(Ord. 773 § 3, 1999)

§ 18.08.205. Charging levels.

"Charging levels"

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

- A. Level 1 is considered slow charging.
- B. Level 2 is considered medium charging.
- C. Level 3 is considered fast or rapid charging.

(Ord. 1217 § 4, 2021)

§ 18.08.210. Church.

"Church"

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

(Ord. 773 § 3, 1999)

§ 18.08.220. Commission.

"Commission"

means the planning commission of the city.

(Ord. 773 § 3, 1999)

§ 18.08.230. Communication facility.

"Communication facility"

means a site developed primarily for the transfer of voice or data through radio transmissions. Such sites typically require the construction of transmission structures to which transmission equipment is attached or in which such equipment is housed.

(Ord. 773 § 3, 1999)

§ 18.08.240. Conditional use.

"Conditional use"

means a use similar to the allowed uses in a given zone but permitted only after review by the hearing examiner, and the granting of a conditional use permit imposing such performance standards as are necessary to make the use compatible with other allowed uses in the same vicinity and zone.

(Ord. 773 § 3, 1999; Ord. 924 § 5, 2005)

§ 18.08.250. Conditional use permit.

"Conditional use permit"

means the documented evidence of authority granted by the city to locate a conditional use at a particular location.

(Ord. 773 § 3, 1999)

Section 9, ItemA.

§ 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.

(Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.260. Council.

"Council"

means the city council of the city.

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.263. Courtyard apartments.

"Courtyard apartments"

means attached dwelling units arranged on two or three sides of a yard or court.

(Ord. 1310 § 1 (Exh. A), 2025)

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

"Cultural, entertainment, and/or recreational facility"

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

(Ord. 1217 § 4, 2021; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.270. Day care.

"Day care," "family day care," and "adult day care"

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

(Ord. 773 § 3, 1999; Ord. 1217 § 4, 2021; Ord. 1310 § 1 (Exh. A), 2025)

§ 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.

Section 9, Item A.

(Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.277. Duplex.

"Duplex"

means a residential building with two attached dwelling units.

(Ord. 1310 § 1 (Exh. A), 2025)

§ 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.

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.290. Dwelling, single-family.

"Single-family dwelling"

means a single detached primary residential dwelling unit.

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.300. Dwelling unit.

"Dwelling unit"

means a single unit providing complete, independent living facilities for one or more persons and which includes permanent provisions for living, sleeping, eating, cooking and sanitation.

(Ord. 773 § 3, 1999; Ord. 1285 § 3, 2023)

§ 18.08.302. Electric vehicle infrastructure.

"Electric vehicle infrastructure"

means providing conduit for wiring and data, and associated ventilation to support the addition of future electric vehicle charging stations pursuant to the most current edition of the National Electrical Code.

(Ord. 1217 § 4, 2021)

§ 18.08.304. Electric vehicle charging stations.

"Electric vehicle charging stations"

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

(Ord. 1217 § 4, 2021)

§ 18.08.306. Eligible household.

"Eligible household"

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

(Ord. 1217 § 4 2021)

§ 18.08.310. Family.

"Family"

means one or more persons jointly occupying a single-family dwelling or dwelling unit, including the joint use of and responsibility for common areas, sharing household activities and responsibilities such as meals, chores, household maintenance, and expenses. Such persons need not be related by blood or marriage. A family does not include large institutional or congregant group living situations such as dormitories, sororities, and monasteries.

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

§ 18.08.320. Floor area.

"Floor area"

means a total floor area within the walls of all buildings on a lot or building site, except for the spaces therein devoted to vents, shafts and light courts and except for the area devoted exclusively to loading and unloading facilities and to parking of motor vehicles.

(Ord. 773 § 3, 1999)

§ 18.08.324. Framework.

"Framework,"

including "town center framework design guidelines^[1]," means the set of recommendations and requirements entitled "Town Center Design Guidelines Framework" adopted by the Lake Forest Park city council pursuant to Ordinance 1217, including amendments and addenda thereto.

(Ord. 1217 § 4, 2021)

[1] *Editor's Note: Framework Design Guidelines is included as an attachment to this title.*

§ 18.08.326. Freestanding parking structure.

"Freestanding parking structure"

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

(Ord. 1217 § 4, 2021)

§ 18.08.330. Grade.

"Grade"

means the average of the ground level at the centers of all walls of a building.

(Ord. 773 § 3, 1999)

§ 18.08.340. Health club.

"Health club"

means an enterprise providing recreation, including but not limited to physical fitness centers, spas, and sports and recreation clubs.

(Ord. 773 § 3, 1999)

Section 9, ItemA.

§ 18.08.350. Home occupation.

"Home occupation"

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

(Ord. 773 § 3, 1999)

§ 18.08.352. Hotel, boutique hotels and temporary lodging.

"Hotel, boutique hotels and temporary lodging"

means a facility providing lodging of 50 or fewer rooms and related services for a charge, typically for a period of one month or less, and includes inns, residence or extended-stay hotels, and bed and breakfasts.

(Ord. 1217 § 4, 2021)

§ 18.08.360. Impervious surface.

"Impervious surface"

means a hard or compacted surface area which either prevents or retards the entry of water into the soil mantle as it entered under natural conditions preexistent to development, or a hard or compacted surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions preexistent to development. Common impervious surfaces include but are not limited to rooftops, concrete or asphalt paving, paved walkways, patios, compacted gravel, driveways, parking lots and storage areas, and oiled, macadam, or other surfaces which similarly impeded the natural infiltration of surface water.

(Ord. 773 § 3, 1999)

§ 18.08.370. Instructional institution.

"Instructional institution"

means elementary, junior high, high schools, junior colleges, colleges or universities or other schools, public or private, giving academic or technical education, training or instruction.

(Ord. 773 § 3, 1999)

§ 18.08.380. Kennel.

"Kennel"

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

(Ord. 773 § 3, 1999)

§ 18.08.390. Loading zone.

"Loading zone"

means an on-site space or berth on the same lot or site with the buildings or use served, such space to serve for the temporary parking of a vehicle while loading or unloading merchandise, materials or passengers.

(Ord. 773 § 3, 1999)

§ 18.08.400. Lot.

"Lot"

means a recorded plot, parcel or tract of land. If one or more lots are built upon as a unit of property, they shall be considered as a single lot.

(Ord. 773 § 3, 1999)

§ 18.08.410. Lot area.

"Lot area"

means the horizontal surface area within the recorded boundary lines of a platted lot, excluding those areas wholly or in part covered by water.

(Ord. 773 § 3, 1999)

§ 18.08.420. Lot width.

"Lot width"

means the average of the distance between the side lot lines measured at and along the front and rear setback lines.

(Ord. 773 § 3, 1999)

§ 18.08.430. Lot lines.

- A. Lot Front Line. "Lot front line" means that lot line at which vehicular access is off of a public right-of-way, private street, access easement or tract;
 - B. Lot Rear Line. "Lot rear line" means a lot line which is opposite and most distant from the lot front line. For the purpose of establishing the lot rear line of a triangular or trapezoidal lot, or of a lot the rear line of which is formed by two or more lines, the following shall apply:
 - 1. For a triangular- or gore-shaped lot, a line 10 feet in length within the lot and farthest removed from the lot front line and at right angles to the line comprising the depth of such lot shall be used as the lot rear line;
 - 2. In the case of a trapezoidal lot, the rear line of which is not parallel to the front line, the lot rear line shall be deemed to be a line at right angles to the line comprising the depth of such lot and drawn through a point bisecting the recorded lot rear line;
 - C. Lot Side Line. "Lot side line" means any lot boundary line not a lot front line or a lot rear line.
- (Ord. 773 § 3, 1999)

§ 18.08.440. Lot, panhandle.

"Panhandle lot" or "flag lot"

means a lot that is to the rear of another lot or lots and that has access via a narrow portion of the lot that extends to a public right-of-way or access tract.

(Ord. 773 § 3, 1999)

§ 18.08.450. Major transit stop.

"Major transit stop"

means:

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

(Ord. 1310 § 1 (Exh. A), 2025)

§ 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. 1310 § 1 (Exh. A), 2025)

§ 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.

(Formerly 18.08.441; Ord. 1095 § 3, 2015; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.461. Marijuana processor.

"Marijuana processor"

means a person licensed by the state Liquor and Cannabis 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.

(Formerly 18.08.442; Ord. 1095 § 4, 2015; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.462. Marijuana producer.

"Marijuana producer"

means a person licensed by the state Liquor and Cannabis Board to produce and sell at wholesale to marijuana processors and other marijuana producers.

(Formerly 18.08.443; Ord. 1095 § 5, 2015; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.463. Marijuana retailer.**"Marijuana retailer"**

means a person licensed by the state Liquor and Cannabis Board to sell usable marijuana and marijuana-infused products in a retail outlet.

(Formerly 18.08.444; Ord. 1095 § 6, 2015; Ord. 1310 § 1 (Exh. A), 2025)

§ 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.

(Formerly 18.08.445; Ord. 1095 § 7, 2015; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.465. Marijuana retail outlet.**"Marijuana retail outlet"**

means a location licensed by the state Liquor and Cannabis Board for the retail sale of usable marijuana and marijuana-infused products.

(Formerly 18.08.446; Ord. 1095 § 8, 2015; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.466. Marijuana, usable.**"Usable marijuana"**

means dried marijuana flowers. The term "usable marijuana" does not include marijuana-infused products.

(Formerly 18.08.447; Ord. 1095 § 9, 2015; Ord. 1310 § 1 (Exh. A), 2025)

§ 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.

(Formerly 18.08.450; Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.475. Middle housing.**"Middle housing"**

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

Section 9, Item A.

(Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.477. Mitigation.

"Mitigation"

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

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

(Formerly 18.08.460; Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.480. Motel.

"Motel"

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

(Ord. 773 § 3, 1999)

§ 18.08.490. Nonconforming building.

"Nonconforming building"

means a legally established building or structure which does not conform in its construction, area, yard requirements or height to the restrictions of the land use zone in which it is classified in this title.

(Ord. 773 § 3, 1999)

§ 18.08.500. Nonconforming lot.

"Nonconforming lot"

means a legally established lot or parcel of land which does not conform to the regulations of the land use zone in which it is classified by this title.

§ 18.08.510. Nonconforming use.

"Nonconforming use"

means a legally established use which does not conform to the regulations of the land use zone in which it is classified by this title.

(Ord. 773 § 3, 1999)

§ 18.08.520. Open space, required.

"Required open space"

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

(Ord. 773 § 3, 1999)

§ 18.08.530. Person.

"Person"

means and includes an individual, firm, partnership, association or corporation, governmental agency or political subdivision.

(Ord. 773 § 3, 1999)

§ 18.08.540. Principal use.

"Principal use"

means the primary or predominant use to which the property is or may be devoted, and to which all other uses on the premises are accessory.

(Ord. 773 § 3, 1999)

§ 18.08.550. Professional offices.

"Professional offices"

means an office maintained and used as a place of business by individuals in licensed professions and other generally recognized professions which utilize training or knowledge in the mental disciplines as distinguished from occupations primarily oriented to manual skills or the handling of commodities.

(Ord. 773 § 3, 1999)

§ 18.08.560. Public agency.

"Public agency"

means any agency, political subdivision, or unit of local government of this state including but not limited to municipal corporations, special purpose districts, and local service districts; any agency of

the state of Washington, the United States or any state thereof; or any Indian tribe recognized by the federal government.

Section 9, Item A.

(Ord. 773 § 3, 1999)

§ 18.08.565. Public art.

"Public art"

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

(Ord. 1217 § 4, 2021)

§ 18.08.567. Public market.

"Public market"

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

(Ord. 1217 § 4, 2021)

§ 18.08.570. Public utility.

"Public utility"

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

(Ord. 773 § 3, 1999)

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

"Recreational area or community club house, noncommercial"

means an area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community club houses and other similar uses maintained and operated by a nonprofit club or organization whose membership is limited to the residents within the area.

(Ord. 773 § 3, 1999)

§ 18.08.590. Recreational area, commercial.

"Commercial recreational area"

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

(Ord. 773 § 3, 1999)

§ 18.08.595. Retail sales and services.

"Retail sales and services"

means a commercial use or enterprise providing goods, food, commodities, and/or services directly to the consumer, whose goods are available for immediate purchase and removal from the premises by the purchaser and/or whose services do not meet the definition of "professional offices."

(Ord. 1217 § 4, 2021)

§ 18.08.600. Retirement home.

Repealed by Ord. 1217.

(Ord. 773 § 3, 1999)

§ 18.08.610. Signs.

The term "signs" shall be defined as it is in Chapter **18.52** LFPMC.

(Ord. 773 § 3, 1999; Ord. 905 § 2, 2004)

§ 18.08.615. Single-family zones.

"Single-family zones"

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

(Ord. 1310 § 1 (Exh. A), 2025)

§ 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.

(Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.620. Street.

"Street"

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

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.630. Structural alterations.

"Structural alterations"

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

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.635. Solar energy system.

"Solar energy system"

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

(Ord. 1217 § 4, 2021; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.640. Substandard lot.**"Substandard lot"**

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

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 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 county 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.

(Ord. 1310 § 1 (Exh. A), 2025)

§ 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.

(Ord. 1310 § 1 (Exh. A), 2025)

§ 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).

(Formerly 18.08.650; Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.660. Unit density.**"Unit density"**

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

(Ord. 1310 § 1 (Exh. A), 2025)

§ 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.

(Formerly 18.08.660; Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.670. Variance.

"Variance"

means a modification or exception to specific regulations but in accordance with the intent and purpose of such regulations, including the comprehensive plan, zoning code, or other applicable land use requirement. Variances shall be allowed upon meeting the variance criteria contained in Chapter **18.70** LFPMC.

(Ord. 773 § 3, 1999)

§ 18.08.680. Veterinary clinic or small animal hospital.

"Veterinary clinic or small animal hospital"

means an establishment in which veterinary medical services, clipping, bathing and similar services are rendered to dogs, cats and other small animals and domestic pets, not including kennels.

(Ord. 773 § 3, 1999)

§ 18.08.690. Yard.

"Yard"

means those open areas 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; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.08.700. Yard, front.

"Front yard"

means that yard adjacent to the front lot line and which is measured across the full width of the lot.

(Ord. 773 § 3, 1999)

§ 18.08.710. Yard, side.

"Side yard"

means those yards extending along both side lot lines from the front yard to the rear yard.

(Ord. 773 § 3, 1999)

§ 18.08.720. Yard, rear.

"Rear yard"

means that yard adjacent to the rear lot line and which is measured across the full width of the lot.

(Ord. 773 § 3, 1999)

§ 18.08.730. Zone.

"Zone"

means an area accurately defined as to boundaries and location on an official map and within which area only certain types of land uses are permitted, and within which other types of land uses are excluded, as set forth in this title.

(Ord. 773 § 3, 1999)

Chapter 18.12. ZONING MAP

§ 18.12.010. Zones established.

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

(Ord. 773 § 3, 1999; Ord. 1057 § 6, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.12.020. Boundary questions.

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

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

(Ord. 773 § 3, 1999)

§ 18.12.030. Changes.

No change shall be made to a zoning map except by authority of an amending ordinance. Any changes made otherwise shall be in violation of this title.

(Ord. 773 § 3, 1999)

§ 18.12.040. Annexed land.

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

(Ord. 773 § 3, 1999)

§ 18.12.050. Reference to zones.

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

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

Chapter 18.14. REZONING

§ 18.14.010. Purpose.

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

§ 18.14.020. Who may apply.

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

§ 18.14.030. Reclassification – Initiation.

- A. The city council, the mayor, or the planning commission may direct the planning director to prepare an application for a reclassification. The planning director is authorized to initiate an application for a reclassification. The planning director may initiate the process for annual amendments to the comprehensive plan on behalf of a private party that has filed a completed application consistent with the criteria established in LFPMC § **18.14.060**.
- B. The planning director shall docket and process each application as provided herein.
(Ord. 946 § 2, 2006)

§ 18.14.040. Procedure.

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

§ 18.14.050. Application.

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

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

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

§ 18.14.060. Decision criteria.

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

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

§ 18.14.070. Map change.

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

§ 18.14.080. Development agreement.

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

§ 18.14.090. Time limitation.

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

Chapter 18.16. R-20 RESIDENTIAL, LOW

§ 18.16.010. Permitted uses.

The following are permitted uses in an R-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:
 - 1. Side-by-side duplex;
 - 2. Stacked flats;
 - 3. Courtyard apartments; or
 - 4. Cottage housing.
- C. Home occupations, provided they meet the criteria in LFPMC § **18.50.040**.
- D. Accessory buildings and structures in accordance with the provisions in LFPMC § **18.50.060**.
- E. Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.
- F. Accessory dwelling units in accordance with the provisions in LFPMC § **18.50.050**.
- G. Signs in accordance with the provisions in Chapter **18.52** LFPMC.
- H. Type I day care facility in accordance with the provisions in LFPMC § **18.50.045**.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.16.020. Conditional uses.

Conditional uses and associated development standards, if any, for an R-20 zone are those identified in Chapter **18.54** LFPMC.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.16.030. Lot area.

The minimum required area of a lot in an R-20 zone shall be 20,000 square feet.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.16.040. Street frontage.

The minimum street frontage in an R-20 zone shall be 75 feet along a public street right-of-way.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 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 R-20 zone.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.16.060. Yards.

The following setbacks shall apply in an R-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 than five feet setback on either side, measured from the property line to the nearest point of the building;
 - C. Rear yard: Not less than 20 feet.
- (Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.16.070. Building height limit.

The building height limit in an R-20 zone shall not exceed 30 feet.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.16.080. Impervious surface.

The maximum impervious surface allowed in an R-20 zone shall be 35 percent of the lot area.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 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 § **17.12.090(J)**).
(Ord. 1310 § 1 (Exh. A), 2025)

Chapter 18.18. R-15 RESIDENTIAL, MODERATE

§ 18.18.010. Permitted uses.

The following are permitted uses in an R-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:
 - 1. Side-by-side duplex.
 - 2. Stacked flats.
 - 3. Courtyard apartments.

4. Cottage housing.

- C. Home occupations, provided they meet the criteria in LFPMC § **18.50.040**.
- D. Accessory buildings and structures in accordance with the provisions in LFPMC § **18.50.060**.
- E. Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.
- F. Accessory dwelling units in accordance with the provisions in LFPMC § **18.50.050**.
- G. Signs in accordance with the provisions in Chapter **18.52** LFPMC.
- H. Type I day care facility in accordance with the provisions in LFPMC § **18.50.045**.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.18.020. Conditional uses.

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

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.18.030. Lot area.

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

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.18.040. Street frontage.

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

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 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 R-15 zone.

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.18.060. Yards.

The following setbacks shall apply in an R-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, not less than five feet on either side, measured from the property line to the nearest point of the building;
 - C. Rear yard: Not less than 20 feet.
- (Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.18.070. Building height limit.

The building height limit in an R-15 zone shall not exceed 30 feet.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.18.080. Impervious surface.

The maximum impervious surface allowed in an R-15 zone shall be 40 percent of the lot area.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 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 § **17.12.090(J)**).

(Ord. 1310 § 1 (Exh. A), 2025)

Chapter 18.20. R-10 RESIDENTIAL, MODERATE/HIGH

§ 18.20.010. Permitted uses.

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

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

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.20.020. Conditional uses.

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

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.20.030. Lot area.

The minimum required area of a lot in an R-10 zone shall be 10,000 square feet.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.20.040. Street frontage.

The minimum street frontage in an R-10 zone shall be 75 feet along a public street right-of-way.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 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 R-10 zone.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.20.060. Yards.

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

- A. Front yard: Not less than 20 feet measured at a right angle to the front line;
- B. Side yards: A minimum combined width of 15 feet, not less than five feet on either side, measured from the property line to the nearest point of the building;
- C. Rear yard: Not less than 15 feet; except as provided in LFPMC § **18.50.060**.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.20.070. Building height limit.

The building height limit in an R-10 zone shall not exceed 30 feet.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.20.080. Impervious surface.

The maximum impervious surface allowed in an R-10 zone shall be 45 percent of the lot area.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 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 § **17.12.090(J)**).
(Ord. 1310 § 1 (Exh. A), 2025)

Chapter 18.21. R-9.6 RESIDENTIAL, MODERATE/HIGH

§ 18.21.010. Permitted uses.

The following are permitted uses in an R-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:
 - 1. Side-by-side duplex.
 - 2. Stacked flats.
 - 3. Courtyard apartments.
 - 4. Cottage housing.
- C. Home occupations, provided they meet the criteria in LFPMC § **18.50.040**.
- D. Accessory buildings and structures in accordance with the provisions of LFPMC § **18.50.060**.
- E. Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.
- F. Accessory dwelling units in accordance with the provisions of LFPMC § **18.50.050**.
- G. Signs in accordance with the provisions in Chapter **18.52** LFPMC.
- H. Type I day care facility in accordance with the provisions in LFPMC § **18.50.045**.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.21.020. Conditional uses.

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

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.21.030. Lot area.

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

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.21.040. Lot width.

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

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 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 R-9.6 zone.

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.21.060. Yards.

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

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

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

Section 9, Item A.

- C. Rear yard: Not less than 15 feet; except as provided in LFPMC § **18.50.060**.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.21.070. Building height limit.

The building height limit in an R-9.6 zone shall not exceed 30 feet.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.21.080. Impervious surface.

The maximum impervious surface allowed in an R-9.6 zone shall be 45 percent of the lot area.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 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 § **17.12.090(J)**).
(Ord. 1310 § 1 (Exh. A), 2025)

Chapter 18.22. R-7.2 RESIDENTIAL, HIGH

§ 18.22.010. Permitted uses.

The following are permitted uses in an R-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:
 - 1. Side-by-side duplex.
 - 2. Stacked flats.
 - 3. Courtyard apartments.
 - 4. Cottage housing.
- C. Home occupations, provided they meet the criteria in LFPMC § **18.50.040**.
- D. Accessory buildings and structures in accordance with the provisions in LFPMC § **18.50.060**.
- E. Manufactured housing bearing the certification of the State of Washington Department of Labor and Industries.
- F. Accessory dwelling units in accordance with the provisions in LFPMC § **18.50.050**.
- G. Signs in accordance with the provisions in Chapter **18.52** LFPMC.
- H. Type I day care facility in accordance with the provisions in LFPMC § **18.50.045**.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.22.020. Conditional uses.

Conditional uses and associated development standards, if any, for an R-7.2 zone are those identified in Chapter **18.54** LFPMC.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.22.030. Lot area.

The minimum required area of a lot in an R-7.2 zone shall be 7,200 square feet.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.22.040. Lot width.

The minimum required width of a lot in an R-7.2 zone shall be 60 feet.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 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 R-7.2 zone.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.22.060. Yards.

The following setbacks shall apply in an R-7.2 zone:

- A. Front yard: Not less than 20 feet measured at a right angle to the front line;
- B. Side yards: A minimum combined width of 15 feet, not less than five feet on either side, measured from the property line to the nearest point of the building;
- C. Rear yard: Not less than 15 feet except as provided in LFPMC § **18.50.060**.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.22.070. Building height limit.

The building height limit in an R-7.2 zone shall not exceed 30 feet.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.22.080. Impervious surface.

The maximum impervious surface allowed in an R-7.2 zone shall be 45 percent of the lot area.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 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**

Chapter 18.24. RM-3600 RESIDENTIAL MULTIFAMILY

§ 18.24.010. Purpose.

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

§ 18.24.020. Permitted uses.

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

- A. Those uses permitted in the R-7.2 zoning district;
- B. A multifamily dwelling, townhouse, apartment, cooperative, condominium, each dwelling unit having one or more bedrooms;
- C. Senior citizen apartments;
- D. Accessory buildings and structures in accordance with LFPMC § **18.50.050**.
(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.24.030. Conditional uses.

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

§ 18.24.040. Lot area.

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

§ 18.24.050. Lot area per dwelling unit.

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

§ 18.24.060. Lot width.

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

§ 18.24.070. Land coverage.

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

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

§ 18.24.080. Yards.

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

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

§ 18.24.090. Building height.

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

§ 18.24.100. Parking.

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

§ 18.24.110. Screening and landscaping.

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

§ 18.24.120. Signs.

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

Chapter 18.26. RM-2400 RESIDENTIAL MULTIFAMILY

§ 18.26.010. Purpose.

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

§ 18.26.020. Permitted uses.

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

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

(Ord. 773 § 3, 1999)

§ 18.26.030. Conditional uses.

Conditional uses and associated development standards for the RM-2400 multifamily zone are those identified in Chapter **18.54** LFPMC.

(Ord. 773 § 3, 1999)

§ 18.26.040. Lot area.

The minimum required area of a lot in an RM-2400 zone shall be 7,200 square feet.

(Ord. 773 § 3, 1999)

§ 18.26.050. Lot area per dwelling unit.

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

(Ord. 773 § 3, 1999)

§ 18.26.060. Lot width.

Every lot in the RM-2400 zone shall have a width of not less than 60 feet.

(Ord. 773 § 3, 1999)

§ 18.26.070. Land coverage.

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

Section 9, ItemA.

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

§ 18.26.080. Yards.

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

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

§ 18.26.090. Building height.

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

§ 18.26.100. Parking.

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

§ 18.26.110. Screening and landscaping.

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

§ 18.26.120. Signs.

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

Chapter 18.28. RM-1800 RESIDENTIAL MULTIFAMILY

§ 18.28.010. Purpose.

The principal objective and purpose to be served by this classification and its application is to establish areas permitting a greater population density than is allowed in more restrictive classifications and to permit the providing of accommodations for those who desire to live in a residential atmosphere without the necessity to individually maintain a dwelling unit. A related consideration is to make it possible to

more efficiently and economically design and install all physical public service facilities in terms of size, location, and capacity to adequately and permanently meet needs resulting from a defined intensity of land use.
(Ord. 773 § 3, 1999)

§ 18.28.020. Permitted uses.

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

- A. Those uses permitted in the RM-2400 zoning district.
- B. Rest homes, nursing and convalescent homes, provided:
 - 1. The accommodations and number of persons cared for conform to state and local regulations pertaining thereto; and
 - 2. That the health department shall have approved all applicable provisions.
- C. A retirement home, provided:
 - 1. The use shall be within one-quarter mile of public transportation, including van pools whether public or private, or neighborhood shopping, which shall be accessible by sidewalk or walkway; and
 - 2. The lot area per each sleeping unit and each dwelling unit shall not be less than 900 square feet.

(Ord. 773 § 3, 1999)

§ 18.28.030. Conditional uses.

Conditional uses and associated development standards, if any, for the RM-1800 multifamily zone are those identified in Chapter **18.54** LFPMC.

(Ord. 773 § 3, 1999)

§ 18.28.040. Lot area.

The minimum required area of a lot in an RM-1800 zone shall be 7,200 square feet.

(Ord. 773 § 3, 1999)

§ 18.28.050. Lot area per dwelling unit.

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

(Ord. 773 § 3, 1999)

§ 18.28.060. Lot width.

In the RM-1800 zone, every lot shall have a width of not less than 60 feet.

(Ord. 773 § 3, 1999)

§ 18.28.070. Land coverage.

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

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

§ 18.28.080. Yards.

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

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

§ 18.28.090. Building height.

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

§ 18.28.100. Parking.

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

§ 18.28.110. Screening and landscaping.

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

§ 18.28.120. Signs.

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

Chapter 18.30. RM-900 RESIDENTIAL MULTIFAMILY

§ 18.30.010. Purpose.

The principal objective and purpose to be served by this classification and its application is to establish areas permitting the maximum population density and which also permits uses other than residential, such as medical, dental and social services and shelter, all for human beings. The uses permitted in this classification relate conveniently and consistently in terms of traffic generated, demands upon public service facilities and impact upon each other. A related consideration is to make it possible to more

efficiently and economically design and install all physical public service facilities in terms of capacity to adequately and permanently meet needs resulting from a defined intensity of land use. (Ord. 773 § 3, 1999)

§ 18.30.020. Permitted uses.

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

- A. Those uses permitted in the RM-1800 zoning district.
- B. Retirement home, provided:
 - 1. The use shall be within one-quarter mile of public transportation, including vanpools whether public or private, or neighborhood shopping, which shall be accessible by sidewalk or walkway; and
 - 2. The lot area per each sleeping unit and each dwelling unit shall not be less than 450 square feet.

(Ord. 773 § 3, 1999)

§ 18.30.030. Conditional uses.

Conditional uses and associated development standards, if any, for the RM-900 multifamily zone are those identified in Chapter **18.54** LFPMC.

(Ord. 773 § 3, 1999)

§ 18.30.040. Lot area.

