ORDINANCE NO. 1057

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST PARK ADDING NEW CHAPTERS 18.45, 18.46, AND 18.47 TO THE LAKE FOREST PARK MUNICIPAL CODE, AND ADOPTING IMPLEMENTING REGULATIONS AND DESIGN GUIDELINES FOR THE SOUTHERN GATEWAY SUBAREA

WHEREAS, in 2003, the City of Lake Forest Park City Council created an overlay zoning district in the southern portion of the City, commonly referred to as the Gateway Senior Housing Overlay Zone; and

WHEREAS, the Southern Gateway Area is designated on the Comprehensive Plan Future Land Use Map as a location for a possible Subarea Plan; and

WHEREAS, Lake Forest Park Comprehensive Plan Policy LU 4.1 calls for a review of the need for a subarea planning process and the benefits that subarea planning may have for the City; and

WHEREAS, the City Council adopted Resolution No. 1203 on March 25, 2010 requesting that the Planning Commission create a scope of work for a subarea planning process for the City’s Southern Gateway; and

WHEREAS, on September 14, 2010, the Planning Commission adopted its Resolution 10-01, in which it recommended a draft scope of work to address the directives in Resolution 1203, and recommended that the City Council appropriate sufficient funding to allow the City Administration to begin development of a subarea plan utilizing a scope of work recommended by the Planning Commission in Attachment A to the Commission’s Resolution No. 10-01; and

WHEREAS, on October 14, 2010, the Planning Commission presented its recommendation and resolution to the City Council; and

WHEREAS, the City Council adopted Resolution No. 1276 on September 22, 2011, approving a contract with MAKERS Architecture and Design for preparation of a Southern Gateway Subarea Study, in accordance with the scope of work recommended by the Planning Commission; and

WHEREAS, the City Council adopted Resolution No. 1285 on December 8, 2011, approving an amendment to the scope of work associated with the contract with MAKERS Architecture and Design, expanding the project to include the completion of the Southern Gateway Subarea Plan and Environmental Impact Statement, and authorizing compensation in an amount not to exceed $75,000; and
WHEREAS, since December, 2011, City staff have worked with MAKERS Architecture to prepare the Environmental Impact Statement, and to present information and options to the Planning Commission for its consideration; and

WHEREAS, between October 2011 and February 2102, at the direction of the Planning Commission a planning team comprised of City staff members and City consultants, MAKERS Architecture and Urban Design and Property Counselors, facilitated a public process to develop the planning concepts for the Southern Gateway Subarea Plan; and

WHEREAS, the public process included an online survey and three public workshops, on October 29, 2011, November 30, 2011, and January 24, 2012; and

WHEREAS, in June, 2012, a public Environmental Impact Statement (“EIS”) scoping meeting was held, which gave community members another opportunity to comment on proposed plan concepts; and

WHEREAS, in December, 2012, a draft Subarea Plan was presented to the Planning Commission and the public; and

WHEREAS, the draft Subarea Plan’s planning concepts involve encouragement of two high activity, walkable, attractive neighborhood centers, one near NE 145th Street (the “South Node”) and one near NE 153rd Street (“the North Node”); and

WHEREAS, in January, 2013, the planning team also presented to the Planning Commission draft development regulations (aka “zoning regulations”) and design guidelines to implement the Southern Gateway Subarea Plan; and

WHEREAS, on January 16, 2013, the City’s State Environmental Policy Act (“SEPA”) Responsible Official issued a draft Environmental Impact Statement (“DEIS”) to discuss the potential significant, adverse environmental impacts that may flow from adoption of the Subarea Plan, development regulations and design guidelines; and

WHEREAS, the proposed Southern Gateway Subarea Plan was sent to the Washington State Department of Commerce in accordance with RCW 36.70A.106 and acknowledged by Commerce as having been received on December 17, 2012, and the proposed development regulations and design guidelines were acknowledged by Commerce as having been received on ________________; and

WHEREAS, following completion of the public review period, written responses to all substantive comments on the DEIS were prepared; and

WHEREAS, the combination of the DEIS and the Response-to-Comments document constitute the Final EIS (“FEIS”); and

WHEREAS, the City’s SEPA Responsible Official issued the FEIS on ____________, 2013; and
WHEREAS, the Planning Commission held 12 work sessions on the Southern Gateway Subarea Plan, development regulations and design guidelines from September 11, 2012 through February 5, 2013, and held a public hearing on January 30th; and

