



Wednesday, July 2, 2025 @ 6:30 PM

HOW TO ATTEND

- **In-person:** Council Chambers, Lakewood City Hall, 6000 Main St SW., Lakewood, WA 98499
- **Virtually:** Online or by phone.
Online: <https://cityoflakewood-us.zoom.us/j/89827406560>
Phone: (253) 215-8782 and enter meeting ID: 898 2740 6560
- **Livestream:** <https://YouTube.com/CityofLakewoodWA>

Persons requesting special accommodation or language interpreters should call 253-983-7767 as soon as possible in advance of the meeting so that an attempt to provide special accommodation can be made.

PUBLIC COMMENT

Public comments or testimony on public hearings are accepted by mail, email, or by in-person or virtual attendance. Mail comments to Karen Devereaux, Planning Commission Clerk, 6000 Main Street SW Lakewood, WA, 98499 or email kdevereaux@cityoflakewood.us. Comments received by noon on the day of the meeting will be provided to the commission electronically.

IN-PERSON/VIRTUAL COMMENTS

Each person has 3 minutes. Attendees are allowed to speak during public comments or public hearings only. Those attending in person will be called on by the Chair. Those attending via Zoom should use the "raise hand" function to indicate they wish to speak. Once the Chair calls your name, you will be unmuted. First, state your name and city of residence, and then provide your testimony.

WELCOME/CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MEETING MINUTES dated June 18, 2025

AGENDA UPDATES

PUBLIC COMMENT

PUBLIC HEARINGS

- 2025 Annual Development Regulations

UNFINISHED BUSINESS

- None

NEW BUSINESS

- Status report on launch of Natural Environment and Climate Change (NECC) Program

NEXT STEPS

- REPORTS FROM CITY COUNCIL LIAISON, CITY STAFF, PLANNING COMMISSION MEMBERS
- NEXT MEETING: JULY 16, 2025

Attachments

- Staff Report: 2025 Annual Development Regulations



Lakewood Planning Commission June 18, 2025 Meeting Minutes

WELCOME/CALL TO ORDER

Phillip Combs, Chair, called the meeting to order at 6:30 p.m.

ROLL CALL

Planning Commission Members Present: Phillip Combs, Chair; Ellen Talbo, Vice Chair; Robert Estrada, Linn Larsen, Philip Lindholm, and Sharon Wallace

Planning Commission Members Absent: Mark Herr

Staff Tiffany Speir, Planning Division Manager; Angie Silva, Assistant Director, PPW; Andrea Bell, Senior Planner

Council Liaison Council Member Paul Bocchi (not present)

APPROVAL OF MINUTES

MOTION (Larsen): To approve the May 7, 2025 meeting minutes provided that references to Karen Devereaux's title be updated to Commission Clerk.

SECONDED (Wallace). **PASSED 6-0.**

AGENDA UPDATES None

PUBLIC COMMENT None

PUBLIC HEARINGS None

UNFINISHED BUSINESS

Planning Commission Rules of Procedure

Ms. Tiffany Speir reviewed the proposed updates to the Planning Commission Rules of Procedure.

MOTION (Talbo): To approve the updated Planning Commission Rules of Procedure.

SECONDED (Larsen). **PASSED 6-0.**

NEW BUSINESS

2025 Annual Development Regulation (25ADR) Amendments

Tiffany Speir, Andrea Bell, and Angie Silva provided an introduction to 14 proposed amendments to the city's development regulations, including in summary:

| | |
|--------------------|---|
| Amendment 1 | Hearing Examiner Appeals |
| Amendment 2 | Planning Commission Authority and References in Code |
| Amendment 3 | Road Identifications in LMC Chapter 12.09. |
| Amendment 4 | CC&Rs and Easements Regulations |
| Amendment 5 | Director's Interpretations |
| Amendment 6 | Brewery Land Use and Associated Definitions and Regulations |
| Amendment 7 | Mixed Use Definition and Downtown Subarea Regulations |
| Amendment 8 | Required Notice of Type I Decisions |
| Amendment 9 | Review and Approval Authority for Various Permit Types |

| | |
|---------------------|---|
| Amendment 10 | Signage Requirements for Comprehensive Plan Zoning Map Amendment Applications |
| Amendment 11 | Required Record of Survey for Short Subdivisions |
| Amendment 12 | Technical Correction to 18A.70.310 (C) |
| Amendment 13 | New Definitions in LMC Title 18A |
| Amendment 14 | Allowing Previously Used Manufactured Homes in Manufactured Home Parks |

The Planning Commission would hold a public hearing on the 25ADR amendment package on July 2.

REPORTS

City Council Liaison Comments None

City Staff Comments

None.

Planning Commission Members

ADJOURNMENT Meeting adjourned at 7:30 p.m.

Phillip Combs, Chair

Karen Devereaux, Commission Clerk



TO: Planning Commission
FROM: Tiffany Speir, Planning Division Manager
DATE: July 2, 2025
SUBJECT: 2025 Annual Development Regulation Amendments Public Hearing

BACKGROUND

This staff report contains 16 recommended amendments to various Lakewood Municipal Code (LMC) development regulation text, sections, and maps. The amendments are based on statutory and regulatory updates, staff experience and interaction with the City code, and customer feedback.

Note: Two new amendments are proposed – please see amendments 15 and 16 in the table and main discussion below. In addition, this memorandum includes updated language for amendments 6, 11, and 12.

In summary, the proposed 25ADR amendments affect various sections of LMC Titles 1, 2, 12, 14, 16, 17, 18A, 18B, and 18C.

DISCUSSION: PROPOSED DEVELOPMENT REGULATION AMENDMENTS

| AMEND. # | TOPIC |
|----------|---|
| 1 | Hearing Examiner Appeals |
| 2 | Planning Commission Authority and References in Code |
| 3 | Road Identifications in LMC Chapter 12.09 |
| 4 | CC&Rs and Easements Regulations |
| 5 | Director's Interpretations |
| 6 | Brewery Land Use and Associated Definitions and Regulations |
| 7 | Mixed Use Definition and Downtown Subarea Regulations |
| 8 | Required Notice of Type I Decisions |
| 9 | Review and Approval Authority for Various Permit Types |
| 10 | Signage Requirements for Comprehensive Plan Zoning Map (CPZM) Amendment Applications |
| 11 | Required Record of Survey for Short Subdivisions |
| 12 | Technical Correction to 18A.70.310 (C) |
| 13 | New Definitions in LMC Title 18A |
| 14 | Allowing Previously Used Manufactured Homes in Manufactured Home Parks |
| 15 | Allowing "grocery store, large" and "general retail" uses in the C3 zone |
| 16 | Refining the definition of "variance" in the LMC and allowing iconic signage for businesses that were established in the city or region |

The draft language for 25ADR amendments 1 through 16 follows. The Planning Commission is scheduled to take action on a recommendation regarding the amendments to the City Council on July 16.

Amendment 1. Hearing Examiner Appeals

1.36.115 Initiating appeals.

* * *

C. Filing Fee. The first party to file a notice of appeal must, at the time the notice is filed, pay the filing fee, as set forth in the City of Lakewood fee schedule adopted pursuant to LMC 3.20.010, to the City Clerk. ~~If the appellant asserts that the matter is one for which a fee is not required pursuant to the provisions of this code or other applicable law, the City Clerk shall receipt the notice of appeal without fee. The issue of whether a filing fee is required shall be promptly decided by the Hearing Examiner. If the Hearing Examiner determines that a filing fee is required, the appellant shall be required to tender the filing fee within 10 days of the date of such decision. Where a filing fee is required, but not paid, on motion, the appeal shall be dismissed.~~

* * *

Background for amendment:

Fees are adopted by legislative action.

The City Council adopts appeal fees by legislative action. In this case, City Council adopted applicable fee schedule in Resolution No. 2024-14 (2025 Proposed Fee Schedule.xlsx). All those who wish to appeal an administrative officer's decision must pay the \$587.00 fee. The adopted fee schedule offers no exceptions or waivers but notes that fees are set by the Council "in amounts reflective of actual costs."

Id. The fee for an appeal of administrative decisions did not increase in the recently adopted fee schedule; it stayed the same. The City Council could have – and in some instances has – permitted exemptions and reductions of fees; e.g., the Humane Society is exempt from licensing animals (LMC 6.06.023); service animals must be licensed, but no fee is required (LMC 6.06.025); and certain permit fees are reduced to encourage affordable housing (LMC 18A.90.070).

Hearing Examiner is "creature" of enabling legislation.

Administrative tribunals are creatures of the legislative body that creates them, and their power is limited to that which the creating body grants. *Lejeune v. Clallum County*, 64 Wn. App 257, 824 P.2d 1144 (1992). As a quasi-judicial tribunal, the Hearing Examiner must follow the Council's directive and require an appeal fee, without waiver or exemption

Payment of an appeal fee for administrative review is jurisdictional.

Failure to timely and properly appeal denies the Hearing Examiner jurisdiction to review an appeal. *Graham Thrift Group v. Pierce County*, 75 Wn. App. 263, 877 P.2d 228 (1994) (The plaintiffs' failure to make a timely payment of an administrative appeal fee is a jurisdictional bar.) See also *Deschenes v. King County*, 83 Wn.2d 714, 521 P. 2d 1181 (1974) (The rule is well known and universally respected that a court lacking jurisdiction of any matter may do nothing other than enter an order of dismissal. 21 C.J.S. Courts § 118 (1940).

Amendment 2. Planning Commission Authority and References in Code

2.90 Planning Commission

* * *

2.90.040 Jurisdiction, powers and authority.

The jurisdiction, powers and authority of the Planning Commission, ~~as these relate to matters covered by LMC~~ are established in this chapter. The Planning Commission shall serve in an advisory capacity to the City Council and City Manager on matters related to planning, redevelopment, and transportation covered by the Lakewood Municipal Code. In addition, the City Council may, from time to time, grant to the Planning Commission such other jurisdiction, powers, duties and authority as City Council deems appropriate and consistent with state and City law. The Planning Commission shall work in accordance with a work plan as detailed in Chapter [2.68](#) LMC.

* * *

~~2.90.060 Construction of Planning Advisory Board.~~

~~All references to the Planning Advisory Board in other sections of the Lakewood Municipal Code, unless the context reflects otherwise, shall be construed as meaning the Planning Commission provided for in this chapter.~~

16.10.060 Administration.

* * *

(B)(2)(a)(xiii) Providing technical and administrative assistance to the City's Hearing Examiner, ~~Planning Commission Advisory Board~~, and City Council as required for effective and equitable implementation of this program and the Act.

17.14.010 Review process.

Preliminary plat applications shall be reviewed as a Process III hearing action as outlined in Chapter [18A.20](#) LMC, Article I. Preliminary plat applications are subject to a hearing before the City's Hearing Examiner. The Hearing Examiner's decision on a preliminary plat application is considered final and conclusive.

If a comprehensive plan or zoning ordinance amendment is required for a subdivision project, the amendment shall be processed and approved prior to processing of the subdivision application. Site specific comprehensive plan and zoning ordinance amendments shall be reviewed as a Process IV hearing action as outlined in Chapter [18A.20](#) LMC, Article I. Amendment applications are subject to a hearing before the ~~Planning Commission Advisory Board~~ and final approval by the City Council.

18A.10.180 Definitions.

* * *

"Planning Advisory Board" means the former name of the Planning Commission, used prior to the adoption of Ordinance 604.

Amendment 3. Road identifications in LMC Chapter 12.09.

12.09.022 Principal arterials.

Principal arterials provide service for principal traffic movements within the City. They serve centers of activity; intra-area travel between Lakewood and other suburban centers between larger communities, and between principal trip generators. Principal arterials serve the longest trips and carry the principal portion of trips entering and leaving the overall area. Typically they are the highest traffic volume corridors in the City. The design year ADT is generally more than 15,000 vehicles per day. They frequently carry important intra-urban and inter-city bus routes.

The spacing of principal arterials usually varies from about one mile in highly developed business areas to five miles or more in rural areas. Service to abutting land should be subordinate to the provision of travel service to principal traffic movements; this service should be incidental to the primary functional responsibility of the street. Desirably it is located on community and neighborhood boundaries or adjacent to but not through principal shopping centers, parks, and other homogeneous areas.