The minimum required area of a lot in an RM-900 zone shall be 7,200 square feet.

(Ord. 773 § 3, 1999)

§ 18.30.050. Lot area per dwelling unit.

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

(Ord. 773 § 3, 1999)

§ 18.30.060. Lot width.

In the RM-900 zone, every lot shall have a width of not less than 60 feet.

(Ord. 773 § 3, 1999)

§ 18.30.070. Land coverage.

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

- A. Interior lot, 55 percent;
- B. Corner lot, 55 percent;
- C. Building with swimming pool, 60 percent.

(Ord. 773 § 3, 1999)

§ 18.30.080. Yards.

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

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

§ 18.30.090. Building height.

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

§ 18.30.100. Parking.

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

§ 18.30.110. Screening and landscaping.

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

§ 18.30.120. Signs.

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

Chapter 18.34. BN NEIGHBORHOOD BUSINESS

§ 18.34.010. Purpose.

- A. Consistent with the legislative intent expressed in this title, it is the purpose of this chapter to permit the establishment of business facilities for a neighborhood which will adhere to the concept, controls and intent noted in this chapter. The neighborhood business zone shall include only facilities designed to serve the everyday needs of the immediate neighborhood and shall not include features designed to attract excessive traffic from beyond that neighborhood.
 - B. It shall be the obligation of the developer, owner, operator or tenant to prove to the satisfaction of the planning department that the intended or petitioned use, including those not listed in this chapter, will be of a character that does not create a nuisance.
- (Ord. 773 § 3, 1999)

§ 18.34.020. Permitted uses.

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

- A. Neighborhood scale businesses involving the retail sales of small merchandise and convenience foods, general household items or services, sale of food or food and alcohol for on-premises consumption, specialty shops, auto service stations limited to two pump islands with two pumps per island, and marijuana retailers licensed by the State of Washington Liquor and Cannabis Board to sell usable marijuana and marijuana-infused products, all as defined in Chapter **18.08** LFPMC; and
 - B. Small business offices and uses rendering professional and personal services, such as real estate or insurance brokerages, professional offices, medical or dental clinics, day care, and barber or beauty shops; and
 - C. Public utilities.
- (Ord. 773 § 3, 1999; Ord. 1095 § 10, 2015; Ord. 1169 § 1, 2017)

§ 18.34.030. Conditional uses.

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

§ 18.34.040. Building height.

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

§ 18.34.050. Setbacks.

Minimum setback requirements in the BN zone shall be:

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

§ 18.34.060. Land coverage.

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

§ 18.34.070. Site area.

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

§ 18.34.080. Retail and storage area.

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

§ 18.34.090. Off-street parking.

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

§ 18.34.100. Screening and landscaping.

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

§ 18.34.110. Signs.

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

Chapter 18.38. CC CORRIDOR COMMERCIAL

§ 18.38.010. Purpose.

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

§ 18.38.020. Permitted uses.

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

- A. Retail sales of food and commodities, auto oriented services and sales, repair or sale of boats, motor vehicles, sale of food and alcohol for on-premises consumption, sale of gasoline or other fuels;
- B. Business offices and uses rendering professional, personal, and instructional services, such as real estate or insurance brokerages, consultants, medical or dental clinics, technical training, health clubs, and repair of jewelry, eyeglasses, clothing, household appliances and tools, or other such similar uses, vehicle or tool rentals, pet sales and veterinary clinics;
- C. Government buildings and uses, including but not limited to City Hall, police stations, libraries, administrative offices, and other public service uses that are compatible with the intent of the CC zone;
- D. Hotels and motels;
- E. Public utilities;

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

Section 9, Item A.

(Ord. 773 § 3, 1999)

§ 18.38.030. Conditional uses.

Conditional uses and associated development standards, if any, for the CC zone are those identified in Chapter **18.54** LFPMC.

(Ord. 773 § 3, 1999)

§ 18.38.040. Building height.

The building height limit in the CC zone shall not exceed 35 feet.

(Ord. 773 § 3, 1999)

§ 18.38.050. Setbacks.

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

(Ord. 773 § 3, 1999)

§ 18.38.060. Land coverage.

Maximum land coverage by all structures shall be no more than 50 percent of the total lot area.

(Ord. 773 § 3, 1999)

§ 18.38.070. Site area.

The maximum square footage allowed in a single commercial business site is 100,000 square feet, not to exceed 500-foot frontage on a public access.

(Ord. 773 § 3, 1999)

§ 18.38.080. Retail and storage area.

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

(Ord. 773 § 3, 1999)

§ 18.38.090. Off-street parking.

Off-street parking shall be required subject to the regulations of Chapter **18.58** LFPMC.

(Ord. 773 § 3, 1999)

§ 18.38.100. Screening and landscaping.

Section 9, Item A.

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

§ 18.38.110. Signs.

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

§ 18.38.120. Special conditions.

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

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

(Ord. 773 § 3, 1999)

Chapter 18.42. TOWN CENTER

§ 18.42.010. Purpose.

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

(Ord. 773 § 3, 1999; Ord. 1217 § 5, 2021)

§ 18.42.020. Permitted uses.

- A. The following uses are permitted in the town center zone, subject to the general provisions as set forth in this title, except where modified by this chapter:
 - 1. Accessory uses – on-site.
 - 2. Artisanal/craft production and retail subject to LFPMC § **18.42.040(E)**.
 - 3. Assisted housing facilities.
 - 4. Boutique hotel and temporary lodging.

5. Business offices and uses rendering professional, personal, medical-dental clinics, offices, and instructional services subject to LFPMC § **18.42.040(F)**.
6. Cultural, entertainment, and recreational facilities.
7. Day care facilities – Type I and Type II subject to LFPMC § **18.42.040(G)**.
8. Electric vehicle charging stations.
9. Freestanding parking structures subject to LFPMC § **18.42.095**, such as regional transit authority facilities.
10. Government buildings and uses.
11. Instructional institution.
12. Micro-mobility programs including bicycle sharing and scooter sharing and related infrastructure.
13. Multifamily dwelling units.
14. Public markets.
15. Public utilities.
16. Retail sales and services subject to LFPMC § **18.42.040(H)**.

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

§ 18.42.030. Permitted uses – Primary and accessory residential.

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

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

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

- A. Except as allowed in a development agreement, residential use only buildings are not permitted uses; residential uses must be developed in combination with commercial or nonresidential uses as part of a design review permit under LFPMC § **18.42.160**. Residential uses may not be developed at a density of greater than seven dwelling units per acre, unless the increase in density is included in a development agreement. Under a development agreement, the maximum density that may be included is 17 dwelling units per acre.
- B. Commercial or active ground floor uses shall occupy the floor(s) below the residential portion of a mixed use building in order to enhance the quiet and privacy for the residents above when both residential and nonresidential uses occupy the same structure, unless authorized in a development agreement.
- C. Business and residential portions of a building must include acoustically insulated walls, floors, equipment, utilities or other suitable architectural features or appurtenances.
- D. Residential, commercial and/or nonresidential applications for development under this chapter must not include more than three acres of real property unless the increase in size is included in a development agreement.

E. Artisanal/Craft Production and/or Retail.

Section 9, Item A.

1. Artisanal/craft production and/or retail establishments shall occupy a footprint not exceeding 7,000 square feet.
2. Artisanal/craft production and/or retail establishments shall be open to the public and shall include a retail/eating/drinking/tasting component that occupies a minimum of 10 percent of floor area as defined in LFPMC § **18.08.320**.
3. Artisanal/craft production and retail establishments shall provide street frontage at sidewalk level, a well-marked and visible entrance at sidewalk level, or similar prominent pedestrian access.
4. All production, processing, and distribution activities shall be conducted within an enclosed building.
5.
 - a. Outdoor storage of equipment used in manufacturing artisanal or craft goods is prohibited.
 - b. Outdoor storage of materials, products, or similar items incidental to the production and sale of artisanal or craft goods is prohibited except when the storage is fully enclosed; designed in a decorative, aesthetically attractive manner; and integrated into the site or building design in a way that contributes to the pedestrian experience and town center zone character.
6. Applicable state licenses or permits are required for the operation of an artisanal/craft production and/or retail establishment.

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

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

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

1. A city of Lake Forest Park business license is required pursuant to LFPMC § **5.02.030**.
2. Day care facilities shall comply with all building, fire safety, and health codes.

H. Retail Sales and Services and Other Nonresidential Uses.

1. Commercial or other nonresidential uses shall be separated from residential uses by acoustically insulated materials or suitable architectural features to reduce noise impacts on the residential portion of the building.
2. Individual commercial or nonresidential uses shall contain no greater than 35,000 square feet of gross floor area per use. The following exceptions apply:
 - a. Freestanding parking structures meeting requirements in LFPMC § **18.42.095**.
 - b. Government buildings and uses.
 - c. Individual commercial or nonresidential uses may exceed the size limitation when authorized by a development agreement, but the size authorized in a development agreement shall not exceed 50,000 square feet.
3. The following uses are not permitted as a retail, commercial, or other nonresidential use in the town center zone: automobile-oriented uses; car washes; repair or sale of heavy equipment, boats, tires and motor vehicles; and marijuana retail outlets.

(Ord. 773 § 3, 1999; Ord. 1217 § 5, 2021)

§ 18.42.050. Conditional uses.

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

§ 18.42.060. Building height.

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

§ 18.42.070. Setbacks.

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

§ 18.42.080. Land coverage.

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

§ 18.42.090. Screening and landscaping.

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

§ 18.42.095. Freestanding parking structures.

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

A. Parking Structure Location and Massing.

1. **Facade Alignment.** Freestanding parking structure footprints located within 100 feet of Lake Forest Park City Hall shall protrude no further than 10 feet south of the southern (front) facade of Lake Forest Park City Hall. Pedestrian weather protection provided on the exterior of the parking structure, such as a canopy, is exempt from this facade alignment requirement.
2. **Footprint.** The footprint or total area of the first level of the structure shall not exceed 45,000 square feet. A full basement floor of the structure (built completely below ground) shall not be included in the calculation of the footprint. A partial basement floor (partially below ground) shall be included in the calculation of the footprint to the extent it is not built underground. The maximum footprint of the structure shall be exclusive of all architectural details, overhangs, decorative elements, and similar features. The maximum overall dimensions of the parking structure shall exceed neither 350 feet in length nor 150 feet in width, which shall be exclusive of all architectural details, overhangs, decorative elements, and similar features.
3. **Base Height.** No portion of a freestanding parking structure shall exceed 38 feet above existing grade, inclusive of the height of parapet walls, guardrails, and similar features. Exemptions are allowed pursuant to subsection (A)(5) of this section. Height shall be measured from the existing grade at any point on the perimeter of the structure. "Existing grade" means the elevation of the existing ground surface prior to proposed grading, excavation or fill.
4. **Floor-to-Floor Height.** The minimum allowable floor-to-floor height on the ground level shall be 15 feet. The minimum allowable floor-to-floor height on all other levels shall be 10 feet.

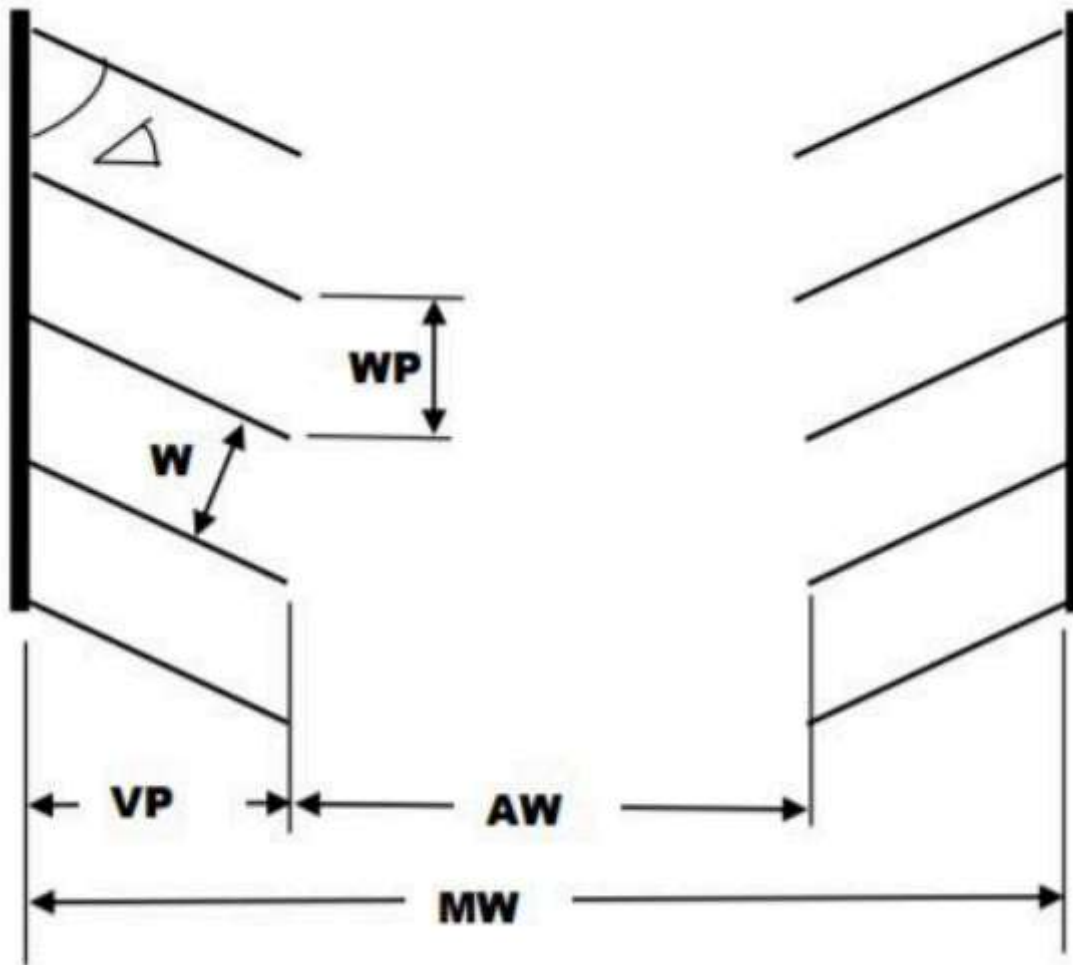
5. Features Exceeding Base Height. The following features may exceed the base height if approved as part of a major town center design review project subject to processing under LFPMC § **18.42.160(C)** by the hearing examiner:
- Architecturally designed stairways, elevator towers, mechanical enclosures, and rooftop solar system facilities that are designed as signature elements of the parking structure.
 - Public art elements on the rooftop or along the sides of the building that otherwise are in compliance with the design guidelines for parking structures.
 - Rooftop mechanical and other related technical equipment that does not meet subsection (A)(5)(a) of this section may exceed base height by up to 10 feet, provided it is designed to be in compliance with town center framework design guidelines^[1] Section 5.3.8 (Rooftop Features, Mechanical Equipment, and Appurtenances).
- [1]** *Editor's Note: Framework Design Guidelines is included as an attachment to this title.*
- B. Solar System. Freestanding parking structures shall be constructed with a rooftop solar photovoltaic (PV) or similar solar energy system.
- C. Parking Decks. The rooftop parking deck shall not exceed a slope of two percent.
- D. Parking Structure Ramps. Parking structure ramps that include on-ramp parking shall have a slope no greater than 6.67 percent.
- E. Parking Stall Dimensions and Layout.
- Automobile parking stalls are limited to no less than eight feet and nine inches in width. The parking width dimension is shown in Figure 18.42.095-2 below, and is symbolized with a "W."
 - Automobile parking stall dimensions and layout in freestanding parking structures shall comply with the criteria in Table 18.42.095-1 below. These criteria shall take precedence over and supersede any conflicting provision of LFPMC § **18.58.050**. Parking layout dimensions are shown in Figure 18.42.095-2, below.

Table 18.42.095-1: Parking Stall Dimensions and Layout

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

¹ Wall-to-wall, double-loaded aisle.

Figure 18.42.095-2: Parking layout dimensions.



3. Motorcycle Parking.

- a. Motorcycle parking stalls must be provided within freestanding parking structures as follows:
 - i. If one to 300 parking stalls are provided in the structure, then 14 of those parking stalls must be motorcycle parking stalls.
 - ii. If more than 300 parking stalls are provided in the structure, then 20 of those parking stalls must be motorcycle parking stalls.
- b. Motorcycle parking stalls must have minimum dimensions of four feet in width and seven feet in length.

F. Replacement and Provision of Public Parking.

1. Above the amount of parking spaces otherwise required under Chapter **18.58** LFPMC, the freestanding parking structure shall include a minimum of 25 parking spaces for nontransit public use within the freestanding parking structure, including spaces that may be used by the Lake Forest Park police department.
2. The use of transit parking spaces during noncommuter hours shall be the subject of development agreement negotiation between the city and the applicant.

G. Bicycle Parking and Circulation.

1. All-Day Bicycle Parking.

- a. All-day bicycle parking spaces in freestanding parking structures intended to support high-capacity transit must be provided at a minimum of five percent of projected AM peak period daily ridership of the high-capacity transit service. All-day bicycle parking spaces for all other freestanding parking structures must be provided at a minimum of one space per 40 automobile parking spaces.
 - b. All-day bicycle parking must be provided in the form of permanently anchored bicycle lockers or limited-access bicycle cages and must be labeled as bicycle parking.
 - c. All-day bicycle parking must provide bicycles with full weather protection and theft protection.
 - d. Where feasible, a portion of ground-level, all-day bicycle parking must accommodate tandem bicycles, recumbent bicycles, folding bicycles, cargo bicycles, bicycles with trailers, family bicycles, and other nonstandard bicycle designs.
2. Short-Term Bicycle Parking.
- a. Short-term bicycle parking spaces in freestanding parking structures intended to support high-capacity transit must be provided at a minimum of two percent of projected AM peak period daily ridership of the high-capacity transit service. Short-term bicycle parking spaces in all other freestanding parking structures must be provided at a minimum of one space per 20 automobile parking spaces.
 - b. Short-term bicycle parking must be provided in the form of permanently anchored racks or corrals. Racks or corrals must provide two points of support for the bicycle frame, must be intuitive to use, and must accommodate a standard U-lock.
 - c. Short-term bicycle parking must be organized to accommodate a standard bicycle dimension of two feet in width by six feet in length.
3. Bicycle Parking Location and Access.
- a. Each all-day bicycle parking area shall be located inside the freestanding parking structure except all-day bicycle parking can be located outside or on the top level of the freestanding parking structure under adequate weather protection.
 - b. Short-term bicycle parking can be located inside the freestanding parking structure and along the sidewalk adjacent to the freestanding parking structure. Short-term bicycle parking should be located in as visible a location as feasible.
 - c. Bicycle parking may be provided in one or more areas. Bicycle parking is encouraged to be located entirely on the ground floor. Bicycle parking located on upper stories must be placed adjacent to an elevator.
 - d. Bicycle entry/exit must be clearly identified and separately signed and/or marked from automobile traffic.
 - e. Bicycle parking area(s) must be accessed from a logical well lit path of travel from the bicycle entry/exit.
 - f. Directional signage from the bicycle entry/exit to bicycle parking area(s) must be provided.
4. Bicycle Maintenance/Repair Station. At least one bicycle maintenance/repair station must be provided in an all-day bicycle parking area, and at least one bicycle maintenance/repair station must be accessible to a short-term bicycle parking area.

H. Elevator Towers and Stairwells.

- 1. External elevator towers and stairwells, including mechanical enclosures, must be open to public view through the use of architecturally designed glazing and/or other transparent features.

2. Ground floor stairwell areas beneath stairs must be fenced. Alternative methods for such spaces may be authorized by the director or as part of a development agreement.
3. Height of stair and elevator towers and mechanical enclosures is regulated pursuant to subsection (A)(5) of this section.

I. Pedestrian Safety.

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

J. Lighting.

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

Table 18.42.095-2: Parking Structure Lighting Standards				
Area		Minimum Horizontal Illuminance on Floor (Footcandles)	Minimum Vertical Illuminance at Five Feet (Footcandles)	Maximum to Minimum Uniformity Ratio
General Parking and Pedestrian Areas		2	1	4:1
Ramps and Corners	Days	2	1	4:1
	Nights	1	0.5	
Entrance Areas	Days	50	25	4:1
	Nights	1	0.5	
Stairways		7 average		

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

K. Mixed Use.

1. Freestanding parking structures shall include space for public, commercial, or other active and pedestrian-oriented uses (collectively, "active use space"). The active use space shall meet the following requirements:
 - a. Have a minimum depth of 60 feet and be integrated into the freestanding parking structure; and

- b. The minimum amount of space provided shall be 10,000 square feet of which 50% must be on the ground floor of the structure.
- c. Active use space provided in excess of the minimum required by subsection (K)(1)(b) of this section can be consolidated into a single facade and may span multiple floors.
2. The following requirements apply to active use space integrated into freestanding parking structures located within 100 feet of Lake Forest Park City Hall:
- a. The active use spaces must comply with facade alignment requirements set forth in subsection (A)(1) of this section.
- b. The facade parallel or substantially parallel to the front facade of Lake Forest Park City Hall shall include active use spaces along the entire facade at the ground level, except at pedestrian entrances and exits. The frontage shall not be interrupted by a vehicular entrance.
3. Parking structure ground floors and spaces built out as active use spaces shall include fire suppressing sprinkler systems at the time of construction even if not required by the building and fire codes, as adopted by the city.
- L. Infrastructure Installation. A freestanding parking structure shall equip six percent of its spaces with electric vehicle infrastructure and two percent with electric vehicle charging stations. If in determining the number of spaces results in a fraction, the number required shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.
- M. Exemptions. A freestanding parking structure shall be exempt from the following regulations in this chapter applicable to the remainder of the town center zone:
1. LFPMC § **18.42.130(B)**, Parking;
 2. LFPMC § 18.42.130(C)(2), Open Space;
 3. LFPMC § **18.42.130(D)**, Height;
 4. LFPMC § **18.42.130(F)**, Land Coverage;
 5. LFPMC § **18.42.130(H)**, Lighting; and
 6. LFPMC § **18.42.130(J)**, Solid Waste Service Areas; provided, however, that any active use space is subject to LFPMC § **18.42.130(J)**.

(Ord. 1217 § 5, 2021)

§ 18.42.100. Signs.

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

(Ord. 773 § 3, 1999; Ord. 1217 § 5, 2021)

§ 18.42.110. Parking.

Repealed by Ord. 1217.

(Ord. 773 § 3, 1999)

§ 18.42.120. Site plan review required – Exceptions.

Repealed by Ord. 1217.

(Ord. 773 § 3, 1999; Ord. 944 § 1, 2006)

§ 18.42.130. General criteria.

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

- A. Design. Design guidelines for minor and major town center design review projects as defined in LFPMC § **18.42.160**, are included in the town center framework design guidelines^[1].

[1] *Editor's Note: Framework Design Guidelines is included as an attachment to this title.*

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

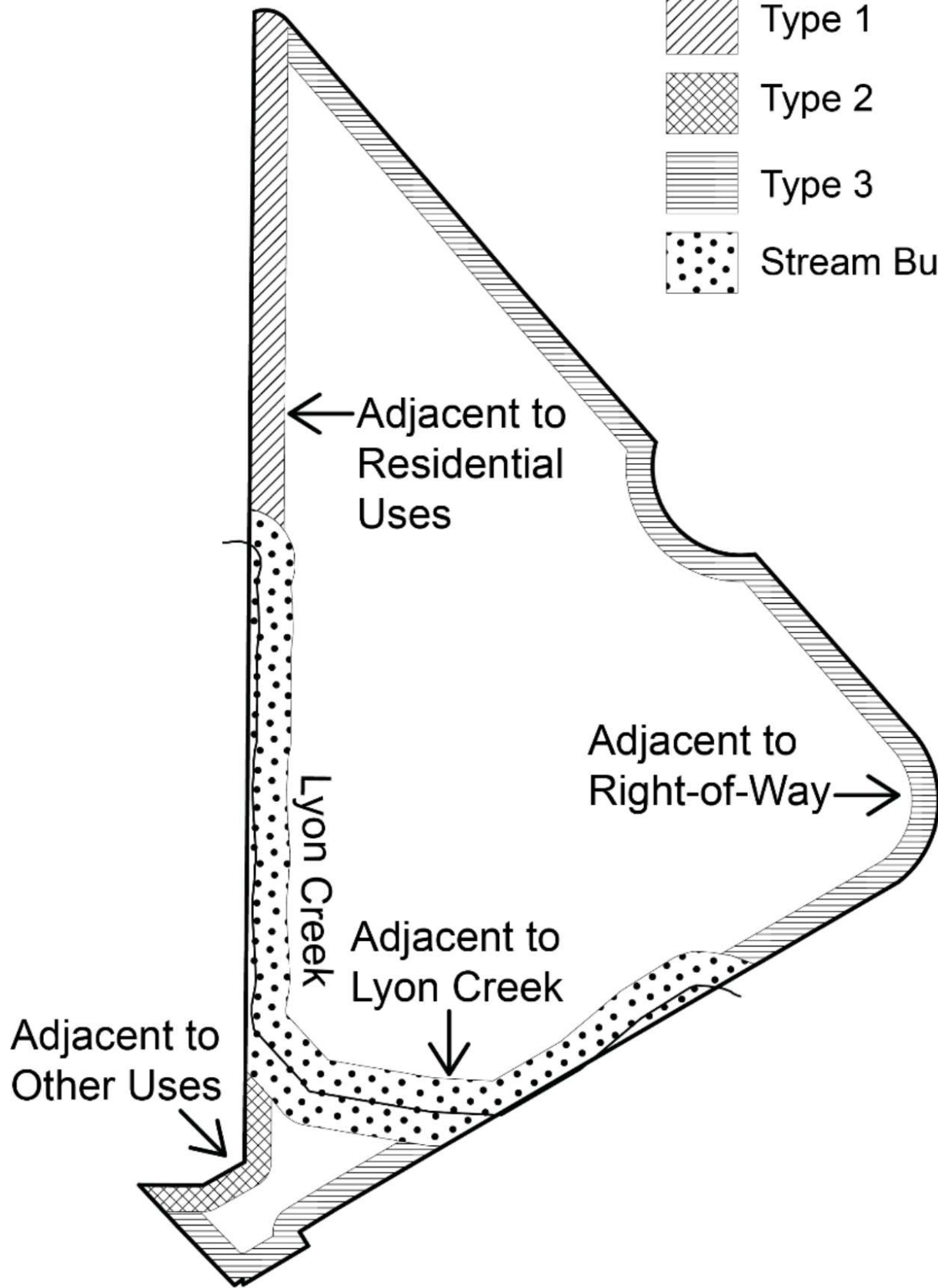
- C. Landscaping. Landscaping shall be provided as follows:

1. Perimeter Landscaping.

- a. Adjacent to Right-of-Way. A minimum 10-foot-wide landscape buffer meeting the requirements for Type 3 landscaping set forth in LFPMC § **18.62.080** shall be installed along the property line adjacent to public rights-of-way; except trees can be clustered or staggered to improve visibility near driveways and a 30-foot break in the required tree coverage is allowed adjacent to permitted signage. Refer to Figure 18.42.130-1. The city arborist can waive or modify this requirement if Type 3 landscaping is incompatible with existing significant trees along the right-of-way.
- b. Adjacent to Residential Uses. A minimum 20-foot-wide landscape buffer meeting the requirements for Type 1 landscaping set forth in LFPMC § **18.62.080** shall be installed along the property line between proposed development and adjacent residential-zoned property. A post-and-beam fence, decorative metal fence, or similar fence with minimum four-inch openings and consistent with residential character and quality shall be installed along the property line. Refer to Figure 18.42.130-1.
- c. Adjacent to Lyon Creek. A minimum 20-foot-wide landscape buffer meeting the requirements for stream buffer landscaping set forth in LFPMC § **18.62.080** shall be installed along Lyon Creek. This requirement supersedes other landscape requirements set forth in this section. Buffers shall be established from the ordinary high water mark or from the top of the bank if the ordinary high water mark cannot be identified. Refer to Figure 18.42.130-1.
- d. Adjacent to Other Uses. A minimum 10-foot-wide landscape buffer meeting the requirements for Type 2 landscaping set forth in LFPMC § **18.62.080** shall be installed along the property line between proposed development and adjacent properties. This requirement does not apply on interior property lines within the town center zone. Refer to Figure 18.42.130-1.

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

-  Type 1
-  Type 2
-  Type 3
-  Stream Buffer



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

Section 9, ItemA.