WHEREAS, on following completion of its review the Planning Commission adopted Resolution 13-01, recommending that the City Council approve the Southern Gateway Subarea Plan, and the development regulations and design guidelines implementing the Subarea Plan; and

WHEREAS, on February 11, 2013, the Planning Commission presented its Resolution No. 13-01 to the City Council; and

WHEREAS, on February 11, 2013 and February 25, 2013, the City Council held work sessions to consider the Subarea Plan, development regulations and design guidelines, and discussed a series of modifications to those documents; and

WHEREAS, the Final Environmental Impact Statement (FEIS) showed that there would be no probable, significant adverse environmental impacts associated with approval of the Southern Gateway Subarea Plan, development regulations and/or design guidelines, and identified adequate mitigation for any such potential impacts; and

WHEREAS, the Planning Commission passed Resolution 13-01 and presented it to the Council on February 11, 2013, recommending that the Council adopt the development regulations and design guidelines to implement the Southern Gateway Subarea Plan; and

WHEREAS, the City Council adopted Ordinance No. 1056 on __________, 2013, approving the Southern Gateway Subarea Plan as an amendment to the City’s Comprehensive Plan and Future Land Use Map;

THE CITY COUNCIL OF THE CITY OF LAKE FOREST PARK, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 18.45 LFPMC Adopted. A new Chapter 18.45 of the Lake Forest Park Municipal Code is hereby adopted to read as follows:

Chapter 18.45 SG-SFR SOUTHERN GATEWAY – SINGLE FAMILY RESIDENTIAL

18.45.010 Permitted uses.

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

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

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

C. Accessory buildings and structures in accordance with the provisions in LFPMC 18.50.060.
D. Accessory dwelling units in accordance with the provisions in LFPMC 18.50.050.

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

F. Townhouses, provided the front or rear yards do not directly face public ROW’s or adjacent single family residential zones.

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

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

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.

18.45.030 Lot area and maximum density.

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

B. The maximum density is 25 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.

18.45.040 Lot width.

There is no minimum required lot width.

18.45.050 Lot coverage.

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

All buildings within the SG-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.

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 mid-point between the peak of the roof and the bottom of the eave – that is, half way up the slope of the roof.

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 storm water management regulations are met (See LFPMC 16.25).

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

18.45.100 Signs.

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

18.45.110 Parking requirements and traffic impact mitigation.

All parking in the Southern Gateway - Single Family 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-premise space for visitor parking, provide one shared stall per 3 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 it 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.


A. The Lake Forest Park “Southern Gateway – Single Family Residential Zone Design Guidelines,” dated_______, are adopted as guidelines applicable to applications filed under the Southern Gateway – Single Family Zone review process described in 18.47.130-150 and incorporated by reference herein.

B. To the extent that a proposed development in the Southern Gateway Single Family Residential Zone exceeds a requirement of the applicable Zoning Code or Design Guidelines the excess may be allocated to meet similar requirements in the adjacent Transition Zone. This provision shall apply only to parking, impervious surfaces, lot coverage, open space, stormwater LID, and canopy coverage goals. This provision can only be implemented through a site development plan approved by the City. The required
elements or conditions supporting residential development must be provided concurrently with the residential development.


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 Title 18 LFPMC. 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 Title 17 and 18, including provisions incorporated by reference into LFPMC Chapter Title 18.

18.45.140 Administration.

The provisions of Chapter 18.47 LFPMC and the Southern Gateway - Single Family Residential Zones Design Guidelines shall be administered as follows:

A. The applicant shall submit a site plan application on a form provided by the city planning department, along with supporting documents required by the city planning department. The submitted materials must include drawings and information needed to evaluate the proposal with respect to the Southern Gateway – Single Family Residential Zone Design Guidelines.


C. The code administrator shall make a recommendation according to 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 16.26.90 through 16.26.110.

18.45.150 Bonds or other financial security.
The city may require a bond or other financial security to ensure compliance with any aspect of a permit or approval under this chapter.
Section 2. Chapter 18.46 LFPMC Adopted. A new Chapter 18.46 of the Lake Forest Park Municipal Code is hereby adopted to read as follows:

Chapter 18.46 SG-C
SOUTHERN GATEWAY - CORRIDOR

18.46.010 Purpose.

The intent of the SG-C zone is to:

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

18.46.020 Permitted uses – Commercial and nonresidential.

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

A. Retail sales of food and commodities, which involve only incidental and limited fabrication and assembly. Uses excluded from this zone would include auto service stations, sale of gasoline or other fuels, and car washes, repair or sale of heavy equipment, boats, tires and motor vehicles.