Principal Arterials

| Street Name | From | To |
|-------------------------------|---|---------------------------------------|
| Bridgeport Way W/SW | McChord Drive <u>SW</u> (South City Limits) | Leach Creek (North City Limits) |
| Custer Road SW and W | 88th Street SW | 74th Street W |
| Gravelly Lake Drive <u>SW</u> | I-5 Northbound On-Ramp | Bridgeport Way W |
| Lakewood Drive SW | Bridgeport Way SW | 74th Street W (North City Limits) |
| Military Road SW | 107th Avenue SW (West City Limits) | Washington Boulevard SW |
| South Tacoma Way | 112th Street S | South 80th Street (North City Limits) |
| Steilacoom Boulevard SW | Far West <u>Farwest</u> Drive <u>SW</u> (West City Limits) | South Tacoma Way |
| Washington Boulevard SW | Military Road SW | Gravelly Lake Drive SW |
| 74th Street W | Custer Road W | Lakewood Drive SW |
| 88th Street SW | Steilacoom Boulevard SW | Custer Road SW |
| 100th Street SW | Bridgeport Way SW | South Tacoma Way |
| 112th Street S | South Tacoma Way | Steele Street S |

Amendment 4: CC&Rs and Easements Regulations

Title 17 Subdivisions

17.02 General Provisions

17.02.020 Purpose.

The intent of this title is to provide criteria, regulations and standards to govern the subdividing of land within the City and to:

* * *

L. Provide for effective and equitable administration and enforcement of private agreements only when an application proposes to alter that agreement and that agreement has been incorporated into an approval granted pursuant to Chapter 58.17 RCW or Title 17 LMC, except for agreements that are unenforceable and void under Shelley v. Kraemer, 334 U.S. 1, 68 S. Ct. 836, 92 L. Ed. 1161 (1948), and RCW 49.60.224

Title 18A, Land Use and Development Code

18A.10.020 Purpose.

* * *

Specifically, this code is intended to:

* * *

J. Provide for effective and equitable administration and enforcement of private agreements only when an application proposes to alter that agreement and that agreement has been incorporated into an approval granted pursuant to Chapter 58.17 RCW or Title 17 LMC, except for agreements that are unenforceable and void under Shelley v. Kraemer, 334 U.S. 1, 68 S. Ct. 836, 92 L. Ed. 1161 (1948), and RCW 49.60.224.

Amendment 5: Director's Interpretations

18A.10.070 Interpretations.

A. The Director ~~is responsible for administering and interpreting the provisions shall review and resolve any questions involving the proper interpretation or application of the provisions of~~ this title and other City plans, codes, regulations and standards related to project permits that may be requested by any property owner, tenant, government officer, department, board, council or commission affected. The Director's decision shall be in keeping with the spirit and intent of this title and of the comprehensive plan.

B. Director's Interpretation.

1. Director's Administrative Interpretation. As part of the director's administrative authority, the director may initiate an informal or formal code interpretation whenever necessary and the interpretation will be made available pursuant to this section.

2. Director's Informal Interpretation. The director or their designee may respond to informal inquiries regarding code applicability and clarification prior to or outside of the context of a specific project permit application. These interpretations are neither subject to appeal nor binding on the department.

3. Director's Formal Interpretations. The director may respond to formal inquiries regarding code provisions. The interpretation shall be in writing and will be made available by the department pursuant to this section. Interpretation requests from an applicant, landowner or tenant shall require an application and fee for a formal interpretation. The fee shall be established in the official fee schedule for the City, adopted by the City Council. Formal director's interpretations are binding and may be appealable to the Hearing Examiner as set forth in Chapter 18A.20 LMC.

4. Easements and Private Agreements. This title is not intended to override any easement, covenant, or any other private agreement; provided, that where the provisions of this title are more restrictive or impose higher standards or regulations than such easements, covenants, or other private agreements, the requirements of this title shall govern.

5. *Conflicts with State Law.* The provisions of this title shall not have the effect of authorizing any activities prohibited by state law or other ordinances of the City of Lakewood.

6. *Official Zoning Map.* If any conflict occurs between the City of Lakewood Zoning Map and the text of this title, then the text of this title shall prevail.

7. *Permanent Record.* All code interpretations shall be retained by the department. Further, they shall be prioritized and considered for inclusion in the next applicable code update. Code interpretations shall be made available to the public and posted on the Department website or through the City's permit system portal, whichever is applicable.

~~B. *Classification of Use.* Recognizing that there may be uses not specifically mentioned in this title, either because of advancing technology or any other reason, the Director may permit or condition such use if it is clearly evident that the use is in conformity with the designated principal uses of the district in which it is to be located.~~

~~C. *Interpretation of Land Use Tables.* See LMC 18A.40.020, Interpretation of land use tables.~~

~~D. *Interpretation of Map Boundary.* Where uncertainty exists as to any of the zone boundaries as shown on the zoning map, the following rules shall apply:~~

~~1. A boundary shown on the zoning map as approximately following a lot line or parcel boundary shall be construed as following the lot line or parcel boundary as it actually existed at the time the zoning boundary was established. If, subsequent to the establishment of the zoning boundary, a lot line should be moved as a result of a legally performed boundary line adjustment (including right-of-way dedications and vacations), the zoning boundary shall be construed as moving with the lot line if the Director, in his sole discretion, determines that the boundary line adjustment is minor in nature and that the corresponding change in the zoning is consistent with goals, objectives and intent of the comprehensive plan and is consistent with the general zoning pattern in the area. In this case, the Director shall direct that the official zoning map be amended.~~

~~If the Director determines that moving the zoning line as a result of a boundary line adjustment is not clearly minor, would have a material impact on the zoning pattern of the area, or would be contrary to the goals, objectives or intent of the comprehensive plan,~~

~~then the zoning boundary shall only be moved after approval through the formal zoning amendment process pursuant to Chapter 18A.20 LMC.~~

~~2.— A boundary shown on the zoning map as approximately following a creek, lake, or other water course shall be construed as following the actual centerline of the water course. If, subsequent to establishment of the boundary, the centerline of the water course should move as a result of natural processes, the boundary shall be construed as moving with the centerline of the water course, as determined by the ordinary high water line.~~

~~3.— A boundary shown on the zoning map as approximately following a ridge line or topographic contour line shall be construed as following the actual ridge or contour line. If, subsequent to the establishment of the boundary, the ridge or contour line should move as a result of natural processes, the boundary shall be construed as moving with the ridge or contour line.~~

~~4.— A boundary shown on the zoning map as approximately following a street or railroad line shall be construed as following the centerline of the street or railroad right-of-way. If, subsequent to the establishment of the boundary, the centerline of the street or railroad right-of-way should be moved as a result of its widening or minor realignment, such as at an intersection, the boundary shall be construed as moving with the centerline.~~

~~5.— Whenever any street or other public right-of-way is vacated in the manner prescribed by law, the zoning district adjoining each side of said street or other public right-of-way shall be automatically extended to the centerline of the former street or other public right-of-way, unless determined otherwise pursuant to this section, and all of the area included in the vacation shall then and henceforth be subject to all regulations of the extended districts.~~

~~6.— An Open Space and Recreation (OSR) zoning district boundary shown on the zoning map as approximately following a wetland boundary line shall be construed as following the actual edge of the wetland. If, subsequent to the establishment of the zoning district boundary, a wetland delineation report is conducted by a qualified wetland biologist and said report is reviewed and accepted by the City, the boundary shall be construed as following the delineated wetland line. The appropriate wetland buffer shall not be included within the OSR zone boundary, rather the buffer area shall be included in adjacent upland zoning district, pursuant to LMC 18A.60.110.~~

~~7. If the specific location of a zoning boundary line cannot be determined from application of the above rules to the zoning map, it shall be determined by the use of the scale designated on the zoning map.~~

~~8. Where questions still arise concerning the exact location of a district boundary, the Director shall interpret the zone boundaries.~~

~~E. *Interpretation of Unlisted Words and Phrases.* The definition of any word or phrase, not listed in this title, which is in question when administering this title, shall be defined from one of the following sources which are incorporated herein and adopted by reference. Said sources shall be utilized to find the desired definition in the order listed as follows:~~

~~1. City of Lakewood Land Use and Development Code.~~

~~2. City of Lakewood comprehensive plan.~~

~~3. Any other portion of the Lakewood Municipal Code or other City resolution, ordinance, or regulations.~~

~~4. Any statute or regulation of the state of Washington, beginning with the most applicable first.~~

~~5. Legal determinations and definitions from applicable case law.~~

~~6. Legal definitions from the most recent edition of Black's Law Dictionary.~~

~~7. Definitions from Webster's Dictionary or other common dictionary.~~

~~F. *Minimum Requirements.* When interpreting and applying the regulations of this Development Code, its provisions shall be the minimum requirements, unless otherwise stated.~~

C. *Allowed uses.* Except as provided in Chapter 18A.40 LMC, when a use is not specifically listed in this title, it shall be understood that the use may be allowed if it is determined by the director that the use is similar to other uses listed. It is further recognized that every conceivable use cannot be identified. In anticipation that new uses will evolve over time, this section establishes the director's authority to compare a proposed use and measure it against those listed in this title for determining similarity. In determining similarity, as well as when considering all other uses, the director shall make all of the following findings:

1. The proposed use shall meet the intent of, and be consistent with the goals, objectives and policies of the Lakewood Comprehensive Plan and applicable subarea plans;
2. The proposed use shall meet the stated purpose and general intent of the Comprehensive Plan land use designation and zoning classification in which the use is proposed to be located;
3. The proposed use shall not adversely impact the public health, safety and general welfare of the residents of the city; and
4. The proposed use shall share characteristics in common with, and not be of greater intensity, density or generate more environmental impact than those uses listed in the land use zone in which it is to be located.

If determined similar, the unspecified use shall meet all of the code requirements and follow the approval process prescribed for the listed use.

An application and fee for a director's interpretation of similar use shall be assessed and established in the official fee schedule for the City, adopted by the City Council. Formal similar use determinations are binding and may be appealable to the Hearing Examiner as set forth in Chapter 18A.20 LMC.

~~G. *Easements and Private Agreements.* This title is not intended to override any easement, covenant, or any other private agreement; provided, that where the provisions of this title are more restrictive or impose higher standards or regulations than such easements, covenants, or other private agreements, the requirements of this title shall govern.~~

~~H. *Conflicts of Regulations.* Except as otherwise specifically stated, where conflicts occur within this Development Code or between the provisions of this Development Code and the Building and Fire Codes or other regulations of the City, the more restrictive shall apply.~~

~~I. *Conflicts With State Law.* The provisions of this title shall not have the effect of authorizing any activities prohibited by state law or other ordinances of the City of Lakewood.~~

~~J. *Official Zoning Map – Conflicts With LMC 18A Text.* If any conflict occurs between the City of Lakewood Zoning Map and the text of this title, then the text of this title shall prevail.~~

~~K. Requests for interpretations shall be made in writing and include cites to specific code section(s) needing interpretation as well as an explanation of the need for interpretation.~~

~~L. *Record.* A record shall be kept of all interpretations and rulings made by the Director; such decisions shall be used for future administration. The Director shall report decisions to the Planning Commission when it appears desirable and necessary to amend this title.~~

~~DM. *Time Limitation.* An interpretation of the provisions of this title remains in effect until rescinded in writing by the Director, or until the subject text of this title has been amended.~~

~~N. Interpretations of the Director shall be appealable to the Hearing Examiner as set forth in Chapter 18A.20 LMC, Part IV. [Ord. 820 5 2 (Att. A), 2024; Ord. 758 5 2 (Exh. A), 2021; Ord. 726 5 2 (Exh. B), 2019.]~~

18A.40.020 Interpretation of land use tables.

* * *

G. Pursuant to the criteria and procedures in LMC 18A.10.070(C), Any proposed use not listed in the land use table(s) shall be classified by the Director as permitted, conditional, or not permitted, based on the listed use to which the proposed use is most similar. ~~Where there is a question regarding the inclusion or exclusion of a particular proposed use within a particular zoning district, use category, or use type, the Director shall have the authority to make the final determination. If the Director determines that the proposed use is not similar to any use in the land use table(s), the proposed use shall not be permitted.~~

H. The determination of the Director shall be appealable to the Hearing Examiner as set forth in Chapter 18A.20 LMC, Article IV.