- i. A minimum of one quarter-acre of public open space shall be provided as part of any project that includes: projects identified in LFPMC § 18.42.160(C)(1)(b) and/or (h), site work affecting two or more acres, or construction of 100 dwelling units or fewer.
- ii. After the first 100 dwelling units, additional open space is required pursuant to Table 18.42.130-1, below:

Table 18.42.130-1	
Units	Additional Open Space
101 – 200	5,445 square feet
201 – 275	5,445 square feet

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

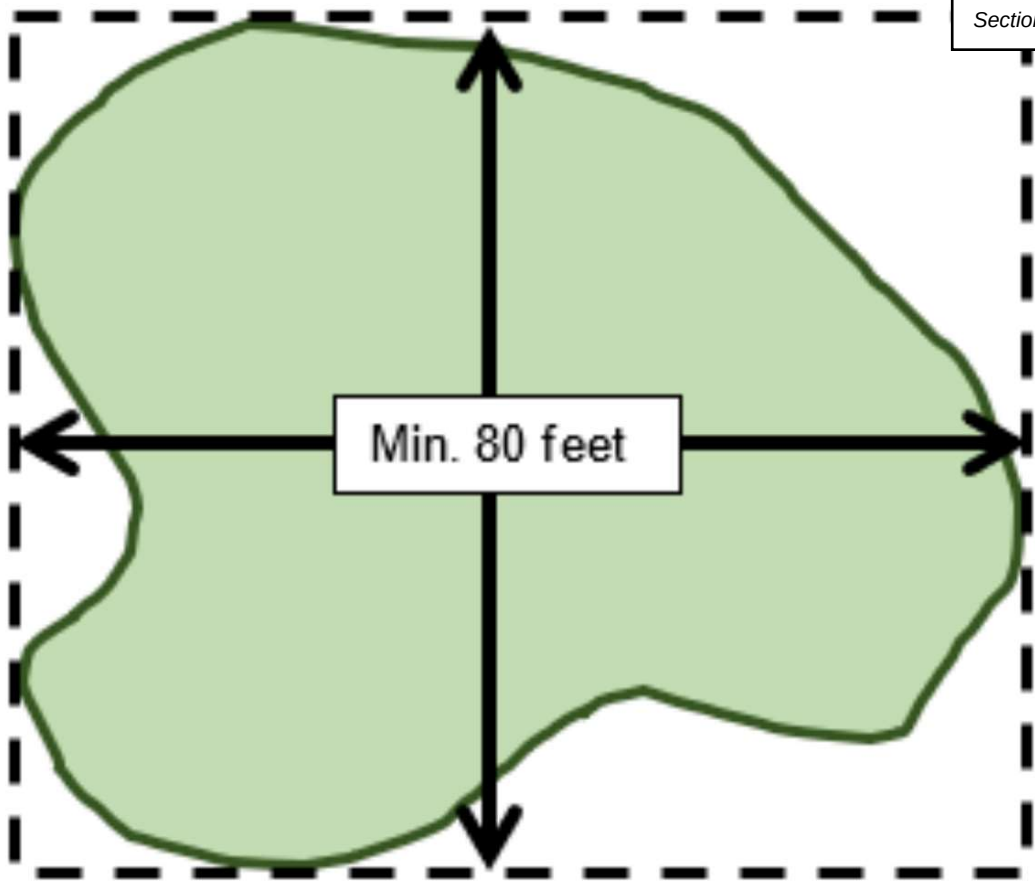


Figure 18.42.130-2: Measuring dimensions of open spaces.

- d. Phased Development. In phased developments, all required open space shall be provided in the first phase.
 - e. Low Impact Development. Except in Lyon Creek landscape buffer areas, required landscape buffers shall include low impact development best management practices or treatment best management practices as approved by the public works director pursuant to the stormwater management manual adopted in LFPMC § **16.24.010**, unless technically infeasible. Requirements for plant sizes and spacing may be relaxed for these facilities when supported by recommendations provided by an arborist, landscape architect, or other qualified professional.
- D. Height.
1. The maximum building height limit in the town center zone is 38 feet above existing grade, measured from the lowest point of the existing grade. "Existing grade" means the elevation of the existing ground surface prior to proposed grading, excavation, or fill.
 2. Maximum building height is inclusive of the height of parapet walls and similar features, unless associated with a rooftop active use.
 3. The following features may exceed the maximum building height by up to 10 feet if approved as part of a major town center design review application:
 - a. Public viewing platforms and covered public use spaces on the structure rooftop, including required guardrails.
 - b. Public art elements on the rooftop or along the sides of the building that otherwise are in compliance with the town center framework design guidelines^[2].

^[2] Editor's Note: Framework Design Guidelines is included as an attachment to this title.

- c. Gable, hipped, shed, butterfly, and similar roof forms consistent with a Pacific Northwest architectural style on all facades visible from a public or private street, park, pedestrian pathway, or residential use meeting the following standards: roofs must have a slope of at least three vertical feet to 12 horizontal feet (3:12 slope).
 - d. Architecturally designed stairways, elevator towers, mechanical equipment when screened with an enclosure, and rooftop solar system facilities that are designed as signature elements of the building.
4. This height may be increased per a development agreement to the maximum extent provided in the town center framework design guidelines.
- E. Setbacks. The following setback requirements apply to development in town center zone:
- 1. Buildings, except freestanding parking structures, shall be set back a minimum distance of 60 feet from adjacent residential-zoned property. The setback shall be measured from the adjacent boundary of all residential-zoned property. Refer to distance "A" in Figure 18.42.130-3.
 - 2. Buildings shall be set back a minimum of 100 feet from Lyon Creek. The setback shall be measured from the ordinary high water mark of Lyon Creek. Refer to distance "B" in Figure 18.42.130-3.
 - 3. Buildings shall be set back a minimum of 50 feet from Ballinger Way (State Route 104) north of the midpoint of the driveway into town center. The setback shall be measured from the edge of the right-of-way. Refer to distance "C" in Figure 18.42.130-3.
 - 4. In all other places, buildings shall be set back a minimum of 20 feet from the town center zone boundary. The setback shall be measured from the edge of the right-of-way. Refer to distance "D" in Figure 18.42.130-3.
 - 5. Freestanding parking structures shall be set back a minimum distance of 150 feet from adjacent residential-zoned property. The setback shall be measured from the adjacent boundary of all residential-zoned property. Refer to distance "F" in Figure 18.42.130-3.
 - 6. Interior property line setbacks are zero feet.

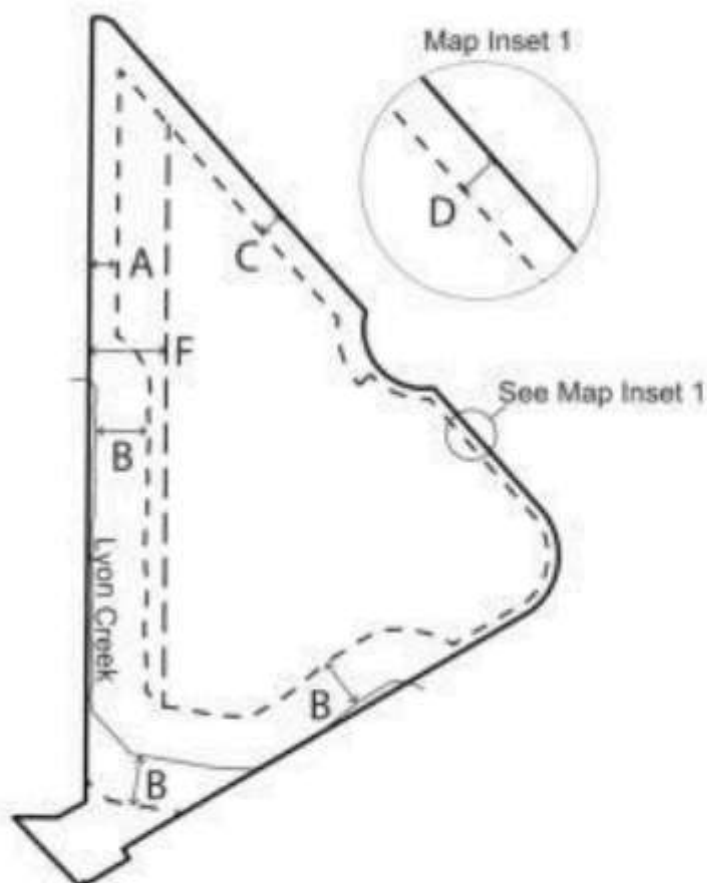


Figure 18.42.130-3: Minimum setbacks in town center zone.

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

F. Land Coverage.

1. The maximum impervious surface area shall be no more than 65 percent of the total lot

Section 9, Item A.

2. Modification for Improvements to Lyon Creek Stream Buffer.

- a. Maximum impervious surface area may be increased when additional landscaping exceeding the minimum requirements set forth in subsection (A)(3) of this section is provided along Lyon Creek. The maximum impervious surface area may be increased by two and one-half percent for each additional five feet of stream landscape buffer provided with the project. To qualify for this increase, the provided landscape buffer must meet the requirements for stream landscaping set forth in LFPMC § **18.62.080(D)**.
- b. When soft-surface walking paths within the additional buffer area set forth in subsection (F)(2)(a) of this section are provided, the maximum impervious surface area may be increased by an additional two and one-half percent. The planting standards set forth in LFPMC § **18.62.080(D)** may be modified by the city arborist if necessary to accommodate the soft-surface walking path.
- c. In no case shall the maximum impervious surface area exceed 75 percent of the total lot area.

G. Pedestrian Safety.

1. Sidewalks shall be provided along all building facades at a minimum of eight feet wide unless otherwise provided for in this chapter or the framework design guidelines. Drip-resistant weather protection at least six feet deep must be provided along 75 percent of all facades with sidewalks.
 - a. This requirement may be modified as part of a development agreement when the applicant demonstrates that the sidewalk widths are infeasible. If modified pursuant to this section, the sidewalks shall be the maximum width feasible.
2. Pedestrian pathways shall be established between pedestrian entries and exits from buildings to existing or planned sidewalks and pedestrian pathways through striping, signage, and/or other markings. At a minimum, the following shall be provided:
 - a. Crosswalks shall be provided at the intersection of any internal access roadways and/or public roadways affected by the structure.
 - b. Crosswalks shall be provided across vehicular and bicycle entries and exits.
 - c. If pedestrians are likely to walk through a parking lot, a pedestrian pathway and/or signage shall be provided consistent with LFPMC § **18.58.080(D)**.
3. Where obtaining necessary ownership or easement rights is feasible, a strong pedestrian connection, such as an artistically painted pathway, unique paving pattern or similar treatment, must be provided for pedestrian safety leading from buildings and other adjacent uses such as public transit stops and intersections.
4. The following are prohibited:
 - a. Entrapment areas where a person could become entrapped with no exit route. Instead, provide two means of ingress and egress from all outdoor spaces.
 - b. Areas that are dark or not visible from a public space.
 - c. Building, vegetation, or other objects (e.g., a storage enclosure) that block visibility into a space or provide places to hide.
 - d. Screens or landscaping that block motorists' views of pedestrians crossing streets, driveways, and vehicle circulation areas.
 - e. Vegetation that will obstruct views between three feet and eight feet above the ground where visibility is necessary to avoid creating an insecure area and to reduce the potential

for pedestrian/vehicle collisions.

5. To the extent feasible provide for "passive surveillance," which is the ability of people occupying buildings and public spaces to view all parts of accessible spaces.
6. The project shall be designed to comply with crime prevention through environmental design (CPTED) guidelines.

H. Lighting.

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

Table 18.42.130-2		
Use of Area	Minimum Illuminance	Maximum Illuminance
Nonpedestrian and vehicular traffic areas	0.5 footcandle	4.0 footcandles
Pedestrian areas and building entries	2.0 footcandles	4.0 footcandles

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

I. Vehicle and Pedestrian Signage and Wayfinding.

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

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

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

Table 18.42.130-3*Section 9, ItemA.*

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

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

- c. Solid waste service areas shall be equipped with gates of sufficient width to allow in-line access to receptacles by service collectors and equipment. Where two or more containers (also called dumpsters) are located side-by-side within an enclosure, there shall be a minimum of 18 feet of unobstructed access when gates are fully opened. Gate openings shall be a minimum of 12 feet wide when an enclosure houses a single drop box or compactor unit. Enclosure gates shall not include center posts that would obstruct service access.
 - d. Solid waste service areas require a spill prevention plan for management of liquids generated on or discharged from the storage area. The spill prevention plan must demonstrate compliance with the city's adopted stormwater management manual, including ongoing monitoring.
 - e. Outdoor solid waste service areas larger than 175 square feet shall be covered with a roof providing sufficient overhang to prevent direct entry of precipitation to the solid waste service area.
 - f. Solid waste service areas shall be equipped with a floor drain connected and conveyed to sanitary sewer. Precipitation runoff from solid waste service area roofs shall not be conveyed to sanitary sewer.
5. Limitations. The following limitations on solid waste service areas apply:
- a. Only garbage, recycling, and compostable solid waste generated on site shall be collected and stored in solid waste service areas. Except for initial sorting of recyclables by users, all other processing of solid waste shall be conducted off site.
 - b. No container shall be collected and stored at any location on the site except in a designated solid waste service area.
 - c. The lids of all containers shall be maintained in a closed position.
6. Exemptions. Multifamily dwelling unit projects are exempt from these requirements when the project is participating in a public agency-sponsored or approved direct collection program in which individual bins or carts are used for curbside collection.
- (Ord. 944 § 2, 2006; Ord. 1217 § 5, 2021)

§ 18.42.135. Affordable housing.

- A. Purpose. There is limited land area within the city zoned and available for multifamily residential development and there is a need in the metropolitan region for expanded housing choices, including affordable housing. This section sets forth minimum affordable housing requirements in exchange for eligibility for multifamily property tax exemption provided in Chapter **3.23** LFPMC.
- B. Minimum Requirement. All developments creating five or more new dwelling units in a residential or mixed use structure in the town center zone shall provide at least 10 percent of the dwelling units as affordable units to owners or renters:
 - 1. At or below 80 percent of King County median household income, adjusted for household size, and where no more than 30 percent of the monthly household income is paid for monthly housing expenses (rent and appropriate utility allowance).
- C. Multifamily Residential Tax Exemption. Affordable housing units provided in subsection **B** of this section may be eligible for a multifamily residential tax exemption under Chapter **3.23** LFPMC.
- D. Rounding. The number of affordable housing units required is determined by rounding up to the next whole number of units if the fraction of the whole number is at least 0.50.
- E. Additional Affordable Housing Requirements.

1. Location and Mix. Prior to the issuance of any permit(s), the city shall review and approve the location and unit mix of the affordable units consistent with the following standards:
 - a. The affordable units shall be intermingled with all other dwelling units in the structure.
 - b. The type of ownership of the affordable units shall be the same as the type of ownership for the rest of the dwelling units in the structure.
 - c. The affordable units shall consist of a range of number of bedrooms that are comparable to dwelling units in the overall structure.
 - d. The size of the affordable units, if smaller than the other units with the same number of bedrooms in the development, shall not be more than 10 percent smaller than the comparable dwelling units in the development, based on number of bedrooms, or less than 500 square feet for a one-bedroom unit, 700 square feet for a two-bedroom unit, or 900 square feet for a three-bedroom unit.
 - e. The affordable units shall be available for occupancy in a time frame comparable to the availability of the rest of the dwelling units in the development.
 - f. The exterior design and the interior finish and quality of the affordable units must be compatible and comparable with the rest of the dwelling units in the structure.
 - g. The affordable units shall be used for permanent residential occupancy meaning multifamily housing that is either owner occupied or rented for periods of at least one month.
2. Affordability Agreement. Prior to issuing a certificate of occupancy, an affordability agreement consistent with the requirements of this section and in a form acceptable to the city attorney that addresses price restrictions, homebuyer or tenant qualifications, long-term affordability, and any other applicable topics of the affordable units shall be recorded with the King County recorder's office. The affordability agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. The affordability agreement may be one and the same with the MFTE covenant in Chapter 3.23 LFP MC.
3. Length of Time of Affordable Housing Status. Affordable units that are provided under this section shall remain as affordable units from the date of initial occupancy through the life of the project, which ends when the structure including the multifamily project is no longer in use.

F. Regulatory Monitoring and Evaluation.

1. Within 30 days after the first anniversary of the date the city issues a certificate of occupancy and each year thereafter, the property owner shall file a certification with the city administrator, verified upon oath or affirmation, which shall contain such information as the city administrator may deem necessary or useful, and shall include the following information:
 - a. A statement of occupancy and vacancy of the affordable units during the previous year.
 - b. A certification that the property has not changed use since the date of obtaining the certificate of occupancy and continues to comply with the recorded affordability agreement.
 - c. A description of any improvements or changes to the affordable units made after the filing of the certificate of occupancy or last declaration, as applicable.
 - d. As applicable, information demonstrating:
 - i. The total monthly rent or total sale amount of each affordable unit; and
 - ii. The income of each rental household and owner(s) of the affordable units.
2. At least every three years, the city planning and building department shall submit a report to the city council that summarizes the use of this affordable housing section to date.

§ 18.42.140. Town center framework design guidelines – Adopted.

- A. The amended guidelines contained in the town center framework design guidelines^[1], dated February 25, 2021, are adopted and applicable to all applications filed for proposed development in the town center zone and incorporated by reference herein.

[1] *Editor's Note: Framework Design Guidelines is included as an attachment to this title.*

(Ord. 944 § 2, 2006; Ord. 1217 § 5, 2021)

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

Repealed by Ord. 1217.

(Ord. 944 § 2, 2006)

§ 18.42.160. Administration.

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

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

- B. Minor Town Center Design Review.

1. The following projects shall be considered applications for minor town center design review:
 - a. Construction of a new building, as defined in the International Building Code adopted in LFPMC Title 15, with gross floor area of 10,000 square feet or less;
 - b. Alteration to between 10 percent and 25 percent of the surface area of an existing building facade visible from an adjacent street; for example, alterations to an architectural feature of an existing building such as awnings, balconies, cornices, friezes, bay windows, roof decks, and trellises;
 - c. Addition to an existing building of gross floor area 10 percent or less of the existing building's gross floor area;
 - d. Addition to an existing building of 2,000 square feet or less;

- e. The cumulative increase, over a three-year period, in an existing building which meets or exceeds any of the above thresholds; or
 - f. Parking lot maintenance that involves reconfiguration.
2. A minor town center ("TC") design review project shall be classified as a Type III permit application and shall be subject to the applicable processing requirements of Chapter **16.26** LFPMC. Provided, however, that a notice of application with a 14-day public comment period shall be provided as described in LFPMC § **16.26.040(E)**. The applicant must make application for minor TC design review on forms provided by the department.
- a. Upon receipt of a complete application for minor TC design review, the director shall review the application, analyze same for compliance with this chapter, and issue a final decision pursuant to LFPMC § **16.26.180** and appealable pursuant to LFPMC § **16.26.190** to the city's hearing examiner.
 - b. If the application modifies the exterior of an existing building or constructs a new building, the director shall route the application and a staff report to the design review board. The design review board shall deliberate and provide a written recommendation to the director that may include approval, conditional approval, or denial of the application. Because the design review board provides only a recommendation, there are no appeals of the board's recommendation. After consideration of the design review board's recommendation, the director shall issue a final decision pursuant to LFPMC § **16.26.180**.
- C. Major Town Center Design Review.
- 1. The following projects shall be considered applications for major town center ("TC") design review under this chapter:
 - a. Construction or alteration of a freestanding parking structure as defined in Chapter **18.08** LFPMC;
 - b. Construction of a new building, as defined in the International Building Code adopted in LFPMC Title 15, with gross floor area exceeding 10,000 square feet;
 - c. Alteration to more than 25 percent of the surface area of an existing building facade visible from an adjacent street; for example alterations to an architectural feature of an existing building such as awnings, balconies, cornices, friezes, bay windows, roof decks, and trellises;
 - d. Alteration to outdoor plazas or open space;
 - e. Addition to an existing building of gross floor area greater than 10 percent of the existing building's gross floor area;
 - f. Addition to an existing building of more than 2,000 square feet;
 - g. Addition to an existing building of another story; or
 - h. The cumulative increase, over a three-year period, in an existing building exceeds any of the above thresholds.
 - 2. A major TC design review project shall be classified as a Type I permit application and shall be subject to the applicable processing and notice requirements of Chapter **16.26** LFPMC.
 - 3. Before applying for major TC design review, the applicant shall attend a preapplication conference with the planning department director or designee ("director"). The conference will be scheduled by the department to occur within 30 days of written request by the applicant. The applicant shall submit a complete application for major TC design review within six months following the conference; otherwise, a new conference will be required prior to application. The purpose of this conference is to discuss how the design guidelines pertain to the proposed development. The applicant shall also address whether a development agreement will be

sought under Chapter **18.72** LFPMC for the project, or the terms of any a development agreement previously executed with the city for the project.

Section 9, ItemA.

4. An applicant for a development proposal determined by the director to be subject to major TC design review shall submit studies or reports that adequately evaluate the proposal and all probable impacts associated with it. At a minimum, the applicant shall submit a traffic study and internal circulation study prepared by a qualified professional. The director may also require the applicant to submit studies addressing other potential impacts including but not limited to geotechnical, parking, critical areas, trees, and stormwater design (including water quality analysis).
5. The applicant must make application for major TC design review on forms provided by the department. An application for major TC design review may be submitted prior to submission of an underlying project permit application for development on the same property; however, a complete underlying project permit application shall not be processed without a complete major TC design review application. Consolidation of permit types for a project shall be done per Chapter **16.26** LFPMC.
6. Upon receipt of a complete application for major TC design review, the director shall review the application, analyze same for compliance with this chapter, and route the application and a staff report to the design review board.
7. After receipt of the staff report, the design review board shall meet with the director and the applicant to evaluate the major TC design review application for compliance with the applicable criteria. This meeting may be continued by the director or the design review board for the purposes of clarifying issues, or obtaining additional information, facts, or documentary evidence.
8. The design review board shall hold a public meeting regarding the application. At the public meeting, the applicant shall have an opportunity to make a presentation and the public shall be allowed to comment. At the applicant's expense, notice of the public meeting shall be provided at least 21 days prior to the public meeting as follows:
 - a. Emailed or sent regular United States Postal Service (USPS) mail to the applicant and members of the public who have submitted written comments regarding the application;
 - b. Sent regular USPS mail to all dwelling units in the city and to all taxpayers of record if different than the dwelling unit address;
 - c. Published in the city's website on its news flash page, the notices and announcements page, and the city's calendar as these website pages are amended or replaced by the city with similar electronic notification methods; and
 - d. Posted on a social media account hosted by the city.
9. After the public meeting, the design review board shall deliberate and prepare a written recommendation to the hearing examiner that may include approval, conditional approval, or denial of the application. Because the design review board provides only a recommendation, there are no appeals of the board's recommendation.
10. The department shall submit the staff report and the design review board's recommendation to the hearing examiner for consideration during the open record pre-decision hearing on the Type I permit. The predecision hearing shall be scheduled before the hearing examiner, and a notice thereof shall be mailed or emailed to all parties of record by the code administrator no less than 21 days before the date of the hearing.

D. Appeals.

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

2. There shall be no administrative appeal of the hearing examiner's final decision if the design review permit application involves less than 100 dwelling units or less than a three-acre project area.
3. There shall be a closed record administrative appeal to the city council of the hearing examiner's final decision if the major design review permit application involves 100 or more dwelling units or a project area of three acres or more.
 - a. An appeal must be filed within 14 calendar days following issuance of the notice of decision by the hearing examiner. Appeals must be delivered to the city clerk's office by mail or personal delivery by the last business day of the appeal period. For the purposes of computing the time for filing an appeal LFPMC § **16.26.055** shall apply.
 - b. Appeals shall be in writing, be accompanied by an appeal fee as set by the city council, and contain the information required by LFPMC § **16.26.055**. The timely filing of an appeal shall stay the effective date of the decision until such time as the appeal is adjudicated by the city council. The burden of proof is on the appellant to prove its case by a preponderance of the evidence.
 - c. The city council shall hold a closed record appeal as described in LFPMC § **16.26.160** except this shall be a closed record appeal of a Type III hearing examiner final decision instead of a Type II hearing examiner recommendation. Unless the parties to an appeal have agreed to an extended time period, the administrative appeal shall be completed within 90 days from the date the administrative appeal period closed.
 - d. In deciding the appeal, the city council shall consider the complete record developed before the hearing examiner, the final decision of the hearing examiner, and written briefing and oral argument by the appellant and the applicant based on the record before the hearing examiner. Deadlines, page limits, and oral argument time limits shall be set by the council chair based on the complexity of the appeal issues. The council chair may hold a prehearing conference with the appellant and the applicant before determining same.
 - e. By mail or email, the city clerk shall provide 21 days' notice of the closed record appeal hearing to all parties of record to the predecision hearing before the hearing examiner.
 - f. After the closed record appeal hearing, the city council shall issue its decision on the appeal. The decision shall include findings of fact upon which the decision was based and the conclusions derived from those facts. The city council may approve, approve with conditions, deny or remand to the hearing examiner the application. The city clerk shall mail or email the city council's written decision to each person who participated in the open record hearing before the hearing examiner. The decision of the city council is the final decision by the city.

E. General – Town Center Design Review.

1. Permit Type. In the event questions arise regarding permit type, the director shall make the final determination on whether an application is processed as a Type I or a Type III permit.
2. Subsequent Permits. For a site that has been issued a town center design review final decision, subsequent permits shall be issued only for development that complies with the final decision.
3. Vesting.
 - a. Application for a minor TC design review permit shall not provide the applicant with vested rights for the proposed project. The minor TC design review permit shall vest to the applicable provisions of the LFPMC upon the date of the city's final decision on the minor TC design review permit.
 - b. Submittal of a complete application for major TC design review shall vest the major TC design review project to the local land use regulations in effect on the date that the

complete major TC design review application was filed. Revisions requested by the applicant to a vested, but not yet approved, application shall be deemed a new application when such revisions are classified by the director as a major modification. Major modifications are those which substantially change the basic design, density, vehicle circulation, access, or open space requirements of the application.

Section 9, Item A.

4. Expiration and Extension.

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

(Ord. 944 § 2, 2006; Ord. 1013 § 1, 2010; Ord. 1217 § 5, 2021)

§ 18.42.170. Development agreement.

- A. The applicant and the city may enter into a development agreement as provided in Chapter **18.72** LFPMC with terms consistent with the town center framework design guidelines^[1] and other provisions of the LFPMC.

[1] *Editor's Note: Framework Design Guidelines is included as an attachment to this title.*

- B. The development agreement shall not include provisions that modify the following requirements in this chapter:
1. Height as provided in LFPMC § 18.42.095(A)(3);
 2. Mixed use as provided in LFPMC § **18.42.095(K)**, except the amount and location of active use space may be modified;
 3. Open space as provided in LFPMC § 18.42.130(C)(2) and the town center framework design guidelines;
 4. Setbacks as provided in LFPMC § **18.42.130(E)**; and
 5. Land coverage as provided in LFPMC § **18.42.130(F)**.

(Ord. 944 § 2, 2006; Ord. 1217 § 5, 2021)

§ 18.42.180. Bonds or other financial security.

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

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

1. With good and sufficient surety rated A or better;
 2. By a surety company authorized to transact business in the state;
 3. Satisfactory to the city attorney in form and substance; and
 4. In an amount sufficient to guarantee that all required improvements and mitigation measures will be completed in a manner that complies with conditions of approval.
- B. Posting of a bond or other security shall not discharge the obligation of an applicant or violator to complete required mitigation, monitoring or restoration. The requirement of a bond or other security is not intended and shall not be construed to relieve an applicant of any obligation imposed under this chapter.
- (Formerly 18.42.190; Ord. 944 § 2, 2006; Ord. 1217 § 5, 2021)

Chapter 18.44A. GATEWAY SENIOR HOUSING OVERLAY ZONE

(Repealed by Ord. 1057)

Chapter 18.45. SG-LDR SOUTHERN GATEWAY – LOW DENSITY RESIDENTIAL

§ 18.45.010. Permitted uses.

The following are permitted uses in an SG-LDR 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. Home occupations, provided they meet the criteria in LFPMC § **18.50.040**.
- D. Accessory buildings and structures in accordance with the provisions in LFPMC § **18.50.060**.
- E. Accessory dwelling units in accordance with the provisions in LFPMC § **18.50.050**.
- F. Type I day care facility in accordance with the provisions in LFPMC § **18.50.045**.
- G. Townhouses, provided the front or rear yards do not directly face public rights-of-way or adjacent low density residential zones.
- H. 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.