B. Business offices and uses rendering professional, personal, and instructional services, such as real estate or insurance brokerages, consultants, medical or dental clinics, technical training, health clubs, and repair of jewelry, eyeglasses, clothing, household appliances and tools, or other such similar uses; excluding vehicle or tool rentals, outdoor pet sales and housing (kennels).

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

D. Day care facilities.

E. Public utilities.
18.46.030 Permitted uses – Primary and accessory residential.

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

A. Multiple dwelling units.
B. Senior citizen apartments.
C. Convalescent, nursing and retirement homes.

18.46.040 Limitations on use.

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

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

18.46.050 Conditional uses.

A. Drive-through window services.
B. Individual commercial and nonresidential uses shall contain a maximum of no more than 60,000 square feet in building footprint area (as measured on the ground) per use. Uses
greater than 60,000 square feet in building footprint area (as measured on the ground) and not more than 100,000 are only permitted after obtaining a conditional use permit (LFPMC 18.54).

C. Transit facilities such as park-and-ride and kiss-and-ride lots.

18.46.060 Building height.

A. The maximum building height limit in the SG-C zone, except for properties located between NE 145th Street and 147th Street, shall not exceed 55 feet. Additionally for structures near properties zoned single family residential (including the SG-SFR zone), the maximum height shall not exceed 35’ plus 1’ in height for every 1’ more than 20’ (measured horizontally) away from the property zoned single family residential – up to a maximum height of 55’ (i.e. Max height = 35’ + distance of portion of the structure from the SFR zone minus 20 feet).

Figure 18.46.060-1 Maximum Height of buildings near a single family zone. This figure also illustrates the landscape screen called for in 18.46.070.
Figure 18.46.060-2 Maximum height of buildings across the street from a single family zone.

A. For structures directly across the street from properties zoned single family residential (including the SG-SFR zone), the maximum height shall not exceed 35 feet plus 1 foot in height for every 1 foot more than 10 feet (measured horizontally) away from the street ROW – up to a maximum height of 55 feet (i.e. Max height = 35’ + distance of portion of the structure from the SFR zone minus 10 feet).

B. Buildings on properties located between NE 145th Street and 147th Street shall not exceed 55 feet except as noted in E. below. Additionally for structures near properties zoned single family residential (including the SG-SFR zone), the maximum height shall not exceed 35 feet plus 1 foot in height for every 1 foot more than 20 feet (measured horizontally) away from the property zoned single family residential – up to a maximum of 75 feet in height (i.e. Max height = 35’ + distance of portion of the structure from the SFR zone minus 20 feet).

C. For structures located between NE 145th Street and 147th Street and directly across the street from properties zoned single family residential (including the SG-SFR zone), the maximum height shall not exceed 35 feet plus 1 foot in height for every 1 foot more than 10 feet (measured horizontally) away from the public ROW – up to a maximum 75 feet in height (i.e. Max height = 35’ + distance of portion of the structure from the SFR zone minus 10 feet).
D. Buildings on properties located between NE 145th Street and 147th Street may be up to 75 in height feet above grade provided that the restrictions noted in (C) and (D) are met and both of the following features or conditions are provided:

   6. A public open space of at least 1,000 square feet and meeting the provisions of Southern Gateway – Corridor and Transition Zones Design Guidelines for pedestrian open space is provided (or a contribution to public park development in the subarea of equivalent value). This space must be in addition to the space otherwise required by the design guidelines.

   7. The building is set back at least 20 feet from the ROW and a Type I or Type II vegetated screen meeting the requirements of the Southern Gateway – Corridor and Transition Zones Design Guidelines is planted along the building face.

18.46.070 Setbacks.

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

A. Front yard, No requirement for yards facing Bothell Way except that all buildings and structures and other site features along a public Right of Way must be set back from the curb to allow a 12’ wide strip for a combination of sidewalk and street landscaping. See also Southern Gateway – Corridor and Transition Zones Design Guidelines. For buildings facing single family residential zones and also without pedestrian facades, buildings must be set back at least 10’ from the public ROW to reduce visual impact to near-by residences. (See figure18.46.060-2);

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

C. No rear yards required except at least a 20’ building setback along property lines directly adjacent to a single family residential zone (including the SG-SFR zone).