I. The Director shall report interpretation decisions to the Planning Commission when it appears desirable and necessary to amend this title.

J. Permitted uses as established by this chapter may be modified by subarea regulations.

K. Nonconforming uses are governed by Chapter 18A.20 LMC, Article II.

Amendment 6: Brewery Land Use and Associated Definitions and Regulations

18A.10.180 Definitions

* * *

“Bar/tavern” means a drinking establishment licensed by the Washington State Liquor and Cannabis Board business primarily engaged in the retail sale of where alcoholic beverages are sold for on-site consumption and, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery or brew pub, and other beverage tasting facilities, such as wine or beer tasting rooms. Does not include adult-oriented businesses.

* * *

“Brew pub” means a type of eating or drinking establishment that includes as an accessory use the production of malt liquors, regardless of alcohol content by volume, for consumption on the premises; except that sales for off premises consumption, if not prohibited by other local ordinance or state or federal law, shall be allowed in specialty containers holding no more than one (1) U.S. gallon (128 U.S. fluid ounces), commonly referred to as growlers. The area of the establishment devoted to the production of malt liquors shall not exceed five thousand (5,000) square feet. May include the distribution of beverages for consumption at other sites.

* * *

“Brewery” means a business licensed by the Washington State Liquor Cannabis Board that is a combination of retail, wholesale and manufacturing business that brews and serves beer, malt beverages or wine on premises. Brew pubs, tasting rooms, tap rooms and food may be sold on site but shall be auxiliary to the primary brewery use. May also include a microbrewery or small scale craft production.

“~~Brewery, production~~” means an establishment which produces ales, beers, meads, hard ciders, and/or similar beverages on site. Production breweries are classified as a use which manufactures more than fifteen thousand (15,000) barrels of beverage (all beverage types combined) annually. Breweries may also serve beverages on site, and sell beverages for off-site consumption in keeping with the regulations of the Washington State Liquor and Cannabis Board and Bureau of Alcohol, Tobacco, and Firearms (ATF). In addition, uses which produce fifteen thousand (15,000) barrels of beverage or less, but which do not meet one or more of the additional requirements to be considered a brew pub, are breweries.

* * *

“Distillery” means a business licensed by the Washington State Liquor Cannabis Board that is a combination of retail, wholesale and manufacturing business of liquor or spirits. Tasting rooms, tap rooms and food may be sold on site but shall be a subordinate use. May also include a micro or craft distillery production. a place where liquor is manufactured.

* * *

“Small craft distillery” means a production facility that manufactures distilled spirits and that can contract distilled spirits for, and sell distilled spirits to, holders of distillery licenses, manufacturer’s licenses and grower’s licenses.

* * *

“Tasting room” means a location separate from, or on the same site as, the production/manufacturing site, that allows customers to taste samples of wine, beer, or other alcoholic beverage and has a State of Washington issued liquor license to

operate a tasting room. In addition to sampling of alcoholic beverages, a tasting room may include retail sales for off-premises consumption. The tasting room facility must be directly affiliated with a minimum of one (1) brewery/winery. The tasting room may be operated within a brewery/winery facility, accessory to separate on-site use or as a standalone retail use. Tasting rooms must comply with standard retail land use hours of operation (7:00 a.m. to 11:00 p.m.).

18A.40.040 Commercial and industrial uses.

A. *Commercial and Industrial Land Use Table.* See LMC 18A.40.040(B) for development and operating conditions. See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.

| | Zoning Classifications | | | | | | | | | | | | | | | | | | | | | |
|--|------------------------|----|----|----|-----|-----|-----|-----|-----|---------------|-----|-----|-----|-----|-----|----|----|----|-----|----|----|----|
| Commercial and Industrial | R1 | R2 | R3 | R4 | MR1 | MR2 | MF1 | MF2 | MF3 | MF3 (B)(1) | ARC | NC1 | NC2 | TOC | CBD | C1 | C2 | C3 | IBP | I1 | I2 | PI |
| Accessory commercial (B)(5) | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | P | P | P | - | - | - |
| Accessory industrial (B)(6) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | P | P | P | - |
| Accessory retail or services | - | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | - | - | - | - | P |
| Artisan shop | - | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | - | - | - | - | - |
| Auto and vehicle sales/rental (B)(8) | - | - | - | - | - | - | - | - | - | - | - | - | C | C | - | P | P | - | - | - | - | - |
| Auto parts sales | - | - | - | - | - | - | - | - | - | P | - | P | P | P | P | P | P | - | - | - | - | - |
| Bank, financial services | - | - | - | - | - | - | - | - | - | - | - | C | P | P | P | - | P | - | - | - | - | - |
| Brewery | = | = | = | = | = | = | = | = | = | = | = | P | P | P | P | P | P | P | P | P | P | = |
| Brewery, production (B)(1)* | - | - | - | - | - | - | - | - | - | P | - | - | C | C | C | P | C | - | P | - | - | - |
| Building and landscape materials sales | - | - | - | - | - | - | - | - | C | - | - | P | P | - | P | P | P | - | - | - | - | - |
| Building contractor, light | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | P | P | P | - |
| Building contractor, heavy | - | - | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - | C | C | C | - |
| Business support service | - | - | - | - | - | - | - | - | - | P | - | P | P | P | P | P | P | - | P | - | - | - |
| Catering service | - | - | - | - | - | - | - | - | - | P | C | P | P | P | P | C | P | - | - | - | - | - |
| Cemetery, mausoleum, columbarium | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | - | - |
| Club, lodge, private meeting hall | - | - | C | - | - | - | - | - | C | C | C | P | P | P | P | - | C | - | - | - | - | - |
| Commercial recreation facility indoor | - | - | - | - | - | - | - | - | - | - | - | - | P | P | P | - | - | - | C | C | - | C |

| | Zoning Classifications | | | | | | | | | | | | | | | | | | | | | |
|---|------------------------|----|----|----|-----|-----|-----|-----|-----|---------------|-----|-----|-----|-----|-----|----|----|----|-----|----|----|----|
| Commercial and Industrial | R1 | R2 | R3 | R4 | MR1 | MR2 | MF1 | MF2 | MF3 | MF3 (B)(1) | ARC | NC1 | NC2 | TOC | CBD | C1 | C2 | C3 | IBP | I1 | I2 | PI |
| Commercial recreation facility, outdoor | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | - | - | - |
| Community center | - | - | - | - | - | - | - | - | - | - | - | P | P | P | P | - | P | - | - | - | - | C |
| Construction/heavy equipment sales and rental | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | - | P | C | - |
| Convenience store | - | - | - | - | - | - | - | - | - | P | - | P | P | C | C | C | P | - | - | - | - | - |
| Distillery | - | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | P | P | P | P | - |
| Equipment rental | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | P | P | - | - | P | - | - |
| Flex space (B)(7) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | P | P | - | P | P | - | - |
| Fuel dealer | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | P | P | - | - |
| Furniture/fixtures manufacturing, cabinet shop | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | C | P | P | - |
| Furniture, furnishings, appliance/equipment store | - | - | - | - | - | - | - | - | - | - | - | P | P | P | P | - | P | - | - | - | - | - |
| Gas station | - | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | - | - | - | - | - |
| General retail | - | - | - | - | - | - | - | - | - | P | - | P | P | P | P | - | P | - | P | - | - | - |
| Golf course, country club | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Grocery store, large | - | - | - | - | - | - | - | - | - | - | - | - | P | - | P | - | P | - | - | - | - | - |
| Grocery store, small | - | - | - | - | - | - | - | - | - | - | - | - | P | - | P | - | P | - | - | - | - | - |
| Handcraft industries, small-scale manufacturing | - | - | - | - | - | - | - | - | - | - | - | C | P | P | P | P | C | - | P | P | - | - |
| Health/fitness facility, commercial | - | - | - | - | - | - | - | - | - | - | - | P | P | - | P | - | - | P | C | - | - | - |
| Health/fitness facility, quasi-public | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | P | - | - | - | - | P |
| Kennel, animal boarding (B)(3) | - | - | - | - | - | - | - | - | - | - | - | - | - | C | C | C | P | C | - | C | P | - |
| Laboratory, medical/analytical | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | P | - | - | - | P | P | - |
| Laundry, dry cleaning plant | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | - | - | C | C | - | - |

| | Zoning Classifications | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------------|----|----|----|-----|-----|-----|-----|-----|---------------|-----|-----|-----|-----|-----|----|----|----|-----|----|----|----|--|
| Commercial and Industrial | R1 | R2 | R3 | R4 | MR1 | MR2 | MF1 | MF2 | MF3 | MF3 (B)(1) | ARC | NC1 | NC2 | TOC | CBD | C1 | C2 | C3 | IBP | I1 | I2 | PI | |
| Library, museum | - | - | - | - | - | - | - | - | - | - | - | P | P | C | P | - | C | - | - | - | - | - | |
| Live/work and work/live units | - | - | - | - | - | - | - | - | - | - | - | C | C | - | - | C | C | - | C | C | - | - | |
| Maintenance service, client site services | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | - | P | P | P | - | |
| Manufacturing, assembling and packaging, light | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | P | P | P | - | |
| Manufacturing, assembling and packaging, medium | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | C | C | P | P | P | - | |
| Manufacturing, assembling and packaging, heavy | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | C | C | - | |
| Metal products fabrication, machine and welding shops, American Direct | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | P | P | P | - | |
| Medical services, lab | | | | | | | | | | | | | P | P | P | P | P | | P | | | P | |
| Mixed use | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | P | - | - | - | - | - | - | |
| Mobile home, RV, and boat sales | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | - | - | - | - | - | |
| Mortuary, funeral homes and parlors | | - | - | - | - | - | - | - | - | P | - | - | P | - | P | - | P | - | - | - | - | - | |
| Motion picture production studios | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | - | - | |
| Office, business services | - | - | - | - | - | - | - | - | - | P | P | P | P | C | P | P | P | - | P | - | - | - | |
| Office, processing | - | - | - | - | - | - | - | - | - | - | - | - | C | - | C | - | - | - | P | - | - | - | |
| Office, professional | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | C | P | - | P | - | - | - | |
| Outdoor storage | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | P | P | P | - | |
| Pawnbrokers and secondhand dealers | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | - | - | - | - | |
| Personal services | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | P | P | - | - | - | - | - | |
| Personal services, restricted | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | C | - | - | - | - | - | |
| Petroleum product storage and distribution | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | P | - | |
| Places of assembly | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | - | - | P | |
| Printing and publishing | - | - | - | - | - | - | - | - | - | - | - | C | P | P | P | P | P | - | P | P | - | - | |
| Produce stand | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | P | - | - | - | - | - | |
| Recycling facility – processing facility | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | C | - | - | C | C | - | |
| Recycling facility – scrap and dismantling yards | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | - | |
| Repair service, equipment, large appliances | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | C | - | C | P | P | - | |
| Research and development | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | - | |
| Secondhand store | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | - | - | - | - | - | |
| Shelter, animal (B)(3), (B)(4) | - | - | - | - | - | - | - | - | - | - | - | P | P | - | C | P | C | - | - | P | - | C | |
| Shopping center | - | - | - | - | - | - | - | - | - | - | - | P | P | P | P | C | P | - | - | - | - | - | |
| Social service organization | - | - | - | - | - | - | - | - | - | - | - | - | C | - | C | - | C | - | - | - | - | - | |
| Solid waste transfer station | - | - | - | - | - | - | - | - | - | - | - | - | C | - | - | - | - | - | C | P | P | - | |
| Small craft distillery (B)(2) | - | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | - | P | - | - | - | |
| Sports and active recreation facility | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | - | - | - | - | - | - | C | |
| Storage, personal storage facility | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | - | C | P | - | - | |
| Studio, art, dance, martial arts, music, etc. | - | - | - | - | - | - | - | - | - | - | - | P | P | C | P | - | P | - | - | - | - | - | |
| Swap meet | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Theater, auditorium | - | - | - | - | - | - | - | - | - | - | - | - | P | - | P | - | - | - | - | - | - | - | |
| Truck/trailer parking | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | C | C | - | |
| Veterinary clinic (B)(3) | - | - | - | - | - | - | - | - | - | - | - | P | P | - | P | P | P | - | - | P | - | C | |

P: Permitted Use C: Conditional Use “-”: Not allowed

*Numbers in parentheses reference use-specific development and operating conditions under subsection [B](#) of this section.

Applications for all uses must comply with all of subsection B of this section's relevant general requirements.

B. Development and Operating Conditions.

~~—2. Breweries, small craft distilleries, and wineries may contain retail outlets.~~

[The remainder of the subsections in 18A.40.040 (B) will be renumbered in accordance with removal of (B)(2).]

18A.40.050 Eating and drinking establishments.

A. *Eating and Drinking Establishments Land Use Table.* See LMC [18A.10.120\(D\)](#) for the purpose and applicability of zoning districts.

| | Zoning Classifications | | | | | | | | | | | | | | | | | | | | |
|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Eating and drinking establishments land uses | R1 | R2 | R3 | R4 | MR1 | MR2 | MF1 | MF2 | MF3 | ARC | NC1 | NC2 | TOC | CBD | C1 | C2 | C3 | IBP | I1 | I2 | PI |
| Bar/tavern (B)(1)* | - | - | - | - | - | - | - | - | - | - | - | - | - | C | P | P | P | - | - | - | - |
| Brewery, brew pub | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | P | - | - | - | - |
| Mobile food vending facility (B)(2) | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | P | P | P | P | P |
| Night club | - | - | - | - | - | - | - | - | - | - | - | C | C | C | - | C | C | - | - | - | - |
| Restaurant, café, coffee shop, counter ordering | - | - | - | - | - | - | - | - | - | - | P | P | P | P | C | P | P | - | - | - | - |
| Restaurant, café, coffee shop, drive-through services (B)(3) | - | - | - | - | - | - | - | - | - | - | C | C | C | C | C | C | C | - | - | - | - |
| Restaurant, café, coffee shop, table service | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | P | - | - | - | - |
| Restaurant, café, coffee shop, outdoor dining (B)(4) | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | P | - | - | - | - |
| Restaurant, café, coffee shop, serving alcohol | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | P | - | - | - | - |
| Tasting room | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | P | - | - | - | - |
| Vendor stand (B)(5) | - | - | - | - | - | - | - | - | - | - | P | P | - | P | P | P | P | - | - | - | - |

P: Permitted Use C: Conditional Use “-”: Not allowed

* Numbers in parentheses reference use-specific development and operating conditions under subsection [\(B\)](#) of this section.

18A.80.030 Zoning district parking requirements.

F. *Parking Standards.* Note that the parenthetical numbers in the matrix identify specific requirements or other information which is set forth following the matrix in subsection G of this section.

| PARKING STANDARDS TABLE | | | | |
|---|---|---|-----|--|
| Use | Unit measure | Optional Minimum; see 18A.80.060(H)). | Max | Required bicycle parking spaces |
| BUSINESS PARK | | | | |
| General business park | Per 1,000 square feet | 2 | 4 | See offices |
| COMMERCIAL | | | | |
| Banks | Per 1,000 gross square feet | 2 | 3 | See offices |
| Billiard halls | Per table | 1 | 2 | 1 per 20 auto stalls, Minimum of 4 |
| Bowling alleys | Per alley | 3 | 5 | 1 per 20 auto stalls, Minimum of 4 |
| Commercial recreation | Per 1,000 square feet | 3 | 5 | 1 per 20 auto stalls, Minimum of 4 |
| Day care, preschools, nursery schools (1) | Per staff member | 0.5 | 1 | 1 per 25 auto stalls, Minimum of 1 |
| Hotels, motels (2) | Per room or suite | 1 | 2 | See retail |
| | Per 1,000 square feet of seating area of banquet and meeting rooms | 6 | N/A | See places of assembly without fixed seats |
| Medical and dental clinic and offices | Per 1,000 square feet of GFA | 2 | 4 | See offices |
| Mini storage | Per 100 units | 1; or a minimum of 3 spaces plus 2 for permanent on-site managers | N/A | None |
| Mortuaries, funeral homes | Per 4 seats | 1 | 2 | None |
| Neighborhood commercial shopping area | Per 1,000 square feet | 1 | 2 | See retail |
| Office building | Per 1,000 square feet of GFA | | | 1 per 15 auto stalls, Minimum of 2 |
| | • With on-site customer service | 2 | 4 | |
| | • Without on-site customer service | 1.5 | 3 | |
| Regional shopping centers, food and drug stores | Per 1,000 square feet of GFA | 3 | 6 | See retail |
| Restaurants | Per 100 square feet of dining area | 1 | 4 | See retail |
| Retail | Per 1,000 gross square feet | 3 | 6 | 1 per 20 auto stalls, Minimum of 2 |
| Retail in mixed-use development | Per 1,000 gross square feet | 2 | 4 | See retail |
| Service stations (mini marts are retail uses) | Per employee plus per service bay | 0.5 | 1 | None |
| Brewery and distillery | Per 500 gross square feet | 2 | | 1 per 20 auto stalls |
| INDUSTRIAL | | | | |
| General industrial | Greatest number of employees on a single shift plus one space for each vehicle owned, leased or operated by the company | 0.5 | 1 | See offices |
| Warehouse | Per 2,000 square feet of GFA plus per 400 square feet of GFA used for office or display area | 1 | N/A | None |

| PARKING STANDARDS TABLE | | | | |
|---|---|--|-----|--|
| Use | Unit measure | Optional Minimum; see 18A.80.060(H)). | Max | Required bicycle parking spaces |
| INSTITUTIONAL | | | | |
| Convalescent facilities, nursing homes | Per 2 patient beds | 1 | 3 | See offices |
| Hospital | Per bed | 0.5 | 1 | See offices |
| Libraries | Per 200 square feet of GFA | 0.5 | 1 | 1 per 20 auto stalls, Minimum of 2 |
| Schools, elementary and junior high | Per classroom and office | 1 | 1.5 | 1 per classroom |
| Schools, senior high | Per classroom and office plus per each 5 students of designated capacity | 1 | 2 | 1 per 5 auto stalls, Minimum of 2 |
| PLACES OF ASSEMBLY | | | | |
| Places of assembly without fixed seats | Per 1,000 square feet of GFA | 10 | 11 | 1 per 25 auto stalls, Minimum of 2 |
| Places of assembly with fixed seats | Per 4 seats | 1 | 2 | 1 per 40 auto stalls, Minimum of 4 |
| Stadiums, auditoriums, gymnasiums, theaters | Per 4 seats of the permitted assembly occupants, (School and/or public facility parking spaces may be used provided the facilities are on the same or contiguous parcels within 300 feet of the theater or auditorium.) | 1 | 1.5 | 1 per 25 auto stalls, Minimum of 4 |
| RESIDENTIAL | | | | |
| Accessory dwelling unit (3) | Per dwelling unit | 1 | N/A | None |
| | Per dwelling unit within 1/2 mile of a major transit stop (3) | 0/1 | N/A | None |
| Affordable housing units within 1/4 mile of transit (any type) (4) | Per dwelling unit within 1/4 mile of frequent transit service (4) | Studio – 0.75 1 bedroom – 1 2+ bedroom – 1.5 | N/A | 1 per 7.5 auto stalls. 3 minimum per building |
| Single-family | Per dwelling unit | 2 | N/A | None |
| Duplexes (5) | Per dwelling unit within 1/2 mile of frequent transit service (5) | 0 | N/A | 0.5 per unit |
| Multifamily structures with four to six units (5) | Per dwelling unit | Studio – 1 1 bedroom – 1.25 2+ bedroom – 1.5 | N/A | 2 |
| | Per dwelling unit within 1/2 mile of a major transit stop | 0 | N/A | 0.5 per unit |
| Multifamily structures with seven or more units (6) | Per dwelling unit | Studio – 1 1 bedroom – 1.25 2+ bedroom – 1.5 | N/A | 1 per 10 auto stalls. 2 minimum per building |
| | Per dwelling unit within 1/2 mile of a major transit stop | Studio – 0.75 1 bedroom – 1 2+ bedroom – 1.5 | N/A | 1 per 7.5 auto stalls. 3 minimum per building |
| Mobile home subdivision | Per dwelling unit | 2 | N/A | None |
| Mobile home parks (7) | Per dwelling unit | 1.5 | N/A | None |
| Rooming houses, lodging houses, bachelor or efficiency units (6) | Per occupant | 1 | 3 | See multifamily |
| | Per room within 1/2 mile of a major transit stop | 0.75 | 3 | See multifamily |
| Senior citizen apartments and housing for people with disabilities | Per 3 dwelling units | 1 | 2 | See multifamily |
| | Per dwelling unit within 1/4 mile of frequent transit service | 0 | N/A | 0.25 per unit |

Background for Amendment:

This amendment updates the City's allowed land uses to include breweries and distilleries in the NC1, NC2, TOC, CBD, C1, C2, C3, I1, I2 IBP zones.

The Washington State Liquor and Cannabis Board (WSLCB) issues various permits and licenses for **breweries, wineries, distilleries, and other alcohol-related operations**. Each type of facility and operation has specific license types, privileges, and restrictions. Below is an overview of the most relevant permits for alcohol producers in Washington State:

1. Brewery Licenses

Microbrewery License (Domestic Brewery License)

- **Production Limit:** Up to 60,000 barrels/year.
- **Privileges:**
 - Manufacture beer.
 - Sell beer to distributors, retailers, and consumers.
 - Operate a **tasting room**.
 - Apply for a **restaurant license** (snack bar, beer & wine, or spirits).
 - May hold a **direct shipment endorsement** for shipping beer to consumers.

Domestic Brewery License (Large Brewery)

- **Production:** Over 60,000 barrels/year.
- **Similar privileges** to the microbrewery license, with added flexibility for larger operations.

Brewpub Endorsement

- **Add-on to Microbrewery License.**
- Allows operation of a retail restaurant selling beer and wine for on-premises consumption.
- Allows the sale of guest taps (beer from other licensed producers).

2. Winery Licenses

Domestic Winery License

- **Privileges:**
 - Manufacture wine.
 - Sell and distribute wine to distributors, retailers, or directly to consumers.
 - Operate a **tasting room** and up to two **additional retail locations**.
 - Ship wine directly to consumers both in and out of state (with proper endorsements).
 - Import bulk wine or grapes from out-of-state for production.

3. Distillery Licenses

Distillery License

- **Privileges:**
 - Manufacture spirits.
 - Sell to distributors and spirits retailers.
 - Provide samples and sell bottles to consumers from on-site tasting room.
 - Must maintain 51% Washington-grown raw materials if seeking farm distillery status.

Craft Distillery License

- **Limits:** Produce no more than 150,000 gallons per year.
- **Additional Privileges:**
 - Sell own product for on- and off-premises consumption.
 - Conduct public sampling.

- Sell to retailers and restaurants (self-distribution).
- Use Washington-grown agricultural products (minimum 51%).

4. Additional Endorsements and Permits

Retail Sales Endorsement

- Allows breweries, wineries, or distilleries to sell products at retail directly to consumers, including through a restaurant, taproom, or gift shop.

Special Occasion License

- For non-profits to serve alcohol at events.

Beer/Wine Specialty Shop License

- For retail stores selling beer and/or wine for off-premises consumption.

Temporary Permits

- Allow new businesses to operate while awaiting permanent license approval.

Direct Shipment Endorsement

- Required for shipping wine or beer directly to Washington consumers.

5. Combination Licenses

- Businesses can hold **multiple licenses** (e.g., a microbrewery with a retail restaurant license or a winery with a special events permit).
- Applications must demonstrate compliance with state production, service, and reporting requirements.

Additional Notes

- All producers must comply with **recordkeeping, labeling, tax reporting**, and **health/safety** requirements.
- Zoning and local approval is **required** prior to final license issuance.
- All premises are subject to **inspections** and **random audits** by the WSLCB.

WASHINGTON STATE LIQUOR AND CANNABIS BOARD DEFINITIONS

Microbrewery

A microbrewery in Washington is defined by its production capacity and licensing:

- Produces less than 60,000 barrels of beer annually.
- Holds a microbrewery license under RCW 66.24.244.
- May sell beer and growlers of its own production at retail for on- and off-premises consumption.
- Can act as a distributor for its own products.
- May sell beer from other licensed microbreweries or domestic breweries, provided their brands do not exceed 25% of on-tap offerings.
- May also sell cider from domestic wineries.

Brewpub

The WSLCB does not have a specific license titled 'brewpub.' Brewpubs typically operate under a combination of licenses:

- Microbrewery License for beer production.
- Retail licenses such as a spirits, beer, and wine restaurant license for on-premises alcohol sales.

This setup enables brewing beer and serving it with food in a restaurant/pub setting.

Craft Production

The term 'craft production' is not explicitly defined by WSLCB regulations.

It is often used to describe small-scale, artisanal brewing operations.

In local zoning contexts, it refers to limited-quantity production for on-site sales and tastings

Micro Distillery (Craft Distillery)

Defined as distilleries producing no more than 150,000 proof gallons of spirits annually.

- At least 50% of raw materials must be grown in Washington State.
- Standard Distillery License: \$2,000/year.
- Craft Distillery License: \$100/year.
- May sell up to two liters per person per day for off-premises consumption.
- May provide free samples (max 2 ounces per person per day, served in half-ounce portions).
- Can operate up to two off-site tasting rooms.
- Requires MAST permits for servers.
- Generally restricts under-21s from tasting rooms unless accompanied by an adult.
- May produce spirits under contract for other licensed entities with WSLCB approval.

Amendment 7: Mixed Use Definition and Downtown Subarea Regulations

18A.10.80 Definitions

* * *

“Mixed-use” means the horizontal or vertical development of a site, building or one or more parcels that combines both nonresidential and residential uses. Mixed use may also be located in a single or integrated group of buildings. ~~a project that combines both commercial and residential uses, where the residential component is typically located above the commercial. This code allows for multiple, horizontally and/or vertically attached dwelling units. Horizontal mixed use means single-use buildings allowed on one (1) parcel. Vertical mixed use means a combination of different uses in the same building. Commercial uses shall comprise a minimum of thirty-five (35) percent of the square footage of the ground floor in multistory buildings and shall align with the building’s frontage.~~

18B.200.210 Application within Downtown District.

One base zone and several zoning overlays are applied within the Downtown District, as shown in the map below.

A. The Central Business District (CBD) zoning district is a mix of the primary retail, office, social, urban residential, and government center of the City. The complementary and interactive mixture of uses and urban design provides for a regional intensity and viability with a local character. The regional focus and vitality of the district is evident in the urban density, intensity, and composition of the uses in the district. Local character is reflected in the district’s design, people orientation, and connectivity between uses, structures, and public spaces that foster a sense of community.

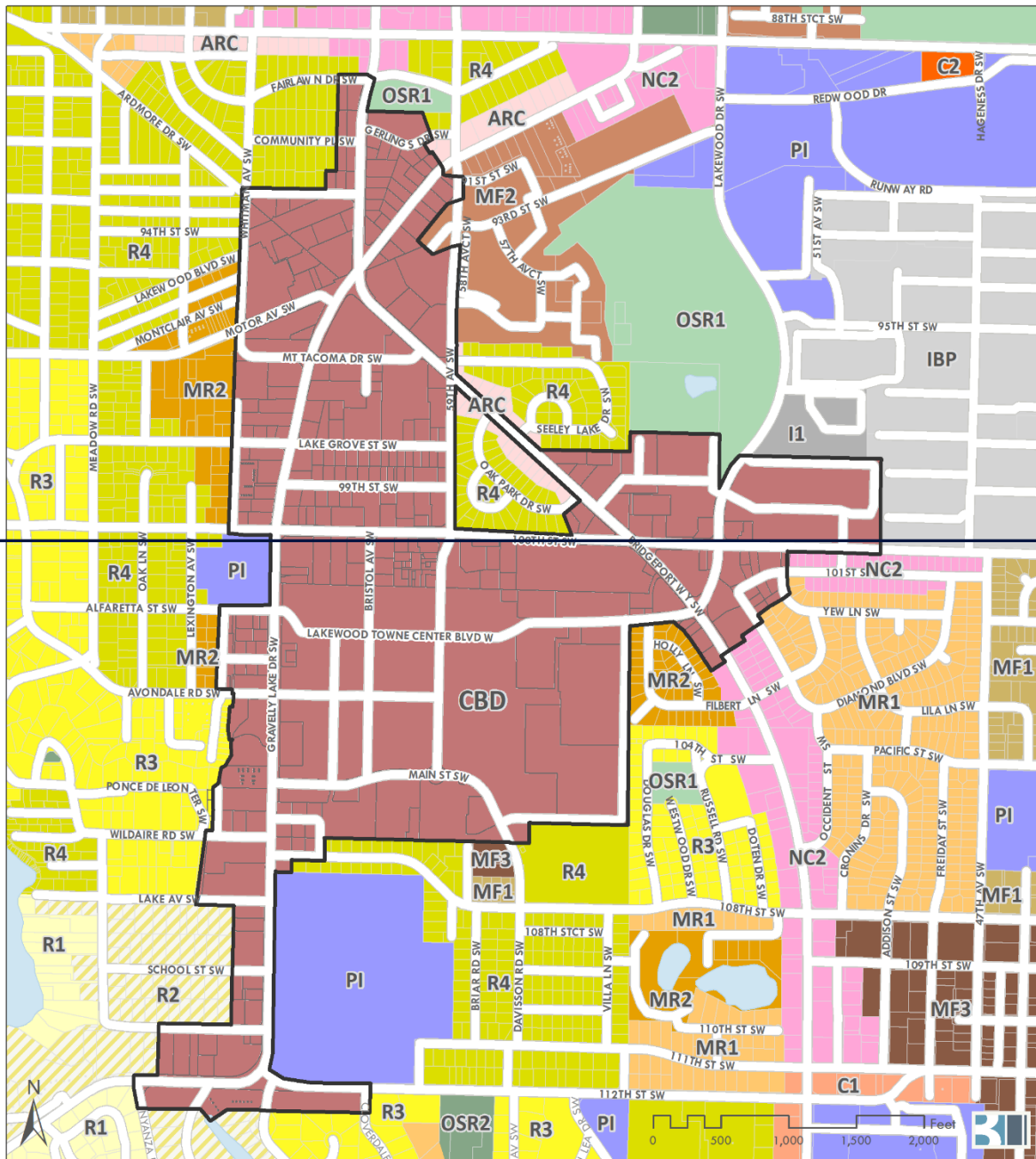
B. Colonial Overlay (C-O) district is a special design district in the CBD zone that preserves the unique colonial style aesthetic within that area. ~~Stand-alone residential development is prohibited in the C-O.~~

C. Town Center Incentive Overlay (TCI-O) district allows for the holistic development of the Lakewood Towne Center in alignment with the vision and policies of the downtown plan. This area is available for master planning in accordance with the provisions in LMC 18B.700.720. ~~Stand-alone residential development is prohibited in the TCI-O.~~

D. Low-Impact Mixed-Use Roads (LIMU-O) district supports the transformation of the Downtown District according to the downtown plan and the fulfillment of the purpose of the CBD zone, but allows for existing single-family residential development to remain in place.

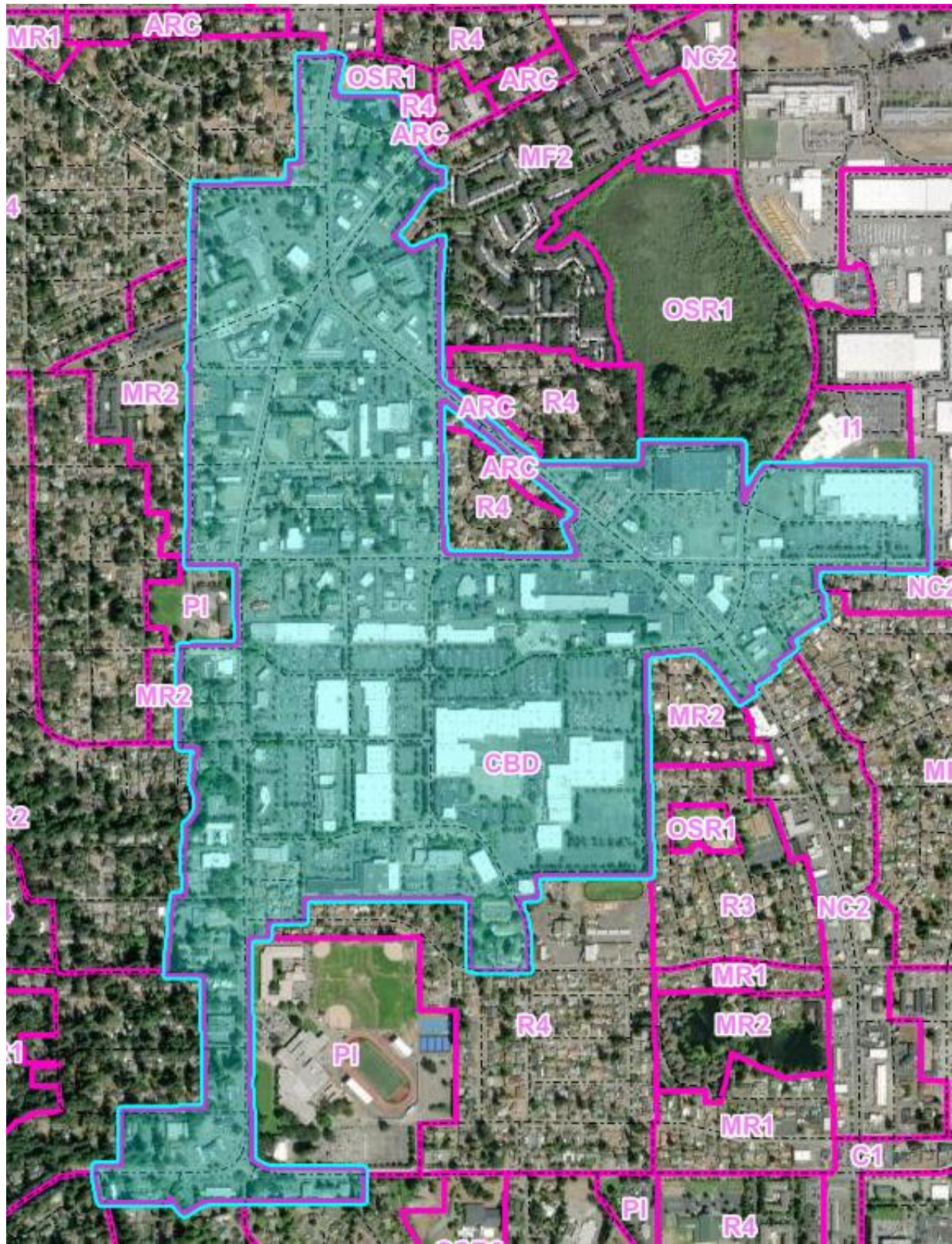
E. Transition Overlay. The Transition Overlay (TO) is any property or portion of a property in the Downtown District that is within 100 feet of an abutting single-family residential zone or mixed residential zone (also called the district receiving the transition). Properties within the Downtown District that are separated from a single-family residential or mixed residential zone by a City owned right-of-way of at least 60 feet in width do not have to provide a transition area.

18B.200-1. Central Business District (CBD) Zoning Map

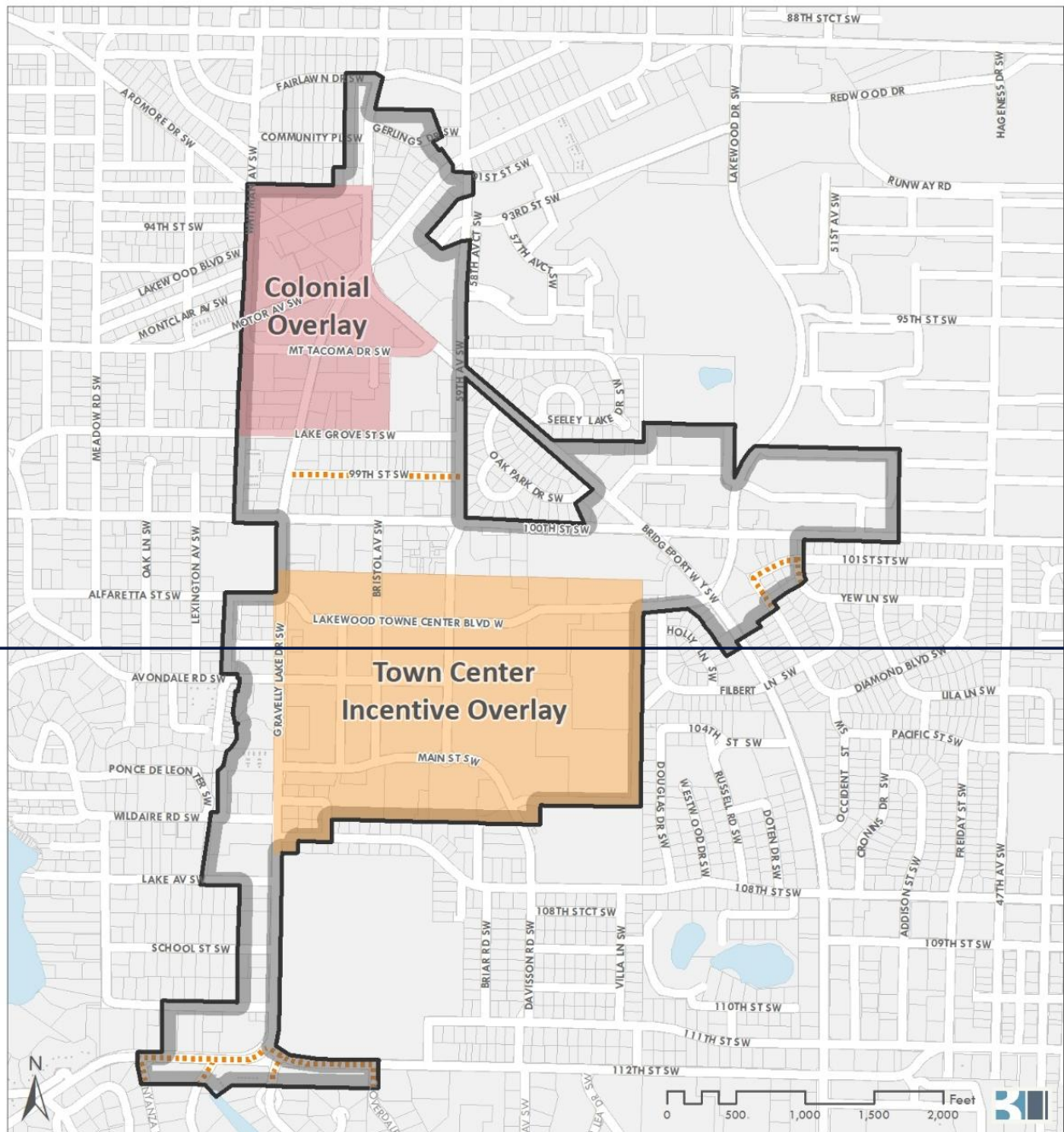


LEGEND

| | | | |
|---|---|--|---|
| Central Business District (CBD) | Residential 1 (R1) | Multifamily 1 (MF1) | Public Institutional (PI) |
| Arterial Residential/Commercial (ARC) | Residential 2 (R2) | Multifamily 2 (MF2) | Lakewood CBD Boundary |
| Commercial 1 (C1) | Residential 3 (R3) | Multifamily 3 (MF3) | Parcels |
| Commercial 2 (C2) | Residential 4 (R4) | Neighborhood Commercial 2 (NC2) | Waterbody |
| Industrial 1 (I1) | Mixed Residential 1 (MR1) | Open Space & Recreation 1 (OSR1) | Roads |
| Industrial Business Park (IBP) | Mixed Residential 2 (MR2) | Open Space & Recreation 2 (OSR2) | |



18B.200-2. Overlay Districts Map



LEGEND

- Colonial Overlay
- Town Center Incentive Overlay
- Transition Overlay
- Lakewood CBD Boundary
- Parcels
- Low-impact Mixed Use
- Roads
- Waterbody

[Map to be replaced to depict updated subarea boundary and Downtown Town Center Incentive Overlay District Boundary on southern border of the subarea.]

Amendment 8: Required Notice of Type I Decisions

18A.20.310 Public notice framework.

To inform the public of proposed project actions, the Department and applicants shall provide notice as identified in the table below. A vicinity map and basic site plan shall be included with any mailed notices. If a project is SEPA-exempt and no public hearing is required, notice will be limited to the type of notice described below.

| Type of Notice | Type I | Type II | Type III | Type IV | Type V |
|---------------------------------|--------------------------|---------------|---------------|---------------|---|
| Notice of Application (NOA) | No | Yes | Yes | No | <u>Yes</u> ; only for area-wide and site-specific amendments and rezones. |
| Adjacent Property Owner Mailing | No | Yes** | Yes | No | <u>Yes</u> ; only for area-wide and site-specific amendments, rezones and annexation proposals. |
| Project Site Posting | No | Yes | Yes | No | <u>Yes</u> ; only for area-wide and site-specific amendments and rezones. |
| City Website | No | Yes | Yes | Yes | Yes |
| Newspaper of Record | No | Yes | Yes | No | Yes |
| SEPA Determination* | If applicable | If applicable | If applicable | If applicable | If applicable |
| Notice to Parties of Record | Yes | Yes | Yes | No | Yes |
| Notice of Decision (NOD) | <u>Yes</u> No | Yes | Yes | No | No |

* SEPA threshold determination is required unless categorically exempt by SEPA Washington Administrative Codes and/or LMC Title [14](#).

** Only for land subdivisions and shoreline permits.

Amendment 9: Review and Approval Authority for Various Permit Types

18A.10.80 Definitions

* * *

“Major permit modification” means a change to an approved permit if one (1) or more of the criteria included in LMC 18A.20.085 (B)(2) are met.

* * *

“Minor permit modification” means a change to an approved permit that do not meet the criteria of a major permit modification as listed in LMC 18A.20.085 (B)(2). See LMC 18A.20.085 (C).

18A.20.080 Review and approval authorities.

The following table and generalized flowchart describes permit types, the process and the final decision authorities. See LMC 18A.20.400 et seq. for appeals. When separate applications are consolidated at the applicant’s request and approved by the Department Director, the final decision shall be rendered by the highest authority designated for any part of the consolidated application.

If the following table doesn’t specify how to process a major or minor amendment, the Director shall make a determination based on the original permit type. Major amendments go through the same approval process as the original permit. Minor amendments go one level lower. For example, if the original permit used a Type III process, a major amendment would be processed as a Type III, while a minor amendment would be a Type II process.

| Application Type | Review and Approval Authority | Type I | Type II | Type III | Type IV | Type V |
|---|-------------------------------|--------|---------|----------|---------|--------|
| Planning (LMC Titles 17, 18A, 18B and 18C) | | | | | | |
| Administrative Conditional Use | PPW | | X | | | |
| Administrative Nonconforming Determination | D | X | | | | |
| Preliminary Binding Site Plan | PPW | | X | | | |
| Binding Site Plan Major Modification | PPW | | X | | | |
| Binding Site Plan Minor Modification | PPW | X | | | | |
| Boundary Line Adjustment | PPW | X | | | | |
| Comprehensive Map Amendment, Area-Wide | PC/CC | | | | | X |
| Comprehensive Map Amendment, Site-Specific | PC/CC | | | | | X |
| Conditional Use | HE | | | X | | |
| Cottage Housing | PPW | | X | | | |
| Design Review | PPW | X | | | | |

| Application Type | Review and Approval Authority | Type I | Type II | Type III | Type IV | Type V |
|--|-------------------------------|--------|---------|----------|---------|--------|
| Development Agreement | CC | | | | | X |
| Director's Interpretation | D | X | | | | |
| Emergency Housing | PPW | X | | | | |
| Emergency Shelter | PPW | X | | | | |
| Essential Public Facilities | HE | | | X | | |
| Final Plat Alteration | HE | | | X | | |
| Final Subdivision Plat (10 lots or more) | PPW | X | | | | |
| Final Short Plat, unit lot & binding site plan (9 lots or less) | PPW | X | | | | |
| Foster Care Facility | PPW | X | | | | |
| Home Occupation | PPW | X | | | | |
| Land Use Variance (less than 15% deviation to standards) | PPW | X | | | | |
| Land Use Variance (greater than 15%, less than 25% deviation to standards) | PPW | | X | | | |
| Land Use Variance (greater than 25% deviation to standards) | HE | | | X | | |
| Permanent Supportive Housing | PPW | X | | | | |
| Planned Development District | HE | | | X | | |
| Plat Alteration | HE | | | X | | |
| Preliminary Plat (10 lots or more) | HE | | | X | | |
| Preliminary Plat Major Modification | HE | | | X | | |
| Preliminary Plat Minor Modification | PPW | | X | | | |
| Preliminary Short Plat (9 lots or less) | PPW | | X | | | |
| Preliminary Short Plat Major Modification | PPW | | X | | | |

| Application Type | Review and Approval Authority | Type I | Type II | Type III | Type IV | Type V |
|---|-------------------------------|-------------------|-------------------|-------------------|---------|--------|
| Preliminary Short Plat Minor Modification | PPW | X | | | | |
| Public Facilities Master Plan | HE | | | X | | |
| Public Facilities Master Plan Major Modification | HE | | | X | | |
| Public Facilities Master Plan Minor Modification | PPW | | X | | | |
| Rezone, Area-Wide | PC/CC | | | | | X |
| Rezone, Site-Specific | PC/CC | | | | | X |
| RV use in manufactured home park | PPW | X | | | | |
| Short-Term Rental | PPW | | X | | | |
| Similar Use Determination | D | X | | | | |
| Small Cell Wireless | PPW | X | | | | |
| Temporary Use | PPW | X | | | | |
| Time Extension | PPW | X | | | | |
| Transfer of Development Rights | PPW | X | | | | |
| Transitional Housing | PPW | X | | | | |
| Tree Removal/Emergency Tree Removal | PPW | X | | | | |
| Preliminary unit lot subdivision | PPW | | X | | | |
| Preliminary unit lot subdivision Major Modification | PPW | | X | | | |
| Preliminary unit lot subdivision Minor Modification | PPW | X | | | | |
| Zoning Amendment (text only) | CC | | | | | X |
| Zoning Certification | PPW | X | | | | |
| Zoning Interpretations | D | X | | | | |
| Environmental (LMC Title 14 and Lakewood Shoreline Master Program) | | | | | | |
| Critical Area Reasonable Use Exception | PPW | X | | | | |

| Application Type | Review and Approval Authority | Type I | Type II | Type III | Type IV | Type V |
|---|-------------------------------|--------|---------|----------|---------|--------|
| Critical Area Variance (less than 15% deviation to standards) | PPW | X | | | | |
| Critical Area Variance (greater than 15%, less than 25% deviation to standards) | PPW | | X | | | |
| Critical Area Variance (greater than 25% deviation to standards) | HE | | | X | | |
| Shoreline Exemption | PPW | X | | | | |
| Shoreline Conditional Use* | HE | | | X | | |
| Shoreline Master Program Amendment* | PC/CC | | | | | X |
| Shoreline Substantial Development Permit | PPW | | X | | | |
| Shoreline Permit (after approval) Major/Minor Modification* | PPW | | X | | | |
| Shoreline Variance* | HE | | | X | | |
| SEPA Threshold Determination | PPW | | X | | | |
| SEPA Planned Action Conformance | PPW | X | | | | |
| Building (LMC Title 15) | | | | | | |
| Accessory Building | PPW | X | | | | |
| Accessory Dwelling Unit | PPW | X | | | | |
| Adult Family Home | PPW | X | | | | |
| Building Code Interpretation | CBO | X | | | | |
| Certificate of Occupancy | CBO | X | | | | |
| Commercial Addition/Remodel | PPW | X | | | | |
| Demolition | PPW | X | | | | |
| Manufactured/Mobile Home | PPW | X | | | | |
| Mechanical | PPW | X | | | | |
| Minor/Major Modification to Approved Building Permit | PPW | X | | | | |

| Application Type | Review and Approval Authority | Type I | Type II | Type III | Type IV | Type V |
|--|-------------------------------|--------|---------|----------|---------|--------|
| Multifamily | PPW | X | | | | |
| New Commercial Building | PPW | X | | | | |
| New Residential Building | PPW | X | | | | |
| Plumbing | PPW | X | | | | |
| Residential Addition/Remodel | PPW | X | | | | |
| Signs | PPW | X | | | | |
| Single-Family Home | PPW | X | | | | |
| Development Engineering (LMC Titles 12 and 13) | | | | | | |
| Minor/Major Modification to Approved Site Development Permit | PPW | X | | | | |
| Right-of-Way | PPW | X | | | | |
| Road Vacation | CC | | | | | X |
| Site Development Permit | PPW | X | | | | |
| Transportation Mitigation Fee | PPW | X | | | | |
| Miscellaneous | | | | | | |
| Business License | PPW | X | | | | |
| Multifamily Tax Exemption** | PPW | X | | | | |
| Scrivener's Corrections | D | | | | X | |
| Legend: D = Planning and Public Works Director PPW = Planning and Public Works Department CBO = Chief Building Official CE = City Engineer CC = Lakewood City Council HE = Hearing Examiner PC = Lakewood Planning Commission | | | | | | |

* Pursuant to Chapter [90.58](#) RCW, following local action, final decisions are made by the Washington State Department of Ecology. Ecology's final approval is required for amendments to the Lakewood Shoreline Master Plan (SMP), shoreline conditional use permit and shoreline variance permit.

** Subject to final approval by resolution of the City Council per Chapter [3.64](#) LMC.

**Amendment 10: Signage Requirements for Comprehensive Plan Zoning Map
Amendment Applications**

18A.30.040 Council approval of final docket – Comprehensive plan.

* * *

C. Notice boards must be posted on parcels subject to a proposed zoning amendment consistent with the requirements at LMC 18A.20.330 (F).

Amendment 11: Required Record of Survey for Short Subdivisions

17.38.035 Record of survey.

A. The plat map shall be titled on the top of the page, in large capital letters, as follows:

RECORD OF SURVEY FOR SHORT SUBDIVISION

B. A note shall be placed on the plat map that reads as follows:

THIS IS A SHORT SUBDIVISION. APPROVAL IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY LAND USE, STRUCTURE OR DEVELOPMENT WITHIN A LOT AFFECTED BY THIS SHORT SUBDIVISION.

C. All requirements of Chapter 58.09 RCW and Chapter 332-130 WAC governing minimum standards for land boundary surveys shall be met and a note shall be placed on the plat map that reads as follows:

THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND 332-130 WAC.

D. Short Subdivision applications shall be submitted to the Department of Planning and Public Works (PPW) on forms approved by the Department with liability for errors not to exceed the value of the affected lots, as determined by the assessed value on the date of approval. The preliminary title report shall set forth all persons having an interest in the lots affected by the short subdivision. The preliminary title report must be dated no more than 30 days prior to application and must be updated to the date of short subdivision approval, without cost to the City.

E. The plat map submitted for recording in the Auditor's Office shall contain all survey information required for a record of survey under the "Survey Recording Act," Chapter 58.09 RCW and Chapter 332-130 WAC, together with the following additional signature blocks, which shall be fully executed before approval:

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Survey Recording Act at the request of on _____, 20____.

Certificate Number

Surveyor

DEPARTMENT OF PLANNING AND PUBLIC WORKS (PPW)

Planning and Public Works (PPW) Director Date

City Engineer Date

WEST PIERCE FIRE AND RESCUE

Fire Marshal _____ Date

PIERCE COUNTY PLANNING AND PUBLIC WORKS – SEWER DIVISION

Examined and approved with conditions (see sanitary sewer notes on this sheet)

Wastewater Utility Manager _____ Date

COUNTY ASSESSOR- TREASURER

I hereby certify that all state and city taxes heretofore levied against the property described hereon, according to the books and records of my offices, have been fully paid.

Deputy Assessor/Treasurer _____ Date

Reviewed for Segregation

Assessor/Treasurer _____ Date

F. A free consent statement, as shown below, shall be inked on the plat map. This shall be signed and notarized, prior to submittal, in permanent black ink, by all parties having interest in the property. Owners' names shall also be lettered below the signatures.

The undersigned agree that the boundary line adjustment set forth herein is made with the free consent and in accordance with the desires of the owners.

(Black Ink Seal. Paper Press Seals Will Not Be Accepted)

Notary Seal

I hereby certify that the above individual(s) signed as a free and voluntary act and deed for the uses and purposes herein mentioned.

Given under my hand and seal this ____ day of ____, 20__.

_____, NOTARY PUBLIC, in and for the State of Washington,
residing at _____.

G. An application for a short subdivision shall be accompanied by a nonrefundable planning review fee as set forth in separate resolution.

Amendment 12: Technical Correction to 18A.70.310 (C)

18A.70.310 Tree removal applicability/exemptions.

* * *

C. Removal of Trees in Association with Right-of-Way and Easements. Tree removal by a public agency or a franchised utility within a public right-of-way or upon an easement, for the purpose of installing and maintaining water, storm, sewer, power, gas or communication lines, or motorized or nonmotorized streets or paths when pruning is not sufficient to alleviate the interference condition is exempt from this chapter.

Notification to the City by the public agency or franchised utility is required prior to tree maintenance or removal within City rights-of-way.

Topping is prohibited. Utility pruning shall be conducted in accordance with the latest edition of the United States Department of Agriculture's Publication NA-FR-01-95 How to Prune Trees, ~~available at~~, except that tree pruning for utilities shall be conducted in accordance with the latest edition of the International Society of Arboriculture's Best Management Practices – Utility Pruning of Trees ~~available at~~.

Amendment 13: New Definitions in LMC Title 18A

18A.10.180 Definitions.

* * *

"Animal shelter" means a facility used to house or contain stray, homeless, abandoned, or unwanted animals, and that is owned, operated, or maintained by a public body, an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization or person devoted to the welfare, protection, and humane treatment of animals.

* * *

"Animal Short-Term Boarding Facility" means any place of business or establishment that watches or houses animals for a fee for the owner. This term includes doggie daycare.

* * *

"Dripline" means the outermost edge of a tree's canopy. When viewed from above, the dripline will appear as a line that follows the contour of the tree's branches. At a minimum, the dripline is a circle whose diameter is fifteen (1.5) times a tree's diameter at breast height (DBH.)

Amendment 14: Allowing Previously Used Manufactured Homes in Manufactured Home Parks

18A.40.110 Residential uses.

* * *

5. Detached primary dwelling units, or single-family dwelling units, include site-built homes, manufactured homes and modular homes.

a. All detached single-family dwellings (including manufactured homes) located in residential zones shall meet all of the following criteria:

i. ~~May not have previously had a title granted to a retail purchaser and may not be a used mobile home as defined by RCW 82.45.032(2), now or hereafter amended.~~

ii. Be built to meet or exceed the standards established by 42 U.S.C. Chapter 70 – Manufactured Home Construction and Safety Standards, now or hereafter amended.

iii. Be thermally equivalent or better to that required by the state energy code for new residential structures, now or hereafter amended.

iv. Be set on and securely attached to a permanent foundation as specified by the manufacturer.

v. Proof of title elimination per the Pierce County Auditor identified process is required prior to manufactured housing building occupancy.

vi. Be connected to required utilities that include plumbing, heating and electrical systems.

* * *













Amendment 15: Allowing “general retail” and “grocery store, large” uses in the Commercial 3 (C3) zone

18A.40.040 Commercial and industrial uses.

A. *Commercial and Industrial Land Use Table.* See LMC [18A.40.040\(B\)](#) for development and operating conditions. See LMC [18A.10.120\(D\)](#) for the purpose and applicability of zoning districts.

| | Zoning Classifications | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------------|----|----|----|-----|-----|-----|-----|-----|---------------|-----|-----|-----|-----|-----|----|----|----|-----|----|----|----|--|
| Commercial and Industrial | R1 | R2 | R3 | R4 | MR1 | MR2 | MF1 | MF2 | MF3 | MF3 (B)(1) | ARC | NC1 | NC2 | TOC | CBD | C1 | C2 | C3 | IBP | I1 | I2 | PI | |
| Accessory commercial (B)(5) | – | – | – | – | – | – | – | – | – | – | P | P | P | P | P | P | P | P | P | – | – | – | |
| Accessory industrial (B)(6) | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | P | – | – | P | P | P | – | |
| Accessory retail or services | – | – | – | – | – | – | – | – | – | – | – | P | P | P | P | P | P | P | – | – | – | P | |
| Artisan shop | – | – | – | – | – | – | – | – | – | – | – | P | P | P | P | P | P | – | – | – | – | – | |
| Auto and vehicle sales/rental (B)(8) | – | – | – | – | – | – | – | – | – | – | – | – | C | C | – | P | P | – | – | – | – | – | |
| Auto parts sales | – | – | – | – | – | – | – | – | – | P | – | P | P | P | P | P | P | – | – | – | – | – | |
| Bank, financial services | – | – | – | – | – | – | – | – | – | – | – | C | P | P | P | – | P | – | – | – | – | – | |
| Brewery, production (B)(1)* | – | – | – | – | – | – | – | – | – | P | – | – | C | C | C | P | C | – | P | – | – | – | |
| Building and landscape materials sales | – | – | – | – | – | – | – | – | C | – | – | P | P | – | P | P | P | – | – | – | – | – | |
| Building contractor, light | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | P | – | – | P | P | P | – | |
| Building contractor, heavy | – | – | – | – | – | – | – | – | – | P | – | – | – | – | – | – | – | – | C | C | C | – | |
| Business support service | – | – | – | – | – | – | – | – | – | P | – | P | P | P | P | P | P | – | P | – | – | – | |
| Catering service | – | – | – | – | – | – | – | – | – | P | C | P | P | P | P | C | P | – | – | – | – | – | |
| Cemetery, mausoleum, columbarium | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | C | – | – | |
| Club, lodge, private meeting hall | – | – | C | – | – | – | – | – | C | C | C | P | P | P | P | – | C | – | – | – | – | – | |
| Commercial recreation facility, indoor | – | – | – | – | – | – | – | – | – | – | – | – | P | P | P | – | – | – | C | C | – | C | |
| Commercial recreation facility, outdoor | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | C | – | – | – | |
| Community center | – | – | – | – | – | – | – | – | – | – | – | P | P | P | P | – | P | – | – | – | – | C | |
| Construction/heavy equipment sales and rental | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | P | – | – | – | P | C | – | |
| Convenience store | – | – | – | – | – | – | – | – | – | P | – | P | P | C | C | C | P | – | – | – | – | – | |
| Equipment rental | – | – | – | – | – | – | – | – | – | – | – | – | P | – | – | P | P | – | – | P | – | – | |
| Flex space (B)(7) | – | – | – | – | – | – | – | – | – | – | – | – | – | – | C | P | P | – | P | P | – | – | |
| Fuel dealer | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | P | – | – | P | P | – | – | |
| Furniture/fixtures manufacturing, cabinet shop | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | P | – | – | C | P | P | – | |
| Furniture, furnishings, appliance/equipment store | – | – | – | – | – | – | – | – | – | – | – | P | P | P | P | – | P | – | – | – | – | – | |
| Gas station | – | – | – | – | – | – | – | – | – | – | – | P | P | P | P | P | P | – | – | – | – | – | |
| General retail | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | |
| Golf course, country club | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | |
| Grocery store, large | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | |
| Grocery store, small | – | – | – | – | – | – | – | – | – | – | – | – | P | – | P | – | P | – | – | – | – | – | |
| Handcraft industries, small-scale manufacturing | – | – | – | – | – | – | – | – | – | – | – | C | P | P | P | P | C | – | P | P | – | – | |
| Health/fitness facility, commercial | – | – | – | – | – | – | – | – | – | – | – | P | P | – | P | – | – | – | C | – | – | – | |
| Health/fitness facility, quasi-public | – | – | – | – | – | – | – | – | – | – | – | – | – | – | P | – | P | – | – | – | – | P | |

| | Zoning Classifications | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------------|----|----|----|-----|-----|-----|-----|-----|---------------|-----|-----|-----|-----|-----|----|----|----|-----|----|----|----|--|
| Commercial and Industrial | R1 | R2 | R3 | R4 | MR1 | MR2 | MF1 | MF2 | MF3 | MF3 (B)(1) | ARC | NC1 | NC2 | TOC | CBD | C1 | C2 | C3 | IBP | I1 | I2 | PI | |
| Kennel, animal boarding (B)(3) | – | – | – | – | – | – | – | – | – | – | – | – | C | C | C | P | C | | C | P | – | – | |
| Laboratory, medical/analytical | – | – | – | – | – | – | – | – | – | – | – | – | P | – | P | – | – | | P | P | – | P | |
| Laundry, dry cleaning plant | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | C | – | | C | C | – | – | |
| Library, museum | – | – | – | – | – | – | – | – | – | – | – | P | P | C | P | – | C | | – | – | – | – | |
| Live/work and work/live units | – | – | – | – | – | – | – | – | – | – | – | C | C | – | – | C | C | | C | C | – | – | |
| Maintenance service, client site services | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | P | P | | P | P | P | – | |
| Manufacturing, assembling and packaging, light | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | P | | P | P | P | – | |
| Manufacturing, assembling and packaging, medium | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | C | C | | P | P | P | – | |
| Manufacturing, assembling and packaging, heavy | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | | C | C | C | – | |
| Metal products fabrication, machine and welding shops, American Direct | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | P | | P | P | P | – | |
| Medical services, lab | | | | | | | | | | | | | P | P | P | P | P | | P | | | P | |
| Mixed use | – | – | – | – | – | – | – | – | – | P | P | P | P | P | P | – | – | | – | – | – | – | |
| Mobile home, RV, and boat sales | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | P | P | | – | – | – | – | |
| Mortuary, funeral homes and parlors | | – | – | – | – | – | – | – | – | P | – | – | P | – | P | – | P | | – | – | – | – | |
| Motion picture production studios | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | | P | P | – | – | |
| Office, business services | – | – | – | – | – | – | – | – | – | P | P | P | P | C | P | P | P | | P | – | – | – | |
| Office, processing | – | – | – | – | – | – | – | – | – | – | – | – | C | – | C | – | – | | P | – | – | – | |
| Office, professional | – | – | – | – | – | – | – | – | – | P | P | P | P | P | P | C | P | | P | – | – | – | |
| Outdoor storage | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | P | – | | P | P | P | – | |
| Pawnbrokers and secondhand dealers | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | P | – | | – | – | – | – | |
| Personal services | – | – | – | – | – | – | – | – | – | P | P | P | P | P | P | P | P | | – | – | – | – | |
| Personal services, restricted | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | C | C | | – | – | – | – | |
| Petroleum product storage and distribution | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | | P | P | P | – | |
| Places of assembly | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | P | – | – | P | |
| Printing and publishing | – | – | – | – | – | – | – | – | – | – | – | C | P | P | P | P | P | | P | P | – | – | |
| Produce stand | – | – | – | – | – | – | – | – | – | – | P | P | P | P | P | P | P | | – | – | – | – | |
| Recycling facility – processing facility | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | C | C | | – | C | C | – | |
| Recycling facility – scrap and dismantling yards | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | | – | – | C | – | |
| Repair service, equipment, large appliances | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | P | C | | C | P | P | – | |
| Research and development | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | | P | – | – | – | |
| Secondhand store | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | P | P | | – | – | – | – | |
| Shelter, animal (B)(3), (B)(4) | – | – | – | – | – | – | – | – | – | – | – | P | P | – | C | P | C | | – | P | – | C | |
| Shopping center | – | – | – | – | – | – | – | – | – | – | – | P | P | P | P | C | P | | – | – | – | – | |
| Social service organization | – | – | – | – | – | – | – | – | – | – | – | – | C | – | C | – | C | | – | – | – | – | |
| Solid waste transfer station | – | – | – | – | – | – | – | – | – | – | – | – | C | – | – | – | – | | C | P | P | – | |
| Small craft distillery (B)(2) | – | – | – | – | – | – | – | – | – | – | – | P | P | P | P | P | P | | P | – | – | – | |
| Sports and active recreation facility | – | – | – | – | – | – | – | – | – | – | – | – | – | – | C | – | – | | – | – | – | C | |

| | Zoning Classifications | | | | | | | | | | | | | | | | | | | | | |
|--|------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Storage, personal storage facility | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P |  | C | P | - | - |
| Studio, art, dance, martial arts, music, etc. | - | - | - | - | - | - | - | - | - | - | - | P | P | C | P | - | P |  | - | - | - | - |
| Swap meet | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |  | - | - | - | - |
| Theater, auditorium | - | - | - | - | - | - | - | - | - | - | - | - | P | - | P | - | - |  | - | - | - | - |
| Truck/trailer parking | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |  | C | C | C | - |
| Veterinary clinic (BY3) | - | - | - | - | - | - | - | - | - | - | - | P | P | - | P | P | P |  | - | P | - | C |
| Vehicle services, major repair/body work | - | - | - | - | - | - | - | - | - | - | - | - | C | - | - | P | C |  | C | P | P | - |
| Vehicle services, minor maintenance/repair | - | - | - | - | - | - | - | - | - | - | - | C | P | P | P | P | P |  | P | P | P | - |
| Vehicle storage | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | - |  | P | P | P | - |
| Warehouse | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | - |  | P | P | - | - |
| Warehouse retail | - | - | - | - | - | - | - | - | - | - | - | - | - | C | C | C | - |  | P | - | - | - |
| Wholesaling and distribution | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | - |  | P | P | - | - |
| Wildlife preserve or sanctuary | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | P | P | P | P |
| Wine production facility (BY2) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | P | P | - | - |

Background for amendment:

When it was first added to the city's zoning scheme, the Commercial 3 (C3) zone was intended to allow the “general retail” and “grocery store, large” uses. It is likely that the omission in the current municipal code occurred during the 2019 rewrite of LMC Title 18A. This amendment would add these as permitted uses in the C3 zone.

Amendment 16: Refining the definition of “variance” in the LMC and allowing iconic signage for businesses that were established in the city or region.

12.04.020 ~~Deviations~~Variances.

A variance is a deviation from the engineering standards is a mechanism to allow the City Engineer to grant an adjustment in the application of engineering standards. The ~~deviation~~variance process follows the Process I application procedures; described in LMC 18A.30 Article X 18A.20.310, except the City Engineer is responsible for the administrative decision.

An administrative decision on a request for a ~~deviation~~variance shall be in writing and may be appealed pursuant to the appeal procedures outlined in LMC 18A.20.080. ~~Chapter 18A.30 LMC, Article IV.~~

~~Deviations~~Variances may be granted when the proposal is based on engineering principles designed to solve or improve a site-specific issue that achieves results similar to or greater than those described in these regulations.

12.04.025 Minor variance procedures

Criteria for granting a minor deviation~~variance~~ are:

- A. The granting of such ~~deviation~~variance will not be materially detrimental to the public welfare or injurious or create adverse impacts to the property or other property(s) and improvements in the vicinity and in the zone in which the subject property is situated.
- B. A ~~deviation~~variance from engineering standards shall only be granted if the proposal meets the following criteria:
 - 1. Conform to the intent and purpose of these regulations;
 - 2. Produce a compensating or comparable result which is in the public interest;
 - 3. Meet the objectives of safety, function and maintainability based upon sound engineering judgment.
- C. ~~Deviations~~Variances from road standards shall meet the objectives for public safety as identified in the International Fire Code (IFC). Any ~~deviation~~variance from road standards, ~~which that~~ does not meet the IFC; shall also require concurrence by the Fire Marshal.
- D. ~~Deviations~~Variances from drainage standards shall meet the objectives for appearance, quality, and environmental protection.
- E. ~~Deviations~~Variances from drainage standards shall be shown to be justified and required for the use and situation intended.
- F. ~~Deviations~~Variances from drainage standards for facilities that request use of an experimental water quality facility or flow control facilities shall meet these additional criteria:
 - 1. The new design is likely to meet the identified target pollutant removal goal or flow control performance based on limited data and theoretical consideration;

2. Construction of the facility can, in practice, be successfully carried out;
3. Maintenance considerations are included in the design, and costs are not excessive or will be borne and reliably performed by the applicant or property owner.

G. Any ~~deviation~~variance from utility standards, for utilities not owned and operated by the City, shall require concurrence by the utility provider.

12.04.030 Major variance procedures.

Proposed variances that do not meet the ~~deviation~~minor variance criteria in LMC 12.04.025 shall be subject to the variance process as described in Chapter 18A.30, LMC, Article X.

18A.10.180

* * *

"Iconic sign" means a sign that, through design and artistic expression unrelated to its message, is culturally significant to the community or region and is expected to serve a placemaking function either upon completion or with the passage of time. An iconic sign designation is not a tool to vary one or more of the standards of Chapter 18A.100 simply to allow for a larger sign than otherwise could be obtained.

* * *

"Variance" means an adjustment or deviation made in applying specific regulations to a particular piece of property that, because of its special circumstances, is deprived of privileges commonly enjoyed by other properties in the same vicinity and zone. Variances are typically used for 1) use types or 2) dimensional and bulk standards such as height, setbacks, yard size, lot coverage, or floor area. Variances may be further distinguished in the LMC as major or minor.

"Major Variance" means a modification of regulations of this title when authorized by the Hearing Examiner after finding that the literal application of the provisions of this title would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property. For land use and critical area variances, a major variance is a deviation of greater than 25% to standards.

18A.20.050

G. *Time Period Exemptions.* The time periods for issuing a decision on complete applications do not include:

* * *

16. A variance, ~~deviation~~, exception, or adjustment to minimum standards as required under the LMC.

Chapter 18A.100 SIGNS

Sections:

18A.100.005
18A.100.010

Definitions.
Purpose – Sign regulations.

| | |
|---------------------------|---|
| 18A.100.030 | Administration – Sign regulations. |
| 18A.100.040 | Prohibited signs. |
| 18A.100.050 | General provisions. |
| 18A.100.060 | Provisions for permanent signs or continuous displays. |
| 18A.100.070 | Provisions for temporary signs. |
| 18A.100.080 | Nonconforming signs. |
| <u>18A.100.090</u> | <u>Iconic signs.</u> |

* * *

18A.100.050 General provisions.

The provisions of this section apply within all zoning districts citywide and includes general rules for the placement and maintenance of all signs. See 18A.100.090 for additional regulation of iconic signs.

* * *

18A.100.090 Iconic Signs.

This section establishes the criteria and procedures specific to iconic signs as defined in LMC 18A.10.180. The intent of this provision is to allow for iconic signs that, by virtue of their distinctive design, historical context, cultural significance, or long-standing community value, contribute meaningfully to the identity of Lakewood or the Puget Sound region.

An iconic sign may be allowed per the variance process included in LMC Chapter 18A.30 Article X, even if it doesn't meet placement or dimensional standards in this Chapter, if its unique design or artistic style, separate from its message or content, has significant cultural or historical value. This section shall not be used to authorize increases in sign size or deviations from standards solely for commercial or aesthetic preference.

- A. Consistent with the review procedures in Chapter 18A.20 LMC, a sign permit is required for each iconic sign. The City may impose conditions of approval, limitations or restrictions, provided such conditions do not regulate the content of speech.
- B. The Director may approve an iconic sign if all of the following criteria are met:
 1. The sign's placement, design or other features does not pose a risk to public health, safety, or welfare;
 2. Is consistent with the goals and policies of the Comprehensive Plan and/or applicable subarea plan;
 3. The sign is associated with nonresidential use and may only be located in commercial, industrial or mixed use zones;
 4. The sign is permanent and not a temporary sign as outlined in LMC 18A.100.070;
 5. The sign is not located in the public right-of-way or roundabout;
 6. Is not a billboard sign;
 7. The sign represents a business or institution originally founded in Lakewood or the Puget Sound region more than 20 years ago;

8. The sign's design or artistic elements demonstrate historical, cultural, or community significance to Lakewood or the surrounding region;
9. The materials and/or design reflect a distinct period of construction or demonstrate notable aesthetic quality, creativity, or innovation;
10. The sign contributes to placemaking and a strong sense of identity within its context;
11. The sign enhances the streetscape for all modes of transportation;
12. The sign demonstrates a recognizable architectural style or visual appearance;
13. The sign is appropriately scaled and integrated with the associated building or structure;
14. The sign does not contain blinking or chasing lights, moving or rotating and all fluorescent lighting is adequately baffled; and
15. The sign is not located off-premises.