(Ord. 1057 § 1, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.45.015. Prohibited uses.

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

(Ord. 1310 § 1 (Exh. A), 2025)

§ 18.45.020. Conditional uses.

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

(Ord. 1057 § 1, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.45.030. Lot area and maximum density.

- A. There is no minimum lot area. Residences may be located on common parcels held in condominium ownership.
- B. The maximum density is 20 dwelling units per acre. The density shall be calculated by dividing the number of dwellings by the total area being developed, including streets, alleys, open spaces and other common areas. In using this density calculation, the maximum density allowed in this zone can be no less than two units.

(Ord. 1057 § 1, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.45.040. Lot width.

There is no minimum required lot width.

(Ord. 1057 § 1, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.45.050. Lot coverage.

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

(Ord. 1057 § 1, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.45.060. Yards.

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

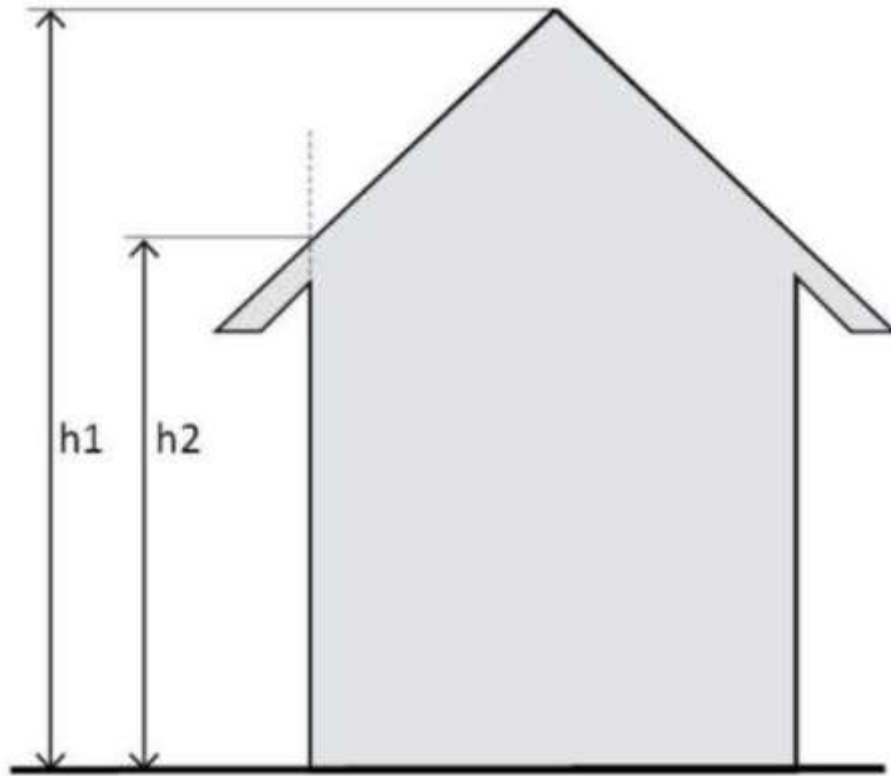
(Ord. 1057 § 1, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.45.070. Building height limit.

The building height limit in an SG-LDR 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 LFPMP § 18.45.070, the height of a building with a roof is $(h_1 + h_2)/2$, where h_2 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.

Section 9, Item A.



(Ord. 1057 § 1, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.45.080. Impervious surface.

The maximum impervious surface allowed in an SG-LDR 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** LFPMP).

(Ord. 1057 § 1, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.45.090. Screening, landscaping and tree canopy goal.

- A. All sites in the SG-LDR zone must have adequate screening and landscaping, subject to the southern gateway – low density residential zone design guidelines.
- B. The provisions of Chapter **16.14** LFPMP (Tree Canopy Preservation and Enhancement) shall apply; provided, that the canopy coverage goal established in LFPMP § **16.14.080(A)** shall be 20 percent for the SG-LDR zone (measured over the whole site including roads, parking and service areas) and that the provisions under LFPMP § **16.14.080(B)** regarding designating a tree tract equal to five percent of the gross project area shall not apply.

(Ord. 1057 § 1, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.45.100. Signs.

Signs must comply with Chapter **18.52** LFPMP and, specifically, meet the requirements in LFPMP § **18.52.050**, Signs in RM and R zones.

§ 18.45.110. Parking requirements and traffic impact mitigation.

All parking in the southern gateway – 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.
- E. If a housing development in the southern gateway – low density 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.
 - 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.

(Ord. 1057 § 1, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.45.120. Southern gateway – low density residential zone design guidelines – Adopted – Rules of interpretation.

- A. The Lake Forest Park "Southern Gateway – Low Density Residential Zone Design Guidelines" are adopted as guidelines applicable to applications filed under the southern gateway – low density 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 – 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 – 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 – low density residential zone may be allocated or used to reduce the amount of open space otherwise required by design guidelines B.1.1.d and B.8.1, or LFPMC § **18.46.060(E)** or § 18.47.040(A)(2).
- (Ord. 1057 § 1, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.45.130. Southern gateway – low density residential zone design guidelines – Application – Effect.

Except as otherwise provided, any person who plans to develop or redevelop within the southern gateway – 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 – low density residential zone design guidelines, both of which shall take precedence over and supersede any conflicting provision of LFPMC Title **17** and this title, including provisions incorporated by reference into this title.

(Ord. 1057 § 1, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.45.140. Administration.

The provisions of Chapter **18.47** LFPMC and the southern gateway – 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 – low density residential zone design guidelines.
- B. The application shall be reviewed first by the city code administrator generally under LFPMC § **16.26.030(E)**, Ministerial Administrative Decisions, and LFPMC § **16.26.040**, Applications. LFPMC § **16.26.035** providing for appeals to the city council shall not apply.
- C. The code administrator shall make a recommendation according to LFPMC § **16.26.080** (Type I applications – Code administrator's recommendation) and the hearing examiner shall review the application under the procedures for a hearing examiner decision stated in LFPMC § **16.26.090** through § **16.26.110**.

(Ord. 1057 § 1, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 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 or approval under this chapter.

Section 9, ItemA.

(Ord. 1057 § 1, 2013; Ord. 1310 § 1 (Exh. A), 2025)

Chapter 18.46. SG-C SOUTHERN GATEWAY – CORRIDOR

§ 18.46.010. Purpose.

The intent of the SG-C zone is to:

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

(Ord. 1057 § 2, 2013)

§ 18.46.020. Permitted uses – Commercial and nonresidential.

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

- A. Retail Sales of Food and Commodities, Which Involve Only Incidental and Limited Fabrication and Assembly. Uses excluded from this zone would include auto service stations, sale of gasoline or other fuels, car washes, and repair or sale of heavy equipment, boats, tires and motor vehicles.
- B. Business offices and uses rendering professional, personal, and instructional services, such as real estate or insurance brokerages, consultants, medical or dental clinics, technical training, health clubs, and repair of jewelry, eyeglasses, clothing, household appliances and tools, or other such similar uses; excluding vehicle or tool rentals, outdoor pet sales and housing (kennels).
- C. Marijuana retailers licensed by the state of Washington Liquor Control Board and as defined in Chapter **18.08** LFPMC.
- D. Government and institutional buildings and uses, including but not limited to police stations, schools, educational facilities, libraries, administrative offices, and other public service uses that are compatible with the intent of the SG-C zone.
- E. Day care facilities.
- F. Public utilities.
- G. Adult use establishments; provided, however, that the operation of an adult use establishment shall be prohibited within 660 feet of any residential zone; and provided further, that adult use establishments shall not be operated concurrently within 660 feet of, nor within the same structure as, the operation of any other adult use establishment; and provided further, that no adult use establishment shall be located within 660 feet of schools, licensed day care centers, public parks,

(Ord. 1057 § 2, 2013; Ord. 1095 § 11, 2015)

§ 18.46.030. Permitted uses – Primary and accessory residential.

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

- A. Multiple dwelling units.
 - B. Senior citizen apartments.
 - C. Convalescent, nursing and retirement homes.
- (Ord. 1057 § 2, 2013)

§ 18.46.040. Limitations on use.

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

- A. Residential uses are not permitted as separate projects; they must be developed in combination with commercial or nonresidential uses as part of a single site development plan.
- B. Business and residential portions of a building must be separated by soundproof walls, floors, equipment, utilities or other suitable architectural features or appurtenances.
- C. All businesses, services, repair, processing, storage or merchandise displays shall be conducted wholly within an enclosed building except for the following:
 - 1. Off-street parking or loading.
 - 2. Storage and sale of goods in connection with an established use under the provisions of a temporary use permit or special event.
 - 3. Merchandise displays which are located in the SG-C zone where proper provision has been made for screening and safe pedestrian and vehicular passage.
 - 4. Small outdoor display areas, not more than 100 square feet in footprint, associated with permanent indoor retail establishments; provided, that the merchandise is brought inside when the business is not open.
 - 5. Outdoor eating and drinking areas that do not require permanent construction and are associated with permanent indoor establishments.

(Ord. 1057 § 2, 2013)

§ 18.46.050. Conditional uses.

- A. Drive-through window services.
 - B. Individual commercial and nonresidential uses shall contain a maximum of no more than 60,000 square feet in building footprint area (as measured on the ground) per use. Uses greater than 60,000 square feet in building footprint area (as measured on the ground) and not more than 100,000 are only permitted after obtaining a conditional use permit (Chapter **18.54** LFPMC).
 - C. Transit facilities such as park-and-ride and kiss-and-ride lots.
- (Ord. 1057 § 2, 2013)

§ 18.46.060. Building height.

Section 9, Item A.

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

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

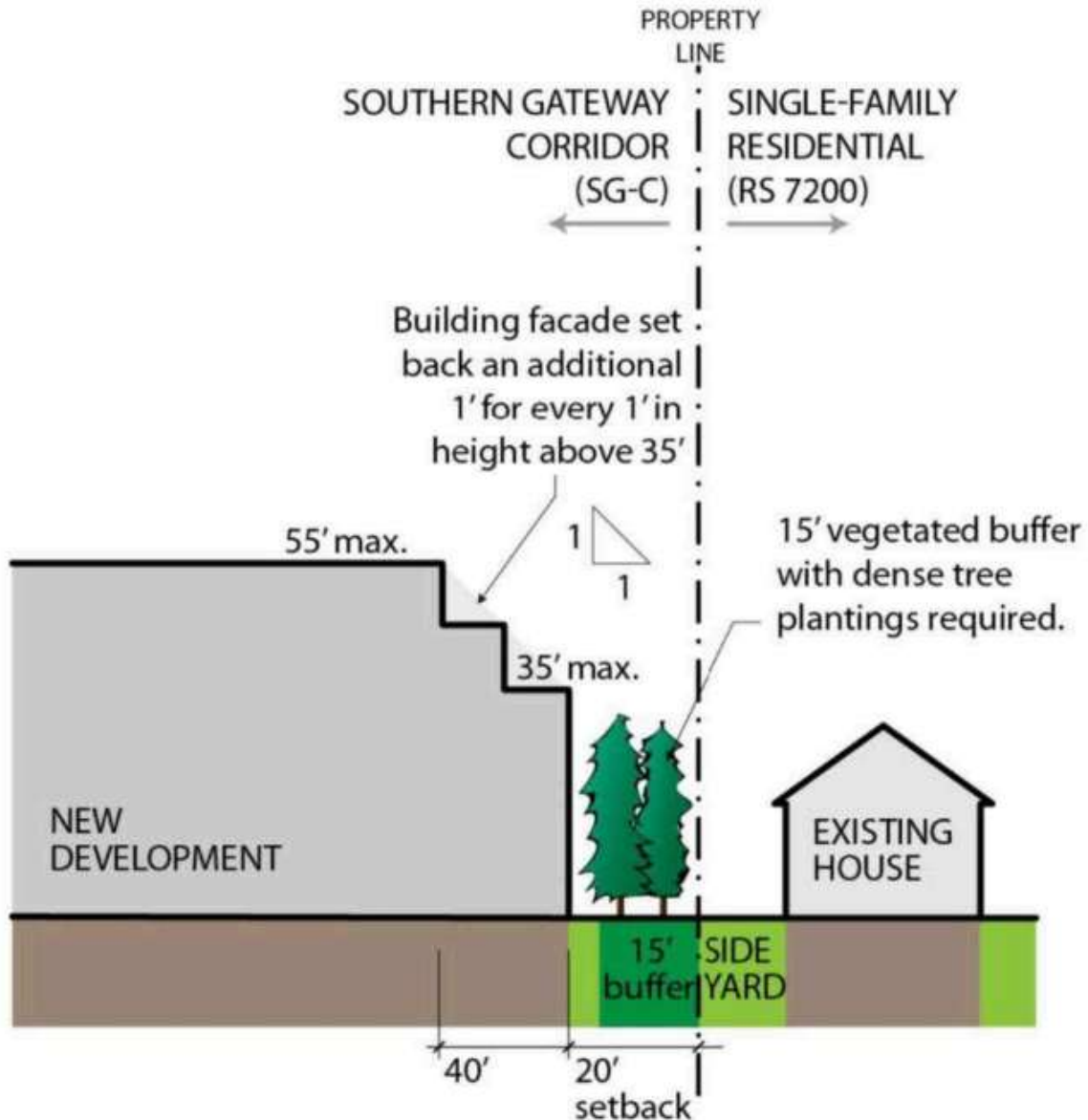
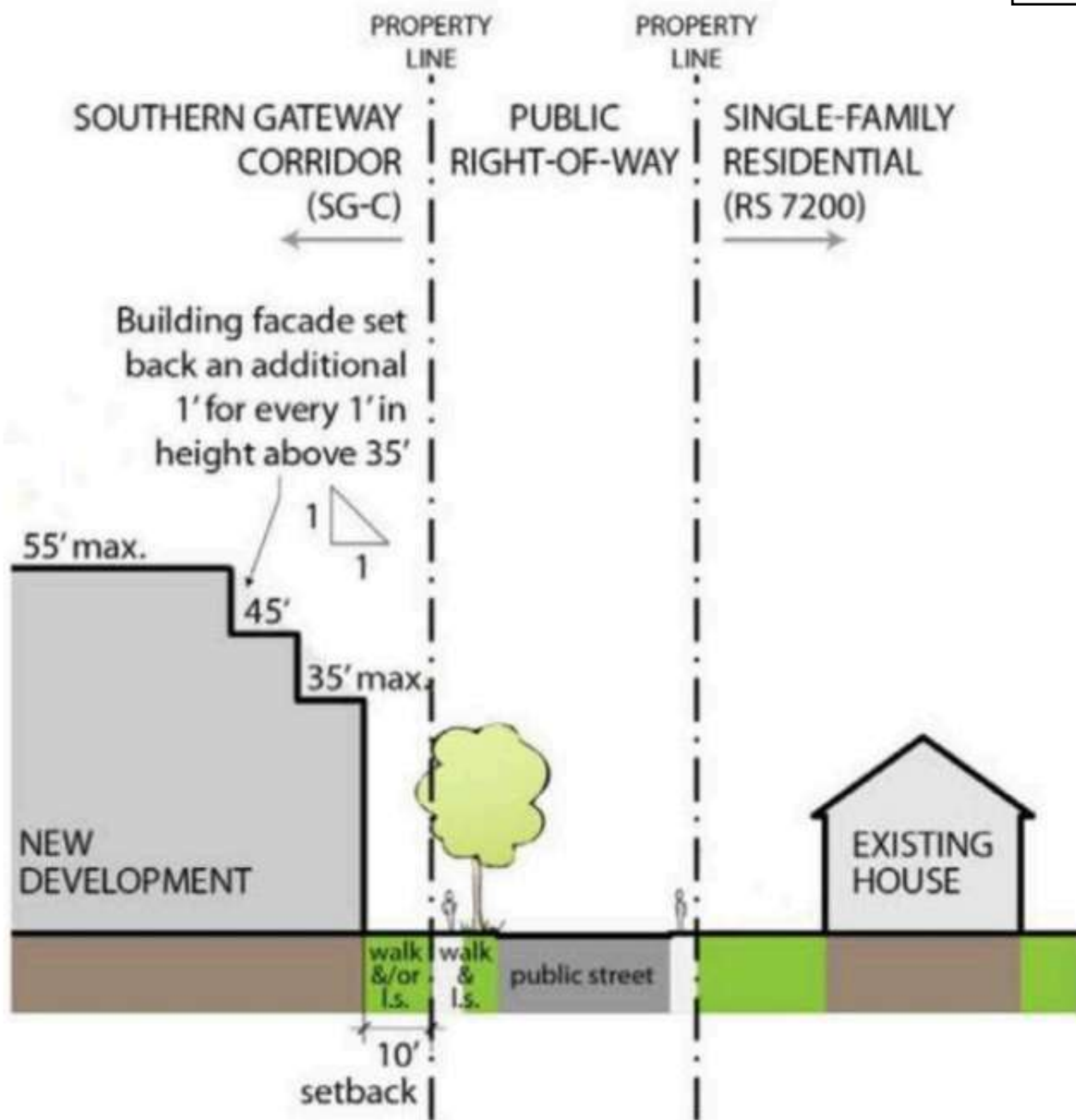


Figure 18.46.060-2. Maximum height of buildings across the street from a single-family zone.



- B. For structures directly across the street from properties zoned single-family residential (including the SG-SFR zone), the maximum height shall not exceed 35 feet plus one foot in height for every one foot more than 10 feet (measured horizontally) away from the street right-of-way, up to a maximum height of 55 feet (i.e., maximum height = 35 feet + distance of portion of the structure from the SFR zone minus 10 feet).
- C. Buildings on properties located between NE 145th Street and NE 147th Street shall not exceed 55 feet except as noted in subsection E of this section. Additionally, for structures directly adjacent to properties zoned single-family residential (including the SG-SFR zone), the maximum height shall not exceed 35 feet plus one foot in height for every one foot more than 20 feet (measured horizontally) away from the property zoned single-family residential, up to a maximum of 75 feet in height (i.e., maximum height = 35 feet + distance of portion of the structure from the SFR zone minus 20 feet).
- D. For structures located between NE 145th Street and NE 147th Street and directly across the street from properties zoned single-family residential (including the SG-SFR zone), the maximum height shall not exceed 35 feet plus one foot in height for every one foot more than 10 feet (measured horizontally) away from the public right-of-way, up to a maximum 75 feet in height (i.e., maximum height = 35 feet + distance of portion of the structure from the SFR zone minus 10 feet).

- E. Buildings on properties located between NE 145th Street and NE 147th Street may be up to 55 feet in height above grade; provided, that the restrictions noted in subsections **C** and **D** of this section are met and all of the following features or conditions are provided:

Section 9, ItemA.

1. A public open space equivalent to two percent of the project site area and meeting the provisions of southern gateway – corridor and transition zones design guidelines^[1] for pedestrian open space is provided. This space must be in addition to the space otherwise required by the design guidelines.
[1] Editor's Note: SG-Corr-Transition Zones Design Guidelines is included as an attachment to this title.
2. The building is set back at least 20 feet from the 12-foot setback required by LFPMC § 18.46.070 for Bothell Way NE right-of-way and a Type I or Type II vegetated screen meeting the requirements of the southern gateway – corridor and transition zones design guidelines is planted along the building face. If the building features a pedestrian-oriented facade facing at least 75 percent of the building facade facing Bothell Way, then the city may relax requirement for the landscaping of the buffer.
3. For structures located between NE 145th Street and NE 147th Street and directly across the street from properties zoned SG – transition, the maximum height shall not exceed 55 feet plus one foot in height for every one foot more than 10 feet (measured horizontally) away from the public right-of-way on the boundary between SG – transition and SG – corridor, up to a maximum 75 feet in height.

(Ord. 1057 § 2, 2013)

§ 18.46.070. Setbacks.

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

- A. No front yard is required facing Bothell Way except that all buildings and structures and other site features along a public right-of-way must be set back from the curb to allow a 12-foot-wide strip for a combination of sidewalk and street landscaping and, between NE 145th Street and NE 147th Street, an additional eight-foot-wide strip for a landscaped buffer. The eight-foot landscaped buffer must be Type I, II or III landscaping noted in Section C.3.1, Landscape types, of the SG – corridor and transition design guidelines and as approved by the city. If the building features a pedestrian-oriented facade facing at least 75 percent of the building facade facing Bothell Way, then the city may relax requirement for the landscaping of the buffer. See also southern gateway – corridor and transition zones design guidelines. Buildings facing single-family residential zones, without pedestrian-oriented facades as defined in the corridor and transition zones design guidelines, must be set back at least eight feet from the public right-of-way to reduce visual impact to nearby residences (see Figure 18.46.060-2);
- B. No side yards are required except at least a 10-foot building setback along property lines directly adjacent to a single-family residential zone (including the SG-SFR zone); and
- C. No rear yards are required except at least a 20-foot building setback along property lines directly adjacent to a single-family residential zone (including the SG-SFR zone).

(Ord. 1057 § 2, 2013)

§ 18.46.080. Land coverage.

- A. No maximum land coverage requirements, provided other provisions of this title, including stormwater management and open space requirements, are met.
- B. All new development in the SG-C zone between NE 145th Street and NE 147th Street shall have at least a 0.5 floor area ratio (FAR). The FAR shall be calculated by dividing the "floor area" by the "lot

area" as those terms are defined in Chapter **18.08** LFPMC, except that for the purposes of this provision, structured parking and indoor vehicle areas may be included in the calculation of floor area."

Section 9, ItemA.

(Ord. 1057 § 2, 2013)

§ 18.46.090. Screening and landscaping.

All sites in the SG-C zone must have adequate screening and landscaping, subject to the southern gateway – corridor design guidelines^[1]. The provisions of Chapter **16.14** LFPMC (Tree Canopy Preservation and Enhancement) shall apply; provided, that the canopy coverage goal established in LFPMC § **16.14.080(A)** shall be five percent for the SG-C zone for nonparking areas and 30 percent for open parking lots. Also, the provisions under LFPMC § **16.14.080(B)** regarding designating a tree tract equal to five percent of the gross project area shall not apply.

(Ord. 1057 § 2, 2013)

[1] *Editor's Note: SG-Corr-Transition Zones Design Guidelines is included as an attachment to this title.*

§ 18.46.100. Signs.

Signs are limited to those provided for in Chapter **18.52** LFPMC and the southern gateway – corridor design guidelines.

(Ord. 1057 § 2, 2013)

§ 18.46.110. Parking requirements and traffic impact mitigation.

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

1. Provide one stall for every 250 square feet of commercial space.
2. Provide 1.25 stalls for every dwelling unit. Where the total quota results in a fraction, the next highest full unit shall be provided.
3. The applicant may apply for a parking reduction for conditions that reduce the actual parking need such as joint use, special populations, etc. The code administrator may allow a parking reduction if it is justified by a parking occupancy analysis prepared by a licensed transportation planner with special qualifications in parking analysis.

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

(Ord. 1057 § 2, 2013)

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

The Lake Forest Park "Southern Gateway – Corridor and Transition Zones Design Guidelines^[1]," dated March 28, 2013, are adopted as the guidelines applicable in the southern gateway – corridor and transition zones and incorporated by reference herein.

[1] *Editor's Note: SG-Corr-Transition Zones Design Guidelines is included as an attachment to this title.*

§ 18.46.130. Southern gateway – corridor and transition zones design guidelines – Application – Effect.

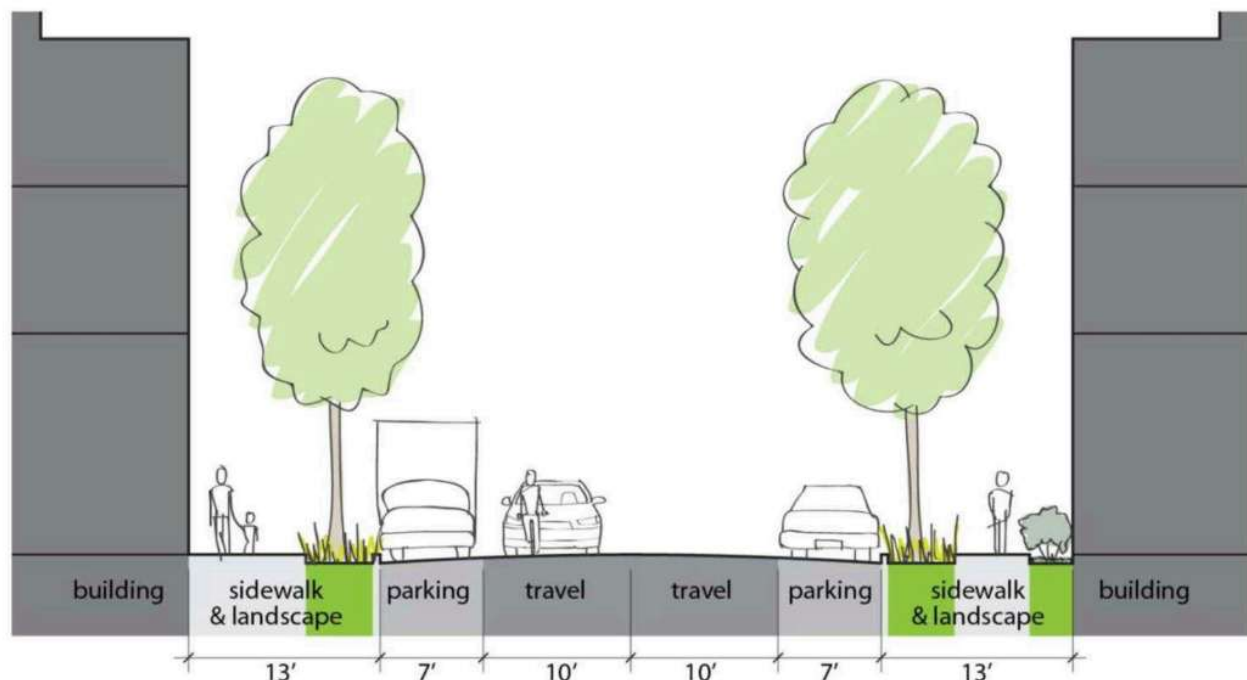
Except as otherwise provided, any person who plans to develop or redevelop within the southern gateway – corridor zone shall apply to have the proposed project processed and reviewed according to this title. An accepted application shall be reviewed under the southern gateway – corridor and transition zone design guidelines, which shall take precedence over and supersede any conflicting provision of this title, including provisions incorporated by reference into this title.

(Ord. 1057 § 2, 2013)

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

Where reasonably necessary to mitigate impacts disclosed by the traffic analysis prepared pursuant to LFPMC § 18.46.110(B), the city's review thereof and/or the environmental review process, approval of development in the SG-C zone between NE 145th Street and NE 147th Street may be conditioned upon construction of a commensurate portion of a north-south access street where the subject property overlaps or abuts the planned alignment of such street and where the proposed development is of a nature that the code administrator finds that this requirement is reasonable in light of the development's impacts. The street will run north and south generally along the eastern edge of the SG-C zone. The street will be approximately 60 feet wide from backside of sidewalk to backside of sidewalk (see Figure 18.46.140-1). The roadway design must be submitted to the city for approval. In the absence of other direction from the code administrator, the roadway will generally consist of two 10-foot-wide travel lanes, two seven-foot-wide parking lanes (or widened sidewalks) and two 13-foot-wide sidewalks plus planting areas. (Sidewalks plus planting strips together must be be at least 13 feet wide.)

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



(Ord. 1057 § 2, 2013)

§ 18.46.150. Administration.

The provisions of this chapter and the southern gateway – corridor and transition zones design guidelines^[1] shall be administered via a commercial site development permit (CSDP) issued pursuant to Chapter **18.48** LFPMC, as follows:

- A. If the proposed development is: (1) less than 30,000 square feet in total building footprint, and (2) less than 45,000 square feet in total property area, and (3) involves only one building, and (4) does not involve phased development (over more than two years), the CSDP shall be decided upon by the code administrator as a Type III administrative decision under LFPMC § **16.26.030(C)**, § **16.26.180** and § **16.26.190**.
- B. If the project is: (1) more than 30,000 square feet in total building footprint, or (2) more than 45,000 square feet in total property area, or (3) involves more than one building, or (4) involves phased development (over more than two years), the code administrator shall make a recommendation on the CSDP as provided in LFPMC § **16.26.080**, Type I applications – Code administrator's recommendation, and the procedures for a hearing examiner decision stated in LFPMC § **16.26.090** through § **16.26.110** shall apply.

(Ord. 1057 § 2, 2013)

[1] *Editor's Note: SG-Corr-Transition Zones Design Guidelines is included as an attachment to this title.*

§ 18.46.160. Bonds or other financial security.

