



CITY OF LAKE FOREST PARK PLANNING COMMISSION MEETING

Tuesday, February 11, 2025 at 7:00 PM

Meeting Location: In Person and Virtual / Zoom

17425 Ballinger Way NE Lake Forest Park, WA 98155

INSTRUCTIONS FOR ATTENDING THIS MEETING VIRTUALLY:

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

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

HOW TO PARTICIPATE WITH ORAL COMMENTS:

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

The meeting is being recorded.

HOW TO SUBMIT WRITTEN COMMENTS:

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

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

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 January 14, 2024, Regular Meeting

5. **MEETING DATES**

6. **PUBLIC HEARINGS**

7. **PUBLIC COMMENTS**

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

8. **REPORT FROM CITY COUNCIL LIAISON**

9. **OLD BUSINESS**

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

B. Planning Commission 2025 Work Plan for February 27, 2025 City Council

10. **NEW BUSINESS**

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

11. **REPORTS AND ANNOUNCEMENTS**

A. Planning Commission Vacancies and Recruitment Reminder

12. **ADDITIONAL PUBLIC COMMENTS**

13. **AGENDA FOR NEXT MEETING**

A. Next regular meeting scheduled for Tuesday, March 11, 2025

14. **ADJOURN**

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

1 City of Lake Forest Park – Planning Commission
2 Regular Meeting Minutes: January 14, 2025; 7:00-9:00pm
3 Hybrid Meeting Held in the Forest Room at City Hall and Virtually via Zoom
4

5 **Planning Commissioners present:** Chair Ashton Alvarez- McCartney (via Zoom), Vice Chair
6 Janne Kaje (via Zoom), David Kleweno, Meredith LaBonte, Melissa Cranmer (via Zoom), Sam
7 Castic, and Cherie Finazzo
8

9 **Staff and others present:** Mark Hofman, Community Development Director; John Lebo, City
10 Council Liaison; Kirsten Peterson, SCJ Alliance (via Zoom); Andrew Oliver, Leland Consulting
11 Group (via Zoom); David Fiske, Leland Consulting Group (via Zoom)
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13 **Members of the Public present:** none
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15 **Planning Commissioners absent:** Madlyn Larson
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17 **Call to order:** Chair Alvarez- McCartney called the meeting to order at 7:00 PM
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19 **Land Acknowledgement:** Chair Alvarez- McCartney read the land acknowledgement.
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21 **Approval of Agenda:** Cmr. Kleweno made a motion to approve the agenda, Cmr. Finazzo
22 seconded, and the motion to approve the agenda was carried unanimously.
23

24 **Approval of Meeting Minutes:** Cmr. Cranmer made a motion to approve the November 12, 2024,
25 Meeting Minutes, Cmr. Kleweno seconded and the motion to approve the minutes was carried
26 unanimously.
27

28 **Public Hearing:** No public hearing.
29

30 **Next meeting:** The next meeting will take place on February 11, 2025.
31

32 **2025 Planning Commission Regular Meeting Dates Discussion**

33 The Planning Commission members tabled discussing possible dates for the November 2025
34 meeting due to the Veterans Day Holiday.
35

36 **Public Comment:** Jin Dorson, gave an invitation to Planning Commission on behalf of the Board
37 of the Third Place Commons to attend the Auction Breakfast fundraiser on March 6th.
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39 **City Council Liaison Report:** Council Member Lebo thanked the commissioners for their work on
40 the Comprehensive Plan and announced that the biannual budget was passed.
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42 **Old Business:**

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

44 Mr. Fiske led the presentation on middle housing development. Mr. Oliver discussed location and
45 density, and options as to how they impact housing, tree canopy, critical areas, and environmental
46 impacts. The commissioners discussed the safety concerns with lack of infrastructure including
47 sidewalks and bike lanes and also discussed how an increase in housing can potentially lead to a
48 pathway to increase city infrastructure.

1 Mr. Fiske also discussed typologies and form, specifically how the location of new construction
2 takes place within the lot can help reduce impacts to critical areas and tree coverage.

3
4 Ms. Peterson discussed the gap analysis document and suggested code amendments that SCJ is
5 working on. Ms. Peterson discussed possible changes to the code, for instance changing “single-
6 family” to an example like “low-density” to be able to allow for more permitted uses. Ms. Peterson
7 also discussed examples of allowed types of medina housing from other jurisdictions.

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

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

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21 Mr. Hofman discussed the need of a work plan for the planning commission.

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New Business:

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Reports and Announcements:

26 **Planning Commission Vacancies and Recruitment Reminder**

27 Mr. Hofman stated that an election is scheduled for the next meeting. Mr. Hofman also discussed
28 the need for one to two new commissioners.

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2024 Comprehensive Plan Update Adoption and Closure Discussion

31 Mr. Hofman stated that the Comprehensive Plan was adopted on December 12, 2024.

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Citizen Comment: No public comments.

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Agenda for Next Meeting: Additional discussion on middle housing, 2025 work plan, and
36 elections.

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Adjournment: Cmr. Kleweno made a motion to adjourn the meeting, Cmr. Cranmer seconded, and
39 the motion was carried unanimously. The meeting adjourned at 9:00 PM.

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APPROVED:

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44 Ashton Alvarez-McCartney, Planning Commission Chair



SCJ ALLIANCE
CONSULTING SERVICES

Technical Memo

To: City of Lake Forest Planning Commission
From: SCJ Alliance
Date: February 11, 2025
Project: Lake Forest Park Middle Housing Code Updates
Subject: Gap Analysis and Recommended Code Amendments

Middle Housing

As discussed at the previous Planning Commission meeting, the City of Lake Forest Park is currently going through an update to its zoning code for alignment with Washington’s recently enacted middle housing legislation. The legislation, aimed at increasing housing diversity and affordability, requires cities of a certain size to permit middle housing types in all zoning districts predominantly zoned for residential use.

As a city with a population less 25,000 and contiguous with the UGA of the largest city in a county with population greater than 275,000, Lake Forest Park is considered a Tier 3 City, and must adhere to middle housing requirements as provided in state legislation.

Since the last meeting with the Planning Commission, several updates have been made to the development code for compliance with the requirements. The attached gap analysis, attached as Exhibit #1, provides a summary of the edits that have been made to date. Additionally the code amendments are also found within the attached Word document itself (Exhibit #4). Because the attachment is so lengthy, a summary of these edits has also been included within this report. Page numbers for the various code amendments have also been provided to aid in navigating the materials.

During the last meeting, Leland Consulting also reviewed a “Middle Housing Discussion Guide” with the Commission. It outlines various options that are up for consideration by the Commission. This discussion guide has once again been included in the packet as Exhibit #2.

State Mandated Compliance for Updating Subdivision Requirements

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

This means that Lake Forest Park must allow zero lot line subdivisions that result in two lots for existing lots where residential uses are allowed. In addition, by adoption of different legislation in 2023 (ESSSB 5258), the Legislature amended the State Subdivision Act (Ch. 58.17 RCW) to requires the following:

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

RCW 58.17.060(3).

Thus while the middle housing legislation only requires the City to allow the zero lot line subdivisions up to the two lots per residential lot, ESSSB 5258 requires allowance of unit lot subdivisions, not just zero lot line short subdivisions.

The current draft in the packet (Exhibit 4) includes language for unit lot subdivisions as provided in the State model ordinance. It is anticipated that additional edits will be made to this section prior to the next meeting. Additionally, the code amendments for zero lot line subdivisions will be incorporated into the draft that will be reviewed during the March meeting.

Summary of Proposed Code Amendments

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

To aid in review of the code amendment document, the following is a summary of the proposed changes in order of appearance in the code amendment document followed by the corresponding page number.

LFPMC 17.04.050 Definitions (pg. 2)

New definitions have been added for the following terms:

- Parent Lot
- Unit Lot

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

Edits have been made to the definition of “short subdivision” and “subdivision”.

LPFMC 17.12 Short Subdivisions and Dedications (pgs 9 - 11)

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

LPFMC 17.12.90 (pg. 11)

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

LPFMC 18.08 Definitions (pg. 14)

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

- **Accessory Dwelling Unit (ADU), attached** (pg. 16)
This definition is being revised to specify that an ADU that exceeds the size limitations of MMC 16.34.020 shall be considered a duplex if attached.
- **Accessory Dwelling Unit (DADU), detached** (pg. 16)
This definition is being revised to specify that an ADU that exceeds the size limitations of MMC 16.34.020 shall be considered a cottage if detached.
- **Administrative Design Review** (pg. 16)
This is a new definition required pursuant to the middle housing legislation which amended RCW 36.70A.070.
- **Condominium** (pg. 20)
This is a new definition which duplicates the language of RCW 64.34.020(10). It is not required per the middle housing legislation but is relevant to the other housing related amendments to the code.
- **Cottage housing** (pg. 20)
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.

- **Courtyard apartments** (pg. 20)
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Duplex** (pg. 20)
This is a new definition. The new housing legislation requires that Tier 3 cities allow duplexes as a permitted use in residential zones, but allows the jurisdiction to craft their own definition.
- **Dwelling, multifamily** (pg. 20)
This is not a requirement but this definition has been amended to include a statement that middle housing is a type of multifamily dwelling.
- **Major Transit Stop** (pg. 23)
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Middle Housing** (pg. 24)
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Short Term Rental** (pg.26)
This is a new definition, but it is not required. The City may want to consider adding this definition in relation to the ability to restrict the use of ADU's for short term rentals.
- **Single-family zones** (pg. 26)
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Stacked Flat** (pg. 26)
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.
- **Tier 3 City** (pg. 19)
This is a new definition that has been provided by the State but is optional. Staff recommends inclusion of this definition for clarity when describing Lake Forest Park as a Tier 3 city.
- **Townhouses** (pg. 26)
This is a new definition, required pursuant to the middle housing legislation which amended RCW 36.70A.030, Definitions.

- **Unit density** (pg. 27)
This is a new definition recommended by the State for inclusion, but is one that the City may define.

LPFMC 18.12 Zoning Map (pg. 28)

Future edits to 18.12.010 will be warranted after further review of the existing zoning districts. If any zoning districts are renamed, consolidated, or eliminated, the appropriate designations will need to be incorporated.

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

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

LPFMC 18.16.010 Permitted Uses (pg. 30)

This has been updated to state that middle housing is included within the list of permitted uses.

Other subsections have been flagged to ensure that the referenced chapters are reviewed for conformance, as updates are made.

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

As with 18.16, the title of this zoning district has been amended to remove the term “single-family”, and the chapter has also been updated to specify the exact types of middle housing that would be allowed within the zoning district. This is an alternative way of depicting the allowance of middle housing, versus the language used in 18.16.

***SUMMARY TABLE OF ZONING USES**

At this point it would be helpful to refer to an additional attachment that has been included with the packet materials. The “Lake Forest Park Residential Zoning Review” has been developed as a summary table for a quick comparison of the development standards for each of the residential zoning districts.

Because there are so many similarities between uses, edits have not been made to each individual section of code. It is possible that some of the zoning districts could be combined. In addition, the Commission needs to make some final decisions on the amount of density to be allowed within the residential zones. Final edits will be incorporated into the code document at a later date.

In addition to the residential zones, the attachment also includes an outline on the Southern Gateway Zoning districts, as the SG-SFR zoning district is subject to the middle housing requirements. The table also points out that the SG-T and SG-C zones are NOT subject to middle housing.

Chapters 18.20 (pg. 34) through 18.30 (pg. 46) have been flagged for potential edits.