18.46.080 Land coverage.

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

B. All new development in the SG-C Zone between NE 145th Street and NE 147th Street shall have at least a .5 floor area ratio (FAR). The FAR shall be calculated by dividing the “floor area” by the “lot area” as those terms are defined in LFPMC 18.08, except that for the purpose of this provision, structured parking and indoor vehicle areas may be included in the calculation of “floor area”.

Ordinance 1057: Southern Gateway Subarea
Development Regulations and Design Guidelines
18.46.090 Screening and landscaping.

All sites in the SG-C zone must have adequate screening and landscaping, subject to the Southern Gateway-Corridor Design Guidelines. The provisions of Chapter 16.14 (Tree Canopy Preservation and Enhancement) shall apply provided that the Canopy Coverage Goal established in 16.14.080.A shall be 5% for the SG-C zone for non parking areas and 30% for open parking lots. Also, the provisions under 16.14.080.B regarding designating a tree tract equal to five percent of the gross project area shall not apply.

18.46.100 Signs.

Signs are limited to those provided for in Chapter 18.52 LFPMC and the Southern Gateway-Corridor Design Guidelines.

18.46.110 Parking requirements and traffic impact mitigation.

A. All parking in the Southern Gateway - Corridor shall be provided in accordance with the following:

1. Provide 1 stall for every 250 square feet of commercial space.

2. Provide 1.25 stalls for every dwelling unit. Where the total quota results in a fraction, the next highest full unit shall be provided.

3. The applicant may apply for a parking reduction for conditions that reduce the actual parking need such as joint use, special populations, etc. The code administrator may allow a parking reduction if it is justified by a parking occupancy analysis prepared by a licensed transportation planner with special qualifications in parking analysis.

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

18.46.120 Southern Gateway – Corridor and Transition Zones Design Guidelines – Adopted – Rules of interpretation.

The Lake Forest Park “Southern Gateway - Corridor and Transition Zones Design Guidelines,” dated_______, are adopted as alternate guidelines applicable to applications filed under the optional Southern Gateway - Corridor and Transition Zones design guideline process and incorporated by reference herein.
18.46.130 Southern Gateway - Corridor Design and Transition Zones Guidelines –
Application – Effect.

Except as otherwise provided, any person who plans to develop or redevelop within the Southern
Gateway - Corridor zone may apply to have the proposed project processed and reviewed
according to Title 18 LFPMC. An accepted application shall be reviewed under the Southern
Gateway - Corridor design guidelines, which shall take precedence over and supersede any
conflicting provision of Title 18 LFPMC, including provisions incorporated by reference into
Chapter Title 18 LFPMC.

18.46.140 Administration.

The provisions of Chapter 18.46 LFPMC and the Southern Gateway - Corridor and Transition
Zones Design Guidelines shall be administered as follows:

A. The application shall be reviewed first by the city code administrator generally under
Applications. LFPMC 16.26.035 providing for appeals to the city council shall not
apply.

B. If the proposed development is:
   • Less than 30,000 Square Feet in total building footprint, and
   • Less than 45,000 Square Feet in total property area, and
   • Involves only one building, and
   • Does not involve phased development (over more than 2 years),
then, the code administrator’s decision shall be administered with any appeals being filed
in accordance with 2.39.010 Administrative decisions – Appeals.

C. If the project is:
   • More than 30,000 Square Feet in total building footprint, or
   • More than 45,000 Square Feet in total property area, or
   • Involves more than one building, or
   • Involves phased development (over more than 2 years),
then, the code administrator shall make a recommendation according to 16.26.080 Type I
applications – Code administrator’s recommendation, and the procedures for a hearing

18.46.150 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.
**Section 3. Chapter 18.47 LFPMC Adopted.** A new Chapter 18.47 of the Lake Forest Park Municipal Code is hereby adopted to read as follows:

Chapter 18.47 SG-T
SOUTHERN GATEWAY - TRANSITION

**18.47.010 Purpose.**

The intent of the SG-T zone is to:

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

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

- Support an active, walkable mixed use center.

- Protect the livability and attractiveness of residential neighborhoods.