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

(Ord. 1057 § 2, 2013)

Chapter 18.47. SG-T SOUTHERN GATEWAY – TRANSITION

§ 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, low density residential character to the north and east.
- C. Support an active, walkable mixed use center.
- D. Protect the livability and attractiveness of residential neighborhoods.

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

(Ord. 1057 § 3, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.47.020. Permitted uses – Commercial and nonresidential

Section 9, ItemA.

The following commercial and nonresidential uses are permitted in the SG-T zone, subject to the off-street parking, southern gateway – corridor and transition zones design guidelines^[1] and other general provisions as set forth in this title, except where modified by this chapter:

- A. Retail sales of food and commodities, which involve only incidental and limited fabrication and assembly. Uses excluded from this zone would include auto service stations, sale of gasoline or other fuels, and car washes, repair or sale of heavy equipment, boats, tires and motor vehicles, sale of alcohol for on-premises consumption except in a restaurant with a license from the Washington State Liquor Control Board.
- B. Business offices and uses which render professional, personal, and instructional services, such as real estate or insurance brokerages, consultants, medical or dental clinics, technical training, health clubs, and repair of jewelry, eyeglasses, clothing, household appliances and tools, or other such similar uses; excluding vehicle or tool rentals, pet sales and veterinary clinics.
- C. Government buildings and uses, including but not limited to community centers, police stations, libraries, administrative offices, and other public service uses that are compatible with the intent of the SG-T zone.
- D. Day care facilities.
- E. Public utilities.
- F. Electric vehicle charging stations.
- G. In-home businesses and services.
(Ord. 1057 § 3, 2013)

[1] *Editor's Note: SG-Corr-Transition Zones Design Guidelines is included as an attachment to this title.*

§ 18.47.030. Permitted uses – Primary and accessory residential.

The following residential uses are permitted in the SG-T zone, subject to the off-street parking, southern gateway – corridor and transition zones design guidelines^[1] and other general provisions as set forth in this title, except where modified by this chapter:

- A. Multiple dwelling units.
- B. Single-family dwelling units are permitted in the SG-T zone; provided, that no single-family dwelling units shall front on the proposed north-south road along the west edge of the transition zone and single-family dwelling units shall make up no more than 50 percent of the residential units in the SG-T zone. Regardless of the number of single-family dwelling units in the transition zone, the minimum density in LFPMP § 18.47.040(E) shall apply. Additionally, for single-family residences in the SG-T zone, the Lake Forest Park southern gateway – single-family residential zone design guidelines^[2] shall also apply.

[2] *Editor's Note: SG-SF Residential Zone Design Guidelines is included as an attachment to this title.*

- C. Senior citizen apartments.
- D. Convalescent, nursing and retirement homes.
(Ord. 1057 § 3, 2013)

[1] *Editor's Note: SG-Corr-Transition Zones Design Guidelines is included as an attachment to this title.*

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

- A. Buildings facing the north-south connector road (the envisioned street as described in LFPMC § **18.47.070**) shall feature either:
 1. Ground floor commercial spaces and uses facing the connector road over at least 85 percent of the building frontage; or
 2. At least 55 square feet of public open space for every one linear foot of connector road street frontage adjacent to the development. The public open space shall be a park, plaza or other publicly accessible and usable open space approved by the code administrator. Buildings featuring ground level units facing the connector road shall feature ground floors with at least 12 feet from floor to ceiling and have entries that meet the Americans with Disabilities Act standards so that they may be used for commercial activities;
 3. Option 2 above notwithstanding, buildings over 35 feet in height facing the connector road must feature ground floor commercial spaces and uses over at least 85 percent of the building frontage;
- B. Individual commercial and nonresidential uses within a structure shall contain no more than 40,000 square feet per use on a single floor. Uses greater than 40,000 square feet on a single floor and not more than 60,000 square feet on a single floor are only permitted after obtaining a conditional use permit (LFPMC § **18.47.050**). For the purposes of this subsection, each residential unit is considered a separate use;
- C. Business and residential portions of a building must be separated by soundproof walls, floors, equipment, utilities or other suitable architectural features or appurtenances;
- D. All businesses, services, repair, processing, storage or merchandise displays shall be conducted wholly within an enclosed building except for the following:
 1. Off-street parking or loading;
 2. Storage and sale of goods in connection with an established use under the provisions of a temporary use permit or special event;
 3. Merchandise displays which are located in the SG-C zone where proper provision has been made for screening and safe pedestrian and vehicular passage;
 4. Small outdoor display areas, not more than 100 square feet in footprint, associated with permanent indoor retail establishments; provided, that the merchandise is brought inside when the business is not open;
 5. Temporary outdoor eating and drinking areas associated with permanent indoor establishments;
- E. All development must include at least 25 dwelling units per net buildable acre of the portion of the site being developed. Roadways (including sidewalks and street landscaping), protected critical areas (e.g., wetlands) and common open spaces accessible to the general public are not included in the "net buildable area" calculation;
- F. Drive-through window services are prohibited; and
- G. Manufacturing that requires special or heavy equipment (e.g., professional quality lathes, presses, etc.) or that uses toxic chemicals is prohibited. Fabrication that uses small scale personally operated equipment such as a sewing machine or reprographic equipment may be permitted subject to the code administrator's approval.

(Ord. 1057 § 3, 2013)

§ 18.47.050. Conditional uses.

Section 9, ItemA.

- A. Individual commercial and nonresidential uses within a structure shall contain a maximum of 60,000 square feet in building footprint area (as measured on the ground) per use. Uses greater than 60,000 square feet in building footprint area (as measured on the ground) and not more than 100,000 are only permitted after obtaining a conditional use permit (Chapter **18.54** LFPMC).
- B. Transit facilities such as park-and-ride and kiss-and-ride lots. A kiss-and-ride lot is a small parking and drop-off area where people can wait to pick up passengers arriving on transit.
(Ord. 1057 § 3, 2013)

§ 18.47.060. Building height.

- A. The maximum building height limit in the SG-T zone shall not exceed 45 feet, except that portions of structures at least 100 feet from a low density residential zone (including the SG-LDR zone) may be up to 55 feet in height. Additionally, for structures near properties zoned low density residential (including the SG-LDR 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 low density residential, up to a maximum height of 45 feet (i.e., maximum height = 35 feet + distance of portion of the structure from the SG-LDR zone minus 20 feet).

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

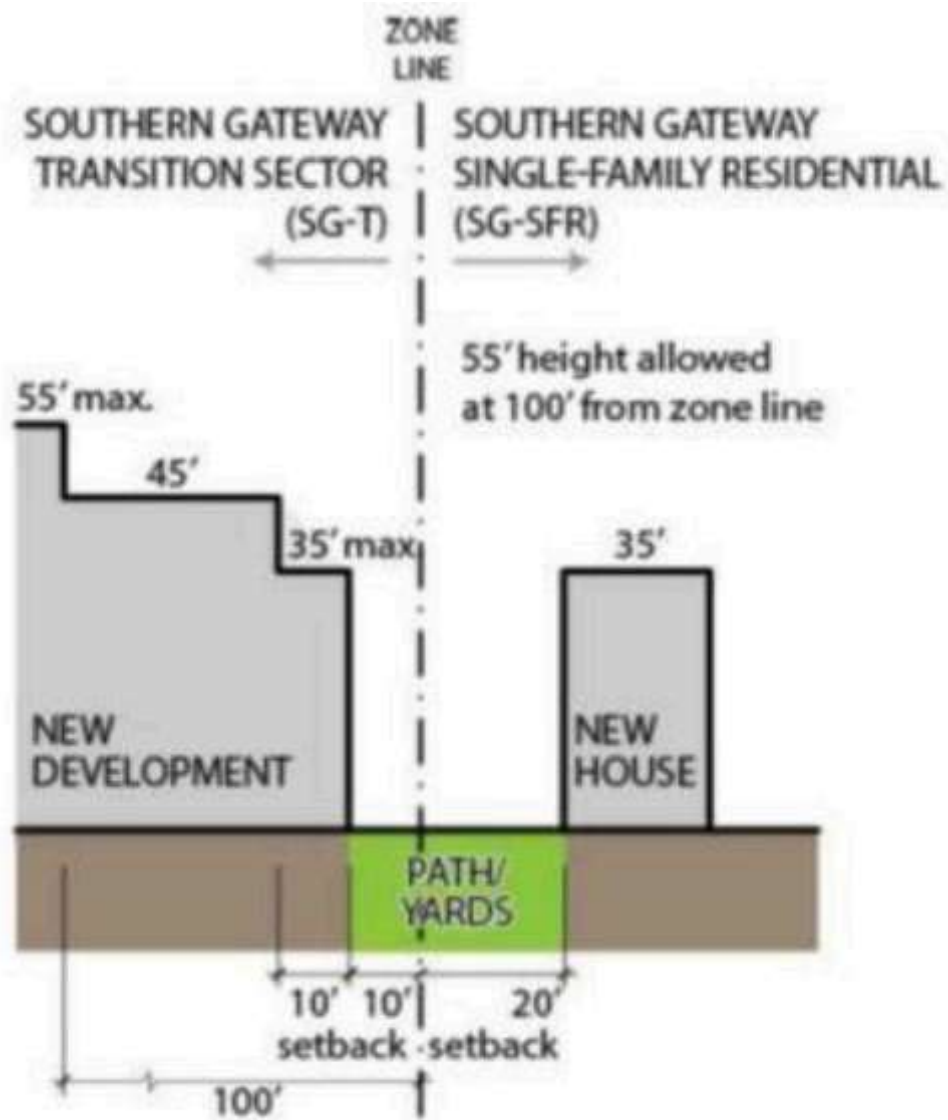
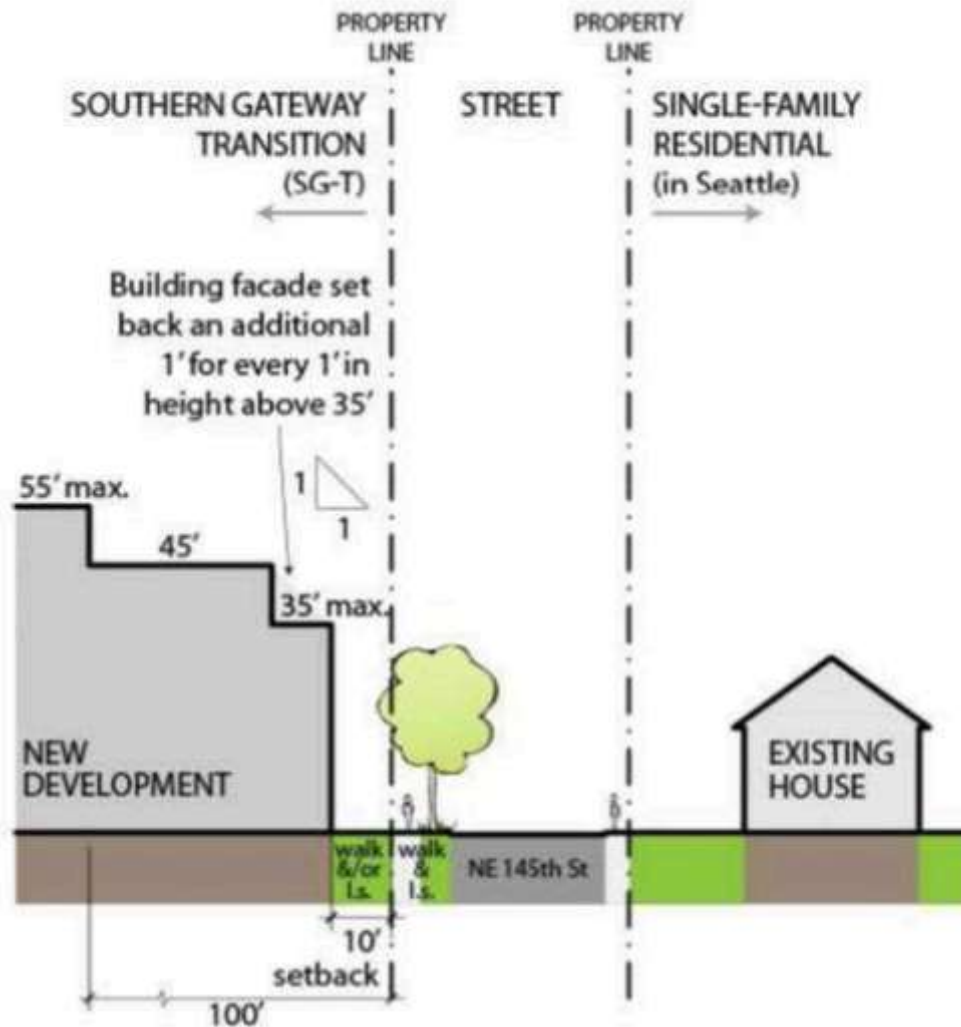


Figure 18.47.060-2. Maximum height of buildings across the street from a low density zone (NE 145th Street is the only location where existing single-family residences are across the street from the southern gateway – transition zone).



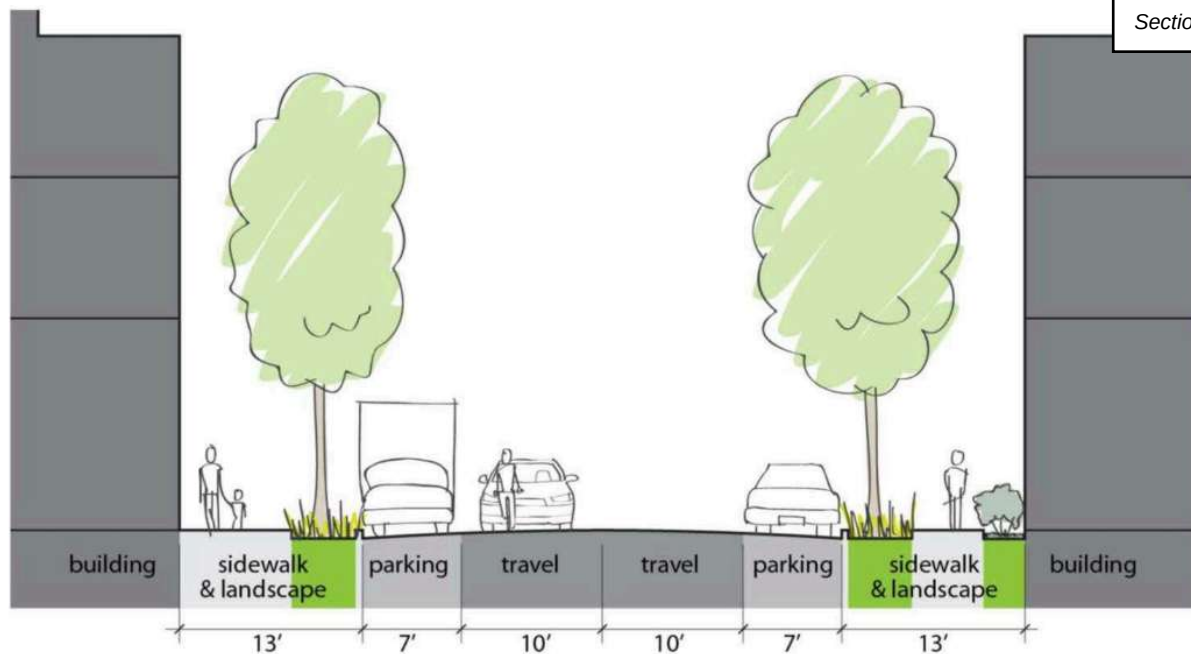
- B. For structures directly across the street from properties zoned low density residential (including the SG-LDR zone), the maximum height shall not exceed 35 feet measured to the midpoint of the slope of a pitched roof, plus one foot in height for every foot more than 10 feet (measured horizontally) 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 SG-LDR zone minus 10 feet).

(Ord. 1057 § 3, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 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^[1]. For buildings facing low density 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.

[1] *Editor's Note: SG-Corr-Transition Zones Design Guidelines is included as an attachment to this title.*

2. No side yards required except at least a 10-foot building setback along zone boundary lines directly adjacent to a low density residential zone (including the SG-LDR zone).
3. No rear yards required except at least a 10-foot building setback along zone boundary lines directly adjacent to a low density residential zone (including the SG-LDR zone).

(Ord. 1057 § 3, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.47.080. Land coverage.

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

(Ord. 1057 § 3, 2013)

§ 18.47.090. Screening, landscaping and tree retention.

- A. All sites in the SG-T zone must have adequate screening and landscaping, subject to the southern gateway – corridor and transition zones design guidelines.
- B. The provisions of Chapter **16.14** LFPMC (Tree Canopy Preservation and Enhancement) shall apply; provided, that the canopy coverage goal established in LFPMC § **16.14.080(A)** shall be 10 percent for the SG-T zone for nonparking areas and 30 percent for open parking lots. Also, the provisions under LFPMC § **16.14.080(B)** regarding designating a tree tract equal to five percent of the gross project area shall not apply.

(Ord. 1057 § 3, 2013)

§ 18.47.100. Signs.

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

§ 18.47.110. Parking requirements and traffic impact mitigation.

- A. All parking in the southern gateway – transition zone shall be provided in accordance with the following:
1. Provide one stall for every 250 square feet of commercial space.
 2. Provide 1.25 stalls for every dwelling unit, except that detached single-family dwelling units shall have two parking stalls per dwelling unit, plus either at least one additional stall on site for visitors or, for those residences that do not include on-premises space for visitor parking, one shared stall per three dwellings and located either on-street or within a small parking lot containing no more than eight spaces. Any additional off-site visitor parking space shall be located not more than 200 feet from the residence it serves. Where the total number of parking spaces required by this section results in a fraction, the next highest full unit shall be provided.
 3. The applicant may apply for a parking reduction for conditions that reduce the actual parking need such as joint use, special populations, etc. The code administrator may allow a parking reduction if it is justified by a parking occupancy analysis prepared by a licensed transportation planner with special qualifications in parking analysis.
 4. The total number of required parking spaces may be satisfied in part by use of excess parking spaces if provided as part of a contiguous development approved under LFPMC § **18.45.120(B)**.
- B. The applicant shall submit to the city traffic and parking impact analysis identifying the increases in traffic and off-site parking demand. The analysis shall be prepared by a licensed professional transportation engineer. The applicant shall be responsible for implementing both on-site and off-site mitigation measures that the code administrator determines necessary to prevent significant adverse impacts to transportation systems and the surrounding area. Specifically, necessary mitigation measures, such as on-site and off-site traffic calming measures, must be taken to prevent cut-through traffic and additional parking demand on streets in the surrounding area.

(Ord. 1057 § 3, 2013)

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

- A. The Lake Forest Park "Southern Gateway – Corridor and Transition Zones Design Guidelines^[1]," dated March 28, 2013, are adopted as guidelines in the southern gateway – corridor and transition zones and incorporated by reference herein.
- [1] *Editor's Note: SG-Corr-Transition Zones Design Guidelines is included as an attachment to this title.*
- 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 – 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 concurrently with the residential development.
(Ord. 1057 § 3, 2013; Ord. 1310 § 1 (Exh. A), 2025)

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

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

(Ord. 1057 § 3, 2013)

§ 18.47.140. Administration.

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

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

(Ord. 1057 § 3, 2013)

§ 18.47.150. Bonds or other financial security.

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

(Ord. 1057 § 3, 2013)

Chapter 18.48. COMMERCIAL SITE DEVELOPMENT PERMITS

§ 18.48.010. Purpose.

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

- A. Site development requirements specified prior to building and/or grading permit applications.

- B. Site review and application of rules and regulations generally applied to the whole site regard to existing or proposed internal lot lines.

Section 9, ItemA.

- C. Site development coordination and project phasing occurring over a period of years.

- D. Evaluation of commercial development proposed concurrently with the creation or alteration of lots as part of a binding site plan application.

(Ord. 1057 § 4, 2013)

§ 18.48.020. Definitions.

- A. **"CSDP"**

shall mean a commercial site development permit as authorized by this chapter.

- B. **"Code administrator"**

shall have the meaning set forth in LFPMC § 16.26.020(B).

(Ord. 1057 § 4, 2013)

§ 18.48.030. Applicability.

- A. An application for commercial site development permit shall be submitted for commercial development proposed on sites consisting of one or more contiguous lots legally created and zoned to permit the proposed uses.
- B. A commercial site development permit is separate from and does not replace other required land use permits such as conditional use permits or shoreline substantial development permits. A commercial site development permit may be combined and reviewed concurrently with other permits.
- C. Prior to the issuance of a building permit, all applications for apartment, townhouse, commercial, or office projects must apply for and receive a commercial site development permit. In the event of any question, the code administrator or his/her designee shall be responsible for determining the applicability of commercial site development permit requirements, and how the commercial site development permit shall be processed in conjunction with other applicable permits.
- D. If any of the following scenarios apply to a mixed use, multifamily, commercial and/or office proposal, then the applicant must apply for and obtain a CSDP first, prior to issuance of any other permit. In the event of any question, the code administrator or his/her designee shall be responsible for determining the applicability of CSDP requirements.
1. If three residential units or more will be located on an individual parcel. This includes three individual single-family dwelling units, townhouse units, apartment units or a combination of dwelling types. Note: Accessory dwelling units are not counted as a residential unit for purposes of this calculation.
 2. Any mixed use, new office, multifamily, commercial or office building. Note: New government and institutional buildings are also included in this definition.
 3. Any mixed use, office, multifamily, commercial, institutional expansion, tenant improvement or change of use that results in an increase in the number of dwelling units; an increase in impervious surface which triggers a new level of surface water review; a change in the number of ingress or egress points from the site (whether at the applicant's request or expansion in any of the following areas: building square footage, parking space requirements or peak p.m. traffic trips).
 4. Any mixed use, office, multifamily, commercial, institutional expansion, tenant improvement or change of use that will impact sensitive areas, shorelines or buffers.

5. Any mixed use, office, multifamily, commercial or institutional expansion that will require a drainage review in accordance with the Design Manual as defined in LFPMC § **16.08.000**.
(Ord. 1057 § 4, 2013; Ord. 1149 § 4, 2016; Ord. 1241 § 12, 2022)

Section 9, Item A.

§ 18.48.040. Permit type.

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

§ 18.48.050. Application of development standards.

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

§ 18.48.060. Approval or denial.

- A. The hearing examiner may approve, deny, or approve with conditions an application for a commercial site development. The decision shall be based on the following factors:
 - 1. Conformity with adopted city and state rules and regulations including but not limited to those listed in LFPMC Titles 15, 16, 17 and 18.
 - 2. Consideration of the recommendations or comments of interested parties and those agencies or departments having pertinent expertise or jurisdiction, consistent with the requirements of this title.
- B. Subsequent permits for a site that is the subject of an approved CSDP shall be issued only for development that complies with the approved commercial site development plan. Additional site development conditions and land use site review will not be required for subsequent permits provided the approved plan is not altered.
- C. Approval of the proposed commercial site development shall not provide the applicant with vested rights. Subsequent permits shall be subject to the applicable codes and regulations in effect at the time of application for those permits, including without limitation the building, fire, clearing and grading, SEPA, drainage, and environmentally sensitive areas regulations set forth in LFPMC Title **15** and in Chapters **16.08**, **16.16**, and **16.24** LFPMC.
- D. The city shall transmit a copy of the CSDP decision to the applicant and any other person who has presented written comment to the department on the CSDP application.
(Ord. 1057 § 4, 2013)

§ 18.48.070. Financial guarantees.

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

mitigation, maintenance or monitoring and the likelihood and expense of correcting mitigation or maintenance failures.

Section 9, Item A.

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

(Ord. 1057 § 4, 2013)

§ 18.48.080. Limitation of permit approval.

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

(Ord. 1057 § 4, 2013)

§ 18.48.090. Modification to an approved permit.

- A. A building permit issued subsequent to a CSDP may contain minor modifications to an approved commercial site development plan provided a modification does not:
1. Increase the building floor area by more than 10 percent, subject to any other applicable floor area limitations of the LFPMC;
 2. Increase the number of dwelling units;
 3. Increase the total impervious surface area; provided, that relocatable facilities for schools shall be exempt from this restriction;
 4. Result in an insufficient amount of parking and/or loading;
 5. Locate buildings outside an approved building envelope; provided, that relocatable facilities for schools shall be exempt from this restriction;
 6. Change the number of ingress and egress points to the site;
 7. Significantly increase the traffic impacts of peak-hour trips to and from the site;
 8. Significantly increase the quantity of imported or exported materials or increase the area of site disturbance.
- B. Modifications that exceed one or more of the limitations stated in subsection **A** of this section shall require a new review, as determined by the director, and shall only be accomplished by applying for a new commercial site development permit for the entire site. The new CSDP application shall be reviewed according to the laws and rules in effect at the time of application.

(Ord. 1057 § 4, 2013)

Chapter 18.50. DEVELOPMENT STANDARDS

§ 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 sides back as far as the building line in an R or RM zone. Back of the building line, fences constructed along the side and rear property lines may be six feet in height. Fences higher than as set out in this subsection may be constructed provided they are located behind the building setback lines.
 - B. Barbed and razor wire fences and electrified fences are prohibited.
 - C. Where a fence is located directly on the ground, the height of the fence shall be the vertical distance from the top board, rail or wire to the ground directly below the fence; where a masonry wall is used as a fence, the height shall be the vertical distance from the top surface of the wall to the ground on the high side of the wall.
 - D. Fences may be placed on a retaining wall; provided that the fence meets the height restriction of this section. For purposes of measuring the allowed height of the fence, the low point shall correspond to the average height of the retaining wall.
 - E. Any fence exceeding a height of six feet, and any retaining wall exceeding a height of 48 inches shall require a building permit; the provisions and conditions of this section shall not apply to fences required by state law to surround and enclose public utility installations, or to chain link fences enclosing school grounds and public playgrounds.
- (Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.50.020. Yards.

All front and side yard setback areas must be maintained clear of all buildings. All yards must be free of objectionable litter and refuse and municipal waste.

(Ord. 773 § 3, 1999)

§ 18.50.030. Boat moorage.

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

(Ord. 773 § 3, 1999)

§ 18.50.040. Home occupations.

- A. Home occupations shall be carried on entirely within the main residence and shall not exceed 500 square feet of the floor space of the residence.
- B. All activities of the occupation must be conducted indoors, with the exception of those occupations related to plants and those uses specified under Chapter **18.54** LFPMC (day care).
- C. No more than two persons other than members of the immediate family residing on the premises may operate or be employed in the home occupation.
- D. Home occupations shall not be conducted as a retail outlet for tangible goods. Goods shall not be sold or rented on the premises. Display or storage of goods outside of the premises or in a window is prohibited. Uses providing on-site services to customers shall do so by appointment only.
- E. Home occupations shall not create traffic, noise, smoke, dust, vapor, odors, vibration, glare, electrical interference, fire hazard or any other hazard or nuisance which is greater or more frequent than that commonly associated with permitted uses within the zoning district.

- F. One off-street parking space in addition to that required in LFPMC § 18.58.030(4) shall be provided for each employee not residing on-site and sufficient off-street parking spaces for uses which provide on-site services and services by appointment to avoid any on-street parking by customers;
- G. The occupation may use or store a vehicle used by the occupation provided:
 - 1. No more than one such vehicle is allowed;
 - 2. An off-street parking space shall be provided for the vehicle in addition to those required under subsection **F** of this section and LFPMC § 18.58.030(4);
 - 3. Such vehicle must not exceed a gross vehicle weight of 10,000 pounds.
- H. Any use which changes the residential character of the home, including modifications of the site which would suggest a use other than residential, shall not be permitted.
- I. Signs advertising home occupations shall not be permitted.
- J. A business license for the home occupation issued by the city is required. This business license may not be assigned to another person nor may it be transferred to any other site.
(Ord. 773 § 3, 1999; Ord. 962 § 1, 2007)

§ 18.50.045. Day care/adult day care – Type I.

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

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

§ 18.50.050. Accessory dwelling units.

Accessory dwelling units, as defined by this title, are permitted provided they meet the following development criteria:

- A. 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.
- C. The accessory dwelling unit must be subordinate to the main dwelling unit with a floor area that does not exceed 1,000 square feet.
- D. Accessory dwelling units are permitted on existing lots substandard in minimum lot area.

- E. Accessory dwelling units shall not be allowed on any lot not connected to a public sewer system. Section 9, Item A.
- F. Garage space and other accessory buildings may be converted into an accessory dwelling unit, except that:
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** LFPMC.
- 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-half mile of a major transit stop.
- H. An ADU may be sold as a condominium unit or as a separate piece of property through the unit lot subdivision process.
- (Ord. 773 § 3, 1999; Ord. 1235 § 2, 2022; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.50.060. Accessory structures and buildings.

Accessory buildings and structures are permitted uses in 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 shall be placed no closer than five feet to the rear lot line. Accessory dwelling units shall be placed no closer than 15 feet to the rear property line unless abutting a public alley not routinely snow plowed, then the accessory dwelling unit may be placed along the lot line.
 - F. Accessory building height shall not exceed 15 feet, except those accessory buildings which include an accessory dwelling unit, which can be up to 25 feet in height; provided, that the building meets all zoning regulations pertaining to the primary or main building.
- (Ord. 773 § 3, 1999; Ord. 1235 § 3, 2022; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.50.070. Vision clearance.

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

- B. On lots abutting fully developed urban streets, the city may require modification or removal of structures or landscaping located in required front, rear or side yards, if such improvements prevent adequate driveway entering sight distance to roadways from an adjoining lot or lots, and if no reasonable driveway relocation alternative is feasible.
(Ord. 773 § 3, 1999)

§ 18.50.080. Permitted intrusions into required yards.

The following may project into required yards:

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

§ 18.50.085. Permitted height exclusions.

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

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

§ 18.50.090. Location of swimming pools.

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

§ 18.50.100. Lighting.

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

§ 18.50.110. Temporary use permits.

Temporary use permits shall be required for the following activities:

Section 9, Item A.

- A. Outdoor Promotions and Fundraising Events. No outdoor promotional activities intended to attract customers to a business or shopping center shall be permitted within the limits of the city except by permit issued by the city. The city may limit the hours and duration of the temporary use and terminate such activity if it proves to be:
 - 1. Detrimental to public safety or traffic upon a public way; or
 - 2. Disturbing to the community by reason of noise, lighting or lighting effects; or offensive conduct; or
 - 3. Different from activity described in the permit application.
- B. Christmas tree lots, temporary fruit or flower stands, car washes.
- C. Promotions of seasonal merchandise.
- D. Similar temporary uses that will not exceed a duration of 30 days.
(Ord. 773 § 3, 1999)

§ 18.50.120. Keeping household pets.

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

§ 18.50.130. Collective gardens and dispensaries defined.

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

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

§ 18.50.140. Collective gardens prohibited.

- A. Collective gardens, as defined in LFPMC § **18.50.130**, are prohibited in the following zoning districts:
 - 1. All residential and mixed use districts, including R-20, R-15, R-10, R-9.6, R-7.2, RM-3600, RM-2400, RM-1800, RM-900, SG-LDR, 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 Chapter **1.16** and/or **8.12** LFPMC.
(Ord. 1060 § 2, 2013; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.50.160. Recreational marijuana retailers.

- A. Marijuana retail outlets licensed by the Washington State Liquor and Cannabis Board, as defined in Chapter **18.08** LFPMP, 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 R-20, R-15, R-10, R-9.6, R-7.2, RM-3600, RM-2400, RM-1800, RM-900, SG-LDR and SG-T;
 2. All business and/or commercial districts, including CC and TC; and
 3. Any new district established after March 26, 2015.
- B. Chapter **314-55** WAC, now or as may hereafter be amended, shall apply in addition to the provisions of this chapter.
- C. Limitations on Uses. The following limitations shall apply to all marijuana retailers unless stated otherwise:
1. A marijuana retailer shall not be located within 1,000 feet of the following uses or any use included in Chapter **314-55** WAC now or as may be hereafter amended:
 - a. Elementary or secondary school;
 - b. Playgrounds;
 - c. Recreation center or facility;
 - d. Child care centers;
 - e. Public parks;
 - f. Public transit centers;
 - g. Libraries;
 - h. Any game arcade; or
 - i. Any real property with a land use designation of recreation/open space;
 - j. Any real property designated for park use in an approved binding site plan under Chapter **18.48** LFPMP;
 - k. Any real property designated for park use in an approved preliminary plat under LFPMP Title 17; and
 - l. Any real property designated in the capital improvement plan for future park use.
- D. Marijuana Retail Outlets. Marijuana odor shall be contained within the retail outlet so that the odor from marijuana cannot be detected by a person with a normal sense of smell from any abutting use or property. If marijuana odor can be smelled from any abutting use or property, the marijuana retailer shall be required to implement measures, including but not limited to installation of ventilation equipment necessary to contain the odor.
- E. Security. In addition to the security requirements in Chapter **315-55** WAC, during non-business hours, all recreational marijuana retailers shall store all usable marijuana, marijuana-infused product, and cash in a safe or in a substantially constructed and locked cabinet. The safe or cabinet shall be incorporated into the building structure or securely attached thereto. For usable marijuana products that must be kept refrigerated or frozen, these products must be stored in a locked refrigerator or freezer container in a manner approved by the director, provided the container is affixed to the building structure.
- F. Legal Nonconforming Uses. No use that constitutes or purports to be a marijuana producer, marijuana processor, or marijuana retailer as those terms are defined in this title, that was engaged in that activity prior to the enactment of the ordinance codified in this section, shall be deemed to

have been a legally established use under the provisions of the Lake Forest Park Municipality Code, and that use shall not be entitled to claim legal nonconforming status under Chapter 18.66 L.F.P.M.C. (Ord. 1095 § 12, 2015; Ord. 1310 § 1 (Exh. A), 2025)

Chapter 18.52. SIGNAGE

§ 18.52.010. Purpose.

The purpose of this chapter is to provide regulation of all signage in Lake Forest Park in order to promote and protect the public health, welfare and safety, to protect and promote property values, to protect and promote an aesthetically pleasing physical appearance of the city, to provide for more open space, to protect and promote an attractive business climate in the city and to provide uniformity of appearance in signage and in regulation of signage where appropriate. It is further intended to reduce sign and advertising obstructions and distractions that may contribute to traffic accidents, to reduce visual clutter and to curb the deterioration of natural beauty and community environment. (Ord. 1308 § 1 (Exh. A), 2025)

§ 18.52.020. Definitions.

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

A. **"Animated sign"**

means any sign, or any portion of the sign, affected by the movement of air or other atmospheric or mechanical means, or that uses natural or artificial changes of lighting, to depict action or create a special effect or scene. Animated signs include, but are not limited to, flashing signs, inflatable signs, rotating signs, pennants, streamers, balloons, searchlights, spinners, and propellers.

B. **"Awning or canopy sign"**

means a nonelectric sign that is printed on, painted on, or attached to the vertical surface or flap of an awning or canopy.

C. **"Banner"**

means a sign composed of flexible material, such as fabric, pliable plastic, or other similar nonrigid material, with no enclosing framework or electrical components and that is supported or anchored on two or more edges or at all four corners, or along either one edge or two corners with weights installed that reduce the reaction of the sign to wind.

D. **"Changing message signs"**

are signs in which a change of message is made by means of moving or digitally changing monochromatic letters, numbers, or a combination thereof. Moving or digitally changing the letters or numbers does not make the sign an "animated sign."

E. **"Construction signs"**

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

F. **"Copy"**

means the graphic content of a sign surface, including, but not limited to, graphics, letters, numbers, figures, symbols, and trademarks.

- G. **"Exterior signs"**
means a wall sign, an awning sign or marquee sign, all of which have copy showing on only one side of the sign.
- H. **"Electronic video signs"**
are signs that contain electronic video displays similar to or otherwise depicting a television screen.
- I. **"Freestanding sign"**
means a sign standing directly on the ground or having one or more supports standing directly on the ground, and being detached from any building or fence.
- J. **"Illuminated sign"**
means a sign with an artificial light source incorporated internally or externally for illuminating the sign.
- K. **"Land use notice action signs"**
are signs notifying the public of proposed site alterations and which are required to be posted.
- L. **"Lawn sign"**
means a freestanding sign made of lightweight materials such as cardboard or vinyl that is supported by a frame, pole, or other support structure placed directly in the ground without foundation or other anchors.
- M. **"Marquee sign"**
means any sign attached to or supported by a marquee, which is a permanent roof-like projecting structure attached to a building.
- N. **"Monument sign"**
means a freestanding sign having the appearance of a solid base that is 100 percent or greater of the sign face width, made of landscape construction materials such as brick, stucco, stonework, textured wood, tile, or textured concrete, which are harmonious with the materials of the primary structure on the subject property.
- O. **"Off-premises signs"**
are any permanent sign, such as a billboard, pedestal, pole, monument, or marquee sign which displays a message which is not incidental to the current use of the property on which it is located.
- P. **"Pedestal sign"**
means freestanding signs supported permanently upon the ground by one or more solid bases, which base or bases shall be of a width equal to or greater than 50 percent of the sign width.
- Q. **"Pole or pylon signs"**
means freestanding signs supported permanently upon the ground by one or more solid bases, which base or bases are less than 50 percent of the sign width.
- R. **"Right-of-way"**
means land owned, dedicated, or conveyed to the public and used primarily for the movement of vehicles, wheelchair, and pedestrian traffic, and land privately owned and used primarily for the movement of vehicles, wheelchair, and pedestrian traffic, so long as such privately owned land has been constructed in compliance with all applicable laws and standards for a public right-of-way.
- S. **"Sandwich board signs"**
are temporary signs constructed of two boards or other flat-surfaced materials hinged or otherwise connected at one end (i.e., A-frame) which may not exceed six square feet per side

and may not exceed four feet in height. Sandwich board signs must be placed on the ground; they cannot be elevated or suspended above the ground.

T. "Sign area"

means the entire area of a sign on which copy is placed, excluding the sign's structure, architectural embellishments, and framework. Sign area is calculated by measuring the perimeter enclosing the extreme limits of the sign face containing copy; provided, however, for letters or symbols painted or mounted directly on walls and awnings, sign area shall be calculated by measuring the smallest single rectangle which will enclose the combined letters and symbols. If a design or pattern is combined with a sign, only that part of the design or pattern which cannot be distinguished from the sign will be considered as part of the sign area. Sign area for freestanding signs and signs contained entirely within a cabinet and mounted on a wall, roof or monument shall be calculated by measuring the entire area of the cabinet. When calculating sign square footage, the measurement of a sign's dimensions shall be only with respect to its physical dimensions and not include the distance it hangs from the ground or the size of its supports.

U. "Sign height"

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

V. "Signs"

are any visible communication device, structure or fixture, stationary or mobile, including supporting and component parts, designed to announce, declare, demonstrate, display, or otherwise identify, advertise, or attract the attention of the public using graphics, letters, figures, symbols, trademarks, pennants, moving or fluttering devices, including balloons, or written copy. Flags, painted wall designs, or patterns which do not represent a product, commodity, service or registered trademark, and which do not identify the user, are not signs. Official notices and informational materials erected and maintained in the discharge of a governmental function are not considered signs for the purposes of this chapter. A memorial plaque or tablet, or cornerstones indicating the name of a building and date of construction, when cut or carved into any masonry surface or when made of bronze or other incombustible material and made an integral part of the building or structure are not considered signs for purposes of this chapter.

W. "Street light banner"

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

X. "Temporary signs"

means a sign that is not permanently affixed and that is designed for or capable of being moved, except those signs explicitly designed for people to carry on their persons or that are permanently affixed to motor vehicles. Temporary signs include, but are not limited to, sandwich board signs, lawn signs, and similar signs.

Y. "Wall sign"

means a sign applied with paint or similar substance on the surface of a wall, a sign attached essentially parallel to and extending not more than 12 inches from the wall of a building, or a sign attached to a roof gable of a building.

Z. "Window signs"

mean all signs located inside and affixed to a window and intended to be viewed from the exterior of the structure.

(Ord. 1308 § 1 (Exh. A), 2025)

§ 18.52.030. Prohibited signs and removal.

- A. General Prohibition. Any sign not expressly provided for in this chapter shall be prohibited. Prohibited signs must be removed by the person or entity placing them or by the person, business, or entity benefited by the prohibited sign. Said persons or entities are also subject to enforcement proceedings under LFPMP § **18.52.100**. The city of Lake Forest Park may remove any prohibited sign within the right-of-way. Signs so removed may be released to the sign owner or other responsible person upon payment of a \$25.00 removal fee. Removed signs which are unclaimed after 30 days may be destroyed by the city. Removal of a prohibited sign by the city does not relieve the person responsible for paying accrued fines under LFPMP § **18.52.100**.
- B. Specific Prohibitions. Unless otherwise provided for in this chapter, no person shall erect, alter, maintain, or relocate any of the following signs in the city:
1. Any animated sign as defined in LFPMP § **18.52.020**.
 2. Any electronic video signs as defined in LFPMP § **18.52.020**.
 3. Any signs that emit smoke, visible particles, odors, and/or sound, except that sound from speakers in signs on the premises of a drive-through facility shall be allowed.
 4. Any sign that is dangerous or confusing to motorists and pedestrians, including any sign that by its color, wording, design, location, or illumination resembles or conflicts with any official traffic control device or that otherwise impedes the safe and efficient flow of traffic.
 5. No sign may impede free ingress and egress from any sidewalk, pedestrian walkway, door, window, or exit way required by building and fire regulations.
 6. Portable signs on wheels (trailer signs) and outdoor electric portable signs.
 7. Signs within public property, public easements or structures, including, but not limited to, medians, roundabouts, between lanes of travel, sidewalks, utility poles and cabinets, street light poles, traffic poles and signals, and street trees, except as allowed pursuant to LFPMP § **18.52.080**.
 8. Signs placed on or painted on a motor vehicle or trailer parked with the primary purpose of serving as a sign not otherwise allowed by this chapter.
 9. Signs erected, constructed, or structurally altered that are required to have a permit for such action and that were erected, constructed, or altered without obtaining a permit for such action.
 10. Off-premises signs.
- (Ord. 1308 § 1 (Exh. A), 2025)

§ 18.52.040. Exemptions from permitting.

The following signs and sign-related activities are exempt from obtaining a permit pursuant to LFPMP § **18.52.090**:

- A. Changes to the copy of changeable message signs, provided such changes do not change the material or appearance of the sign as originally permitted by the city.
 - B. The normal repair and maintenance of conforming or legal nonconforming signs.
 - C. Temporary signs with a sign area no greater than five square feet in area per side and no more than five feet in height to top of sign.
 - D. Any sign on a vehicle, unless such vehicle sign is prohibited pursuant to LFPMP § **18.52.030**.
- (Ord. 1308 § 1 (Exh. A), 2025)

§ 18.52.045. Temporary signs.

The following provisions apply to all temporary signs displayed within the city, unless otherwise in this chapter:

Section 9, ItemA.

- A. Temporary signs must be placed totally within the site/property pursuant to the requirements of this chapter, except when allowed to be placed within the right-of-way under LFPMC § **18.52.080**.
 - B. Temporary signs may be made of any durable material; provided, that the temporary sign otherwise conforms to the requirements of this chapter. A temporary sign may be of rigid or nonrigid construction.
 - C. Except as otherwise provided for in this chapter, temporary signs are prohibited from being in the following places:
 - 1. On a roof of a building or structure;
 - 2. On fences;
 - 3. Any location so as to physically obstruct any door or exit from a building;
 - 4. Any location so as to be hazardous to a motorist's or pedestrian's ingress and egress from buildings or parking areas;
 - 5. In the sight-distance triangle, or in any other area which may obstruct the vision of motorists to create a safety hazard.
 - D. Temporary signs shall not be directly or indirectly illuminated.
 - E. Temporary signs driven into the ground shall be clear of tree roots, irrigation lines and other underground structures that could be damaged.
 - F. Signs pertaining to an event, occasion, or similar occurrence with a beginning and/or ending date shall be removed within five calendar days after the ending date.
- (Ord. 1308 § 1 (Exh. A), 2025)

§ 18.52.050. Signs in RM and RS zones.

In all residential multifamily and residential single-family zones, the following sign regulations apply.

- A. All residences shall display the postal address of that property. The display may be lighted but not flashing and shall be clearly visible from the public right-of-way. If the display is to be placed upon the residence, the numbers must be no fewer than four inches in height and of a contrasting color to the residence.
- B. Temporary signs are allowed that meet the following criteria:
 - 1. Signs no greater than five square feet in area per side and no more than five feet in height to top of sign may remain on the premises indefinitely; there may be no more than five such signs displayed on the premises at one time.
 - 2. Signs larger than allowed in subsection (B)(1) of this section, but no greater than six square feet in area per side and not more than six feet in height, may remain displayed on the premises for no more than 30 calendar days in any one-year period; and there may be no more than one sign of this size on the premises at any one time.
- C. No home occupation otherwise permitted by this title may erect or post any sign advertising or promoting that home occupation.
- D. The following additional signs are permitted in the RM and RS zones for nonresidential uses:
 - 1. One exterior sign, lighted or unlighted, on the main building, which shall have an area of not greater than 40 square feet.

2. One monument, pole, or pedestal sign, lighted or unlighted, having an area not greater than 30 square feet per side and a sign height of not more than six feet on which both faces may be utilized. Such signs must be securely mounted on the ground on which they rest. On corner lots, one such sign may be placed facing each street.
3. One changing message sign that is included within one sign allowed by subsection (D)(1) or (D)(2) of this section.

(Ord. 1308 § 1 (Exh. A), 2025)

§ 18.52.060. Signs permitted in CC and BN zones.

In neighborhood business (BN) and corridor commercial (CC) zones, the following sign regulations apply:

- A. In BN zones, two exterior signs are permitted, not to exceed a total of 60 square feet per sign.
- B. In the CC zone, for each street or parking lot on which a business fronts, one exterior sign for that business is permitted. If the exterior sign is on the exterior wall, its size must be the smaller of: (1) 150 square feet per side; or (2) the greater of that amount in square footage which is a factor of 0.8 of that business's linear street or parking lot frontage or 75 square feet per side; provided, that standalone buildings in the CC zone are entitled to signs of not more than 75 square feet per side irrespective of linear frontage; and provided further, that businesses which occupy in excess of 20,000 square feet of space may have a single exterior sign of not more than 250 square feet per side on each street or parking lot frontage. If the exterior sign is on a gable or awning, its size must be fewer than 40 square feet. Signage entitlements under the foregoing sentence for any frontage may not be counted for entitlement on any other frontage. Businesses that share space must share signage entitlements under this provision.
- C. In both CC and BN zones, one monument sign, pole sign or pedestal sign, single-faced or one double-faced sign not exceeding 30 square feet in area per side and a sign height not exceeding 20 feet is permitted.
- D. In both CC and BN zones, one changing message sign is permitted that is included within one sign allowed by subsections **A** and **C** of this section.
- E. In both CC and BN zones, temporary signs may be placed on the business's property that meet the following criteria:
 1. Size shall not exceed six square feet in area per side and not more than six feet in height to top of sign;
 2. Signs shall remain displayed on the premises for no more than 90 calendar days in a one-year period; and
 3. No more than two such signs shall be displayed on the premises at any one time.
 4. Event signs, including grand openings, subject to obtaining a permit pursuant to LFPMC § 18.52.090.
- F. In both CC and BN zones, signs of any kind in windows viewable from any right-of-way may not cover more than 50 percent of the window area.
- G. All signs permitted by this section shall be located as not to produce glare on neighboring residential properties.

(Ord. 1308 § 1 (Exh. A), 2025)

§ 18.52.070. Signs permitted in TC zones.

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

- A. In the TC zone, for each street or parking lot on which a business fronts, one exterior sign fronting that business is permitted. If the exterior sign is on the exterior wall, its size must be the smaller of (1) 150 square feet per side or (2) the greater of that amount in square footage which is a factor of 0.8 of that business's linear street or parking lot frontage or 75 square feet per side; provided, that standalone buildings in the TC are entitled to signs of not more than 75 square feet per side irrespective of linear frontage; and provided further, that businesses which occupy in excess of 20,000 square feet of space may have a single exterior sign of not more than 250 square feet per side on each street or parking lot frontage. If the exterior sign is on a gable or awning, its size must be fewer than 40 square feet. Signage entitlements under the foregoing sentence for any frontage may not be counted for entitlement on any other frontage. Businesses that share space must share signage entitlements under this provision.
- B. For businesses that do not front on either a right-of-way or parking lot, one exterior sign per such business shall be allowed. If the exterior sign is on an exterior wall, its size must be 75 square feet or fewer. If the exterior sign is on a gable or awning, its size must be fewer than 40 square feet.
- C. Each business in the TC zone may have nonilluminated projecting signs hanging from the soffits but each such sign must provide a minimum of seven feet of clearance from the underlying walkway to the bottom of the sign and no such sign may exceed five square feet per side.
- D. Each business in the TC zone may have a nonilluminated awning on which may be placed signs for that business so long as the total area of those signs does not exceed 45 percent of the facing of the awning.
- E. Signs of any kind in windows viewable from any public right-of-way may not cover more than 50 percent of the window area.
- F. A shopping center in the TC zone may display up to two freestanding ground signs, not in excess of 25 square feet in area per side, identifying the name of the shopping center but not the businesses located therein at Northeast 175th and Ballinger Way Northeast, plus one nonilluminated freestanding ground sign at or near Northeast 175th and Ballinger Way Northeast, not to exceed a sign height of 10 feet and 60 square feet in area per side identifying the businesses located therein, plus a single illuminated or nonilluminated freestanding sign at the main entrance off Bothell Way Northeast, not to exceed a sign height of 30 feet and not more than 300 square feet in area per side, which may include identities of one or more of the businesses located in the shopping center. Any nonilluminated sign permitted in this subsection may, notwithstanding the foregoing, be illuminated by one or more separate light(s) cast on it from the ground below. The ground signs shall be of a style, material and design as are compatible with the associated buildings. All ground signs and support elements are to be integrated into a single design.
- G. Entrances to buildings in the TC zone may have a changing message sign placed on the walls adjacent to the entrance wall or support columns not to exceed 13.5 square feet identifying only the businesses in that building. Such changing message signs shall be limited to two per major public entrance.
- H. Temporary signs that meet the following criteria are allowed on the premises:
 - 1. A sign does not exceed six square feet in area per side and is not more than six feet in height to top of sign;
 - 2. Signs remain displayed on the premises for no more than 90 days in any one-year period;
 - 3. Signs shall only be displayed during the hours the business is open to the general public, but in any event no earlier than dawn and no later than dusk;
 - 4. One temporary sign is allowed per business at each vehicular entrance to the lot on which it is located, or if located in a shopping center, at each vehicular entrance to the shopping center;

5. One temporary sign is allowed per business at each pedestrian entrance adjacent to the right-of-way for the lot on which the business is located; or if located in a shopping center, at each pedestrian entrance adjacent to the right-of-way for the shopping center;
 6. If the number of signs at a vehicular or pedestrian entrance is impeding free movement or causing a safety issue, the city may remove the problematic sign(s) without prior notice to the business owner;
 7. Event signs, including grand openings, are subject to obtaining a permit pursuant to LFPMC § **18.52.090**.
- I. All signs permitted by this section shall be located as not to produce glare on neighboring residential properties.
 - J. Streetlight banners may be permitted upon the private light poles within the TC zone. Such streetlight banners are subject to compliance with the following requirements:
 1. Banners may be mounted on a total of 25 streetlight poles;
 2. Two banners may be mounted on each pole and each banner must not exceed the dimensions of two feet by four feet;
 3. All banners must be the same size, thematically consistent, and mounted in identical configurations;
 4. Banners shall be installed with the bottom of the banner a minimum of 10 feet above the ground;
 5. A banner permit may remain valid as long as the locations and the specifications of the banners and the mounting systems do not change, and so long as the banners are maintained in good condition;
 6. Application requirements for a banner permit include:
 - a. Information on the design and construction of the mounting system including any engineering calculations demonstrating the mounting system will support the banner;
 - b. Identification of the location of the private light poles on which the banners will be placed; and
 - c. A schedule that indicates when banners will be installed and changed.

(Ord. 1308 § 1 (Exh. A), 2025)

§ 18.52.075. Signs in southern gateway zones.

- A. Signs in the southern gateway – single-family residential (SG-SFR) zone are governed by this chapter and specifically LFPMC § **18.52.050** for RM and RS zones.
- B. Signs in the southern gateway – corridor (SG-C) zone and transition (SG-T) zone are governed by this chapter and specifically LFPMC § **18.52.070** for the TC zone, as well as the southern gateway – corridor and transition zones design guidelines. In the event of a conflict, the design guidelines shall govern.

(Ord. 1308 § 1 (Exh. A), 2025)

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

- A. In the public right-of-way temporary signs are permitted upon meeting the following conditions:

1. Signs shall not be placed in medians, traffic islands, roundabouts, or other areas lanes of travel within the roadway;
 2. Signs shall not be placed on a sidewalk or obstruct pedestrian or wheelchair access to the sidewalk;
 3. For rights-of-way that only have a shoulder and do not have a sidewalk, signs must be placed so that they do not interfere with pedestrian, wheelchair, and bicycle access, or in any other manner that is unsafe for all users;
 4. Signs shall be placed entirely outside the sight distance triangle of a right-of-way corner, curb cut, or drive entrance, and where no curb exists, the sign must be placed outside the roadway a minimum of five feet from the edge of the roadway;
 5. Signs shall remain unanchored in any way to trees or to public property including, but not limited to, utility or light poles, utility boxes, street signs, parking meters, fences, pavement, or similar;
 6. A sign exempt from permitting by LFPMC § **18.52.040** because it is no greater than five square feet in area per side and no more than five feet in height to top of sign shall be displayed for 90 days or fewer in any one-year period, unless a permit is obtained;
 7. A sign allowed by permit may not exceed six square feet in area per side and not more than six feet in height, and shall be displayed for 30 days or fewer in any one-year period;
 8. Approval of Abutting Owner. Approval of the abutting property owner is recommended before placing a sign in front of the abutting property owner's property. Approval pertains only to the side of the right-of-way on which the sign is to be located;
 9. Event signs, including grand openings, shall be subject to obtaining a permit pursuant to LFPMC § **18.52.090**.
- B. Signs are not permitted on other city-owned property or property leased by the city for public purposes such as public parks, trails, open space, or other public space, except those signs placed by the city, which signs shall only display noncommercial copy.
- (Ord. 1308 § 1 (Exh. A), 2025)

§ 18.52.090. Permit application and fees.

- A. Except as provided in this chapter, no person shall erect, alter, or relocate any sign without first receiving an approved sign permit from the city pursuant to the requirements herein. All applications for issuance of permits required by this chapter shall be made to the community development department on forms furnished for that purpose and shall be accompanied by the required fee. The applicable fee shall be as provided in the city's fee schedule.
- B. The review and approval of sign permits is a ministerial administrative decision pursuant to Chapter **16.26** LFPMC, as amended.
- C. Application Form.
 1. Owner Permission. If the applicant is not the property owner, then the property owner must be identified and the application must include an affidavit from the property owner, verifying that the property owner has given permission to the applicant for the submission of the sign permit application and for the installation/posting of the sign on the property owner's property.
 2. Building Elevation/Site Plan. Signs proposed to be mounted on a building require a building elevation drawn to scale that specifies the location of the sign and drawings or photographs that show the scale of the sign in context with the building. Freestanding signs require a site

plan indicating the proposed sign location as it relates to property lines, adjacent streets, and adjacent buildings.

Section 9, ItemA.

3. Scaled Design Drawing. A colored rendering or scaled drawing is required, including dimensions of all sign faces, and descriptions of materials to be used, including color samples.
4. Scaled Installation Drawing. A scaled drawing is required that includes the sign description, proposed materials, size, weight, a manner of construction, and method of attachment, including all hardware necessary for proper sign installation.
5. Lighting. A drawing indicating the location and fixture type of all exterior lighting, if any, for the proposed sign is required. The drawing shall specify wattage and bulb type to ensure compatibility with the lighting standards in this chapter.
6. Expiration of Permit. A permanent sign approved under a permanent sign permit must be installed within 180 days of issuance of the permit or the sign permit will expire. No sign may be erected if a sign permit has expired.
7. Event signs, including grand openings, are reviewed through the city's special event permit process.

(Ord. 1308 § 1 (Exh. A), 2025)

§ 18.52.100. Enforcement.

A violation of any section of this chapter shall be a civil infraction subject to a fine of \$25.00 a day or portion thereof, and subject to code enforcement pursuant to Chapter 1.25 LFPMC.

(Ord. 1308 § 1 (Exh. A), 2025)

Chapter 18.54. CONDITIONAL USES

§ 18.54.010. Application.

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

(Ord. 773 § 3, 1999; Ord. 924 § 6, 2005)

§ 18.54.020. Fee.

The application fee for a conditional use shall be established in the city fee schedule.

(Ord. 773 § 3, 1999)

§ 18.54.021. Site plan required.

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

(Ord. 773 § 3, 1999)

§ 18.54.030. Conditional uses in general.