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

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

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

LPFMC 18.50.050 Accessory Dwelling Units (pg 56)

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

- Up to two (2) ADU’s may be permitted on a lot per each single-family dwelling located on the same lot, provided that the unit density standards are not exceeded. This section goes on to further state that if a lot is developed with a duplex, or with two units classified as middle housing, then no ADU is permitted on that lot.
- ADU’s will need to comply with the development standards of the underlying zoning district.
- The maximum gross floor area of an ADU is set at 1,000 square feet. (Although the maximum may be higher, it cannot be less than 1,000 square feet.)
- Accessory dwelling units shall only be allowed on lots that meet the minimum lot sizes for the principal unit under the code. In addition, for any lot which is the result of a subdivision or a lot split and which is below the minimum lot size for the zone, no additional dwelling units, including accessory dwelling units, shall be allowed
- ADU’s will not be allowed on lots with critical areas, lots that are not connected to a public sewer system,
- ADU’s will not be allowed on lots that are within the shoreline jurisdiction.
- The garage conversion allowance has been revised to provide more clarity about the parking requirements if the previous parking space has been lost through conversion to an ADU.
- ADU’s may not be used as “short term rentals”.
 - This is not a state mandate, but the State allows for local jurisdictions to include this prohibition. This has been included for discussion purposes.

LFPFC 18.58.030 Parking spaces required (pg. 62)

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

The additional provisions are as follows:

- A maximum of one off-street parking space per unit shall be required on lots no greater than 6,000 square feet before any zero lot line subdivisions or lot splits.

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

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

Next Steps

SCJ will use the recommendations from Staff and the Planning Commission to make additional code amendments. The intention is to bring a final draft to the Commission at the March meeting. Following that, it will be necessary to begin SEPA review, 60-day noticing to the Dept of Commerce, and the necessary public hearings. The deadline for adoption and transmittal to the State is June 30, 2025.

Attachments

- **Exhibit 1:** Gap Analysis in Excel
- **Exhibit 2:** Middle Housing Discussion Guide
- **Exhibit 3:** Lake Forest Park Residential Zoning Review
- **Exhibit 4:** Code Amendments in Word

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

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

Code Section	Title	Changes needed?	Recommendations	Notes	Status
TITLE 17	SUBDIVISIONS		Possibly, but different timeline.		
Chapter 17.04	General Provisions		Possibly, review recommendations	Consider including zero lot line provision here under Scope (B).	
17.040.050	Definitions	Yes	Add definitions for "Parent lot," "Unit Lot," "Lot Split," "unit lot subdivision", and "zero lot line subdivision". Amend definitions for short subdivision and subdivision.	17.04.050 definitions were added as recommendations to consider in addressing definition gaps the middle housing legislation as well as future work that will be needed to address the unit lot subdivisions legislation (Engrossed Second Substitute Senate Bill (ESSSB) 5258)	Recommended definitions added. Review warranted.
Chapter 17.08	Subdivisions and Dedications	No	Consider unit-lot subdivision standards - described well as Commerce middle housing user guide in 17.12		
Chapter 17.12	Short Subdivisions and Dedications	Yes	Add unit-lot subdivision standards - described well in Commerce middle housing user guide	This is likely the best spot for the eventual unit lot subdivision language given the state legislation. Placeholder language from the state unit subdivision guidance has been added for review and consideration.	Placeholder recommended language from the state has been added and needs review.
TITLE 18	PLANNING AND LAND USE REGULATION		Yes		
Chapter 18.01	Comprehensive Plan and Amendments	No			
Chapter 18.04	General Provisions	No			
Chapter 18.08	Definitions	Yes	Add the required definitions and recommended definitions of "condominium", "unit density", and "Tier 3 city".	Partially complete, but needs renumbering once list of definitions is finalized. May want to reconsider providing a number for each separate definition. Perhaps a number for each letter of the alphabet instead.	Needs confirmation of definitions and eventual renumbering.
Chapter 18.12	Zoning Map	Possibly	Unless further edits change the name of the zones, no edits needed		No edits needed at this time, but may change in the future.
Chapter 18.14	Rezoning	No		Just talks about the procedure and application process for rezones, no changes necessary	
Chapter 18.16	RS-20 Single Family Residential, Low	Yes	Review frontage, setbacks, lot coverage, and impervious surface as it relates to development feasibility		
18.16.010	Permitted uses	Yes	Review C and E for possible edits; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone	Single family residences can still be allowed in this zone but the requirement is to add middle housing to the permitted uses.	Made edits but how the City would like to address the required changes can vary. Review again 18.18 changes.
18.16.020	Conditional uses	No			
18.16.030	Lot area	No			
18.16.040	Street frontage	No			
18.16.050	Lot coverage	Possibly	Left comments for what development feasibility would look like based on this	No changes are needed but should review for development feasibility.	May be helpful to develop graphics to show this code in action, waiting for City to review before this next step.
18.16.060	Yards	Possibly	Review for development feasibility	Edited language for clarity. The original text started by saying 5ft set backs when that wasn't the ultimate desired outcome.	Review recommended language and whether to change.
18.16.070	Building height limit	No	Height limit does not need to change under legislation.		
18.16.080	Impervious surface	Possibly	Review for development feasibility	No changes are needed but should review for development feasibility.	May be helpful to develop graphics to show this code in action, waiting for City to review before this next step.
Chapter 18.18	RS-15 Single-Family Residential, Moderate	Yes	Needs to remove single family from title		
18.18.010	Permitted uses	Yes	Remove "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone	This permitted uses offers a different structure than how it was done in 18.16.	Review for requirement preference.
18.18.020	Conditional uses	No			
18.18.030	Lot area	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.18.040	Street frontage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.18.050	Lot coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.18.060	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.18.070	Building height limit	No	Height limit does not need to change under legislation.		
18.18.080	Impervious surface	Possibly	See Section 18.16.080 comments		
Chapter 18.20	RS-10 Single-Family Residential, Moderate/High	Yes	Needs to remove single family from title		
18.20.010	Permitted uses	Yes	Decide to remove or leave "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone		Waiting on direction for how to structure required change.
18.20.020	Conditional uses	No			
18.20.030	Lot area	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.20.040	Street frontage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.20.050	Lot coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.20.060	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.20.070	Building height limit	No	Height limit does not need to change under legislation.		
18.20.080	Impervious surface	Possibly	See Section 18.16.080 comments		
Chapter 18.21	RS-8.6 Single-Family Residential, Moderate/High	Yes	Needs to remove single family from title		
18.21.010	Permitted uses	Yes	Decide to remove or leave "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone		Waiting on direction for how to structure required change.
18.21.020	Conditional uses	No			
18.21.030	Lot area	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.21.040	Lot width	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.21.050	Lot coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.21.060	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.21.070	Building height limit	No	Height limit does not need to change under legislation.		
18.21.080	Impervious surfaces	Possibly	See Section 18.16.080 comments		
Chapter 18.22	RS-7.2 Single-Family Residential, High	Yes	Needs to remove single family from title		
18.22.010	Permitted uses	Yes	Decide to remove or leave "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone		Waiting on direction for how to structure required change.
18.22.020	Conditional uses	No			

18.22.030	Lot area	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.22.040	Lot width	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.22.050	Lot coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.22.060	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.22.070	Building height limit	No	Height limit does not need to change under legislation.	
18.22.080	Impervious surfaces	Possibly	See Section 18.16.080 comments	
Chapter 18.24 RM-3600 Residential Multifamily				
18.24.010	Purpose	No		
18.24.020	Permitted uses	Yes	Consider adding language to clarify that middle housing types are permitted in this zone	
18.24.030	Conditional uses	No		
18.24.040	Lot area	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.050	Lot area per dwelling unit	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.060	Lot width	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.070	Land coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.080	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.090	Building height	No		Max building height is already 35 feet in this zone, meets requirements of middle housing legislation
18.24.100	Parking	No		
18.24.110	Screening and landscaping	No		
18.24.120	Signs	No		
Chapter 18.26 RM-2400 Residential Multifamily				
18.24.010	Purpose	No		
18.24.020	Permitted uses	Yes	Consider adding language to clarify that middle housing types are permitted in this zone	
18.24.030	Conditional uses	No		
18.24.040	Lot area	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.050	Lot area per dwelling unit	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.060	Lot width	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.070	Land coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.080	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.090	Building height	No		Max building height is already 35 feet in this zone, meets requirements of middle housing legislation
18.24.100	Parking	No		
18.24.110	Screening and landscaping	No		
18.24.120	Signs	No		
Chapter 18.28 RM-1800 Residential Multifamily				
18.24.010	Purpose	No		
18.24.020	Permitted uses	Yes	Consider adding language to clarify that middle housing types are permitted in this zone	
18.24.030	Conditional uses	No		
18.24.040	Lot area	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.050	Lot area per dwelling unit	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.060	Lot width	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.070	Land coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.080	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.090	Building height	No		Max building height is already 35 feet in this zone, meets requirements of middle housing legislation
18.24.100	Parking	No		
18.24.110	Screening and landscaping	No		
18.24.120	Signs	No		
Chapter 18.30 RM-900 Residential Multifamily				
18.30.010	Purpose	No		
18.30.020	Permitted uses	Yes	Consider adding language to clarify that middle housing types are permitted in this zone	
18.30.030	Conditional uses	No		
18.30.040	Lot area	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.30.050	Lot area per dwelling unit	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.30.060	Lot width	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.30.070	Land coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.30.080	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.30.090	Building height	No		Max building height is already 35 feet in this zone, meets requirements of middle housing legislation
18.30.100	Parking	No		
18.30.110	Screening and landscaping	No		
18.30.120	Signs	No		
Chapter 18.34	BN Neighborhood Business	No		No changes needed, as this is not a predominantly residential zone
Chapter 18.38	CC Corridor Commercial	No		No changes needed, as this is not a predominantly residential zone
Chapter 18.42	Town Center	No		No changes needed, as this is not a predominantly residential zone
Chapter 18.44A	Revised	No		
Chapter 18.45 SC-SFR Southern Gateway - Single-Family Residential				
18.45.010	Permitted uses	Yes	Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone.	Add middle housing types and made Prohibited Uses a separate number. Added recommended changes and needs additional discussion.
18.45.020	Conditional uses	No		
18.45.030	Lot area and maximum density	Yes	Add language to clarify that up to two dwellings per lot must be allowed in this zone.	Discuss if the City wants only the two units per lot in this zoning or higher.
18.45.040	Lot width	No		
18.45.050	Lot coverage	No		
18.45.060	Yards	No		
18.45.070	Building height limit	No		
18.45.080	Impervious surface	No		
18.45.090	Screening, landscaping and tree canopy goal	No	Ensure this doesn't create a standard that is different for middle housing types than for single-family units	As is, no changes are needed.