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

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

The following commercial and nonresidential uses are permitted in the SG-T zone, subject to the off-street parking, Southern Gateway - Corridor and Transition Zones Design Guidelines and other general provisions as set forth in this title, except where modified by this chapter:

A. Retail sales of food and commodities, which involve only incidental and limited fabrication and assembly. Uses excluded from this zone would include auto service stations, sale of gasoline or other fuels, and car washes, repair or sale of heavy equipment, boats, tires and motor vehicles, sale of alcohol for on premise consumption except in a restaurant with a license from the Washington State Liquor Control Board.

B. Business offices and uses which render professional, personal, and instructional services, such as real estate or insurance brokerages, consultants, medical or dental clinics, technical training, health clubs, and repair of jewelry, eyeglasses, clothing, household appliances and tools, or other such similar uses; excluding vehicle or tool rentals, pet sales and veterinary clinics.
C. Government buildings and uses, including but not limited to community centers, police stations, libraries, administrative offices, and other public service uses that are compatible with the intent of the SG-T zone.

D. Day care facilities.

E. Public utilities.

F. Electric vehicle charging stations.

G. In-home businesses and services.

18.47.030 Permitted uses – Primary and accessory residential.

The following residential uses are permitted in the SG-T zone, subject to the off-street parking, Southern Gateway - Corridor and Transition Zones Design Guidelines and other general provisions as set forth in this title, except where modified by this chapter:

A. Multiple dwelling units.

B. Single Family dwelling units are permitted in the SG-T zone provided that no single family dwelling units shall front on the proposed north south road along the west edge of the Transition Zone and Single Family dwelling units shall make up no more than 50% of the residential units in the SG-T zone. Regardless of the number of Single Family Dwelling units in the Transition Zone, the minimum density in Section 18.47.040 E shall apply.

C. Senior citizen apartments.

D. Convalescent, nursing and retirement homes.

18.47.040 Limitations on use and minimum residential density.

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

A. Buildings facing the North South Connector (the envisioned street roughly parallel to Bothell Way and connecting NE 145th and NE 147th Streets.) shall be at least 12’ high from floor to ceiling and have entries that meet the Americans with Disabilities Act standards so that they may be used for commercial activities;

B. Individual commercial and nonresidential uses shall contain a maximum of no more than 40,000 square feet per use. Uses greater than 40,000 square feet and not more than 60,000 square feet are only permitted after obtaining a conditional use permit (LFPMC 18.47.050);
C. Business and residential portions of a building must be separated by soundproof walls, floors, equipment, utilities or other suitable architectural features or appurtenances;

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

1. Off-street parking or loading;

2. Storage and sale of goods in connection with an established use under the provisions of a temporary use permit or special event;

3. Merchandise displays which are located in the SG-C zone where proper provision has been made for screening and safe pedestrian and vehicular passage;

4. Small outdoor display areas, not more than 100 square feet in footprint, associated with permanent indoor retail establishments, provided that the merchandise is brought inside when the business is not open;

5. Temporary outdoor eating and drinking areas associated with permanent indoor establishments.

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

F. Drive-through window services are specifically not permitted; and

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

18.47.050 Conditional uses.

A. Individual commercial and nonresidential uses shall contain a maximum of no more than 60,000 square feet per in building footprint area (as measured on the ground) 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 (LFPMC 18.54).

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.
18.47.060 Building height.

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

![Diagram](image)

*Figure 18.47.060-2. Maximum Height of buildings near the Southern Gateway Single Family Residential zone.*
Figure 18.47.060-1. Maximum Height of buildings across the street from a single family zone (NE 145th Street is the only location where existing single family residences are across the street from the Southern Gateway Transition zone)

B. For structures directly across the street from properties zoned single family residential (including the SG-SFR zone), the maximum height shall not exceed 35 feet measured to the midpoint of the slope of a pitched roof, plus 1 foot in height for every 1 foot more than 10 feet (measured horizontally) away from the street ROW, up to a maximum height of 45 feet (i.e. Max height = 35’ + distance of portion of the structure from the SFR zone minus 10 feet).

18.47.070 Setbacks and North South Access Road Requirement.

A. Development in the SG-T Zone between NE 145th Street and NE 147th Street is conditioned with the requirement to construct a north south access street. The street will run north and south generally along the western edge of the SG-T Zone. The street will be approximately 60 feet wide from backside of sidewalk to backside of sidewalk (see Figure 18.47.070-1 below). The roadway design must be submitted to the City for approval. In the absence of other direction from the Code administrator, the roadway will generally consist of two 10 feet wide travel lanes, two 7 feet wide parking lanes (or widened sidewalks) and two 13 feet wide sidewalks plus planting areas. (Sidewalks plus planting strips together must be at least 13 feet wide.)
Figure 18.47.070-1 Preliminary N-S Access Street Section.