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

- A. The proposed use is consistent with the policies and goals of the comprehensive plan;
- B. The proposed use is not materially detrimental to other property in the neighborhood;
- C. The proposed use will supply goods or services that will satisfy a need of the community;
- D. The proposed use is designed in a manner which is compatible with the character and appearance with the existing or proposed development in the vicinity of the subject property;
- E. The proposed use is designed in a manner that is compatible with the physical characteristics of the subject property;
- F. Any requested modifications to the standards of the underlying zoning shall require a variance and be subject to mitigation to minimize or remove any impacts from the modification;
- G. The proposed use is not in conflict with the health and safety of the community;
- H. The proposed use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
- I. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities;
- J. The applicant's past performance regarding compliance with permit requirements and conditions of any previously issued land use permit including building permits, conditional uses or variances, shall be considered before approving any new permit.

(Ord. 773 § 3, 1999; Ord. 924 § 7, 2005)

§ 18.54.042. Conservation cluster housing.

Repealed by Ord. 1179.

(Ord. 1150 § 3, 2017)

§ 18.54.043. Day care/adult day care – Type II.

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

- A. A minimum site area of 7,200 square feet is required for 13 children or adults, and an additional 400 square feet of site area is required for each additional child or adult to be cared for.
- B. Direct access to a designated and developed arterial street shall be required.
- C. A minimum of one off-street parking space for each 10 children or adults cared for plus one for each employee on duty shall be required, provided no parking shall be located within required yards.
- D. Buildings, structures and landscaping shall be of a character which is appropriate for the area.

- E. For day care nurseries, outdoor play areas shall be provided with a minimum of 75 square feet of area for each child using the area at one time, and shall be completely enclosed by a solid barrier, such as a berm, wall or fence, with no openings except for gates, and having a minimum height of six feet, to minimize visual and noise impacts and prevent trespassing on adjacent residentially classified properties.
- F. The hours of operation may be restricted to assure compatibility with surrounding development.
(Ord. 773 § 3, 1999)

§ 18.54.045. Off-site parking facilities.

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

- A. The parking facilities are accessory and adjacent to a legally established use or to serve a public transportation system.
- B. No more than 50 parking spaces are provided.
- C. Safe ingress and egress to a public street is provided by maintaining minimum requirements established by the city of Lake Forest Park.
- D. The parking area must comply with the requirements of Chapter **18.62** LFPMC and shall be screened with fencing, landscaping, or a combination thereof, to reduce potential aesthetic, light, glare and noise impacts on adjacent properties.
- E. No such area shall be used for an automobile, trailer or boat sales area or for the accessory storage of such vehicles.

(Ord. 773 § 3, 1999; Ord. 924 § 8, 2005)

§ 18.54.047. Multi-use or multipurpose trails.

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

(Ord. 909 § 2, 2005)

§ 18.54.048. Public and private community facilities.

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

- A. Recreational facilities, and community noncommercial facilities, including clubhouse facilities, provided:
 - 1. Any building or structure on the site shall maintain a distance not less than 25 feet from any abutting RS or RM classified property;

2. The site shall be located upon, or have adequate access to a public thoroughfare;
- B. Private clubs and fraternal societies, except those the chief activity of which is a service customarily carried on as a business, provided all buildings and structures shall maintain a distance not less than 20 feet from any lot in an R zone;
- C. Churches.
1. All buildings and structures on the site shall not cover more than 40 percent of the area of the site;
 2. Buildings and structures on the site shall not be closer than 30 feet to any property line, except that a detached one-family dwelling on such site need conform only to the yard requirements and required distance between buildings as prescribed for residences by this chapter;
 3. The height limits of the RS classification shall apply, except that the height shall be measured to the mean height of the roof;
 4. On interior lots, the required side yards may be used to provide off-street parking areas, and on corner lots the interior side yards may be similarly used. Under no circumstances may the required front yard or the side yard on the side street be used for off-street parking;
 5. Church sites shall abut and be accessible from at least one public street having two moving traffic lanes and a dedicated width that will permit not less than a 36-foot roadway;
- D. Government and municipal buildings and uses, including courts and police stations, fire stations, and utilities;
- E. Libraries;
- F. Instructional Institution.
1. No less than the following minimum site areas shall be provided:
 - a. For elementary schools, five acres;
 - b. For junior high schools, 10 acres;
 - c. For senior high schools, 15 acres;
 2. All buildings and structures shall maintain a distance not less than 30 feet from any property line;
 3. All buildings, including accessory buildings and structures, shall not cover more than 40 percent of the area of the site;
- G. Cemeteries.
1. No building shall be located closer than 100 feet from any boundary line;
 2. A protective fence and a landscaped strip of evergreen trees and shrubs at least 10 feet in width shall be installed on all common boundary lines with an RS or RM zoned property;
 3. Columbariums, crematories, and mausoleums are specifically excluded from all RS and RM zones unless they are located inside a cemetery.

(Ord. 773 § 3, 1999; Ord. 924 § 9, 2005; Ord. 909 § 1, 2005)

§ 18.54.049. Kennels.

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

- A. Kennels located adjacent to any RS or RM zoned properties shall be located indoors.

B. Animals shall be kept in suitable, clean structures. Structures and animal runs shall be located at least 15 feet from any property line.
(Ord. 773 § 3, 1999)

§ 18.54.050. Building height.

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

§ 18.54.060. Land coverage.

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

§ 18.54.070. Screening and landscaping.

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

§ 18.54.080. Lighting.

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

§ 18.54.090. Parking.

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

Chapter 18.58. OFF-STREET PARKING

§ 18.58.010. Required off-street parking.

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

§ 18.58.020. Parking plan.

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

§ 18.58.030. Parking spaces required.

The amount of off-street parking required shall be no less than as set forth in this section.

The following uses, wherever located, shall provide off-street parking facilities as follows:

1. Churches	One parking stall for each three seats in the principal place of worship.
2. Community clubs and community recreational centers	One parking space for each employee and one parking space for each 40 square feet of gross floor area used for assembly purposes.
3. Day care	One parking space per 10 children or adults cared for, plus one parking space for each employee in addition to any other required parking.
4. Single-family dwellings Multifamily dwellings	Two parking spaces. One and one-half parking spaces per dwelling unit. Where the total quota results in a fraction, the next highest full unit shall be provided.
5. Middle housing dwellings	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. 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. No off-street parking shall be required within one-half-mile walking distance of a major transit stop.
6. Health clubs	One parking space for each employee, plus one parking space for each 200 square feet of floor area.
7. Hotels	One parking space for each bedroom.
8. Hospitals	One parking space for each bed.
9. Libraries, government buildings, fire stations and police stations, courts	One parking space for each employee, plus one parking space for each 250 square feet of total floor area.
10. Mortuaries	One parking space for each 40 square feet of floor area.
11. Motels	One parking space for each sleeping unit or dwelling unit.
12. Museums	One parking space for each 250 square feet of gross floor area.
13. Offices	One parking space for each 250 square feet of gross floor area.

14. Recreational facilities	One parking space for each employee and one parking space for each 40 square feet of total floor area used for assembly purposes.	Section 9, Item A.
15. Rest homes, nursing and convalescent homes; homes for retired and children's institutions	One parking space for each four beds.	
16. Retail	One parking space for each 200 square feet of gross floor area.	
17. Roominghouses and boarding houses	One parking space for each two sleeping rooms or one parking space for each four beds, whichever is greater.	
18. Self-service storage	One parking space for every 3,500 square feet of storage area provided and two additional spaces adjacent to resident manager's quarters.	
19. Senior citizen apartments	One parking space for each dwelling unit.	
20. Schools, elementary and junior high; public, private or parochial	One parking space for each employee and each faculty member.	
21. School, high; public, private or parochial	One parking space for each 10 students and one parking space for each employee and each faculty member. Where parochial schools and churches are on the same site, the required church parking facilities shall be considered as contributing to the school parking requirement.	
22. School, specialized instruction	One parking space for each instructor who does not reside on the site and one parking space for every two students and/or spectators in attendance during an instructional session.	
23. 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.	
24. Storage and warehousing, comprising only activity on premises	One parking space for each two employees on maximum working shift.	
25. Theaters	One parking space for each three seats.	

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

(Ord. 773 § 3, 1999; Ord. 1310 § 1 (Exh. A), 2025)

§ 18.58.040. Parking requirements for common facilities.

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

- A. The total parking area exceeds 5,000 square feet.
- B. The amount of the reduction shall not exceed 10 percent for each use, except that the reduction may exceed 10 percent when:
 1. The reduction is based on cooperative use of parking facilities when the time during which the cooperative uses operate are not conflicting;
 2. The normal hours of operation are separated by at least one hour;

3. The total number of off-street parking spaces in the common facility is not less than the required parking spaces for the various uses computed separately for which the hours of operation overlap.

- C. A covenant or other acceptable contract between the cooperating property owners is approved by the planning department which cannot be amended without the consent of the department.
- D. If the conditions under which the reduction in parking requirements was approved are violated, the affected property owners must provide a remedy satisfactory to the planning department or provide the full amount of required off-street parking, in accordance with the provisions of this chapter, within 90 days of notice of the violation by the director or his designee.

(Ord. 773 § 3, 1999)

§ 18.58.050. General requirements on size of parking spaces.

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

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

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

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

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

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

(Ord. 773 § 3, 1999)

§ 18.58.060. Surfacing.

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

(Ord. 773 § 3, 1999)

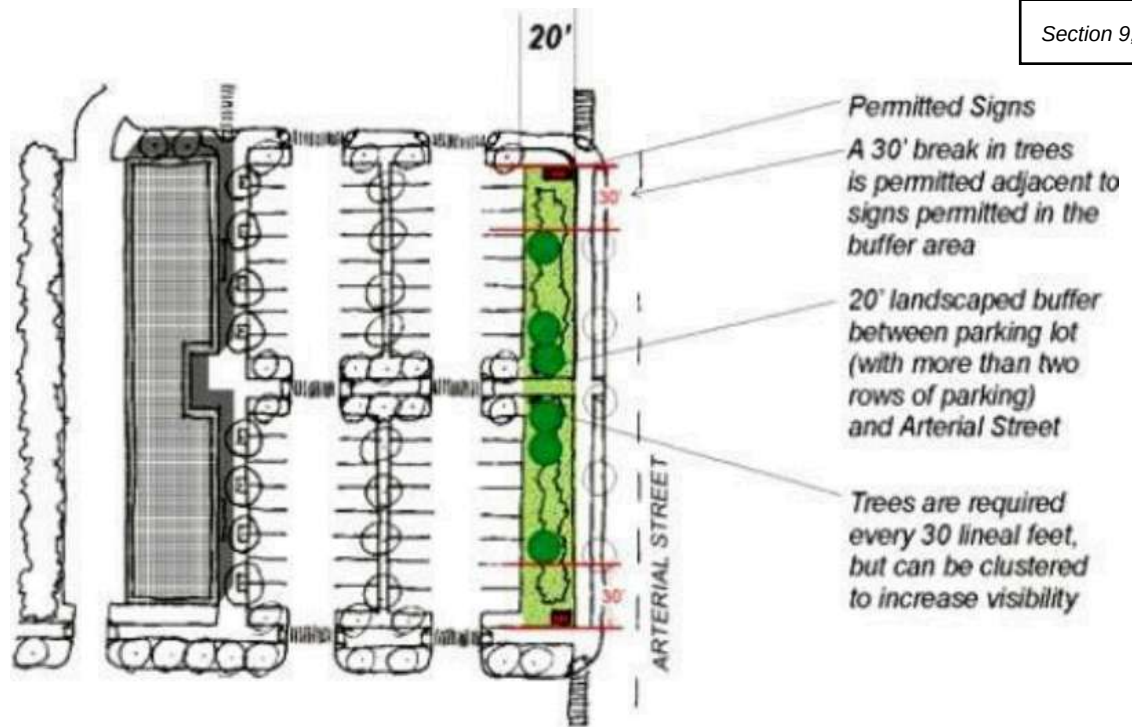
Where the side street is available, access to the parking area must be made from that side street or lower classified street. Access to arterial and collector streets should only be done when no other reasonable access alternative exists. Where access must be made from an arterial right-of-way, the location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

(Ord. 773 § 3, 1999)

§ 18.58.080. Landscaping, pathways and amenities.

- A. Purpose. To realize the city's vision and reflect community values, all aspects of our city should ensure that the natural environment is celebrated. This includes the trees, lands, buildings and connections, as well as the spaces where vehicles park. Incorporating natural elements to provide shade, assist in managing surface water, and enhance the ecology of the location both reflect the character of the city and play an important role in combating the effect of urban heat islands that contribute to climate change.
- B. Applicability.
 - 1. New projects or redevelopment projects exceeding 50 percent of the fair market value of the parking lot must comply with these regulations in their entirety.
 - 2. Redevelopment projects not exceeding 50 percent of the fair market value of the parking lot must comply with these regulations for all new or replaced portions of the parking lot.
 - 3. Maintenance of existing parking lots that does not include altering the footprint of the parking lot, such as grind and overlay or restriping projects, must comply with these regulations where possible.
- C. Landscaping. Parking lot landscaping is required as follows:
 - 1. Perimeter Parking Lot Landscaping.
 - a. Adjacent to Roadways. Parking lots adjacent to roadways shall include a 10-foot-wide planting bed meeting the requirements for Type 3 landscaping set forth in LFPMC § **18.62.080**; except trees can be clustered or staggered to improve visibility near driveways and a 30-foot break in the required tree coverage is allowed adjacent to permitted signage. Refer to Figure 18.58.080-1.

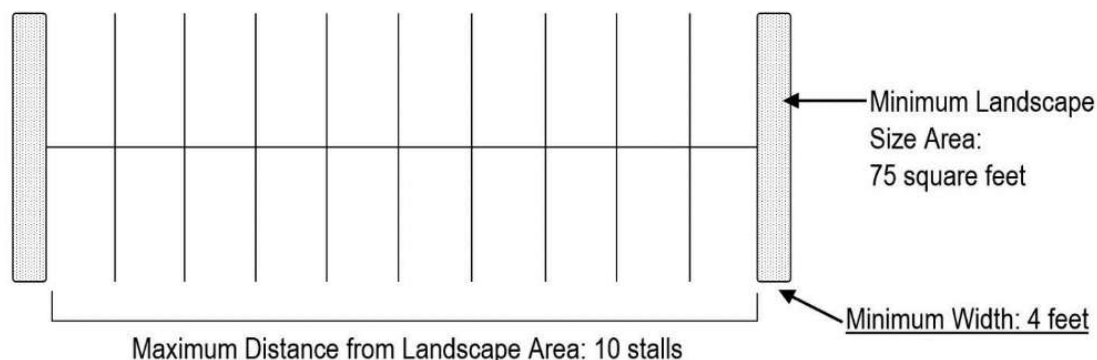
Figure 18.58.080-1: Landscaping between large parking lots and adjacent streets.



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

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

Figure 18.58.080-2: Parking lot landscaping.



- c. Landscape islands or planters must be surrounded by a standard vertical curb or similar barrier to protect the plantings from vehicle overhang. Gaps in the curb are permitted for stormwater drainage.
3. Low Impact Development. Except in landscape buffer areas adjacent to a "stream," as defined in Chapter **16.16** LFPMP, parking area landscaping shall be used for low impact development best management practices or treatment best management practices as approved by the public works director pursuant to the stormwater management manual adopted in LFPMP § **16.24.010**, unless technically infeasible. The requirements for plant sizes and spacing in this section may be relaxed for bioretention facilities when supported by recommendations provided by an arborist, landscape architect, or other qualified professional.
- D. Pathways Through Parking Lots. Safe and convenient pedestrian paths are required from street sidewalks through parking lots to building entries, as follows:
1. At least one pedestrian pathway must be provided for every four rows of vehicle parking spaces or fraction thereof. Pedestrian pathways must be provided at a maximum distance of 150 feet between pedestrian pathways and must be a minimum of six feet in width.
 2. Where possible, pathways must be aligned to connect with major building entries or other destinations. At a minimum, pedestrian pathways must be configured to provide a convenient path to buildings or other destinations.
 3. Pedestrian pathways must be clearly identifiable through special pavement, pavement markings and/or artistic painting. Signage and/or lighting provided at or along the pedestrian pathways must be pedestrian-scale.
 4. Pedestrian pathways must be integrated with the required parking lot landscaping.
- E. Pedestrian Amenities. All nonresidential development must provide a decorative garbage and recycling receptacle and at least one of the following pedestrian amenities near required pedestrian pathways:
1. Pedestrian furniture such as benches or low seating walls;
 2. Weather protection;
 3. Wayfinding kiosk;
 4. Umbrellas with receptacles;
 5. Perimeter landscaping in addition to the requirement in subsection **B** of this section;

6. Permanently installed and maintained public art. This is satisfied if the pedestrian uses unique paving treatments; or

Section 9, ItemA.

7. Other element that encourages pedestrian activity and creates a welcoming pedestrian environment, as approved by the director.

(Ord. 773 § 3, 1999; Ord. 1219 § 1, 2021)

§ 18.58.090. Drainage.

Drainage shall be in conformance with the city of Lake Forest Park standards and the Design Manual as defined in LFPMC § **16.08.030**.

(Ord. 773 § 3, 1999; Ord. 1149 § 5, 2016; Ord. 1241 § 13, 2022)

Chapter 18.62. SCREENING AND LANDSCAPING

§ 18.62.010. Applicability.

The regulations of this chapter apply to RM, BN, TC, CC zones and uses.

(Ord. 773 § 3, 1999)

§ 18.62.020. Site plan.

A site plan of the proposed landscaping and screening shall be submitted and approved by the planning department prior to the approval of development permit.

(Ord. 773 § 3, 1999)

§ 18.62.030. Landscaping of perimeter of lot.

The perimeter of a lot, or development site, shall be landscaped to a depth of six feet from the property line or the perimeter of the development site and be maintained as a sight screen in accordance with this chapter, except as provided for in LFPMC § **18.62.050** or as otherwise specified in this title.

(Ord. 773 § 3, 1999; Ord. 1220 § 1, 2021)

§ 18.62.040. Landscaping of street frontages.

Unless otherwise specified within this title, street frontages, except driveways and pedestrian walks within the property, shall be landscaped with evergreen shrubs or a combination of lawn, evergreen or deciduous shrubs and trees, and perennial or annual flowers to create and maintain a maximum residential character.

(Ord. 773 § 3, 1999; Ord. 1220 § 1, 2021)

§ 18.62.041. Minimum requirements.

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

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

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

§ 18.62.050. Fencing.

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

§ 18.62.060. Traffic visibility.

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

§ 18.62.070. Maintenance.

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

§ 18.62.080. Landscaping types.

A. Type 1 – Solid Screen.

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

B. Type 2 – Visual Screen.

1. Purpose. Provide a visual filter to separate higher- and lower-intensity uses. Type 2 landscaping consists of a mix of evergreen and deciduous trees and shrubs spaced to create a filtered screen.
2. Description. Type 2 landscaping shall be a combination of at least 50 percent evergreen and at least 30 percent deciduous trees, planted no more than 25 feet on center in a triangular pattern, interspersed with large shrubs and groundcover. Deciduous trees shall be at least two-inch caliper and evergreen trees shall be at least six feet in height. Shrub and groundcover spacing shall be appropriate for the species type, and consistent with the intent of this section.

Shrubs shall be at least 24 inches in height. Turf may constitute no more than 30 percent groundcover.

C. Type 3 – Visual Buffer.

1. Purpose. Provide a semi-transparent buffer to partially separate uses and soften the appearance of development projects. Type 3 landscaping consists of a mix of evergreen and/or deciduous trees spaced to create a continuous canopy.
2. Description. Type 3 landscaping shall be at least 70 percent deciduous trees planted no more than 30 feet on center in a triangular pattern and interspersed with shrubs and groundcover. Deciduous trees shall be at least two-inch caliper and evergreen trees shall be at least six feet in height. Shrub and groundcover spacing shall be appropriate for the species type, and consistent with the intent of this section. Shrubs shall be at least 24 inches in height. Turf may constitute no more than 30 percent of groundcover.

D. Stream Buffer.

1. Purpose. Provide stream buffer functions to enhance in-water and upland habitat. Stream buffer landscaping consists of native species typically found growing on stream banks in the Puget Sound lowlands.
2. Description. Stream buffer landscaping shall be designed by a landscape architect, certified professional wetland scientist, or other qualified professional using a mix of native trees, shrubs, and forbs. Stream buffer landscaping shall meet the following requirements:
 - a. Native trees shall be planted at an average of 12 feet on center and at an overall density of 300 trees per acre. Plants shall be a minimum one-gallon size at time of planting.
 - b. Native shrubs shall be planted at average of five feet on center and at an overall density of 1,730 shrubs per acre. Plants shall be a minimum of one-gallon size at time of planting.
 - c. Native forbs may include a mix of grasses, sedges, rushes, ferns, and other herbaceous plants and shall be planted at an average of 12 inches on center and at an overall density of one plant per square foot. Plants shall be a minimum of 10-inch plugs or four-inch pot size at time of planting.
3. Streambank landscaping shall include planting area preparation for all required planting areas. Planting area preparation includes removal of invasive weed species, decompaction of compacted soils, and introduction of soil amendments including compost and organic fertilizers. Planted areas shall be mulched with a uniform three-inch depth of wood chip mulch. Trees and shrubs shall be protected from herbivore and rodent browsing with plant protection tubes.

(Ord. 1220 § 1, 2021; Ord. 1310 § 1 (Exh. A), 2025)

Chapter 18.66. NONCONFORMING BUILDINGS AND USES

§ 18.66.010. Purpose.

The purpose of this chapter is to provide for those circumstances, uses and lots which would not be consistent with regulations of this title but which enjoy rights of privilege based on their previous legal existence. The objective of this title and this chapter is to set the terms by which all nonconforming uses and lots will ultimately be brought into compliance with the terms of this title as it is adopted and amended.

(Ord. 773 § 3, 1999)

§ 18.66.020. Permitted nonconforming uses, buildings and structures.

Section 9, ItemA.

All uses, buildings or lots which do not conform to the provisions of this title are considered nonconforming. Any such use, building or lot legally existing prior to the adoption of this law shall be allowed to continue as is provided by the regulations of this chapter. For purposes of this chapter, nonconforming fences, decks and similar structures shall be treated in the same manner as provided for nonconforming buildings.

(Ord. 773 § 3, 1999)

§ 18.66.030. Discontinuance.

Any nonconforming use of the land or a building which is idle, unoccupied or vacant for 180 days or more is conclusively deemed discontinued, abandoned and terminated, and shall lose its nonconforming rights. Any future uses or occupation shall be in compliance with the use regulations of the zone in which it exists.

(Ord. 773 § 3, 1999)

§ 18.66.040. Change of ownership.

Ownership, tenancy, or management of an existing nonconforming use may be changed as long as the use is not altered. Change of character is allowed when a use is changed from nonconforming to conforming.

(Ord. 773 § 3, 1999)

§ 18.66.050. Alterations and maintenance.

Nonconforming buildings may be altered, repaired, enlarged, added to or moved only as regulated by this section.

- A. Alterations and repairs may be performed on a building as long as the repairs are necessary and incidental to meet requirements of law regarding unsafe buildings and is not expanded and all requirements of the zone in which it is located are met.
- B. A building that is nonconforming solely by reason of substandard yard, height, area or open space regulations or similar dimensional standards and not occupied by a nonconforming use may be enlarged provided the enlargement conforms to the zoning regulations in which the building is located.
- C. Nonconforming buildings which are moved to another location either within the same district or in another district must conform to all the rules and regulations of the district to which it is moved.
- D. If alterations, repairs, enlargements or additions to a building over any three-year period have a value exceeding 50 percent of the fair market value of the building as determined by the building's assessed valuation or an appraisal prior to commencement of such repairs, alterations, enlargements or additions, under the terms of this subsection, with the exception of buildings destroyed by accidental causes, then the entire building must be renovated to meet applicable building codes, including, but not by way of limitation, all applicable wiring, plumbing, parking, setbacks and construction requirements.

(Ord. 773 § 3, 1999)

§ 18.66.060. Exemptions – Residential/group care facilities.

The conversion of an existing residential structure to housing for people with functional disabilities shall not be deemed a change of use or an abandonment of discontinuity of the prior use of the structure, if such structure constituted a prior legal nonconforming use.
(Ord. 773 § 3, 1999)

§ 18.66.070. Restoration of buildings.

Any nonconforming building which is damaged or destroyed by any cause, except by destruction by accidental causes, to an extent where the value of such restoration, within any three-year period, exceeds 50 percent of the assessed or appraised value of the building, shall meet all of the regulations of the use district in which it is located and, if the structure was occupied by a nonconforming use, shall only be occupied by a permitted use after restoration. Nonconforming buildings, when destroyed by accidental causes, may be rebuilt to the original building footprint and height, and may be occupied by the same use after reconstruction only if the restoration has commenced or the appropriate complete permit application has been submitted to the city within 60 days.
(Ord. 773 § 3, 1999)

§ 18.66.080. Accidental causes defined.

For purposes of LFPMC § 18.66.050 and § 18.66.070, "accidental causes" means earthquakes, landslides, floods, storms, wind and other acts of nature, accidental fires, or other accidental causes, such as explosion or acts of war, beyond the control of the owner.
(Ord. 773 § 3, 1999)

§ 18.66.090. Change, expansion or intensification of nonconforming use.

Change of an existing nonconforming use to another nonconforming use, expansion of an existing nonconforming use, or intensification of an existing nonconforming use within the confines of an existing structure or lot may only occur subject to the following conditions:

- A. No nonconforming use shall be enlarged, increased or extended to occupy a greater area of building or land than was occupied at the effective date of adoption or a conditional use permit is approved by the city.
- B. No nonconforming use shall be changed to another nonconforming use, or be intensified, unless a conditional use permit is approved by the hearing examiner.

(Ord. 773 § 3, 1999; Ord. 924 § 11, 2005)

§ 18.66.100. Continuance of conditional uses.

A use (including the building and land it occupies) which existed prior to the adoption of the ordinance codified in this title which would be permitted under the terms of this law as a conditional use is considered a conforming permitted conditional use and requires no further action. If such a conditional use is expanded or altered such that potential impacts need to be examined, a new conditional use must be approved prior to such alteration or enlargement.

(Ord. 773 § 3, 1999)

§ 18.66.110. Nonconforming lots.

Legally established lots in existence prior to the effective date of this title which do not meet the requirements set forth in this title are considered nonconforming lots of record and are legally buildable subject to the following conditions:

- A. That all lots to be legally buildable must be in compliance with the rules and regulations of the county health district. Where there is a conflict between the provisions of this section and those rules of the county health district, the more restrictive rules shall apply.
- B. That structures on any lot must meet all setback, height and other construction requirements for the zone in which the property is located.
- C. That a lot line adjustment shall be required when a nonconforming and conforming lot are adjacent, owned by the same person and will result in legal lots and building setbacks.
- D. Legal nonconforming lots may be altered or changed, provided such change does not increase the degree of nonconformity.

(Ord. 773 § 3, 1999)

§ 18.66.120. Abatement.

Whenever the owner of a nonconforming use, building or lot fails to discontinue or remove a nonconforming use consistent with the provisions of this title, the city shall take such action as may be necessary to abate the use.

(Ord. 773 § 3, 1999)

§ 18.66.125. Nonconforming signs.

A. Definitions.

1. "Illegal sign"

means a sign which is not authorized by Chapter **18.52** LFPMC; or a sign which either was not authorized by city ordinance or which was not a nonconforming sign as of the date LFPMC Title **18** was adopted, or a sign which loses its nonconforming permit as provided in this section.

2. A "legal nonconforming sign"

is a sign that on the date of its installation complied with all requirements of applicable laws and regulations, but that is not a legal sign under LFPMC Title 18.

3. "Sign owner"

means the licensee of the business associated with the sign, or the owner of the sign, or the owner of the property on which the sign is located.

B. Notification of Nonconformity or Illegality.

- 1. The code administrator shall, as soon as practical, survey the city for signs which do not conform to the requirements of this code. Upon determination that a sign is nonconforming or illegal, the administrator shall use reasonable efforts to notify the sign owner, either personally or in writing, that:
 - a. The sign is nonconforming and that it is or is not eligible for a nonconforming sign permit; or
 - b. The sign is illegal.
- 2. If, after reasonable inquiry, the identity of the sign owner cannot be determined, the notice shall be affixed conspicuously on the sign or on the premises with which the sign is associated. A file

shall be established in the department, and a copy of the notice and certification of shall be maintained for records.

Section 9, Item A.

- C. Nonconforming Sign Permit. Any sign which, on the effective date of the ordinance codified in this code, does not conform with the provisions of this code, but which, on the day before the effective date of this code was a legal or nonconforming sign, may be granted a nonconforming sign permit upon proper application; provided, that temporary or special event signs shall not be permitted as nonconforming signs.
- D. Permit for Nonconforming Signs.
1. A nonconforming sign permit is required for each nonconforming sign allowed. The permit shall be obtained by the sign owner within 60 days of notification by the city. Unless it terminates earlier as provided in this section, a permit shall expire at the end of the applicable amortization period prescribed herein.
 2. Applications for a nonconforming sign permit shall contain the name and address of the sign owner, identification of the sign(s) to be permitted as nonconforming, the date of installation of the sign(s), and such other pertinent information as the administrator may require to ensure compliance with this code. The application shall be accompanied by a fee as established by the city council from time to time.
 3. Any sign owner who fails to apply for a nonconforming sign permit within the 60-day period of notification by the city shall within six months bring the sign into compliance with this code or have it removed.
- E. Illegal Signs – Abatement. An illegal sign is declared to be a public nuisance and may be removed as provided in RCW **47.42.080** as follows:
1. Any sign erected or maintained contrary to the provisions of Chapter **18.52** LFPMC is a public nuisance, and the chief of police shall notify the owner of the property on which the sign is located, by certified mail at his or her last known address, that it constitutes a public nuisance and must comply with the chapter or be removed.
 2. An owner who fails to comply with the chapter or remove any such sign within 15 days after being notified to remove the sign is guilty of a misdemeanor. In addition to the penalties imposed by law upon conviction, an order may be entered compelling removal of the sign. Each day the sign is maintained constitutes a separate offense.
 3. If the owner of the property upon which it is located is not found or refuses receipt of the notice, the chief of police shall post the sign and property upon which it is located with a notice that the sign constitutes a public nuisance and must be removed. If the sign is not removed within 15 days after such posting, the chief of police shall abate the nuisance and destroy the sign, and for that purpose may enter upon private property without incurring liability for doing so.
 4. Any sign erected or maintained on city property or public rights-of-way contrary to city ordinance is a public nuisance, and the chief of police is authorized to remove any such sign without notice.
- F. Loss of Nonconforming Status.
1. A nonconforming sign may remain and be used; provided, that the sign must be removed or brought into compliance with all requirements of this code if any of the following occur:
 - a. There is any change in land use, or in occupancy, or a change in business name, with respect to the business or premises for which the sign was installed;
 - b. The sign is replaced or it is altered in any manner that is not in compliance with the standards of Chapter **18.52** LFPMC; provided, that a change in copy, panel, or lettering, unrelated to a change regulated in subsection (F)(1)(a) of this section shall not be considered an alteration or replacement;

- c. The sign is relocated in a manner that is not in compliance with the standards of **18.52 LFP**MC;
 - d. A new sign, in addition to the nonconforming sign, is installed on the premises on which the nonconforming sign is located; or
 - e. The owner of the sign refuses to obtain a permit for the nonconforming sign in accordance with procedures established herein.
 - 2. Upon the occurrence of any of the foregoing, a nonconforming sign permit shall terminate immediately and the sign shall be an illegal sign. The administrator shall notify the sign owner that the sign either must be removed or brought into compliance with this code immediately and a new permit secured.
- G. Amortization Period for Nonconforming Signs.
- 1. Any nonconforming sign permitted under this section may remain permitted and in place for the amortization period authorized by subsection (G)(2) of this section; provided, that such sign does not otherwise lose its nonconforming sign permit. At the expiration of the amortization period, a sign shall be removed or brought into compliance with this code.
 - 2. A nonconforming sign permitted under this section shall be brought into compliance with this code or removed within three years of the date the sign became nonconforming; provided, that the city administrator may upon application extend the compliance period no more than an additional six years upon finding that:
 - a. The intent and purpose of this section and Chapter **18.52 LFP**MC will not be detrimentally affected; and
 - b. The sign owner has a substantial unamortized investment (excluding cost of maintenance and repair) in the sign.
 - 3. An application for an extension of the amortization period shall be submitted to the city administrator and shall contain the date the sign was installed, records substantiating capital investment in the sign, records establishing amortization of such investment, and such other information as the city administrator may require. Absent records concerning amortization, the city administrator may establish a schedule for unamortized investment, if any, in any commercially reasonable manner. The application shall be accompanied by a fee as established by the city council from time to time.
- H. Appeals.
- 1. A decision with regard to an application for a permit for a nonconforming sign, an application for an extended amortization period, or loss of nonconforming status may be appealed to the city council.
 - 2. The notice of appeal must be filed with the city clerk within 15 days of the effective date of the decision, and it must state with specificity the error or errors claimed. Upon receipt of a complete and timely notice of appeal, the city clerk shall schedule a hearing before the city council no later than 30 days from the date the notice of appeal is received.
 - 3. The appellant shall have the burden of proof and the council shall affirm the city's decision unless it finds that the decision is based upon a clear error of law or that it is not supported by substantial evidence. The city council's decision is the final decision of the city, which may be appealed as provided in Chapter **36.70C RCW**.
 - 4. Enforcement action shall be stayed during the appeal period and pending final decision on an appeal.
- I. Nonconforming Sign Maintenance and Re-pair. Nothing in this section shall relieve the sign owner from the obligation to maintain any sign in a safe, presentable condition or to make any repairs

necessary to achieve such conditions; provided, that such maintenance and repair shall not be made in any way which is not in compliance with the requirements of this code. (Ord. 788 § 1, 2000; Ord. 850 § 1, 2001; Ord. 906 § 1, 2005)

Section 9, ItemA.

[1] *Code reviser's note: Ordinance No. 788 adds these provisions as Section 18.66.120. The section has been editorially renumbered to prevent duplication of numbering.*

Chapter 18.68. SITING OF WIRELESS COMMUNICATION SERVICE FACILITIES

§ 18.68.010. Purpose.

This chapter addresses the issues of location and appearance associated with wireless communication facilities (WCFs). It provides adequate siting opportunities through a wide range of locations and options which minimize safety hazards and visual impacts sometimes associated with wireless communications technology. The chapter encourages siting of facilities on existing buildings or structures, collocation of several providers' facilities on a single support structure, and visual mitigation measures are encouraged to maintain neighborhood appearance and reduce visual clutter in the city. (Ord. 773 § 3, 1999)

§ 18.68.020. Definitions.

A. "Antenna(s)"

means any system of electromagnetically tuned wired, poles, rods, reflecting discs or similar devices used to transmit or receive electromagnetic waves between terrestrial and/or orbital based points, including, but not limited to:

1. Omni-directional (or "whip") antenna(s), which transmits and receives radio frequency signals in a 360-degree radial pattern;
2. Directional (or "panel") antenna(s), which transmits and receives radio frequency signals in a specific directional pattern of less than 360 degrees;
3. Parabolic antenna(s) (or "dish") antenna(s), which is a bowl-shaped device for the reception and/or transmission of communications signals in a specific directional pattern;
4. Ancillary antenna(s), which is an antenna less than 12 inches in its largest dimension and is not directly used to provide personal wireless communications services, such as a global positioning satellite (GPS) antenna.

B. "Collocation"

means placing and arranging multiple providers' antennas and equipment on a single support structure or equipment pad area.

C. "Electromagnetic field (EMF)"

means the field produced by the operation of equipment used in transmitting and receiving radio frequency signals.

D. "Equipment facility"

means any structure used to house electronic equipment, cooling systems and back-up power systems associated with a WCF, including shelters, enclosures, cabinets and other similar structures.

E. "Microcell"

means a wireless communication facility consisting of an antenna that is either: (1) for a monopole antenna, no more than 580 square inches in area and no more than six feet in height and with an area of not more than 580 square inches; or (2) if a tubular antenna, no more than four inches in diameter and no more than six feet in length.

F. **"Minor facility"**

means a wireless communication facility consisting of up to three antennas, each of which is a microcell with associated equipment facilities six feet or less in height and no more than 48 square feet in floor area.

G. **"Support structure"**

means any structure, designed and constructed specifically to support an antenna array, including a monopole, self-supporting (lattice) tower, guy-wire support tower and any other similar structures. Any device (attachment device) used to attach a WCF to an existing structure or building (attachment structure) shall be excluded from the definition of and regulations applicable to support structures.

H. **"Wireless communication facility (WCF)"**

means a wireless communication facility, including a microcell, that is a facility for the transmission and/or reception of radio frequency signals, including antennas, equipment shelter or cabinet, transmission cables, a support structure required to achieve the necessary elevation, and reception and transmission devices and antennas.

I. **"Wireless communication services"**

means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services, as defined by federal laws and regulations.

(Ord. 773 § 3, 1999)

§ 18.68.030. Permit required.

A wireless communication facility (WCF) permit shall be required for the location, installation or construction of any WCF or modification to an existing WCF.

A. The city planning department may grant permit approval for:

1. A microcell, minor facility or collocation located in a nonresidential zone that does not exceed the maximum height of the zone; or
2. A collocation in a nonresidential zone on an existing building or support structure that does not increase the height or visual impact of the existing building or structure; or
3. A microcell or minor facility in a multifamily, business, commercial, or town center zone on an existing building or structure; provided, that the microcell or minor facility is no higher than 12 feet above the existing building or structure or the permitted height for the zone, whichever is higher; or
4. A microcell or minor facility in a residential zone on a nonresidential building or structure; provided that the microcell or minor facility is no higher than 12 feet above the permitted height in the zone.

B. All other WCFs require conditional use permit review and approval by the city hearing examiner.

(Ord. 773 § 3, 1999; Ord. 924 § 12, 2005)

§ 18.68.040. Application requirements.

All application for a WCF shall include:

- A. A diagram or map showing the primary viewshed of the proposed facility.
- B. A map showing the coverage area of the proposed WCF at the requested height.
- C. An explanation of the need for the proposed WCF, including an analysis of alternative sites which supports the selected site over other possible locations, particularly locations in a higher priority zone.
- D. An inventory of other WCF sites operated by the applicant that are either in the city or within one mile of its borders, including specific information about location, height and design of each facility.
- E. A site/landscaping plan showing the specific placement of the WCF on the site; showing the location of existing structures, trees and other significant site features; and indicating type and locations of plant materials used to screen WCF components.
- F. Other information as deemed necessary by the city planner.
- G. Documentation verifying that the proposed WCF complies with any applicable regulations and specifications in accordance with the Federal Aviation Administration (FAA).
- H. Applications for facilities other than microcells or minor facilities shall also contain:
 - 1. Photosimulations of the proposed facility from affected properties and public rights-of-way at varying distances.
 - 2. Documentation of efforts to collocate on existing facilities.

(Ord. 773 § 3, 1999)

§ 18.68.050. Permit conditions.

Each permit issued by the city shall be conditioned to:

- A. Expire 10 years after the effective date of the permit approval, subject to renewal for additional 10-year periods; provided that application for renewal is submitted six months before the permit expires, and that approval of the renewal application is subject to then applicable city ordinances.
- B. Require that construction or installation of the WCF must commence within one year from the date of the permit, with opportunity for a one-year extension; otherwise, the permit shall be revoked without further action of the city and the rights and privileges appurtenant to the permit shall be void.
- C. Require the permittee to allow collocation of proposed WCFs on the permittees' site, unless the permittee establishes to the city's satisfaction that collocation will impair technically the existing permitted use(s) to a substantial degree.
- D. Require the permittee to maintain the WCF in a state of good repair and to maintain or replace, if necessary, vegetation and landscaping required as a condition of approving the permit.
- E. Require the permittee to notify the city of any sale, transfer, assignment of a site or WCF within 60 days of such event.
- F. Require the permittee to comply with the provisions of this title and all other applicable city ordinances and rules and regulations.

(Ord. 773 § 3, 1999)

§ 18.68.060. Permit enforcement.

The director of the planning department, or that officer's designee, may issue a citation to a permittee for failure to comply with the conditions of the permit. A citation issued under this section shall be filed in the city's municipal court and if the permittee is found to have violated a condition of the permit, the court shall impose a fine not to exceed \$250.00; provided, that upon a finding that the permittee has committed a second violation within the term of the permit, the court shall impose a fine not to exceed \$500.00 and revoke the permit.
(Ord. 773 § 3, 1999)

§ 18.68.070. Prioritized locations.

The following sites are prioritized in order of preference for locating proposed WCFs and permits shall be issued so that WCFs will be located on the highest priority site feasible:

- A. Collocation.
- B. Public buildings and structures located in nonresidential zones.
- C. Buildings and structures in business and commercial zoned sites used for research and development, commercial and business uses.
- D. Buildings and structures in residential zones not used entirely for residential use; provided, that WCFs will not be sited on vacant residential lots.

(Ord. 773 § 3, 1999)

§ 18.68.080. Development standards.

All WCFs shall be constructed or installed according to the following development standards:

- A. Applicable Federal Communications Commission (FCC), Federal Aviation Administration (FAA), state and city regulations and standards.
- B. Antennas shall be located, mounted and designed so that visual and aesthetic impacts upon surrounding land uses and structures are minimized, and so that they blend into the existing environment. Panel and parabolic antennas shall be screened from residential views and public rights-of-way.
- C. WCFs shall be screened or camouflaged employing the best available technology, such as compatible materials, location, color, artificial trees and hollow flagpoles, and other tactics to minimize visibility of the facility from public streets and residential properties.
 - 1. A freestanding WCF shall not be allowed whenever an existing structure can meet technical and network location requirements.
 - 2. Monopoles shall be the only freestanding support structures allowed in the city, and they are the preferred structure where any support structure is necessary.
 - 3. A freestanding WCF shall comply with all required setbacks of the zoning district in which it is located.
 - 4. A WCF shall be designed and placed or installed on the site in a manner that takes maximum advantage of existing trees, mature vegetation, and structures by:
 - a. Using existing site features to screen the WCF from prevalent views; and
 - b. Using existing site features as a background in a way that the WCF blends into the background.

5. As a condition of permit approval, the city may require the applicant to supplement trees and mature vegetation to screen the facility.

Section 9, ItemA.

6. A WCF shall be painted either in a nonreflective color or in a color scheme appropriate to the background against which the WCF would be viewed from a majority of points within its viewshed, and which must be approved by the city.

D. Equipment facilities shall:

1. Be placed underground if practicable; or
2. If above ground, equipment facilities shall be screened from any street and adjacent property with fencing, walls, landscaping, structures or topography or a combination thereof; and
3. They shall not be located within required building setback areas.

E. Security fencing shall:

1. Not exceed six feet in height;
2. Be screened from view through the use of appropriate landscaping materials; and
3. Be camouflaged with appropriate techniques and painted or coated with a nonreflective color, if it is a chain-link fence.

- F. The city shall consider the cumulative visual effects of WCFs mounted on existing structures and/or located on a given permitted site in determining whether the additional permits can be granted so as to not adversely affect the visual character of the city.

- G. A WCF shall not be used for mounting signs, billboards or message displays of any kind.
(Ord. 773 § 3, 1999)

§ 18.68.090. Electromagnetic field (EMF) standards compliance.

All WCFs shall be operated:

- A. In compliance with federal standards for EMF emissions. Within six months after the issuance of its operational permit, the applicant shall submit a project implementation report which provides cumulative field measurements of radio frequency (EMF) power densities of all antennas installed at the subject site. The report shall quantify the EMF emissions and compare the results with established federal standards. Said report shall be subject to review and approval by the city for consistency with the project proposal report and the adopted federal standards. If on review the city finds that the WCF does not meet federal standards, the city may revoke or modify the permit. The applicant shall be given a reasonable time based on the nature of the problem to comply with the federal standards. If the permit is revoked, then the facility shall be removed.
- B. In a manner that the WCF will not cause localized interference with the reception of area television or radio broadcasts, garage door openers, portable phones and other similar FCC approved devices. If on review of a registered complaint the city finds that the WCF interferes with such reception, the city may revoke or modify the permit. The applicant shall be given a reasonable time based on the nature of the problem to correct the interference. If the permit is revoked, then the facility shall be removed.

(Ord. 773 § 3, 1999)

§ 18.68.100. Facility removal.

A WCF shall be removed:

- A. Within 90 days of the date the site's use is discontinued, it ceases to be operational, the revoked; or if the facility falls into disrepair and is not maintained, within 90 days of a notice from the city to effect repairs and maintenance to the satisfaction of the city. The operator of a WCF shall notify the city upon the discontinued use of a particular facility; however,
 - B. Should the operator fail to remove the WCF as required herein, and the property owner fails to remove the WCF within 90 days of the date the city notifies the property owner to remove the WCF, then the WCF shall be a nuisance and subject to appropriate legal proceeding.
- (Ord. 773 § 3, 1999)

Chapter 18.70. VARIANCES

§ 18.70.010. Application and criteria.

A variance is the means by which an adjustment is made in the application of the specific regulations of this title to a particular piece of property. A variance application shall be made on forms approved by the planning department and presented to the hearing examiner. The hearing examiner shall, after a public hearing, make a final decision. Variances shall be granted only in cases where the particular property, because of special circumstances applicable to the property, is deprived of privileges commonly enjoyed by other properties in the same vicinity and zone and where the variance will remedy the disparity in privilege, or to accommodate a solar energy system. Before a variance shall be granted, the following requirements shall be met:

- A. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located; and
- B. That such variance is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and
- C. Granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and
- D. There are special circumstances applicable to a particular lot or tract, such as size, shape, topography, surroundings, trees, ground cover or other physical conditions, installation of a solar energy system or the location or orientation of a building for purposes of gaining or providing solar access; and
- E. The granting of the variance will not alter the character of the land, nor impair the appropriate use or development of adjacent property; and
- F. The granting of the variance will not conflict with the general purposes and objectives of the comprehensive plan and other requirements of this title; and
- G. In determining whether to approve an application for a variance, the hearing examiner shall consider the applicant's record regarding meeting the terms, conditions and limitations of other permits previously issued including building permits, conditional uses or variances; and
- H. All variances shall meet any other terms, conditions or limitations of the Lake Forest Park Municipal Code, if any, applicable to the specific action including LFPMC Title 16, Environmental Protection; Title 17, Subdivisions; and Title 18, Zoning.

(Ord. 773 § 3, 1999; Ord. 836 § 13, 2000)

§ 18.70.020. Fee.

Chapter 18.71. CODE ENFORCEMENT

(Repealed by Ord. 1130)

Chapter 18.72. DEVELOPMENT AGREEMENTS

§ 18.72.010. Authorized.

- A. The city may enter into a development agreement with a person having ownership or control of real property within its jurisdiction. The city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement.
- B. Pursuant to RCW **36.70B.170** through **36.70B.210**, as amended, a person or entity having ownership or control of real property within the city may file an application for a development agreement with the planning and building department ("department"), and pay the filing fee established by city council resolution.

(Ord. 1218 § 1, 2021)

§ 18.72.020. Terms and conditions.

- A. The director of the planning department ("director"), and such designee as may be appointed for this purpose by the mayor, is authorized, but not required, to negotiate acceptable terms and conditions of the proposed development agreement with due regard for the following criteria:
 - 1. The development agreement conforms to the existing comprehensive plan policies.
 - 2. The terms of the development agreement are generally consistent with the development regulations of the city then in effect.
 - 3. Appropriate elements such as permitted uses, residential densities, and nonresidential densities and intensities or structure sizes are adequately provided.
 - 4. Appropriate provisions are made for the amount and payment of fees agreed to in accordance with any applicable provisions of state law, any reimbursement provisions, other financial contributions by the property owner, inspection fees, or dedications.
 - 5. Adequate mitigation measures, development conditions, and mitigation requirements under Chapter **43.21C** RCW are provided, including monitoring and adjustment of measures and conditions to ensure mitigation is effective.
 - 6. Adequate and appropriate design standards and other development features are provided.
 - 7. If applicable, targets and requirements regarding affordable housing are addressed.
 - 8. Provisions are sufficient to assure requirements of parks and preservation of open space.
 - 9. Interim uses and phasing of development and construction are appropriately provided. The agreement shall clearly state the conditions under which an interim use shall be converted to a permanent use within a stated time period and the penalties for noncompliance if the interim use is not converted to the permanent use in the stated period of time.

10. Where a phased development agreement is proposed, a site plan shall be provided and clearly show the proposed phases and when in each phase public benefit shall be provided. Public benefits shall be provided as early as feasible in projects.
 11. Clearly document that any departures from the standards of the code that are requested by the applicant are, in the judgment of the city, offset by providing a benefit to the city of equal or greater value relative to the departure requested. In no case shall a departure from the code be granted if no benefit to the city is proposed in turn by the applicant.
 12. Provisions for maintenance and operations, including landscape maintenance.
 13. A build-out or vesting period for applicable standards is provided.
 14. Provisions for resolving disputes, review procedures, and standards for implementing decisions.
- (Ord. 1218 § 1, 2021)

§ 18.72.030. Public hearing, recommendation, decision.

- A. When the director determines that a development agreement addressing the criteria in this chapter has been negotiated and recommends the same for consideration, a public hearing pursuant to RCW 36.70B.200 shall be held by the planning commission.
 1. At the public hearing, the applicant shall have an opportunity to make a presentation, city representatives shall have an opportunity to make a presentation, and members of the public shall be allowed to comment. This hearing may be continued for the purposes of clarifying issues, or obtaining additional information, facts, or documentary evidence.
 2. At the applicant's expense, notice of the public hearing shall be provided at least 21 days prior to the public hearing as follows:
 - a. Emailed or sent regular United States Postal Service (USPS) mail to the applicant and members of the public who have submitted written comments;
 - b. Sent regular USPS mail to all dwelling units in the city and to all taxpayers of record if different than the dwelling unit address;
 - c. Published in the city's website on its news flash page, as amended or replaced by other similar electronic notification methods; and
 - d. Posted on a social media account hosted by the city.
 3. The planning commission may continue the hearing for the purpose of clarifying issues, or obtaining additional information, facts, or documentary evidence. After deliberation, the planning commission shall make a recommendation on the development agreement to the city council.
- B. The development agreement shall be subject to review and approval by the city council based on the record of the planning commission and on any subsequent public hearing the city council may hold. Any public hearing by the city council will be subject to the same notice provisions in subsection (A)(2) of this section. If a public hearing is held, the city council may continue the hearing for the purpose of clarifying issues, or obtaining additional information, facts, or documentary evidence.
- C. The decision of the city council shall be final immediately upon adoption of a resolution authorizing or rejecting the development agreement.
- D. Following approval of a development agreement by the city council, and execution of the same, the development agreement shall be recorded with the King County recorder, at the applicant's expense.

- E. Because a development agreement is not necessary to any given project or use of real property under the existing comprehensive plan and development regulations in effect at the time of making application, approval of a development agreement is wholly discretionary and any action taken by the city council is legislative only, and not quasi-judicial.
 - F. During the term of an approved development agreement, the agreement is binding on the parties and their successors, and any permit or approval issued by the city after execution of the development agreement must be consistent with the development agreement.
 - G. Pursuant to RCW **36.70B.020**, development agreements are not land use applications and are not subject to processing deadlines in Chapter **16.26** LFPMC.
- (Ord. 1218 § 1, 2021)

§ 18.72.040. Amendments to development agreements.

- A. The city will process and decide upon an application for an amendment to an existing development agreement as if it were an application for a new development agreement in the manner set forth in LFPMC § **18.72.030**, unless it is deemed a minor modification as set forth in subsection **B** of this section.
- B. The director may approve minor modifications to an existing development agreement. Criteria for approving minor modifications include but are not limited to the following:
 1. Shall conform to the intent of the development agreement;
 2. Shall not reduce landscaping, buffering, or open space areas;
 3. Shall not reduce setback requirements;
 4. Shall not result in an increase in height of any structure; and
 5. Shall not result in a change in ingress or egress.

(Ord. 1218 § 1, 2021)

§ 18.72.050. Consistency and flexibility.

A development agreement shall be consistent with applicable development regulations; provided, a development agreement may allow development standards different from those otherwise imposed under this code in order to provide flexibility to achieve public benefits, respond to changing community needs, or encourage modifications that provide the functional equivalent or adequately achieve the purposes of otherwise applicable city standards. Any development standards approved pursuant to a development agreement that differ from those in the LFPMC shall not require any further zoning reclassification, variance from city standards or other city approval apart from development agreement approval. The development standards as approved through a development agreement shall apply to and govern the development and implementation of each covered site in lieu of any conflicting or different standards or requirements elsewhere in the LFPMC. Subsequently adopted standards that differ from those of a development agreement adopted by the city as provided in this chapter shall apply to the covered development project only where necessary to address imminent public health and safety hazards or where the development agreement specifies a time period or phase after which certain identified standards can be modified. Determination of the appropriate standards for future phases which are not fully defined during the initial approval process may be postponed. Building permit applications shall be subject to the building codes in effect when the permit is applied for.

(Ord. 1218 § 1, 2021)

§ 18.72.060. Exercise of city police power and contract authority.

As provided in RCW **36.70B.170(4)**, the execution of a development agreement is a proper exercise of the city's police power and contract authority. Accordingly, a development agreement may obligate a party to fund or provide services, infrastructure, or other facilities. A development agreement shall reserve authority to impose new or different regulations to the extent required by a serious threat to public health and safety.
(Ord. 1218 § 1, 2021)

§ 18.72.070. Form.

Development agreements shall be consistent with RCW **36.70B.170** through **36.70B.210**.
(Ord. 1218 § 1, 2021)

Chapter 18.74. SALE, DISPOSITION OR LEASE OF SURPLUS REAL PROPERTY FOR AFFORDABLE HOUSING

§ 18.74.010. Policy regarding disposition of city surplus real property for affordable housing pursuant to RCW 39.33.015.

It is the policy of the city that surplus real property may be disposed of for affordable housing purposes as authorized under RCW **39.33.015** when the city council finds that affordable housing is needed within the city and the disposition of the property for affordable housing is in the best interest of the city and its residents. Further, although it is acknowledged that all forms of affordable housing are important, the city's priority is to provide affordable multifamily units when possible.
(Ord. 1282 § 1, 2023)

§ 18.74.020. Definitions.

The definitions in RCW **39.33.015** as now existing and as amended are hereby adopted.
(Ord. 1282 § 1, 2023)

§ 18.74.030. Surplus real property resolution.

- A. To surplus real property for the purposes of this chapter, the city council shall adopt a resolution which states that the property is not required for the needs of or the discharge of the responsibilities of the city and that the property shall be disposed of for a public benefit purpose pursuant to RCW **39.33.015**.
- B. The resolution shall contain the following information:
 - 1. A description of the size of the property, general location, legal description and King County assessor's tax parcel number;
 - 2. A description of the circumstances under which the property was obtained;
 - 3. A statement identifying the fund account to which proceeds from its sale, if any, should be credited;
 - 4. A summary of the history of municipal use, if any, or uses for which it might be held;
 - 5. King County assessor's value of the property;

6. A description of how the property should be transferred, leased or otherwise disposed;

Section 9, Item A.

7. A summary of the easements, covenants or deed restrictions that will be imposed on the property as part of the disposition; and

8. A determination and statement of the minimum sale or lease price, or if the sale or lease is for no cost.

C. No appraisal or valuation information is necessary.

D. In the event that after surplus the city council determines that the property will not be disposed of pursuant to RCW 39.33.015, the surplus resolution shall be rescinded and the property may be disposed of through the city's general surplus procedures.

(Ord. 1282 § 1, 2023)

§ 18.74.040. Disposition procedure.

A. Disposition of surplus real property for the public benefit purpose of providing affordable housing may be at no cost, a long-term lease, or an amount determined appropriate by the city council, even if that amount is less than the appraised, assessed or fair market value of the property.

B. Disposition of surplus real property may be by direct negotiation with a nonprofit, 501(c)(3) organization or similar entity that provides affordable housing for city residents.

C. In the alternative, if the city council deems it appropriate, disposition of surplus real property may be accomplished through a request for proposal procedure, sealed bid, or auction.

D. In all cases, the deed, lease or other instrument transferring or conveying the property shall include a covenant or other requirement that the property shall be used for the public benefit purpose identified by the city council and remedies that apply in the event the recipient of the property fails to use the property for the designated public benefit purpose or ceases to use the property for such purpose.

E. Recipients of surplus real property shall pay all costs of the transfer, including, but not limited to, appraisal costs, title fees, excise tax and recording fees.

(Ord. 1282 § 1, 2023)

§ 18.74.050. Limitation of section.

This chapter is not applicable to surplus, sale, transfer, disposition or lease of city real property for purposes other than affordable housing pursuant to RCW 39.33.015.

(Ord. 1282 § 1, 2023)