18.45.100	Signs	No			
18.45.110	Parking requirements and traffic impact mitigation	Yes	Update section to comply with middle housing parking standard requirements - see Section 9(B) of the Commerce model ordinance		
18.45.120	Southern gateway - single-family residential zone design guidelines - Adopted - Rules of interpretation	Possibly	Review design guidelines and ensure they are inclusive of middle housing types		
18.45.130	Southern gateway - single-family residential zone design guidelines - Application - Effect	No			
18.45.140	Administration	No			
18.45.150	Bonds or other financial security	No			
Chapter 18.46	SG-C Southern Gateway - Corridor	Possibly		No changes needed, as this is not a predominantly residential zone	Review for what types of housing to include in this zone. Discuss if changes are needed or no.
Chapter 18.47	SG-T Southern Gateway - Transition	Possibly	While this is not a primarily residential zone, single-family units are allowed. May wish to include middle housing types (duplexes, stacked flats, cottage housing, courtyard apartments) as well (see section 18.47.030(B)), for consistency with other residentially zoned areas	Made minor changes to include middle housing language. Recommended, not required.	Review for what types of housing to include in this zone. Discuss if changes are needed or no.
Chapter 18.48	Commercial Site Development Permits	No			
Chapter 18.50	Development Standards	Yes			
18.50.010	Walls and fences	No	Ensure standards for walls and fences are no different for middle housing types than they are for single-family units		As written, no changes are needed
18.50.020	Yards	No			
18.50.030	Best enclosure	No			
18.50.040	Home occupations	No			
18.50.045	Day care/adult day care - Type I	No			
18.50.050	Accessory dwelling units	Yes	Updated for compliance with ADU legislation (HB 1337) and unit lot subdivisions.	C	
18.50.060	Accessory structures and buildings	Yes	Remove use of "single family dwelling" zones.	Could reword to say "zones with single family residences" instead of "residential".	Changed to "residential" to check against how zones are edited for use.
18.50.070	Vision clearance	No			
18.50.080	Permitted intrusions into required yards	No			
18.50.085	Permitted height exclusions	No			
18.50.090	Location of swimming pools	No			
18.50.100	Lighting	No			
18.50.110	Temporary use permits	No			
18.50.120	Keeping household pets	No			
18.50.130	Collective gardens and dispensaries defined	No			
18.50.140	Collective gardens prohibited	No			
18.50.160	Recreational marijuana retailers	No			
Chapter 18.52	Signage	No			
Chapter 18.54	Conditional Uses	No		This chapter refers to standards, height requirements, setbacks, etc. located in other sections of the code - no changes to this section required	
Chapter 18.58	Off-Street Parking	Yes			Review changes
18.58.010	Required off-street parking	No			
18.58.020	Parking plan	No			
18.58.030	Parking spaces required	Yes	Add parking requirements for middle housing as required per RCW 36.70A.635(6)		
18.58.040	Parking requirements for common facilities	No			
18.58.050	General requirements on size of parking spaces	No			
18.58.060	Surfacing	No			
18.58.070	Access	No			
18.58.080	Landscaping, pathways and amenities	No	Ensure these standards are no different for middle housing types than they are for single-family units		No changes needed as is.
18.58.090	Drainage	No			
Chapter 18.62	Screening and Landscaping	Possibly	Standards may not be different for middle housing types than they are for single-family units - consider excluding middle housing types from the applicability of this chapter (section 18.62.010), since the RH zones may contain middle housing types.	Additional	Will need review and discussion as to applying these to all residential zones or keep it to RH and others.

Middle Housing Discussion Guide

Middle Housing Code Update

Date January 15, 2025
To Lake Forest Park Planning Commission; Mark Hofman, Lake Forest Park Planning Director
From David Fiske, Andrew Oliver and Jennifer Shuch, Leland Consulting Group
CC Kirsten Peterson, Zoe Tapert, SCJ Alliance

Introduction

This discussion guide is intended to assist the Lake Forest Park Planning Commission in their discussion of the LCG report on Middle Housing Feasibility and Recommendations. The report has been provided to the Commission as part of its packet. It sets out relevant state, regional, and county requirements, policies, and background, and contains a series of discussion questions on Middle Housing policy and regulations.

Middle Housing Grant and Scope of Work

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.

Adopted in 2023, HB 1110 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).

As a part of this work, LCG analyzed middle housing typologies and development feasibility in Lake Forest Park. This analysis is part of a larger effort to ensure Lake Forest Park’s implementation of middle housing regulations and policies is compliant with HB 1110 and meets the unique needs and contexts of the city.

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

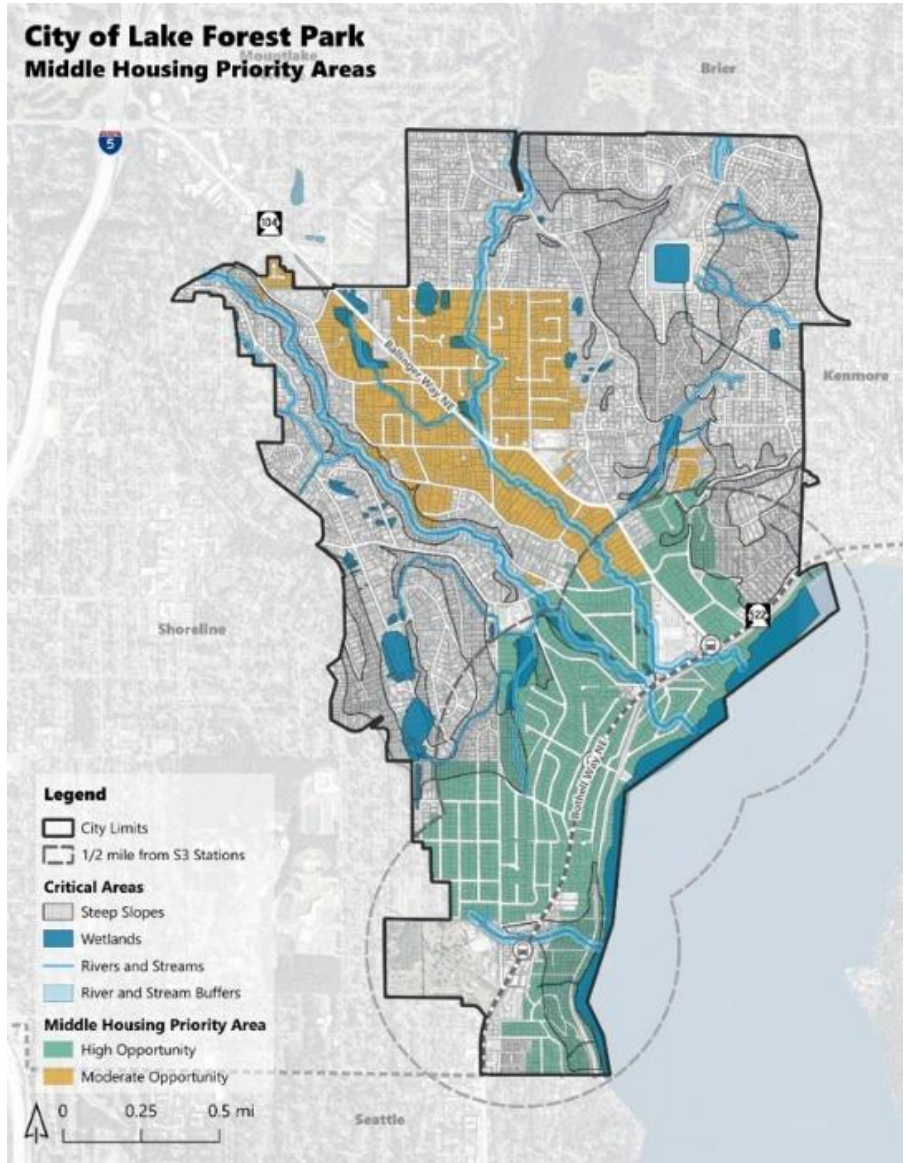
Discussion Questions and Guidance

Middle Housing

Lake Forest Park is required by HB 1110 to plan for middle housing in all residential neighborhoods. As the City works to update its regulations to conform to state requirements, it should ensure that these changes are aligned with local priorities, including **opportunities for affordable homeownership, environmental stewardship of critical areas, and maintenance of the city’s lush tree canopy**. The questions below are intended to encourage discussion around how to balance state requirements and city priorities. The page numbers included with each discussion question reference additional detail in the Middle Housing Feasibility and Recommendations Report, also included in this packet.

1. **Location and Density.** While HB 1110 sets a baseline requirement that Tier 3 cities allow two units on all residential lots, Lake Forest Park could choose to allow more than two units in some residential areas. We recommend allowing more than two units in some areas of the city to balance housing needs and affordable homeownership goals with critical area and tree canopy protections. *Which of these options is most desirable?* (pgs. 59-60)

Option 1	Option 2	Option 3	Option 4
<p>Limit middle housing to two units per lot in all residential areas.</p>	<p>Allow more than two units on lots in RS-7.2 and RS-15 zones within ½ mile of future BRT stops (the green area in the Middle Housing Priority Areas map below).</p>	<p>Allow more than two units on lots in the RS-7.2 and RS-15 zones within ½ mile of future BRT stops AND on lots zoned RS-7.2, RS-10, and RS-15 zones adjacent to Ballinger Way (the yellow area in the Middle Housing Priority Areas map below).</p>	<p>Allow more than two units on all residential lots throughout the city.</p>



2. **Typologies and Form.** Lake Forest Park has some unique environmental constraints as well as a lush tree canopy that the community prioritizes preserving, while also containing relatively large lots with the potential to accommodate existing housing types. Allowing a wider array of housing in residential zones could help the city achieve its housing goals of additional affordability while limiting disruption to the natural environment. Multi-unit dwellings can be regulated and built at a compatible form and scale to existing single-family dwellings through the introduction of a form-based code that defines allowable uses based on the form of the building rather than the density of units. Other novel housing types that allow for unconventional orientations, like cottage clusters or front/side-yard ADUs, can also be regulated in a way that integrates with existing tree canopy on lots. *To what extent is the City willing to explore building flexibility into its residential zoning code and development regulations to enable development around environmental constraints?* (pgs. 42-51, 61)

3. **Parking.** Many streets in Lake Forest Park are not designed to accommodate street parking. City code requires 1.5 parking spaces per unit of multifamily housing to ensure that there are adequate parking facilities for residents. However, if the City plans to allow more than two units per lot in some neighborhoods, it should consider reducing the parking requirements, calibrating required parking with the number of bedrooms and/or proximity to transit. This could potentially help limit tree removal and development in critical areas and improve the feasibility of a variety of middle housing types. *Are there neighborhoods within the city that could support additional on-street parking? Are there other ways that the City could support increased density while protecting the tree canopy?* (pg. 62)

4. **Development Regulations.** As the City embarks on writing its new middle housing code, it will have to determine how and whether to change existing development regulations to improve the feasibility of middle housing. Most impactful regulations include height, lot coverage, and floor area ratio (FAR). Lot coverage ratios are particularly important in the feasibility of middle housing types beyond two-units in some of your high opportunity areas. *Which (if any) of these regulations does the City view as essential to maintain, and which could be recalibrated to align with state regulations and city priorities?* (pgs. 62-64)

5. **Incentivizing Affordable Homeownership.** Allowing middle housing throughout the city will help increase opportunities for affordable homeownership, especially if denser typologies are allowed in some or all city neighborhoods. However, some additional policies and programs could help boost the supply of more affordable homes. These could include:
 - Partnering 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.
 - Incentivizing affordable housing development through density bonuses, fee waivers, or other programs.
 - Offering opportunities for fee-simple lot splitting to increase wealth building opportunities.
 - Establishing a funding source, such as an affordable housing trust fund, to support local affordable housing construction through direct subsidies or land purchases (the latter of which can contribute to a community land trust or similar).

To what extent is the City interested in pursuing these types of policies or programs to achieve its goal of increasing more affordable homeownership opportunities? (pgs. 26-27)

6. **Critical areas.** Lake Forest Park includes a number of critical areas, including waterways, slopes, wetlands and their buffers. It is a priority for the City to protect these areas and promote environmental resilience. HB 1110 offers two potential paths for protecting critical areas – a full exemption and an alternative compliance path. However, LCG recommends that the City not utilize these paths due to the number of large parcels with minimal constraints. *Which of the options below is most desirable?* (pgs. 32-33, 40, 65-70)

	Option 1: Full Exemption	Option 2: Alternative Compliance Path	Option 3: Maintain Existing Regulations
Description	HB 1110 gives cities the option to exclude all lots that contain critical areas (as defined by the GMA) from middle housing regulations.	The Alternative Compliance Path would allow Lake Forest Park to exempt up to 25 percent of its lots from increased density requirements. However, this must be weighed against the Racially Disparate Impacts of excluding middle housing in these areas.	Lake Forest Park currently prohibits the development of structures in critical areas and their buffers unless a property owner successfully pursues a Reasonable Economic Use Exemption.
Considerations	UPDATE: HB 2321 changed this to allow exemption of ONLY the portion of the parcel affected by critical areas	This option is complicated by the fact that there are a lot of parcels in Lake Forest Park that have racial covenants and would not be eligible for exclusion. In addition, this option is inferior to existing critical area regulations in Lake Forest Park.	Current regulations protect critical areas while ensuring that an adequate supply of housing can be built. The City may choose to consider allowing duplexes or other middle housing types with footprints no greater than 1,000 SF to be permitted through the Reasonable Economic Use Exemption.

Lake Forest Park Residential Zoning Review

	RS-20	RS-15	RS-10	RS-9.6	RS-7.2	RM-3600	RM-2400	RM-1800	RM-900
Permitted Uses	Single family residential, home occupations, accessory buildings, Manufactured housing, day care, ADUs, signs	Single family residential, home occupations, accessory buildings, Manufactured housing, day care, ADUs, signs	Single family residential, home occupations, accessory buildings, Manufactured housing, day care, ADUs, signs	Single family residential, home occupations, accessory buildings, Manufactured housing, day care, ADUs, signs	Single family residential, home occupations, accessory buildings, Manufactured housing, day care, ADUs, signs	Those permitted in RS-7.2, duplex, multi-family dwelling, senior apartments, accessory buildings	Those permitted in RM-3600, day care, retirement home (18.26.020(C))	Those uses permitted in the RM-2400 zoning district. Rest homes, nursing and convalescent homes A retirement home (18.28.020(C))	Those uses permitted in the RM-1800 zoning district. Retirement home (18.30.020(B))
Conditional uses	See 18.54 LFPMC.	See 18.54 LFPMC.	See 18.54 LFPMC.	See 18.54 LFPMC.	See 18.54 LFPMC.	See 18.54 LFPMC.	See 18.54 LFPMC.	See 18.54 LFPMC.	See 18.54 LFPMC.
Lot area	20,000 square feet	15,000 square feet	10,000 square feet	9,600 square feet	7,200 square feet	7,200 square feet	7,200 square feet	7,200 square feet	7,200 square feet
Frontage	75 ft	75 ft	75 ft	70 ft	60ft	-	-	-	-
Lot Width	-	-	-	-	-	60ft	60ft	60ft	60ft
Lot area per dwelling unit.	-	-	-	-	-	Not less than 3,600 square feet	Not less than 2,400 square feet, except as provided for in LFPMC 18.26.020(C)	Not less than 1,800 square feet, except as provided for in LFPMC 18.28.020(C)	Not be less than 900 square feet except as provided for in LFPMC 18.30.020(B)
Lot coverage	25%	27.5%	30%	30%	35%	-	-	-	-
Land coverage	-	-	-	-	-	Maximum land coverage of buildings in the RM-3600 multifamily	Maximum land coverage of buildings in the RM-2400 multifamily zone shall be: A. Interior lot, 45 percent;	Maximum land coverage of buildings in the RM-1800 multifamily zone shall be: A. Interior lot, 45 percent;	Maximum land coverage of buildings in the RM-900 multifamily zone shall be: A. Interior lot, 55 percent;

	RS-20	RS-15	RS-10	RS-9.6	RS-7.2	RM-3600	RM-2400	RM-1800	RM-900
						zone shall be: A. Interior lot, 35 percent; B. Corner lot, 40 percent; C. Building with swimming pool, 40 percent. (Ord. 773 § 3, 1999)	B. Corner lot, 50 percent; C. Building with swimming pool, 50 percent. (Ord. 773 § 3, 1999)	B. Corner lot, 50 percent; C. Building with swimming pool, 50 percent. (Ord. 773 § 3, 1999)	B. Corner lot, 55 percent; C. Building with swimming pool, 60 percent. (Ord. 773 § 3, 1999)
Front setback	20ft	20ft	20ft	20ft	20ft	20ft (referred to as 'yards' not setback)	20ft (referred to as 'yards' not setback)	20ft (referred to as 'yards' not setback)	20ft (referred to as 'yards' not setback)
Rear setback	20 ft	20 ft	15ft	15ft	15ft	20ft (referred to as 'yards' not setback)	20ft (referred to as 'yards' not setback)	20ft (referred to as 'yards' not setback)	20ft (referred to as 'yards' not setback)
Side setback	5ft (min combined of 15ft)	5ft (min combined of 15ft)	5ft (min combined of 15ft)	5ft (min combined of 15ft)	5ft (min combined of 15ft)	10ft (referred to as 'yards' not setback)	10ft (referred to as 'yards' not setback)	15ft (referred to as 'yards' not setback)	20ft (referred to as 'yards' not setback)
Height max	30ft	30ft	30ft	30ft	30ft	35ft	35ft	35ft	35ft
Impervious surface max	35%	40%	45%	45%	45%	-	-	-	-
Parking	-	-	-	-	-	Chapter 18.58 LFPMC.	Chapter 18.58 LFPMC.	Chapter 18.58 LFPMC.	Chapter 18.58 LFPMC.

	RS-20	RS-15	RS-10	RS-9.6	RS-7.2	RM-3600	RM-2400	RM-1800	RM-900
Screening and landscaping	-	-	-	-	-	Chapter 18.62 LFPMC	Chapter 18.62 LFPMC	Chapter 18.62 LFPMC	Chapter 18.62 LFPMC
Signs	-	-	-	-	-	Chapter 18.52 LFPMC	Chapter 18.52 LFPMC	Chapter 18.52 LFPMC	Chapter 18.52 LFPMC

Southern Gateway Zoning

	SG-SFR	SG-T	SG-C
Uses	Single family residential, Home occupations, Accessory buildings, Accessory dwelling units, Daycare, townhouses, Real estate sales offices (temporary use?) Prohibited Uses: "Gated communities," that is, enclosed complexes of multiple residences that restrict public access, are prohibited. (Ord. 1057 § 1, 2013)	Mixed use of commercial, nonresidential, and residential – not subject to middle housing edits since not zone predominantly for residential use.	Mixed use of commercial, nonresidential, and residential – not subject to middle housing edits since not zone predominantly for residential use.
Conditional uses	18.54 LFPMC	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)	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)
Lot area	No minimum	-	-
Maximum density	20 units per acre	-	-
Lot width	No minimum	-	-

	SG-SFR	SG-T	SG-C
Lot coverage	60%	None	None, but new development has a 0.5 FAR (floor area ratio)
Yards	Must comply with single-family residential zone guidelines (18.45.120)	Front: 0-10ft, side: 0-10ft, rear: 0-10ft, depends on proximity to SFR.	Front: 0-10ft, side: 0-10ft, rear: 0-10ft, depends on proximity to SFR.
Height max	35ft	35-55ft	55ft but depends on proximity to single family residential (SFR)
Impervious surface max	60%	-	-
Screening, landscaping, tree canopy	<p>A. All sites in the SG-SFR zone must have adequate screening and landscaping, subject to the southern gateway – single-family zone design guidelines.</p> <p>B. The provisions of Chapter 16.14 LFPMC (Tree Canopy Preservation and Enhancement) shall apply; provided, that the canopy coverage goal established in LFPMC 16.14.080(A) shall be 20 percent for the SG-SFR zone (measured over the whole site including roads, parking and service areas) and that the provisions under LFPMC 16.14.080(B) regarding designating a tree tract equal to five percent of the gross project area shall not apply. (Ord. 1057 § 1, 2013)</p>	<p>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.</p> <p>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)</p>	<p>All sites in the SG-C zone must have adequate screening and landscaping, subject to the southern gateway – corridor design guidelines. The provisions of Chapter 16.14 LFPMC (Tree Canopy Preservation and Enhancement) shall apply; provided, that the canopy coverage goal established in LFPMC 16.14.080(A) shall be five percent for the SG-C zone for nonparking areas and 30 percent for open parking lots. Also, the provisions under LFPMC 16.14.080(B) regarding designating a tree tract equal to five percent of the gross project area shall not apply. (Ord. 1057 § 2, 2013)</p>
Signs	LFPMC 18.52.050	18.52 LFPMC and design guidelines	18.52 LFPMC and design guidelines
Parking	<p>A. Provide two stalls for every dwelling unit.</p> <p>B. Additionally, provide either:</p> <ol style="list-style-type: none"> 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 	<p>A. All parking in the southern gateway – transition zone shall be provided in accordance with the following:</p> <ol style="list-style-type: none"> 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 	<p>A. All parking in the southern gateway – corridor shall be provided in accordance with the following:</p> <ol style="list-style-type: none"> 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.

Commented [ZT1]: “adequate” is vague subjective language that does not allow any form of predictability in review or development processes.

Need to review guidelines to see if this is under there: LFPMC 18.47.130 through 18.47.150

Commented [ZT2]: Recommend caution and possible review of this language based parking language for middle housing, ADUs, AND draft legislation this session on parking requirements (SB 5184)

SG-SFR	SG-T	SG-C
<p>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.</p> <p>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...(continued in Word doc)</p> <p>D. The applicant shall submit to the city a traffic and parking impact analysis identifying the increases in traffic and off-site parking demand.... (continued in Word doc)</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>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</p>	<p>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.</p> <p>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)</p>

	SG-SFR	SG-T	SG-C
		<p>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)</p>	
Additional design guidelines?	Yes, LFPMC 18.47.130 through 18.47.150	Yes, corridor and transition are grouped.	Yes, corridor and transition are grouped.

Chapter 17.04
GENERAL PROVISIONS

Sections:

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

17.04.010 Purpose.

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

17.04.020 Scope.

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

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

17.04.030 Procedure generally.

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

17.04.040 Ownership.

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

17.04.050 Definitions.

The following definitions apply throughout this title:

~~A.~~ ~~A.~~ “Administrator for short subdivision” means the administrative official or his designate.

~~A.~~ ~~B.~~

~~B.~~ “Cul-de-sac” means a dead-end street terminating in a circular area with a minimum diameter of 80 feet. The improved portion of the circular area shall be 64 feet in diameter.

~~C.~~ ~~C.~~ “Dedication” means the deliberate setting aside of land by an owner for any general and public use, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a plat showing the dedication thereon, and the acceptance by the public shall be evidenced by the approval of such plat in the manner provided in this title.

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

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

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

~~E.~~ ~~process.~~

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

~~G.~~ ~~"Lot split" means the administrative process of dividing an existing lot into two lots for the purpose of sale, lease, or transfer of ownership.~~

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

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

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

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

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

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

17.04.060 Violation – Penalty.

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

Commented [ZT1]: This is not required as part of middle housing but is recommended language as part of the unit lot subdivision legislation.

These definitions were pulled from the definition Guidance from Commerce.

Commented [ZT2]: This is NOT required but is trying to be proactive with additional state legislation on "lot splitting" in the works. This is the draft definition in HB 1096. The City at this time may define "lot split" as it is undefined by the state.

Lot splitting is an area for exemption under middle housing legislation

Commented [ZT3]: This is NOT required as part of middle housing should be added to address the unit lot subdivision legislation.

This is the definition pulled from the Commerce user guidance on unit lot subdivisions

Commented [ZT4]: This is NOT a requirement but could be for consideration on what a "zero lot line" or "zero lot line subdivision" definition could look like. The definition is currently undefined by the state and this was adapted from code language out of Federal Way.

Commented [ZT5R4]: The middle housing legislation has the requirement for:

"A city must also allow zero lot line short subdivision where the number of lots created is equal to the unit density required in subsection (1) of this section."

Chapter 17.08
SUBDIVISIONS AND DEDICATIONS

Sections:

Article I. Application

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

Article II. Design Standards

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

Article III. Site Improvements

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

Article IV. Final Plat

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

Article I. Application

17.08.010 Preliminary consideration.

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

17.08.020 Review.

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

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

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

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

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

17.08.030 Content.

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

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

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

B. Six copies of a statement containing the following:

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

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

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

17.08.040 Public hearing.

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

17.08.050 Standards of acceptability.

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

Article II. Design Standards

17.08.060 Rights-of-way.

- A. Rights-of-way shall conform in effect to the comprehensive plan as adopted and to the general pattern of the rights-of-way system of Lake Forest Park. Except for dead-end streets, minimum right-of-way shall be 60 feet and the minimum improved roadway 28 feet.
- B. The terminal of such dead-end street shall be a circular area with a minimum diameter of 80 feet, the improved portion (street) of which shall be 64 feet in diameter.
- C. The minimum width of a dead-end street less than 400 feet long shall be 30 feet within improved roadway of 22 feet. If such street is over 400 feet, the minimum width of the right-of-way shall be 60 feet with an improved roadway 28 feet. All such street shall terminate in a cul-de-sac in accordance with subsection B of this section.
- D. The minimum grade except in vertical curves on any street or road shall be twenty-five-hundredths of one percent for purpose of drainage.
- E. The maximum grade on any street shall not exceed 10 percent, unless otherwise approved by the commission.
- F. Streets shall be required to intersect one another at an angle as near to a right angle as is practicable in each specific case.
- G. The subdivider shall improve the extension of all subdivision streets to the intersecting paving line of any city street.
- H. All street names shall be approved by the planning commission and shall be in conformity to the county system wherever possible. (Ord. 337 § 8, 1984)

17.08.070 Lots – Lot line adjustment fee.

- A. The sizes and shapes of lots shall be in conformance to any districting regulations effective in the area of the proposed subdivision.
- B. The side lines of all lots, so far as possible, shall be at right angles to the street which the lot faces, or radial or approximately radial if the street is curved.
- C. No lot shall be divided by a city boundary line.
- D. All lots must have a minimum of 75 feet frontage on a public right-of-way.

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

17.08.080 Encroachment on future public areas prohibited.

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

17.08.090 Service streets.

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

17.08.100 Buffer strips.

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

17.08.110 Dedications.

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

17.08.120 Variations and exceptions.

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

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

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

Article III. Site Improvements

17.08.130 Requirements generally.

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

17.08.140 Completion or bond.

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

17.08.150 Performance bond.

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

Article IV. Final Plat

17.08.160 Submittal.

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

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

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

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

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

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

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

17.08.170 Preparation generally.

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

17.08.180 Drawing and index sheet.

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

17.08.190 Identification and description.

The final plat shall include the following:

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

17.08.200 Delineation.

The final plat shall include the following:

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

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

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

17.08.210 Descriptions, dedications and certificates.

The final plat shall include the following:

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

Chapter 17.12

SHORT SUBDIVISIONS, UNIT LOT SUBDIVISIONS AND DEDICATIONS

Sections:

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

17.12.090 Unit lot subdivision.

17.12.010 Application – Preliminary consideration.

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

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

17.12.020 Application – Contents.

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

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

17.12.030 Application – Publication.

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

17.12.040 Application – Exemptions.

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

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

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

Commented [ZT6]: Review against guidance on lot lines in SMO

17.12.050 Design standards.

A. The proposed [short subdivision](#) or [unit lot subdivision](#) shall comply with the comprehensive plan and the zoning ordinance.

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

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

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

17.12.060 Fees and approval procedures.

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

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

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

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

17.12.070 Right of appeal.

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

17.12.080 Filing and recording requirements.

A. Short plats may require surveys and monuments.

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

C. Filing standards for short subdivisions [and unit lot subdivisions](#) are:

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

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

D. Recording of Short Subdivisions and Unit Lot Subdivisions.

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

17.12.90 Unit lot subdivision.

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

- A. Process. Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision or subdivision, depending on the number of lots.
- B. Applicability. A lot to be developed with middle housing or multiple detached single-family residences, in which no dwelling units are stacked on another dwelling unit or other use, may be subdivided into individual unit lots as provided herein.
- C. Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable design and development standards.
- D. Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.
- E. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.
- F. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.
- G. Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the following:
 - a. The title of the plat shall include the phrase "Unit Lot Subdivision."
 - b. Approval of the development on each unit lot was granted by the review of the development, as a whole, on the parent lot.
- H. Effect of Preliminary Approval. Preliminary approval constitutes authorization for the applicant to develop the required facilities and improvements, upon review and approval of construction drawings by the public works department. All development shall be subject to any conditions imposed by the city on the preliminary approval.
- I. Revision and Expiration. Unit lot subdivisions follow the revision and expiration procedures for a short

A.J. subdivision.

Commented [ZT7]: Pulled from the state recommended language on unit lot subdivision to address legislation on this requirement - SB 5258

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Chapter 18.01

Commented [ZT8]: No changes needed

COMPREHENSIVE PLAN AND AMENDMENTS

(No changes needed)

Chapter 18.04

GENERAL PROVISIONS

(No changes needed)

Chapter 18.08
DEFINITIONS

Sections:

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

Commented [ZT9]: Will need renumbering upon final definitions list

Administrative design review

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

Commented [ZT10]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

Cottage housing

Courtyard apartments

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

Commented [ZT11]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

Commented [ZT12]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

Development regulations

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

Commented [ZT13]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

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

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

Commented [ZT14]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

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

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

Commented [ZT17]: Optional definition for clarity.

Commented [ZT18]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions. Further conversation needed on applicability.

Commented [ZT19]: Optional definition for the City to define.

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

- 18.08.700 Yard, front.
- 18.08.710 Yard, side.
- 18.08.720 Yard, rear.
- 18.08.730 Zone.

18.08.010 Applicability.

For the purpose of the chapter, the definition of words and terms used in this title shall be as provided in this chapter and as defined in the Uniform Building Code, current edition, as adopted by the state of Washington. (Ord. 773 § 3, 1999)

Commented [ZT20]: Will need to update numbering once final definitions list is decided.

18.08.020 Accessory use or accessory building.

“Accessory use” or “accessory building” means a use, structure, building or portion of a building located on the same lot as the main use or building to which it is accessory. (Ord. 1235 § 1, 2022; Ord. 773 § 3, 1999)

18.08.030 Accessory dwelling unit (ADU), attached.

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

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

18.08.033 Accessory dwelling unit (DADU), detached.

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

(Ord. 1235 § 1, 2022)

Commented [ZT21]: May want to edit per middle housing and HB 1337 language.

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

Commented [ZT22R21]: Parameters that guide this conversation is the following language from HB 1337:

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

Commented [KP23R21]: Edits made for consideration by PC.

18.08.035 Active ground floor uses.

“Active ground floor uses” means a use that promotes an active pedestrian environment on the ground floor of a mixed use, commercial, office, residential building or freestanding parking structure, and includes retail establishments, restaurants, catering, arts and craft studios, pubs, salons, day spas, health clubs and exercise studios, professional services offices, medical and dental offices, day cares, artisanal/craft production and retail, and other uses determined to be substantially similar by the director or through development agreement proposals. (Ord. 1217 § 4, 2021)

18.08.0XX Administrative Design Review

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

Commented [ZT24]: Required, pursuant to the middle housing legislation which amended RCW 36.70A.030 - Definitions

18.08.040 Adult family home.

“Adult family home” means the regular family abode of a person or persons who are providing personal care, room and board to more than one but not more than four adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and provider are capable of meeting the standards provided for by law. (Ord. 773 § 3, 1999)

18.08.050 Adult use establishment.

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

“Specified sexual activities” means:

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

18.08.055 Affordable housing.

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

18.08.057 Affordable unit.

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

18.08.060 Alley.

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

18.08.070 Alteration.

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

18.08.080 Amendment.

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

18.08.090 Animal, small.

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

18.08.100 Apartment.

“Apartment” means a room, or a suite of two or more rooms in a multiple dwelling or in any other building not a single-family dwelling or a two-family dwelling occupied or suitable for occupancy as a dwelling unit for one family. (Ord. 773 § 3, 1999)

18.08.105 Artisanal/craft production and/or retail.

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

18.08.107 Assisted housing.

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

18.08.110 Automobile, boat and trailer sales area.

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

18.08.120 Automobile rental.

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

18.08.130 Automobile service station.

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

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

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

18.08.135 Automobile-oriented uses.

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

18.08.140 Building.

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

18.08.150 Building envelope.

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

18.08.160 Building (or structure) height.

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

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

18.08.170 Building, main.

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

18.08.180 Building setback line.

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

18.08.190 Building site.

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

18.08.200 Cemetery.

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

18.08.205 Charging levels.

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

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

18.08.210 Church.

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

18.08.220 Commission.

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

18.08.230 Communication facility.

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

18.08.240 Conditional use.

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

18.08.250 Conditional use permit.

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

18.08.XXX Condominium.

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

Commented [ZT25]: Definition from RCW 64.34.020(10).

18.08.XXX Cottage housing.

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

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

Commented [ZT26]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

18.08.260 Council.

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

18.08.XXX Courtyard apartments.

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

Commented [ZT27]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

18.08.265 Cultural, entertainment, and/or recreational facility.

“Cultural, entertainment, and/or recreational facility” means a facility providing cultural, entertainment, and/or recreational services, including but not limited to: theaters, performing arts centers, museums, play facilities, dance studios, health clubs and physical fitness facilities; however, it shall not be interpreted to include adult use establishments as defined in LFPMC 18.08.050. (Ord. 1217 § 4, 2021)

18.08.270 Day care.

“Day care,” “family day care,” and “adult day care” mean a facility used for providing the regularly scheduled on-premises care of children or adults for less than a 24-hour period. A Type I day care facility is a facility providing care for 12 or fewer children or adults. A Type II day care is a facility providing care for more than 12 children or adults. (Ord. 1217 § 4, 2021; Ord. 773 § 3, 1999)

18.08.XXX Duplex.

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

Commented [ZT28]: Recommended not required definition. Left for the City to define how they would like - more specific or broad

18.08.280 Dwelling, multifamily.

“Multifamily dwelling” means a residential building designed for or occupied by two or more families, with the number of families in residence not exceeding the number of dwelling units provided. (Ord. 773 § 3, 1999) Middle housing is a type of multifamily dwelling.

Commented [ZT29R28]: The drafted language currently allows for stacked flats and courtyard apartments to also be duplexes but does not include cottage housing.

18.08.290 Dwelling, single-family.

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

Commented [ZT30]: Middle housing is a type of multifamily housing. Could edit for clarity here.

18.08.300 Dwelling unit.

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

Commented [ZT31R30]: Added recommended edits. Not required.

18.08.302 Electric vehicle infrastructure.

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

18.08.304 Electric vehicle charging stations.

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

18.08.306 Eligible household.

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

18.08.310 Family.

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

18.08.320 Floor area.

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

18.08.324 Framework.

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

18.08.326 Freestanding parking structure.

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

18.08.330 Grade.

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

18.08.340 Health club.

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

18.08.350 Home occupation.

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

18.08.352 Hotel, boutique hotels and temporary lodging.

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

18.08.360 Impervious surface.

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

18.08.370 Instructional institution.

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

18.08.380 Kennel.

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

18.08.390 Loading zone.

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

18.08.400 Lot.

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

18.08.410 Lot area.

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

18.08.420 Lot width.

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

18.08.430 Lot lines.

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

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

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

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

18.08.440 Lot, panhandle.

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

18.08.XXX Major transit stop.

“Major transit stop” means:

(A) a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;

(B) commuter rail stops;

(C) stops on rail or fixed guideway systems;

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

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

Formatted: Block 1, Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5", Don't keep with next, Adjust space between Latin and Asian text, Adjust space between Asian text and numbers, Tab stops: Not at 0.75"

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18.08.441 Marijuana or cannabis.

