Lacey UGA Residential density

Amend the table of contents for Title 21 as follows:

TITLE 21

LACEY URBAN GROWTH AREA ZONING

...  

21.53 Calculation of Residential Density

...  

Chapter 21.10 McAllister Springs Geologically Sensitive Area Residential District

Amend Section 21.10.035 TCC to add a reference to Chapter 21.53 regarding the calculation of residential densities as follows:

21.10.035 Density.
When sewer is provided, density may range from not less than three to no more than six units per acre. When sewer is not provided, a density of no greater than one unit per five acres is allowed. Permitted density on properties with critical areas shall be adjusted as shown in Chapter 21.53.

Chapter 21.12 Low-Density Residential District 0-4
Amend Section 21.12.035 TCC to add a reference to Chapter 21.53 regarding the calculation of residential densities as follows:

Densities of up to four units per acre are permitted. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit; provided such lot could be provided with the infrastructure needed to support the lots being created; and further provided that created lots are not less than the average lot size of adjacent developed lots. Permitted density on properties with critical areas shall be adjusted as shown in Chapter 21.53.

Amend Section 21.12 to update the accessory building size for alternative setbacks so it is consistent with the International Residential Code for buildings exempt from obtaining a building permit and to be consistent with the size in the current City of Lacey zoning code Section 16.12.050(J):


...  

I. Accessory buildings. All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is exempt from obtaining a building permit under Title 14 TCC, one-story, and is less than two hundred one hundred twenty square feet, the following setbacks are permitted:

1. Front yard, fifteen feet,
2. Side yard, five feet,
3. Rear yard, three feet.

Chapter 21.13 Low-Density Residential District (3-6)

Amend Section 21.13.035 TCC to add a reference to Chapter 21.53 regarding the calculation of residential densities as follows:

Densities may range from not less than three to no more than six units per acre. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit; provided such lot could be provided with the infrastructure needed to support the lots being created; and further provided that created lots are not less than the average lot size of adjacent developed lots. Permitted density on properties with critical areas shall be adjusted as shown in Chapter 21.53.
Amend Section 21.13.050 to update the accessory building size for alternative setbacks so it is consistent with the International Residential Code for buildings exempt from obtaining a building permit, and to be consistent with the size in the current City of Lacey zoning code Section 16.12.050(D)(5):

**21.13.050 Lot Area.**

No changes are proposed in sub-section A. Provide for reference to inform the decision on new Chapter 21.53 regarding the calculation of residential density.

A. The size and shape of single-family detached lots shall be as follows, provided they adhere to the density requirements:

1. Minimum lot area, four thousand five hundred square feet, where alleys are utilized; five thousand square feet where alleys are not provided;

2. Minimum lot width, forty feet where alleys are utilized; fifty feet where alleys are not provided;

3. Minimum front yard:
   a. Ten feet with a ten foot planter strip between the street and sidewalk and when alleys are provided for rear lot access; twenty feet with standard planter strip and without alleys;
   b. On flanking streets, ten feet;

4. Minimum side yards:
   a. Minimum on one side, five feet,
   b. Minimum total both sides, ten feet provided a zero lot line concept may be approved if the following standards are met:
      i. The site is part of a subdivision or PRD where a zero lot line concept has been approved.
      ii. The site utilizes alleys with the majority of units using alleys for access;

5. Minimum rear yard, fifteen feet provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

D. Other lot standards for all uses:

1. Maximum building area coverage, sixty percent;

2. Maximum developmental coverage, seventy-five percent;
3. Maximum height;
   a. Main building and accessory dwelling, thirty-five feet,
   b. Accessory building, twenty feet;

4. Accessory Buildings. All accessory buildings must comply with the current buildings setbacks as stated in this chapter; provided, however, if the accessory building is exempt from obtaining a building permit under Title 14 TCC, one-story, and is less than two hundred thousand square feet, the following setbacks are permitted:
   a. Front yard, fifteen feet,
   b. Side yard, five feet
   c. Rear yard, three feet.

Chapter 21.15 Moderate-Density Residential District

Amend the table of contents for Chapter 21.15 to add a new section title as follows:

Sections:

...  
21.15.035 Density.  
...

Amend Section 21.15.020 as follows:

21.15.020 Types of uses permitted.
A. Specific types permitted in the moderate-density residential district:
   1. Any residential use with a density of at least six but not greater than twelve units per acre and any additional bonus density that might be applicable; provided all multifamily uses as defined in Section 21.70.030 shall meet design review requirements of Chapter 21.70; provided further that all parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for single-family use; detached, attached, townhouses or condominiums. The required mix should be integrated throughout the entire site as much as possible;

...  

Add a new section to define density to Chapter 21.15 TCC, and include a reference to Chapter 21.53 regarding the calculation of residential densities as follows:

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21.15.035 Density.
Residential densities may range from not less than six to no more than twelve units per acre, and any additional bonus density that may be applicable. Permitted density on properties with critical areas shall be adjusted as shown in Chapter 21.53.

Amend Section 21.15.050 to update the accessory building size for alternative setbacks so it is consistent with the International Residential Code for buildings exempt from obtaining a building permit, and to be consistent with the size in the current City of Lacey zoning code Section 16.15.050:

21.15.050 Lot area.
No changes are proposed in sub-section A. Provide for reference to inform the decision on new Chapter 21.53 regarding the calculation of residential density.

A. The size and shape of lots for detached single-family shall be as follows, provided they adhere to the density requirements:
   1. Minimum lot area, four thousand square feet;
   2. Minimum lot width, thirty feet when alleys are utilized; forty feet where alleys are not provided;
   3. Minimum front yard, ten feet on all streets with a ten-foot planter strip between street and sidewalk and when alleys are provided for rear lot access, twenty feet with standard planter strip without alleys;
   4. Minimum side yards;
      a. Minimum on one side, five feet,
      b. Minimum total both sides, ten feet; provided, a zero lot line concept may be approved if the following standards are met:
         i. The site is part of a subdivision or PRD where a zero lot line concept has been approved and the site has undergone or will undergo design review as part of the approval process,
         ii. The site utilizes alleys with the majority of units using alleys for access;
   5. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

... 

D. Other lot standards for all uses:
   1. Maximum building area coverage, seventy percent;
   2. Maximum development coverage, eighty-five percent;
3. Maximum height:
   a. Main building and accessory dwelling, forty feet;
   b. Accessory building, twenty feet;

4. Accessory Buildings. All accessory buildings must comply with the current buildings setbacks as stated in this chapter; provided, however, if the accessory building is exempt from obtaining a building permit under Title 14 TCC, one-story, and is less than two hundred one hundred twenty square feet, the following setbacks are permitted:
   a. Front yard, ten feet,
   b. Side yard, three feet,
   c. Rear yard, five feet; three feet to rear yard line alley easement or paved surface if adjacent to an alley.

Chapter 21.18 High-Density Residential District

Amend the table of contents for Chapter 21.18 to add a new section title as follows:

Sections:
...
21.18.025 Density.
...

Amend Section 21.18.020 TCC as follows:

21.18.020 Types of uses permitted.
A. Specific types permitted in the high-density residential district:

1. Any residential use with a density of at least six but not greater than twenty units per acre and any additional bonus density that might be applicable; provided all multifamily uses as defined in Section 21.70.030 shall meet design review requirements of Chapter 21.70; provided further that all parcels over ten acres in size shall provide a mix of housing types with no less than twenty-five percent of the units designated for single-family use; detached, attached, townhouses or condominiums. The required mix should be integrated throughout the entire site as much as possible;

...

Add a new section to Chapter 21.18 TCC to define density and to include a reference to Chapter 21.53 regarding the calculation of residential densities as follows:

21.18.025 Density.

Title 21-6
Residential densities may range from not less than six to no more than twenty units per acre, and any additional bonus density that may be applicable. Permitted density on properties with critical areas shall be adjusted as shown in Chapter 21.53.

