



HBBP, LLC PROPOSED LANGUAGE FOR ZONING CODE AMENDMENT

Section 16.39.030(A) of the Lacey Municipal code would be amended to read as follows:

16.39.030 Prohibited uses.

Uses other than those identified or described in LMC 16.39.020 are prohibited, including but not limited to:

- A. All buildings over two hundred thousand square feet in size- except in accordance with the requirements of LMC 16.39.042.

A NEW Section 16.39.042 is hereby added to read as follows:

16.39.042 Sites of forty acres or more.

Master site plan review and binding site plan approval may be given for projects proposed to contain one building greater than two hundred thousand square feet but not more than five hundred thousand square feet; provided the following site and design standards are met:

- A. The site shall consist of a parcel or contiguous parcels totaling a minimum of forty acres.
- B. Existing buildings within a 6-month, 1-year or 5-year zone of a wellhead protection area shall be transferred from septic systems to public sewers within twenty-four months after approval of the first building permit unless otherwise provided for by a development agreement.
- C. To reduce the displacement of small and medium sized businesses the master site plan should:
 - 1. Integrate three or more existing buildings provided that each building retained be no larger than fifty thousand square feet, and
 - 2. Include at least one building with a minimum of fifty thousand square feet but not more than one hundred fifty thousand square feet.
- D. When adjacent to a residential zoned property (LD-04, LD3-6, MD or HD), or an open space institutional zoned property (OSI), the minimum yard setback between the residential or open space institutional zone shall be fifty feet and include a twenty-foot Type I landscaping buffer as defined in LMC 16.80.050(B).
- E. Truck bay doors and/or loading or unloading areas shall not face residential zoned property (LD-04, LD3-6, MD or HD), if within two hundred fifty feet of said zones, unless separated by

the placement of a building without bay doors or landscape or other screening that reduces visual and noise impacts.

- F. When adjacent to a residential zoned property (LD-04, LD3-6, MD or HD), a noise study shall be performed to demonstrate that the proposed use can comply with the maximum noise limits established by LMC 16.57.030 and WAC 173.60.
- G. Site design shall incorporate a mix of landscaping, berms, fencing, building setbacks, and/or other site design elements to establish internal transitions between light industrial and commercial uses within the master site plan which reduce visual and noise impacts to created by truck movements, loading and unloading.
- H. Truck access and circulation shall be designed to reduce or restrict the travel of truck traffic through residential areas. Such measures may include, but not be limited to, median controls, signage, driveway design, and internal circulation. All methods are subject to approval by the city of Lacey community development and public works departments.
- I. New commercial and industrial buildings shall be consistent with the applicable city of Lacey design review standards found in LMC 14.23.082 for commercial buildings and LMC 14.23.083 for industrial buildings.
- K. When a site is adjacent to a residential zone, the applicant shall hold a neighborhood meeting to provide information on the proposed development. Notice of the meeting shall be sent by mail to all property owners within three hundred feet, as well as to adjacent homeowners' association or neighborhood groups within the radius.