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

18.08.442 Marijuana processor.

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

18.08.443 Marijuana producer.

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

18.08.444 Marijuana retailer.

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

18.08.445 Marijuana-infused products.

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

18.08.446 Marijuana retail outlet.

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

18.08.447 Marijuana, usable.

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

18.08.450 Medical-dental clinic.

“Medical-dental clinic” means a building or group of buildings designed for the use of, and occupied and used by, physicians and dentists and others engaged professionally in such healing arts for humans as are recognized by the laws of the state of Washington, including medical clinics; and including the installation and use of therapeutic equipment, X-ray equipment or laboratories, chemical, biochemical, and biological laboratories used as direct accessories to the medical-dental profession; dental laboratories including facilities for the making of dentures on prescription; pharmacies limited to the retail dispensing of pharmaceuticals and sick room supplies (but not room or orthopedic equipment or furniture); provided, there shall be no exterior display windows or signs pertaining to such accessory uses other than a directory sign. (Ord. 773 § 3, 1999)

18.08.XXX Middle housing.

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

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

18.08.460 Mitigation.

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

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

18.08.470 Manufactured housing.

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

18.08.480 Motel.

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

18.08.490 Nonconforming building.

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

18.08.500 Nonconforming lot.

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

18.08.510 Nonconforming use.

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

18.08.520 Open space, required.

“Required open space” means a portion of the area of a lot or building site, other than required yards, which area is required by this title, as set forth in the different classifications contained herein, to be maintained between buildings, between wings of a building as common area to be available for use by the persons specified in a multiple-lot subdivision, and between buildings and any portion of a property boundary line not contiguous to a

required front or side yard. Open spaces are required to be free and clear of buildings and structures and to remain open and unobstructed from the ground to the sky, except for specific permitted uses and structures. (Ord. 773 § 3, 1999)

18.08.530 Person.

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

18.08.540 Principal use.

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

18.08.550 Professional offices.

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

18.08.560 Public agency.

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

18.08.565 Public art.

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

18.08.567 Public market.

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

18.08.570 Public utility.

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

18.08.580 Recreational area or community club house, noncommercial.

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

18.08.590 Recreational area, commercial.

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

18.08.595 Retail sales and services.

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

18.08.600 Retirement home.

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

18.08.XXX Short Term Rental

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

Commented [KP34]: This is not a requirement, but City may want to consider adding this definition in relation to the ability to restrict use of ADU’s for short term rentals.

18.08.610 Signs.

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

18.08.XXX Single-family zones.

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

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

18.08.XXX Stacked flat.

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

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

18.08.620 Street.

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

18.08.630 Structural alterations.

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

18.08.635 Solar energy system.

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

18.08.640 Substandard lot.

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

18.08.XXX Tier 3 city.

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

Commented [KP37]: This definition is optional.

18.08.XXX Townhouses.

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

Commented [KP38]: Required, pursuant to the middle housing legislation which amended RCW [36.70A.030](#) - Definitions

18.08.650 Transit park and ride lot.

“Transit park and ride lot” means a parking lot, whether publicly or privately owned, providing vehicle parking and passenger and vehicular circulation specifically for the purpose of access to a metropolitan public transportation system as defined in RCW 35.58.020(14). (Ord. 773 § 3, 1999)

18.08.XXX Unit density.

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

Commented [KP39]: Recommended definition, but City may define.

Commented [ZT40]: This definition is optional

18.08.660 Use.

“Use” means the nature of the occupancy, the type of activity, or the character and form of improvements to which land is devoted or may be devoted. (Ord. 773 § 3, 1999)

18.08.670 Variance.

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

18.08.680 Veterinary clinic or small animal hospital.

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

18.08.690 Yard.

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

18.08.700 Yard, front.

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

18.08.710 Yard, side.

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

18.08.720 Yard, rear.

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

18.08.730 Zone.

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

Chapter 18.12
ZONING MAP

Sections:

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

18.12.010 Zones established.

The following zones are hereby established: RS-20, RS-15, RS-10, RS-9.6, RS-7.2, RM-3600, RM-2400, RM-1800, RM-900, BN, CC, TC, SG-SFR, SG-T and SG-C. The location and boundaries of the various zones are such as are shown on the map titled "City of Lake Forest Park Zoning Map" codified in this title and made a part of this title. (Ord. 1057 § 6, 2013; Ord. 773 § 3, 1999)

Commented [ZT41]: If any changes to the zoning acronyms occurs, flagging this area for edits.

18.12.020 Boundary questions.

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

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

18.12.030 Changes.

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

18.12.040 Annexed land.

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

18.12.050 Reference to zones.

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

Chapter 18.14
REZONING

(No changes needed)

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

Chapter 18.16
RS-20 SINGLE-FAMILY
RESIDENTIAL, LOW

Sections:

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

18.16.010 Permitted uses.

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

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

Commented [ZT42]: A summary table of the zoning and permitted uses would be very helpful for the City to adopt.

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

Commented [ZT44]: Not required language, but optional to clarify.

Commented [ZT45R44]: There are a couple different ways the City could restructure its code to fit the requirement. See 18.18 for an additional way.

Commented [ZT46]: Review these provisions to check for 1337 language

Commented [ZT47]: Review these provisions to check for 1337 language

18.16.020 Conditional uses.

Conditional uses and associated development standards, if any, for an RS-20 zone are those identified in Chapter 18.54 LFPMC. (Ord. 773 § 3, 1999)

18.16.030 Lot area.

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

18.16.040 Street frontage.

The minimum street frontage in an RS-20 zone shall be 75 feet along a public street right-of-way. (Ord. 773 § 3, 1999)

18.16.050 Lot coverage.

~~No building or combination of buildings, including accessory buildings, shall occupy or cover more than 25 percent of the net lot area in an RS-20 zone. (Ord. 773 § 3, 1999)~~

Commented [ZT48]: No changes needed but for knowledge sake, this means that any duplex, single family, ADU combo needs to be within 5,000sqft of lot coverage.

18.16.060 Yards.

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

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

Commented [ZT49R48]: This would mean a 2,500sqft per unit footprint for a duplex or 3,000sqft single family and two 1,000sqft ADUs

B. Side yards: ~~A minimum combined width 15 feet, with no less~~ ~~Not less~~-than five feet setback on either side, ~~with a minimum combined width of 15 feet,~~ measured from the property line to the nearest point of the building;

Commented [ZT50]: Not required but consider for readability. If this is preferred, other zoning has this language as well.

C. Rear yard: Not less than 20 feet. (Ord. 773 § 3, 1999)

18.16.070 Building height limit.

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

Commented [LB51]: Height limit may not be less than 35 feet in predominantly residential zones.

18.16.080 Impervious surface.

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

Commented [ZT52R51]: Correction, this is from the model ordinance. Not the state legislation. 30 feet is valid. The City can make this change if they wish, but it is not required.

Chapter 18.18
RS-15 SINGLE-FAMILY
RESIDENTIAL, MODERATE

Sections:

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

18.18.010 Permitted uses.

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

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

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

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

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

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

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

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

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

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

18.18.020 Conditional uses.

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

18.18.030 Lot area.

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

18.18.040 Street frontage.

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

18.18.050 Lot coverage.

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

Commented [LB53]: Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

Commented [ZT54]: There are a couple different ways this could be worded but here is one approach for consideration.

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

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

18.18.060 Yards.

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

- A. Front yard: Not less than 20 feet measured at a right angle to the front line;
- B. Side yards: Not less than five feet on either side, with a minimum combined width of 15 feet, measured from the property line to the nearest point of the building;
- C. Rear yard: Not less than 20 feet. (Ord. 773 § 3, 1999)

18.18.070 Building height limit.

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

18.18.080 Impervious surface.

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

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

Chapter 18.20

RS-10 SINGLE-FAMILY RESIDENTIAL, MODERATE/HIGH

Sections:

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

18.20.010 Permitted uses.

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

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

Commented [LB58]: Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

18.20.020 Conditional uses.

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

Commented [LB59]: Review these provisions to check for 1337 language

18.20.030 Lot area.

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

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

18.20.040 Street frontage.

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

18.20.050 Lot coverage.

No building or combination of buildings, including accessory buildings, shall occupy or cover more than 30 percent of the net lot area in an RS-10 zone. (Ord. 773 § 3, 1999)

18.20.060 Yards.

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

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

Commented [LB61]: Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

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

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

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18.20.070 Building height limit.

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

18.20.080 Impervious surface.

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

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

Chapter 18.21

RS-9.6 SINGLE-FAMILY RESIDENTIAL, MODERATE/HIGH

Sections:

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

18.21.010 Permitted uses.

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

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

Commented [LB62]: Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

18.21.020 Conditional uses.

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

Commented [LB63]: Review these provisions to check for 1337 language

18.21.030 Lot area.

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

Commented [LB64]: Review these provisions to check for 1337 language

18.21.040 Lot width.

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

18.21.050 Lot coverage.

No building or combination of buildings, including accessory buildings, shall occupy or cover more than 30 percent of the net lot area in an RS-9.6 zone. (Ord. 773 § 3, 1999)

18.21.060 Yards.

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

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

Commented [LB65]: Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

18.21.070 Building height limit.

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

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

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

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18.21.080 Impervious surface.

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

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

Chapter 18.22
RS-7.2 SINGLE-FAMILY
RESIDENTIAL, HIGH

Sections:

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

18.22.010 Permitted uses.

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

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

Commented [LB66]: Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

Commented [LB67]: Review these provisions to check for 1337 language

Commented [LB68]: Review these provisions to check for 1337 language

18.22.020 Conditional uses.

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

18.22.030 Lot area.

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

18.22.040 Lot width.

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

18.22.050 Lot coverage.

No building or combination of buildings, including accessory buildings, shall occupy or cover more than 35 percent of the net lot area in an RS-7.2 zone. (Ord. 773 § 3, 1999)

18.22.060 Yards.

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

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

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

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

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

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18.22.070 Building height limit.

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

18.22.080 Impervious surface.

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

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

Chapter 18.24
RM-3600 RESIDENTIAL MULTIFAMILY

Sections:

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

18.24.010 Purpose.

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

18.24.020 Permitted uses.

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

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

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

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

D. Senior citizen apartments;

E. Accessory buildings and structures in accordance with LFPMC 18.50.050. (Ord. 773 § 3, 1999)

18.24.030 Conditional uses.

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

18.24.040 Lot area.

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

18.24.050 Lot area per dwelling unit.

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

18.24.060 Lot width.

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

18.24.070 Land coverage.

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

Commented [LB70]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

Commented [ZT71]: Sometimes it is better to just restate the uses than to direct users to a different code section. Seeking direction if this method would still be preferred or not.

Commented [ZT72]: When RS-7.2 is edited for middle housing, it will have to include duplexes.

Here is where the City may decide to do more or incentivize more in the future?

Commented [LB73]: Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone

Commented [ZT74R73]: I'm not sure if C "no such dwelling shall be occupied by more than one family" is still legally allowed with legislation in Washington. There was something passed about not being able to restrict household units like that... Need to check.

Commented [LB75]: Review these provisions to check for 1337 language

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

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

18.24.080 Yards.

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

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

18.24.090 Building height.

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

18.24.100 Parking.

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

18.24.110 Screening and landscaping.

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

18.24.120 Signs.

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

Commented [LB77]: Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

Chapter 18.26
RM-2400 RESIDENTIAL MULTIFAMILY

Sections:

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

18.26.010 Purpose.

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

18.26.020 Permitted uses.

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

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

Commented [LB78]: Consider adding language to clarify that middle housing types are permitted in this zone

18.26.030 Conditional uses.

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

18.26.040 Lot area.

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

Commented [LB79]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

18.26.050 Lot area per dwelling unit.

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

Commented [LB80]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

18.26.060 Lot width.

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

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

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

18.26.070 Land coverage.

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

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

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

18.26.080 Yards.

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

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

Commented [LB83]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

18.26.090 Building height.

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

18.26.100 Parking.

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

18.26.110 Screening and landscaping.

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

18.26.120 Signs.

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

Chapter 18.28
RM-1800 RESIDENTIAL MULTIFAMILY

Sections:

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

18.28.010 Purpose.

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

18.28.020 Permitted uses.

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

- A. Those uses permitted in the RM-2400 zoning district.
- B. Rest homes, nursing and convalescent homes, provided:
 - 1. The accommodations and number of persons cared for conform to state and local regulations pertaining thereto; and
 - 2. That the health department shall have approved all applicable provisions.
- C. A retirement home, provided:
 - 1. The use shall be within one-quarter mile of public transportation, including van pools whether public or private, or neighborhood shopping, which shall be accessible by sidewalk or walkway; and
 - 2. The lot area per each sleeping unit and each dwelling unit shall not be less than 900 square feet. (Ord. 773 § 3, 1999)

Commented [LB84]: Consider adding language to clarify that middle housing types are permitted in this zone

18.28.030 Conditional uses.

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

18.28.040 Lot area.

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

Commented [LB85]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

18.28.050 Lot area per dwelling unit.

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

Commented [LB86]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

18.28.060 Lot width.

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

Commented [LB87]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

18.28.070 Land coverage.

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

Commented [LB88]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

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

18.28.080 Yards.

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

Commented [LB89]: Ensure no standards are required that would be more restrictive for middle housing than for single-family units

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

18.28.090 Building height.

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

18.28.100 Parking.

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

18.28.110 Screening and landscaping.

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

18.28.120 Signs.

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

Chapter 18.30
RM-900 RESIDENTIAL MULTIFAMILY

Sections:

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

18.30.010 Purpose.

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

18.30.020 Permitted uses.

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

- A. Those uses permitted in the RM-1800 zoning district.
- B. Retirement home, provided:
 - 1. The use shall be within one-quarter mile of public transportation, including vanpools whether public or private, or neighborhood shopping, which shall be accessible by sidewalk or walkway; and
 - 2. The lot area per each sleeping unit and each dwelling unit shall not be less than 450 square feet. (Ord. 773 § 3, 1999)

18.30.030 Conditional uses.

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

18.30.040 Lot area.

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

18.30.050 Lot area per dwelling unit.

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

18.30.060 Lot width.

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

18.30.070 Land coverage.

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

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

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

18.30.080 Yards.

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

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

18.30.090 Building height.

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

18.30.100 Parking.

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

18.30.110 Screening and landscaping.

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

18.30.120 Signs.

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

Commented [LB90]: Review to ensure no standards are required that would be more restrictive for middle housing than for single-family units

Chapter 18.34

BN NEIGHBORHOOD BUSINESS

(No changes needed)

Chapter 18.38

CC CORRIDOR COMMERCIAL

(No changes needed)

Chapter 18.42

TOWN CENTER

(No changes needed for middle housing compliance)

Commented [ZT91]: This code section does discuss affordable housing if that needs to be reviewed at a later date.

Chapter 18.45

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

Commented [LB92]: Consider changing to “Low Density Residential” so as not to exclude middle housing types

Sections:

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

18.45.010 Permitted uses.

The following are permitted uses in an SG-SFR zone:

- ~~A.~~ A. A single-family dwelling of a permanent character, placed in a permanent location.
- ~~B.~~ B. A single two-unit middle housing dwelling of a permanent character, placed in a permanent location. This can include the following:
 - 1. Duplex
 - 2. Stacked flats
 - 3. Courtyard apartments
 - 4. Cottage housing

Commented [LB93]: Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone.

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- ~~A.~~ B. Home occupations, provided they meet the criteria in LFPMC 18.50.040.
- ~~C.~~ C.
- ~~B.~~ C. Accessory buildings and structures in accordance with the provisions in LFPMC 18.50.060.
- ~~D.~~ D.
- ~~C.~~ D. Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.
- ~~E.~~ E.
- ~~D.~~ E. Type I day care facility in accordance with the provisions in LFPMC 18.50.045.
- ~~F.~~ F.
- ~~E.~~ F. Townhouses, provided the front or rear yards do not directly face public rights-of-way or adjacent single-family residential zones.
- ~~G.~~ G.
- ~~F.~~ H. G. Real estate sales offices located within the development site in a temporary facility, including office space located in a temporary mobile office trailer up to 40 feet long. The real estate sales office shall be temporary in nature and used only for conducting sales activities for housing located within the development (no sales of off-site property shall be allowed). The sales office shall be removed within 30 days of completion of initial sales within the community.

18.45.0XX ~~H.~~ Prohibited Uses.

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

Commented [ZT94]: Consider including this as a new line item rather than included under permitted uses when it is instead prohibited.

18.45.020 Conditional uses.

Conditional uses and associated development standards, if any, for an SG-SFR zone are those identified in Chapter 18.54 LFPMC. (Ord. 1057 § 1, 2013)

18.45.030 Lot area and maximum density.

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

Commented [LB95]: Add language to clarify that up to two dwellings per lot must be allowed in this zone.

B. The maximum density is 20 dwelling units per acre. The density shall be calculated by dividing the number of dwellings by the total area being developed, including streets, alleys, open spaces and other common areas. (Ord. 1057 § 1, 2013)

Commented [ZT96R95]: Does the City wish to go above the two units per lot in this zoning?

18.45.040 Lot width.

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

18.45.050 Lot coverage.

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

18.45.060 Yards.

All buildings within the SG-SFR zone must comply with the setbacks and other requirements in the southern gateway – single-family residential zone design guidelines. See Section B.1.2, Conditions at Zone Edges. (Ord. 1057 § 1, 2013)

18.45.070 Building height limit.

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

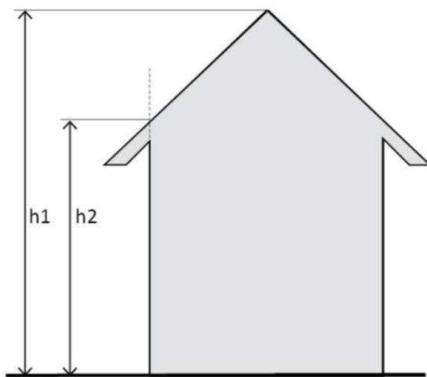


Figure 18.45.070-1. Where allowed by LFPMC 18.45.070, the height of a building with a pitched roof is (h1 + h2)/2, where h2 is measured at the surface of the roof where it intersects with a projection of the outside edge

of the building wall. Where the wall/roof configuration varies, the building height shall be at the point where the height is the maximum.

(Ord. 1057 § 1, 2013)

18.45.080 Impervious surface.

The maximum impervious surface allowed in an SG-SFR zone shall be 60 percent of the land area included in the application; provided, that the requirements of the city’s stormwater management regulations are met (see Chapter 16.25 LFPMC). (Ord. 1057 § 1, 2013)

18.45.090 Screening, landscaping and tree canopy goal.

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

B. The provisions of Chapter 16.14 LFPMC (Tree Canopy Preservation and Enhancement) shall apply; provided, that the canopy coverage goal established in LFPMC 16.14.080(A) shall be 20 percent for the SG-SFR zone (measured over the whole site including roads, parking and service areas) and that the provisions under LFPMC 16.14.080(B) regarding designating a tree tract equal to five percent of the gross project area shall not apply. (Ord. 1057 § 1, 2013)

18.45.100 Signs.

Signs must comply with Chapter 18.52 LFPMC and, specifically, meet the requirements in LFPMC 18.52.050, Signs in RM and RS zones. (Ord. 1057 § 1, 2013)

18.45.110 Parking requirements and traffic impact mitigation.

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

A. Provide two stalls for every dwelling unit.

B. Additionally, provide either:

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

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

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

Commented [LB97]: Update section to comply with middle housing parking standard requirements - see Section 9(B) of the Commerce model ordinance

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

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

Commented [LB98]: Review design guidelines and ensure they are inclusive of middle housing types

Commented [ZT99]: To review and check for changes

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

1. The property to which the excess parking or open space are to be allocated shall be part of the same development proposal as the property providing the excess parking or open space, as part of a commercial site development permit (CSDP) reviewed and approved pursuant to Chapter 18.48 LFPMC; and
2. The property with excess parking spaces and/or open space shall be developed prior to or concurrently with development of the property to which the excess parking or open space is allocated; and
3. Any excess parking in the southern gateway – single-family residential zone shall be within 200 feet of the property in the southern gateway – transition zone to be served by the excess parking.
4. No excess open space in the southern gateway – single-family residential zone may be allocated or used to reduce the amount of open space otherwise required by design guidelines B.1.1.d and B.8.1, or LFPMC 18.46.060(E) or 18.47.040(A)(2). (Ord. 1057 § 1, 2013)

18.45.130 Southern gateway – single-family residential zone design guidelines – Application – Effect.

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

18.45.140 Administration.

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

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

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

C. The code administrator shall make a recommendation according to LFPMC 16.26.080 (Type I applications – Code administrator’s recommendation) and the hearing examiner shall review the application under the procedures for a hearing examiner decision stated in LFPMC 16.26.090 through 16.26.110. (Ord. 1057 § 1, 2013)

18.45.150 Bonds or other financial security.

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

Lake Forest Park Municipal Code
Chapter 18.48 COMMERCIAL SITE DEVELOPMENT
PERMITS

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Chapter 18.46

SG-C SOUTHERN GATEWAY – CORRIDOR

(no changes needed)

Chapter 18.47

SG-T SOUTHERN GATEWAY – TRANSITION

(no changes needed)

Chapter 18.48

COMMERCIAL SITE DEVELOPMENT PERMITS

(No changes needed)

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

Chapter 18.50
DEVELOPMENT STANDARDS

Sections:

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

18.50.010 Walls and fences.

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

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

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

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

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

18.50.020 Yards.

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

18.50.030 Boat moorage.

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

Commented [LB100]: Ensure standards for walls and fences are no different for middle housing types than they are for single-family units

Commented [ZT101R100]: No changes needed.

18.50.040 Home occupations.

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

B. All activities of the occupation must be conducted indoors, with the exception of those occupations related to plants and those uses specified under Chapter 18.54 LFPMC (day care).

C. No more than two persons other than members of the immediate family residing on the premises may operate or be employed in the home occupation.

D. Home occupations shall not be conducted as a retail outlet for tangible goods. Goods shall not be sold or rented on the premises. Display or storage of goods outside of the premises or in a window is prohibited. Uses providing on-site services to customers shall do so by appointment only.

E. Home occupations shall not create traffic, noise, smoke, dust, vapor, odors, vibration, glare, electrical interference, fire hazard or any other hazard or nuisance which is greater or more frequent than that commonly associated with permitted uses within the zoning district.

F. One off-street parking space in addition to that required in LFPMC 18.58.030(4) shall be required for each employee not residing on-site and sufficient off-street parking spaces for uses which provide on-site services and services by appointment to avoid any on-street parking by customers;

G. The occupation may use or store a vehicle used by the occupation provided:

1. No more than one such vehicle is allowed;
2. An off-street parking space shall be provided for the vehicle in addition to those required under subsection F of this section and LFPMC 18.58.030(4);
3. Such vehicle must not exceed a gross vehicle weight of 10,000 pounds.

H. Any use which changes the residential character of the home, including modifications of the site which would suggest a use other than residential, shall not be permitted.

I. Signs advertising home occupations shall not be permitted.

J. A business license for the home occupation issued by the city is required. This business license may not be assigned to another person nor may it be transferred to any other site. (Ord. 962 § 1, 2007; Ord. 773 § 3, 1999)

18.50.045 Day care/adult day care – Type I.

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

A. A minimum of one off-street parking space in addition to those required under LFPMC 18.58.030, plus one for each employee on duty.

B. Buildings, structures and landscaping shall be of a character which is appropriate for the area.

C. For day care nurseries, outdoor play areas shall be provided with a minimum of 75 square feet in area for each child using the area at one time, and shall be completely enclosed by a solid barrier such as a berm, wall or fence, with no openings except for gates, and having a minimum height of six feet, to minimize visual and noise impacts and prevent trespassing on adjacent residentially classified properties.

D. The hours of operation may be restricted to assure compatibility with surrounding development. (Ord. 773 § 3, 1999)

18.50.050 Accessory dwelling units.

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

Commented [LB102]: Update to ensure compliance with ADU legislation (HB 1337)

~~Up to two accessory dwelling units may be permitted on a lot per each single-family dwelling located on the same lot, provided that the unit density set forth in LFPMC XXX for that lot is not otherwise exceeded. If a lot is developed with a duplex, or with two units meeting the definition of middle housing, 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, etc~~

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

Commented [KP103]: HB 1337 states that local governments may not require ADU's to be smaller than 1,000 gross sqft in size.

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

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

~~FG. Garage space and other accessory buildings may be converted to an accessory dwelling unit, only if the same number of off street parking spaces required by the LFPMC are provided elsewhere on the lot.; However, if the converted accessory building contained parking, the minimum parking standards for both the principle unit and any accessory dwelling unit must be replaced elsewhere on the property. Nonconforming use rules as set forth in chapter XXX LFPMC apply to any accessory buildings that are converted which are not consistent with the applicable codes at the time of conversion.~~

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

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

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

Commented [KP105]: This is a restriction that the City can choose to impose.

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

Commented [KP106]: Need to research this topic.

18.50.060 Accessory structures and buildings.

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

Commented [ZT107]: Review against zones getting changed.

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

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

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

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

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

F. Accessory building height shall not exceed 15 feet, except those accessory buildings which include an accessory dwelling unit, which can be up to 25 feet in height; provided, that the building meets all zoning regulations pertaining to the primary or main building. (Ord. 1235 § 3, 2022; Ord. 773 § 3, 1999)

18.50.070 Vision clearance.

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

B. On lots abutting fully developed urban streets, the city may require modification or removal of structures or landscaping located in required front, rear or side yards, if such improvements prevent adequate driveway entering sight distance to roadways from an adjoining lot or lots, and if no reasonable driveway relocation alternative is feasible. (Ord. 773 § 3, 1999)

18.50.080 Permitted intrusions into required yards.

The following may project into required yards:

A. Eaves, not exceeding 18 inches;

B. Fireplace structures, bay windows, garden windows, enclosed stair landings, closets, framed fireplace shafts, eaves or similar projections not exceeding 18 inches and no more than a total of eight feet measured parallel to the wall of which it is a part;

C. Uncovered porches and platforms which do not extend above the floor level of the first floor – 18 inches into side yards and six feet into the front yard;

D. Planting boxes or masonry planters not exceeding 42 inches in height in any required front yard. (Ord. 773 § 3, 1999)

18.50.085 Permitted height exclusions.

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

A. Church steeples;

B. Elevator penthouses, not to exceed 72 square feet in horizontal section, or three feet in height, for that portion above the height limit;

C. Chimneys, not to exceed nine square feet in horizontal section or more than three feet in height, for that portion above the height limit. No multiple-flue chimney shall exceed 39 square feet in horizontal section. The first chimney shall not exceed nine square feet in horizontal section, and other chimneys shall not exceed six square feet in horizontal section;

D. Vent pipes not to exceed 18 inches in height above the height limit. (Ord. 773 § 3, 1999)

18.50.090 Location of swimming pools.

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

18.50.100 Lighting.

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

18.50.110 Temporary use permits.

Temporary use permits shall be required for the following activities:

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

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

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

C. Promotions of seasonal merchandise.

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

18.50.120 Keeping household pets.

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

18.50.130 Collective gardens and dispensaries defined.*

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

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

18.50.140 Collective gardens prohibited.

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

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

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

18.50.160 Recreational marijuana retailers.

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

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

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

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

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

- 1. A marijuana retailer shall not be located within 1,000 feet of the following uses or any use included in Chapter 314-55 WAC now or as may be hereafter amended:
 - a. Elementary or secondary school;
 - b. Playgrounds;
 - c. Recreation center or facility;
 - d. Child care centers;
 - e. Public parks;
 - f. Public transit centers;
 - g. Libraries;
 - h. Any game arcade; or
 - i. Any real property with a land use designation of recreation/open space;
 - j. Any real property designated for park use in an approved binding site plan under Chapter 18.48 LFPMC;
 - k. Any real property designated for park use in an approved preliminary plat under LFPMC Title 17; and
 - l. Any real property designated in the capital improvement plan for future park use.

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

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

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

Chapter 18.52

SIGNAGE

(No changes needed)

Chapter 18.54

CONDITIONAL USES

(No changes needed)

Chapter 18.58
OFF-STREET PARKING

Sections:

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

18.58.010 Required off-street parking.

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

18.58.020 Parking plan.

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

18.58.030 Parking spaces required.

The amount of off-street parking required shall be no less than as set forth in this section.

The following uses, wherever located, shall provide off-street parking facilities as follows:

1. Churches	One parking stall for each three seats in the principal place of worship.
2. Community clubs and community recreational centers	One parking space for each employee and one parking space for each 40 square feet of gross floor area used for assembly purposes.
3. Day care	One parking space per 10 children or adults cared for, plus one parking space for each employee in addition to any other required parking.
4. Single-family dwellings Multifamily dwellings	Two parking spaces. One and one-half parking spaces per dwelling unit. Where the total quota results in a fraction, the next highest full unit shall be provided.

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

5 Middle Housing dwellings	<p>A maximum of one off-street parking space per unit shall be required on lots no greater than 6,000 square feet before any zero lot line subdivisions or lot splits.</p> <p>A maximum of two off-street parking spaces per unit shall be required on lots greater than 6,000 square feet before any zero lot line subdivision or lots splits.</p> <p>No off-street parking shall be required within one-half mile walking distance of a major transit stop.</p>
6 Health clubs	One parking space for each employee, plus one parking space for each 200 square feet of floor area.
7 Hotels	One parking space for each bedroom.
8 Hospitals	One parking space for each bed.
9 Libraries, government buildings, fire stations and police stations, courts	One parking space for each employee, plus one parking space for each 250 square feet of total floor area.
10 Mortuaries	One parking space for each 40 square feet of floor area.
11 Motels	One parking space for each sleeping unit or dwelling unit.
12 Museums	One parking space for each 250 square feet of gross floor area.
13 Offices	One parking space for each 250 square feet of gross floor area.
14 Recreational facilities	One parking space for each employee and one parking stall for each 40 square feet of total floor area used for assembly purposes.
15 Rest homes, nursing and convalescent homes; homes for retired and children's institutions	One parking space for each four beds.
16 Retail	One parking space for each 200 square feet of gross floor area.
17 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.

Commented [KP108]: Required RCW 36.70A.635(6)

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

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

18.58.040 Parking requirements for common facilities.

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

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

18.58.050 General requirements on size of parking spaces.

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

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

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

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

70 degrees	20 feet
90 degrees	24 feet

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

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

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

18.58.060 Surfacing.

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

18.58.070 Access.

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

18.58.080 Landscaping, pathways and amenities.

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

B. Applicability.

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

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

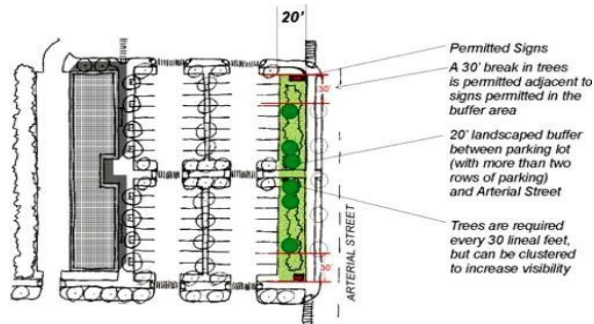
1. Perimeter Parking Lot Landscaping.

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

Commented [LB109]: Ensure these standards are no different for middle housing types than they are for single-family units

Commented [ZT110R109]: Language should be fine as is.

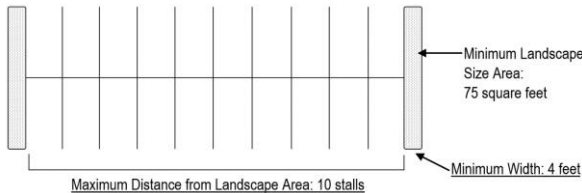
Figure 18.58.080-1: Landscaping between large parking lots and adjacent streets.



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

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

Figure 18.58.080-2: Parking lot landscaping.



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

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

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

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

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

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

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

18.58.090 Drainage.

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

Chapter 18.62
SCREENING AND LANDSCAPING

Sections:

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

18.62.010 Applicability.

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

18.62.020 Site plan.

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

18.62.030 Landscaping of perimeter of lot.

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

18.62.040 Landscaping of street frontages.

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

18.62.041 Minimum requirements.

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

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

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

18.62.050 Fencing.

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

18.62.060 Traffic visibility.

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

18.62.070 Maintenance.

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

Commented [LB111]: Standards may not be different for middle housing types than they are for single-family units - consider excluding middle housing types from the applicability of this chapter, since the RM zones may contain middle housing types.

18.62.080 Landscaping types.

A. Type 1 – Solid Screen.

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

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

B. Type 2 – Visual Screen.

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

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

C. Type 3 – Visual Buffer.

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

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

D. Stream Buffer.

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

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

- a. Native trees shall be planted at an average of 12 feet on center and at an overall density of 300 trees per acre. Plants shall be a minimum one-gallon size at time of planting.
- b. Native shrubs shall be planted at average of five feet on center and at an overall density of 1,730 shrubs per acre. Plants shall be a minimum of one-gallon size at time of planting.
- c. Native forbs may include a mix of grasses, sedges, rushes, ferns, and other herbaceous plants and shall be planted at an average of 12 inches on center and at an overall density of one plant per square foot. Plants shall be a minimum of 10-inch plugs or four-inch pot size at time of planting.

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

3. Streambank landscaping shall include planting area preparation for all required planting areas. Planting area preparation includes removal of invasive weed species, decompaction of compacted soils, and introduction of soil amendments including compost and organic fertilizers. Planted areas shall be mulched with a uniform three-inch depth of wood chip mulch. Trees and shrubs shall be protected from herbivore and rodent browsing with plant protection tubes. (Ord. 1220 § 1, 2021)



City of Lake Forest Park Planning Commission Work Plan— 2025

Project Summary	Focus as a % of estimated time that will be devoted to each project in 2025.
<p>1. 2025 Middle Housing and Accessory Dwelling Unit Development Regulations Amendments to LFPMC required by the WA State Legislature</p> <ul style="list-style-type: none"> • Review of SCJ Alliance and Leland Consulting Group (Planning Consultants) drafts of potential Middle Housing and Accessory Dwelling Unit amendments to LFPMC and background materials • Public hearing • Recommend development regulation amendments to the City Council (for adoption by June 30, 2025) 	40%
<p>2. 2025 Climate Element Comprehensive Plan Amendment</p> <ul style="list-style-type: none"> • Review of Cascadia (Planning Consultant) policy audit, vulnerability assessment, community survey, public engagement plan, GHG inventory, resiliency sub-element policy, drafts of Comprehensive Plan amendments, and background materials • Review of Climate Policy Advisory Team (CPAT) materials and recommendation • Public hearing • Recommend amendments of the Comprehensive Plan to the City Council (by June 15, 2025) 	30%
<p>3. Review of additional City issues for future consideration:</p> <ul style="list-style-type: none"> • Economic development, business assistance for small businesses and mixed use (House Bill 1175 proposed in 2025/2026 WA Legislative Session) • Expand commercial base, with feedback from business representatives • Reasonable Use Exceptions (RUEs), revisit and end user guide • Housing in Southern Gateway, potential incentives • Tree Canopy Report, update w/Tree Board • Parks, Recreations, Open Space, & Trails (PROST) Plan update • Education on/of development regulations • Perkins Way and 40th Place impacts, traffic calming and safety, light rail 	30%