Amend Section 21.18.040 to update the accessory building size for alternative setbacks so it is consistent with the International Residential Code for buildings exempt from obtaining a building permit, and to be consistent with the size in the current City of Lacey zoning code Section 16.12.040:

21.18.040 Lot area.
No changes are proposed in sub-section A. Provide for reference to inform the decision on new Chapter 21.53 regarding the calculation of residential density.
A. The size and shape of lots for detached single-family shall be as follows:
   1. Minimum lot area, four thousand square feet;
   2. Minimum lot width, thirty feet when alleys are utilized; forty feet where alleys are not provided;
   3. Minimum front yard on all streets, ten feet;
   4. Minimum side yards:
      a. Minimum on one side, five feet,
      b. Minimum total both sides, ten feet; provided, a zero lot line concept may be approved if the following standards are met:
         i. The site is part of a subdivision or PRD where a zero lot line concept has been approved and the site has undergone or will undergo design review as part of the approval process,
         ii. The site utilizes alleys;
   5. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

D. Other lot standards for all uses:
   1. Maximum building area coverage, seventy percent;
   2. Maximum development coverage, eighty-five percent;
   3. Maximum height:
      a. Main building and accessory building, eighty feet, or eight stories;
      b. Accessory building, twenty feet;
4. Accessory Buildings. All accessory buildings must comply with the current
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Chapter 21.21 Agricultural District

Amend the table of contents for Chapter 21.21 to add a new section title as follows:

Sections:
...
...

Amend Section 21.21.020 TCC as follows:

A. Specific types permitted in the agricultural district:
...
2. Single-family structures, not exceeding one per five acres.
...

Add a new section to Chapter 21.21 to define density, and to include a reference to Chapter
21.53 regarding the calculation of residential densities as follows:

The density for this district is a maximum of one unit per five acres. Permitted density
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Chapter
Chapter
21.53.
21.53.

That a new chapter be added to Title 21 for the calculation of residential densities as follows:

Chapter 21.53

Calculation of Residential Density

Sections:
21.53.010 Intent.
21.53.020 Applicability.

Deleted Text: Strikethrough
Proposed Changes: Underlined
Staff Comments: Italics
Unaffected Omitted Text: (...)

Title 21-8
21.53.030 Density Transfer Permitted.

21.53.040 Formula.

21.53.050 Density credit.

21.53.060 Alternative development standards.

21.53.010 Intent.
The intent of this chapter is to provide incentives for the preservation of wetlands and wetland buffers.

21.53.020 Applicability.
This chapter applies to properties in residential zoning districts in the unincorporated Lacey urban growth area containing wetlands and wetlands buffers as defined in TCC Chapter 17.15 for existing agricultural uses and TCC Title 24 for all other uses, except for areas zoned Mixed Use Moderate Density Corridor (TCC Chapter 21.15) and Mixed Use High Density Corridor (TCC Chapter 21.18), and provided that the minimum lot size for the Low Density 0-4 Zoning District (Chapter 21.12) shall always be maintained.

Option 1: Apply this chapter to other properties with critical areas.

Option 2: Continue to only apply density reductions to properties with wetlands and wetland buffers.

21.53.030 Density Transfer Permitted.
A. No density shall be transferred from the wetland area;
B. Density may be transferred from the wetland buffer to elsewhere within the same development proposal site.

21.53.040 Formula.
The calculation of the maximum or minimum number of dwelling units allowed in a residential development which contains wetlands or wetland buffers shall be determined by using the following formula within the Lacey urban growth area:

\[
\text{Buffer area in wetland buffer (acres) } \times \quad \text{Maximum or Minimum Dwelling units/acre by zoning } \times \quad \text{Wetland buffer density credit (see Section 21.53.050)} + (\text{See next line})
\]

\[
\text{Upland nonbuffer area (acres out of wetland and wetland buffer) } \times \quad \text{Maximum or Minimum Dwelling units/acre by zoning} = \quad \text{Maximum dwelling unit potential}
\]

21.53.050 Density credit.

Deleted Text: Strikethrough Proposed Changes: Underlined
Staff Comments: Italics Unaffected Omitted Text: (…)
The calculation of the density credit for wetland buffers for the calculation of residential density formula in Section 21.53.040 is shown in the table below:

<table>
<thead>
<tr>
<th>Percentage of Site in Buffers</th>
<th>Density Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1—10%</td>
<td>100%</td>
</tr>
<tr>
<td>11—20%</td>
<td>90%</td>
</tr>
<tr>
<td>21—30%</td>
<td>80%</td>
</tr>
<tr>
<td>31—40%</td>
<td>70%</td>
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<tr>
<td>41—50%</td>
<td>60%</td>
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<tr>
<td>51—60%</td>
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<tr>
<td>61—70%</td>
<td>40%</td>
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<tr>
<td>71—80%</td>
<td>30%</td>
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<tr>
<td>81—90%</td>
<td>20%</td>
</tr>
<tr>
<td>91—99%</td>
<td>10%</td>
</tr>
</tbody>
</table>

**21.53.060 Alternative development standards permitted.**

In the Low-Density Residential District (3-6) (Chapter 21.13 TCC), Moderate-Density Residential District (Chapter 21.15), and the High-Density Residential District (Chapter 21.18) zoning districts, the director may approve up to a fifty percent reduction of lot area and/or increase maximum building and development coverage standards to the extent that application of the calculation of residential density formula in this chapter may result in the necessity for lot sizes and other zoning standards less than the minimum allowed by the underlying district to achieve minimum or maximum urban density requirements, subject to the following:

A. The resulting lots shall be of a sufficient size to reasonably accommodate the intended use with area provided for adequate drainage, parking, setbacks, fire separation, private yard areas, and other provisions required by the Thurston County Code, state and federal laws, and deemed important to neighborhood quality and public safety as determined by the director; and

B. Any reduced standards shall result in a more innovative and superior design such as normally associated with cluster developments, cottage housing, and other innovative development techniques for preserving critical areas; as determined by the approval authority; and

C. Uses allowed within the zoning district shall not be varied; and

D. The critical area and any buffers shall be placed in a critical area tract or easement as specified in Chapter 24.65 TCC, Critical Area Tracts and Easements; and
E. Decisions on any reduced standards shall be issued at the same time as the State Environmental Policy Act threshold determination (Chapter 17.09 TCC), and included in the alternatives presented with the determination; and

F. The reductions shall comply with Title 24, the Critical Areas Ordinance, including that there is no net loss in critical area function and value; and

G. The director may require the applicant submit specialized studies relevant to the requested reduction; and

H. The reduction shall be the minimum necessary; and

Section 21.53.060 is a new section for Title 21. The City of Lacey included this in their development code to ensure appropriate urban densities to support facilities and accommodate density requirements in their code.

The remainder of the new Chapter 21.53 is verbatim of existing density provisions in Chapter 17.15 Critical Areas.

Option 1: Continue to only apply the new Chapter on the calculation of residential density to properties with wetlands and wetland buffers, and add the new section 21.53 to ensure consistency between our code and the Lacey code.

Option 2: Apply the density formula to lots with other critical areas. Including other critical areas in the calculation of residential densities would permit an applicant to request alternative development standards outside of Chapter 21.60, Planned Residential Development in order to preserve critical areas. As currently proposed, the most restrictive regulatory requirement would apply, except for minimum density requirements.

The City of Lacey code reads as follows:

To the extent that application of the formula may result in lot sizes and other zoning standards less than the minimum allowed by the underlying district, they may be authorized up to a fifty percent reduction of said standards provided that the resultant lot is of sufficient size to reasonably accommodate the intended use with room for adequate setbacks, private yard areas and other provisions deemed important to neighborhood quality and that any reduced standards result in a more innovative and superior design and provided further that uses allowed within the zoning district shall not be varied. Provided further, no lot size reduction shall be permitted in the Low Density 0-4 zone. Additionally, lots must be of sufficient size to meet applicable health requirements. In cases where reduced lot sizes or departure from other standards is requested, the minimum standards shall be up to the sole discretion of the site plan review committee according to the processes in Section 1C.040 of the City of Lacey Development Guidelines and
Public Works Standards or city hearings examiner and city council through the review process of Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards.

Normally, staff would recommend the adoption of an almost identical change to the Thurston County Code as what is found in the City’s code. However, in this instance the Thurston County Code lacks the single-family design guidelines present in the City of Lacey zoning ordinance which would assist in making decisions around neighborhood quality and other factors that would be considered in the design of a proposed residential development.