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

1. Front yard: No requirement for yards facing the N-S Access Street. See also Southern Gateway – Corridor and Transition Zones Design Guidelines. For buildings facing single family residential zones and also without pedestrian facades, buildings must be set back at least 10’ from the public ROW to reduce visual impact to near-by residences.

2. No side yards required except at least a 10’ building setback along zone boundary lines directly adjacent to a single family residential zone (including the SG-SFR zone).

3. No rear yards required except at least a 10’ building setback along zone boundary lines directly adjacent to a single family residential zone (including the SG-SFR zone).

18.47.080 Land coverage.

No maximum land coverage requirements provided other provisions of this title, including storm water management and open space requirements, are met.
18.47.090 Screening, landscaping and tree retention.

A. All sites in the SG-T zone must have adequate screening and landscaping, subject to the Southern Gateway-Corridor and Transition Zones Design Guidelines.

B. The provisions of Chapter 16.14 (Tree Canopy Preservation and Enhancement) shall apply provided that the Canopy Coverage Goal established in 16.14.080.A shall be 10% for the SG-T zone for non parking areas and 30% for open parking lots. Also, the provisions under 16.14.080.B regarding designating a tree tract equal to five percent of the gross project area shall not apply.

18.47.100 Signs.

Signs are limited to those provided for in LFPMC Chapter 18.52 and the Southern Gateway-Corridor and Transition Zones Design Guidelines.

18.47.110 Parking requirements and traffic impact mitigation.

A. All parking in the Southern Gateway - Transition shall be provided in accordance with the following:

1. Provide 1 stall for every 250 square feet of commercial space

2. Provide 1.25 stalls for every dwelling unit. Where the total quota results in a fraction, the next highest full unit shall be provided.

3. The applicant may apply for a parking reduction for conditions that reduce the actual parking need such as joint use, special populations, etc. The code administrator may allow a parking reduction if it is justified by a parking occupancy analysis prepared by a licensed transportation planner with special qualifications in parking analysis.

B. The applicant shall submit to the City 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.
18.47.120 Southern Gateway – Corridor and Transition Zones Design Guidelines –

A. The Lake Forest Park “Southern Gateway - Corridor and Transition Zones Design Guidelines,” dated________________, are adopted as guidelines applicable to applications filed under the optional Southern Gateway - Corridor and Transition Zones Design Guideline process and incorporated by reference herein.

B. To the extent that a proposed development in Southern Gateway Transition Zone exceeds a requirement of the applicable Zoning Code or Design Guidelines the excess may be allocated to meet similar requirements in the SG-Single Family Zone. This provision shall apply only to parking, impervious surfaces, lot coverage, open space, storm water LID, and canopy coverage goals. This provision can only be implemented through a site development plan approved by the City. The required elements or conditions supporting residential development must be provided concurrently with the residential development.

18.47.130 Southern Gateway - Corridor and Transition Zones Design Guidelines – Application – Effect.

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

18.47.140 Administration.

The provisions of Chapter 18.47 LFPMC and the Southern Gateway - Corridor and Transition Zones Design Guidelines shall be administered as follows.

A. The applicant shall submit a site plan application on a form provided by the city planning department, along with supporting documents required by the city planning department. The submitted materials must include drawings and information needed to evaluate the proposal with respect to the Southern Gateway - Corridor and Transition Zones Design Guidelines.


C. The code administrator shall make a recommendation according to 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 16.26.90 through 16.26.110.

18.47.150 Bonds or other financial security.

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

Section 4. Severability. If any one or more section, subsection, or sentence of this ordinance is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance and the same shall remain in full force and effect.

Section 5. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including but not limited to the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 6. Publication and Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect on __________, 2013, following publication as provided by law.


APPROVED:

________________________________________
Mary Jane Goss, Mayor

APPROVED AS TO FORM:

________________________________________
Bob C. Sterbank, City Attorney

ATTEST/AUTHENTICATED:

________________________________________
Susan Stine, City Clerk

Introduction:

Final Action:

Posted:

Published: