



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING AGENDA**

**TUESDAY, AUGUST 19, 2025
6:00 P.M.**

**COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDELL STREET**

Pg. #

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
 - A. Motion to Excuse Absent Planning Commissioners
- 4. APPROVAL OF THE AGENDA**
- 5. APPROVAL OF THE MINUTES**
 - A. [July 7, 2025, Regular Meeting](#) 2
- 6. CITIZEN COMMENTS (FOR ITEMS NOT ON THE AGENDA)**

(Please state your name and address for the record and refer to the Rules and Decorum laminated sheet at the dais and table.)
- 7. PUBLIC HEARING**
- 8. UNFINISHED BUSINESS**
 - A. [HB 1998 Co-Living Housing Amendments Discussion and Recommendation](#) 5
 - B. Motion: Setting a Public Hearing on September 2, 2025, at 6:00 P.M. or shortly thereafter to receive comments on the proposed Co-Living Housing Amendments
- 9. NEW BUSINESS**
 - A. [HB 1293 Architectural Design Review Amendments Discussion](#) 63
 - B. [Draft Workplan Discussion](#) 110
- 10. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES**
- 11. FUTURE BUSINESS**
- 12. ADJOURNMENT**



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING AGENDA**

**TUESDAY, JULY 1, 2025
6:00 P.M.**

**COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDELL STREET**

1. CALL TO ORDER

Chair Shirley Schultz called the Fircrest Planning Commission regular meeting to order at 6:00 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Planning Commissioners Present: Commissioner Kathy McVay, Commissioner Eric Lane, Commissioner Andreas Schonger, Vice Chair Ben Ferguson.

City Staff Present: City Clerk Arlette Burkhart, City Manager Dawn Masko

4. APPROVAL OF THE AGENDA

Motion to approve the agenda for the July 1, 2025, Regular Planning Commission Meeting.

**Motion: Commissioner Lane
Second: Commissioner Schonger**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (5-0).

5. APPROVAL OF THE MINUTES

Motion to approve the minutes for the June 3, 2025, Regular Planning Commission Meeting.

**Motion: Commissioner Ferguson
Second: Commissioner Lane**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (5-0).

6. CITIZEN COMMENTS (FOR ITEMS NOT ON THE AGENDA)

Chair Schultz invited public comment. There were none.

7. PUBLIC HEARING

There was no public hearing scheduled.

8. UNFINISHED BUSINESS

A. HB 1998 Co-Living Housing Discussion

Chair Schultz acknowledged that MAKERS Representative Ian Crozier was not present on the platform to discuss HB 1998 Co-Living Housing Amendments. There was a brief discussion on the implementation deadline of December 31, 2025, and identifying the affected zoning, building, and design codes. Chair Schultz announced that the Commission would proceed with Commissioner Comments until the consultant was available, at which time the Commission would return to this agenda item.

9. NEW BUSINESS

There was none.

10. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES

The Commission discussed the implementation schedule for the recently adopted housing and land use legislation. Chair Schultz stated that she would like to establish a schedule for upcoming code amendments. Commissioner Ferguson recommended developing a work plan to identify priority preferences, which would include design standards for signs. Commissioner McVay stated that items should be prioritized based on adoption deadlines.

City Manager Masko provided brief updates to the Commission, including the City's request to the Washington State Department of Commerce for an extension related to the Middle Housing code requirements. She noted that the timeline extension for the notice of appeal was filed with the Department of Commerce on June 23, 2025. City Manager Masko also reported that the City received final certification for the Comprehensive Plan Update on July 1, 2025.

City Manager Masko also stated that the Whittier Elementary School Replacement Project may be included in the work plan. The construction design team will be requesting a meeting with the Planning Commission in the fall in accordance with City code, and a conditional use permit hearing may also be required before the Hearing Examiner. Commissioner Ferguson asked for clarification on the Planning Commission's jurisdiction over the school project. City Manager Masko stated that more information would be provided as it becomes available from the City's planning consultant.

Commissioner McVay reminded the Commission that when making a motion, the motion should be stated in full and complete form before being seconded.

Commissioner Lane noted that the time extension appeal for the Middle Housing Amendments is now an administrative process. It was also noted that the Middle Housing Amendments officially took effect on July 1, 2025, and highlighted that the City Council unanimously approved the ordinance on June 16, 2025.

Chair Schultz announced that the consultant was online and available to discuss HB 1998 Co-Living Housing Amendments.

MAKERS Representative Ian Crozier presented to the Commission the co-living housing and requirements of HB 1998. The presentation included the description of co-living, background, and benefits. He highlighted that HB 1998 requires cities to allow co-living in zones permitting six or more units per lot, permit sleeping units at four times the density of typical dwelling units, limit parking requirements to ¼ space per sleeping unit (with no parking required within ½ mile of major transit stops) and use the same permitting process as multifamily housing. Cities must adopt compliant code updates by the end of 2025.

SSHA3P work group developed a model ordinance, user guide, and GIS maps to assist cities in implementing these requirements. The GIS maps include the specific zones where HB 1998 applies. Additional recommendations include differentiating sewer connection fees for co-living, reviewing form-based code for compliance, and allowing flexibility for private open space requirements.

Commissioner discussions included potential end uses for co-living units, including rentals, condominiums, and nonprofit housing. Further discussions included addressing the definition of a kitchen, parking requirements, accessibility, and ADA parking stall standards, zoning applicability, occupancy classifications, and building/fire code requirements such as egress, heating, and sprinkler requirements.

Commissioners also discussed whether private bathrooms should be optional, potential changes to façade articulation standards, and the importance of ensuring that any updates maintain Fircrest’s character and design standards. It was recommended that the planning consultant provide additional information on how these changes would affect the City’s regulations and community design

11. FUTURE BUSINESS

There were none.

12. ADJOURNMENT

Motion to adjourn July 1, 2025, Regular Planning Commission Meeting at 7:24 P.M.

Motion: Commissioner Ferguson
Second: Commissioner Lane

Vote: Unanimous
Abstaining: None

The Motion Carried (5-0).

Shirley Schultz
Chair, Fircrest Planning Commission

Dawn Masko
City Manager

Co-living Code Update

City of Fircrest Planning Commission

August 19, 2025

Project Timeline and Scope Presentation



SSHAP Model Ordinance

Tonight's presentation will outline integration and coordination of the Fircrest Municipal Code and SSHAP's Model Ordinance on Co-living to implement Substitute House Bill 1998.

Overview of the code sections, implementation approach, and adoption timeline for review and questions in advance of completion.

Text Amendment – Permitted Uses

Addition of “Co-living” to outright permitted uses

- FMC 22.40 Residential 10- Traditional Community Design District (R-10-TCD)
- FMC 22.42 Residential 20 –District (R-20)
- FMC 22.43 Residential 30 District (R-30)
- FMC 22.46 Neighborhood Commercial (NC)
- FMC 22.48 Mixed Use Neighborhood District (MUN)
- FMC 22.50 Mixed Use Urban District (MUU)

Text Amendments - "Co-living" requirements

FMC 22.58 – Specific Use and Structure Regulations

- Added new Section 22.58.016 – Co-living

FMC 22.60 – Parking and Circulation

- Updated Table 22.60.003.a
- Added new Section 22.60.017

FMC 22.63 - Design standards and guidelines for small lot and multifamily development

- Updated Purpose and Applicability Sections

Code Analysis – Definitions FMC 22.98

New Definitions:

- Co-living (22.98.152)
- Kitchenette (22.98.379)
- Kitchen, Shared (22.98.380)
- Sleeping Unit (22.98.653)
- Transit Stop, Major (22.98.706)

Amended Definition:

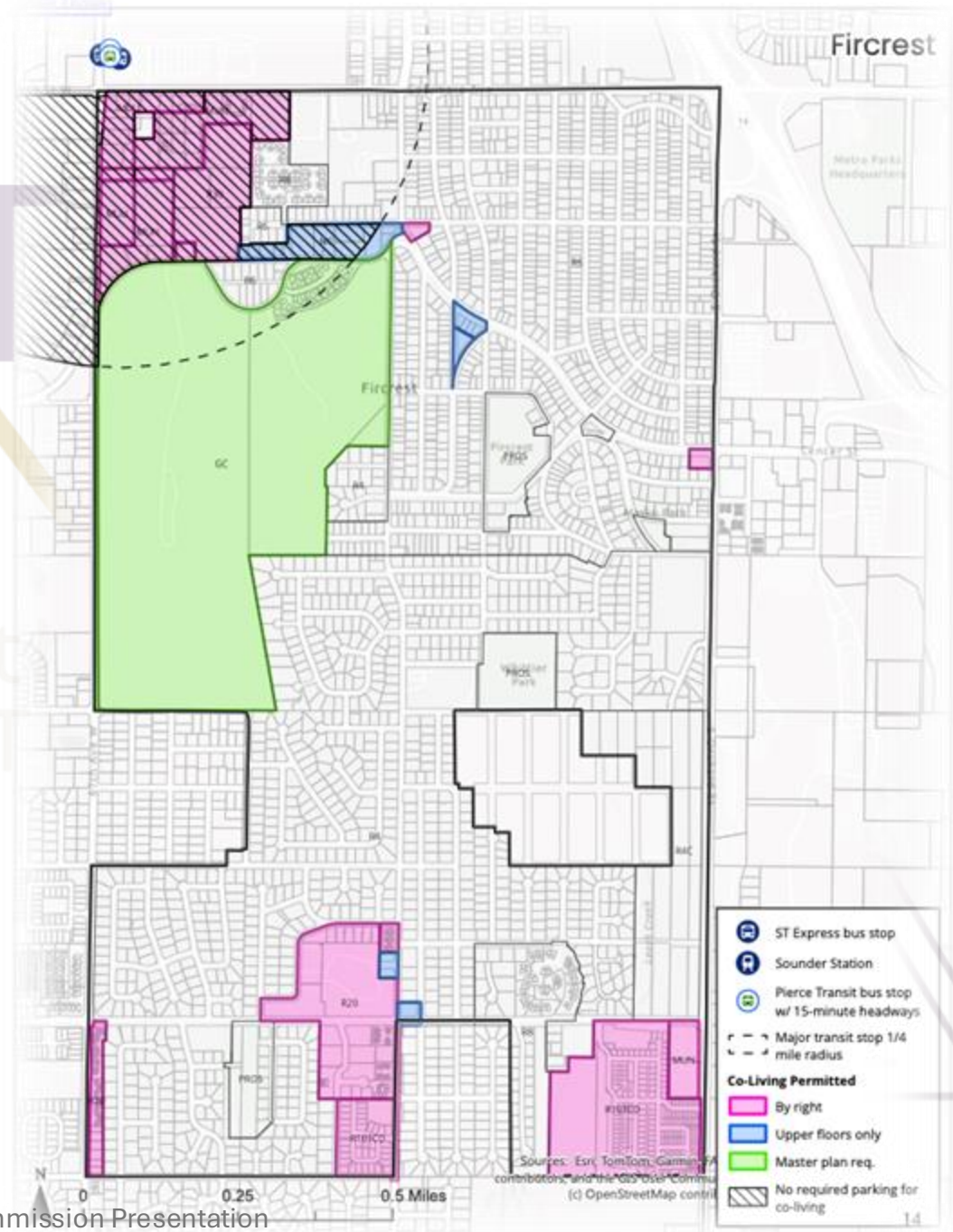
- Kitchen (Amend 22.98.378)

Map

Current Major Transit Stops in Fircrest are all near TCC Transit Center.

Areas outside of the hatched area will be required to provide some parking.

All Co-living developments will have to comply with the same development design standards as other multi-family requirements.



Adoption Timeline

- Planning Commission Public Hearing and Recommendation
 - September 2, 2025
 - October 7th, 2025
- Notice to Commerce: Complete September 2025
- SEPA process completed in September 2025
- City Council Public Hearing (TBD)
- City Council Adoption (TBD)

Thank you for your timely and valuable discussion this evening.

Lindsey Sehmel, EMPA | AICP
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Chapter 22.40

RESIDENTIAL-10-TRADITIONAL COMMUNITY DESIGN DISTRICT (R-10-TCD)

Sections:

22.40.001	Purpose.
22.40.002	Permitted uses.
22.40.003	Accessory uses.
22.40.004	Conditional uses.
22.40.005	Development standards.

22.40.001 Purpose.

The R-10-TCD zoning district is intended to implement the comprehensive plan's medium density residential traditional community design overlay land use designation. The district standards encourage a broad range of housing types, including single-family, duplex, and multifamily structures containing up to eight units per building when this facilitates the protection of critical areas or the retention of significant open space. Development plans must use neo-traditional designs that achieve pedestrian-friendly, human-scale neighborhoods. These neighborhoods will have interconnected street patterns, buildings that face streets, sidewalks or other public space, small setbacks, parking placed to the rear of buildings with access from alleys where feasible, and a variety of architectural building styles, design features and amenities which provide visual interest and reinforce the human-scale character of the neighborhood. (Ord. 1246 B 6, 2000).

22.40.002 Permitted uses.

Uses permitted subject to planned development approval in accordance with Chapter 22.76 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

(a) Single-family dwelling.

(b) Family group home, including adult family home.

(c) Co-living.

(d) Duplex dwelling.

~~(e)~~ (c) Multifamily dwelling within a structure containing no more than eight dwelling units, when clustered to avoid critical areas or to retain significant open space.

~~(e)~~ (g) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.

~~(f)~~ (g) Manager's office, recreation facilities, laundry facilities, and other structures and facilities intended for use by residents of a residential complex.

~~(g)~~ (h) Nonmotorized recreational trail or passive recreational park with no permanent on-site staff.

~~(h)~~ (i) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1562 B 13, 2015; Ord. 1246 B 6, 2000).

22.40.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.40.002:

(a) Accessory dwelling unit (subject to compliance with FMC 22.58.012).

(b) Family day-care facility (subject to compliance with FMC 22.58.010).

(c) Home occupation ñ Type I (subject to compliance with FMC 22.58.013).

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(d) Amateur and citizen band transmitter, support structure and antenna array (subject to compliance with FMC 22.58.002(h)).

(e) Residential accessory use or structure which is subordinate and incidental to a permitted residential dwelling unit (subject to compliance with Chapter 22.58 FMC). Residential accessory uses and structures may include, but are not limited to: garage, carport, storage shed, noncommercial greenhouse, patio, gazebo, pergola, trellis, fence, and similar uses or structures.

(f) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).

(g) Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

(h) Electric vehicle charging station (subject to compliance with FMC 22.58.025). (Ord. 1509 B 5, 2011; Ord. 1246 B 6, 2000).

22.40.004 Conditional uses.

Uses permitted subject to conditional use permit approval in accordance with Chapter 22.68 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

(a) Child day-care center.

(b) Home occupation ñ Type II (subject to compliance with FMC 22.58.013).

(c) Necessary public or quasi-public structure or equipment, greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.

(d) Personal wireless telecommunications facility (subject to compliance with Chapter 22.24 FMC).

(e) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1246 B 6, 2000).

22.40.005 Development standards.

Maximum density	10 dwelling units per gross acre.
Minimum and maximum lot area	To be determined through the PD review process ñ see Chapter 22.76 FMC.
Maximum height	35 feet. Exceptions may be authorized per FMC 22.58.007 and through the PD review process ñ see Chapter 22.76 FMC.
Minimum and maximum front yard, interior side yard, side street side yard, and rear yard setback	Setbacks and allowable encroachments to be determined through the PD review process ñ see Chapter 22.76 FMC. If not specified, FMC 22.58.002 encroachment standards will apply.
Accessory structure standards	To be determined through the PD review process ñ see Chapter 22.76 FMC. If not specified, FMC 22.58.003 standards will apply.
Maximum lot coverage for structures	To be determined through the PD review process ñ see Chapter 22.76 FMC.

Maximum impervious surface coverage	65% of the developable site area for all structures and other impervious surfaces combined.
Exterior wall modulation	Facades greater than 40 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 4 feet for front and side street side yard elevations of single-family dwellings and duplexes, and 6 feet for all elevations of all other buildings. The projections or recesses shall extend at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed 40 horizontal feet. See FMC 22.64.009 for an illustration of this requirement.
Articulation	Building elevations exceeding 20 feet in length, measured horizontally, shall incorporate a minimum of 2 articulation components, such as a stoop, porch, chimney or other substantial projections, windows, multiple contrasting siding materials, or substantial trim including a belt course, to visually and/or functionally break up flat, blank or undifferentiated elevations. Building elevations greater than 30 feet in length, measured horizontally, and exceeding 12 feet in height, measured from finished grade to top of wall where it connects to roof structure, shall incorporate a minimum of 3 articulation components.
Maximum % of multifamily dwelling units allowed	50% of the total number of units within a development.
Additional specific use and structure regulations	See Chapter 22.58 FMC.
Parking and circulation	See Chapter 22.60 FMC.
Landscaping regulations	See Chapter 22.62 FMC.
Design standards	See Chapter 22.64 FMC. See also multifamily design standards and guidelines adopted by reference in Chapter 22.63 FMC.
Critical areas	See Chapter 22.92 FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

(Ord. 1611 B 9, 2018; Ord. 1311 B 6, 2002; Ord. 1246 B 6, 2000).

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Chapter 22.42
RESIDENTIAL-20 DISTRICT (R-20)

Sections:

22.42.001	Purpose.
22.42.002	Permitted uses.
22.42.003	Accessory uses.
22.42.004	Conditional uses.
22.42.005	Development standards.

22.42.001 Purpose.

The R-20 zoning district is intended to implement the comprehensive plan's high density residential land use designation. The district provides for predominantly multifamily housing with the inclusion of duplexes, where appropriate. Development standards encourage neighborhood designs that have a density and configuration that support mass transit service along collector and arterial streets. Generally, developments within this district provide relatively affordable housing near shopping and employment centers. (Ord. 1246 § 7, 2000).

22.42.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

(a) Family group home, including adult family home.

(b) Co-Living

(c) Duplex dwelling.

(c)(d) Multifamily dwelling.

(d)(e) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.

(e)(f) Manager's office, recreation facilities, laundry facilities, and other structures and facilities intended for use by residents of a residential complex.

(f)(g) Nonmotorized recreational trail or passive recreational park with no permanent on-site staff.

(g)(h) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1562 § 14, 2015; Ord. 1246 § 7, 2000).

22.42.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.42.002:

(a) Family day-care facility (subject to compliance with FMC 22.58.010).

(b) Home occupation ñ Type I (subject to compliance with FMC 22.58.013).

(c) Amateur and citizen band transmitter, support structure and antenna array (subject to compliance with FMC 22.58.002(h)).

(d) Residential accessory use or structure which is subordinate and incidental to a permitted residential dwelling unit (subject to compliance with Chapter 22.58 FMC). Residential accessory uses and structures may include, but are not limited to: garage, carport, storage shed, noncommercial greenhouse, patio, swimming pool, sport court, gazebo, pergola, trellis, fence, and similar uses or structures.

- (e) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).
- (f) Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.
- (g) Electric vehicle charging station (subject to compliance with FMC 22.58.025). (Ord. 1562 B 15, 2015; Ord. 1509 B 6, 2011; Ord. 1246 B 7, 2000).

22.42.004 Conditional uses.

Uses permitted subject to conditional use permit approval in accordance with Chapter 22.68 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Child day-care center.
- (b) Home occupation ñ Type II (subject to compliance with FMC 22.58.013).
- (c) Preschool, accredited, public or private.
- (d) Religious institution.
- (e) Necessary public or quasi-public structure or equipment, greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.
- (f) Personal wireless telecommunications facility (subject to compliance with Chapter 22.24 FMC).
- (g) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1246 B 7, 2000).

22.42.005 Development standards.

Maximum density	20 dwelling units per gross acre.
Minimum or maximum lot area	To be determined through the conditional use permit or site plan review process ñ see Chapter 22.68 or 22.72 FMC.
Maximum height	35 feet. A maximum 45-foot height may be authorized if 1 or more levels of structured parking are provided at or below grade level within the building footprint. For other exceptions, see FMC 22.58.007.
Minimum front yard setback	25 feet for first 35 feet of building height. Portions of a building above 35 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Minimum interior side yard setback	8 feet for first 35 feet of building height. Portions of a building above 35 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Minimum side street side yard setback	15 feet for first 35 feet of building height. Portions of a building above 35 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Minimum rear yard setback	20 feet for first 35 feet of building height. Portions of a building

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	above 35 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Minimum dwelling structure separation	10 feet for first 35 feet of building height. Portions of a building above 35 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Exterior wall modulation	Building elevations greater than 40 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 4 feet for front and side street side yard elevations of duplexes, and 6 feet for all elevations of all other buildings. The projections or recesses shall extend at least 20% of the length of the elevation. No uninterrupted length of any elevation shall exceed 40 horizontal feet. See FMC 22.64.009 for an illustration of this requirement.
Articulation	Building elevations exceeding 20 feet in length, measured horizontally, shall incorporate a minimum of 2 articulation components, such as a stoop, porch, chimney or other substantial projections, windows, multiple contrasting siding materials, or substantial trim including a belt course, to visually and/or functionally break up flat, blank or undifferentiated elevations. Building elevations greater than 30 feet in length, measured horizontally, and exceeding 12 feet in height, measured from finished grade to top of wall where it connects to roof structure, shall incorporate a minimum of 3 articulation components.
Maximum lot coverage for structures	55% for all structures combined. 65% for all structures combined if at least 50% of required parking is provided at or below grade level within the building footprint.
Maximum impervious surface coverage	75% for all structures and other impervious surfaces combined.
Additional specific use and structure regulations.	See Chapter 22.58 FMC.
Parking and circulation	See Chapter 22.60 FMC.
Landscaping regulations	See Chapter 22.62 FMC.
Design standards	See Chapter 22.64 FMC. See also multifamily design standards and guidelines adopted by reference in Chapter 22.63 FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

(Ord. 1611 B 10, 2018; Ord. 1562 B 16, 2015; Ord. 1311 B 7, 2002; Ord. 1272 B 5, 2001; Ord. 1246 B 7, 2000).

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Chapter 22.43

RESIDENTIAL-30 DISTRICT (R-30)

Sections:

22.43.001	Purpose.
22.43.002	Permitted uses.
22.43.003	Accessory uses.
22.43.004	Conditional uses.
22.43.005	Development standards.

22.43.001 Purpose.

The R-30 zoning district is intended to implement the comprehensive plan's high density residential land use designation. The district provides for predominantly multifamily housing and supportive uses. Development standards encourage neighborhood designs that have a density and configuration that support mass transit service along collector and arterial streets. Potential impacts associated with higher density housing are ameliorated through high quality design that is consistent with the city's multifamily design standards and guidelines. Generally, developments within this district provide relatively affordable housing near community-serving mixed use office, retail and service uses. (Ord. 1562 § 17, 2015).

22.43.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Family group home, including adult family home.
- (b) Multifamily dwelling, including Co-living.
- (c) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.
- (d) Manager's office, recreation facilities, laundry facilities, and other structures and facilities intended for use by residents of a residential complex.
- (e) Nonmotorized recreational trail or passive recreational park with no permanent on-site staff.
- (f) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1562 § 17, 2015).

22.43.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.43.002:

- (a) Family day-care facility (subject to compliance with FMC 22.58.010).
- (b) Home occupation ñ Type I (subject to compliance with FMC 22.58.013).
- (c) Amateur and citizen band transmitter, support structure and antenna array (subject to compliance with FMC 22.58.002(h)).
- (d) Residential accessory use or structure which is subordinate and incidental to a permitted residential dwelling unit (subject to compliance with Chapter 22.58 FMC). Residential accessory uses and structures may include, but are not limited to: garage, carport, storage shed, noncommercial greenhouse, patio, swimming pool, sport court, gazebo, pergola, trellis, fence, and similar uses or structures.
- (e) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).

(f) Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

(g) Electric vehicle charging station (subject to compliance with FMC 22.58.025). (Ord. 1562 B 17, 2015).

22.43.004 Conditional uses.

Uses permitted subject to conditional use permit approval in accordance with Chapter 22.68 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

(a) Child day-care center.

(b) Home occupation ñ Type II (subject to compliance with FMC 22.58.013).

(c) Preschool, accredited, public or private.

(d) Religious institution.

(e) Necessary public or quasi-public structure or equipment, greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.

(f) Personal wireless telecommunications facility (subject to compliance with Chapter 22.24 FMC).

(g) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1562 B 17, 2015).

22.43.005 Development standards.

Maximum density	30 dwelling units per gross acre.
Minimum or maximum lot area	To be determined through the conditional use permit or site plan review process ñ see Chapter 22.68 or 22.72 FMC.
Maximum height	40 feet. A maximum 50-foot height may be authorized if 1 or more levels of structured parking are provided at or below grade level within the building footprint. For other exceptions, see FMC 22.58.007.
Minimum front yard setback	25 feet for first 40 feet of building height. Portions of a building above 40 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Minimum interior side yard setback	8 feet for first 40 feet of building height. Portions of a building above 40 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Minimum side street side yard setback	15 feet for first 40 feet of building height. Portions of a building above 40 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Minimum setback abutting an R-6 or R-8 district	30 feet for first 40 feet of building height. Portions of a building above 40 feet shall be stepped back an additional 10

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	feet from the underlying story wall plane.
Additional setbacks	Per International Building Code.
Minimum dwelling structure separation	10 feet for first 40 feet of building height. Portions of a building above 40 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Exterior wall modulation	Building elevations greater than 40 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 6 feet for all building elevations. The projections or recesses shall extend at least 20% of the length of the elevation. No uninterrupted length of any elevation shall exceed 40 horizontal feet. See FMC 22.64.009 for an illustration of this requirement.
Articulation	Building elevations exceeding 20 feet in length, measured horizontally, shall incorporate a minimum of 2 articulation components, such as a stoop, porch, chimney or other substantial projections, windows, multiple contrasting siding materials, or substantial trim including a belt course, to visually and/or functionally break up flat, blank or undifferentiated elevations. Building elevations greater than 30 feet in length, measured horizontally, and exceeding 12 feet in height, measured from finished grade to top of wall where it connects to roof structure, shall incorporate a minimum of 3 articulation components.
Maximum lot coverage for structures	65% for all structures combined. 75% for all structures combined if at least 50% of required parking is provided at or below grade level within the building footprint.
Maximum impervious surface coverage	85% for all structures and other impervious surfaces combined.
Additional specific use and structure regulations.	See Chapter 22.58 FMC.
Parking and circulation	See Chapter 22.60 FMC.
Landscaping regulations	See Chapter 22.62 FMC.
Design standards and guidelines	See Chapter 22.64 FMC. See also multifamily design standards and guidelines adopted by reference in Chapter 22.63 FMC.

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Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.

(Ord. 1611 B 11, 2018; Ord. 1562 B 17, 2015).

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Chapter 22.46

NEIGHBORHOOD COMMERCIAL DISTRICT (NC)

Sections:

22.46.001	Purpose.
22.46.002	Permitted uses.
22.46.003	Accessory uses.
22.46.004	Conditional uses.
22.46.005	Administrative uses.
22.46.006	Master plans.
22.46.007	Prohibited uses.
22.46.008	Development standards.

22.46.001 Purpose.

The NC zoning district is intended to implement the comprehensive plan's neighborhood commercial land use designation. This district provides for small-scale shopping areas that offer retail convenience goods and personal services primarily for the daily needs of nearby neighborhoods. This zoning district is designed to reduce vehicle trips by providing convenient shopping for nearby residents. NC zones are located on transit routes, and site and building design also encourage pedestrian, bicycle and transit use. A pedestrian orientation is required for new development and new automobile-oriented uses are prohibited. Neighborhood commercial sites are limited in size to keep them in scale with the neighborhoods they serve and nearby uses. In addition, high quality landscaping is used to make the area attractive and functional and to minimize negative impacts on nearby uses. Other measures, such as buffering requirements and limits on hours of operation, may be used to reduce impacts to nearby residences. Limited residential uses above the ground floor level of mixed-use buildings are encouraged. Master plans are required for substantial redevelopment or substantial new development within areas designated special planning areas on the comprehensive plan's land use designation map. (Ord. 1562 B 20, 2015; Ord. 1246 B 9, 2000).

22.46.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

(a) Retail sales store including, but not limited to, the sale or rental of the following items: antiques, appliances (small), art and art supplies, bicycles, books, clothing, fabrics, flowers, gifts, groceries, hardware, hobby and craft supplies, home furnishings, lawn and garden equipment and supplies, paint and wallpaper, music, pets, pharmaceuticals, photography supplies and processing, sporting goods, stationery, and videos.

(b) Commercial service including, but not limited to: beauty and hair care, consulting, copying, fitness/health studios, laundry and cleaning (self-service), locksmithing, office equipment repair, optical, paging, pet grooming, post office or postal substation, studio photography, real estate sales, shoe repair, tailoring, telecommunication sales, and travel agency service.

(c) Food- or beverage-serving establishment including, but not limited to: bakery, cafeteria, coffee shop, confectionery, delicatessen, espresso stand, ice cream or yogurt shop, restaurant and other sit-down, self-service or take-out establishments. See FMC 22.58.029 for standards regulating establishments licensed by the Washington State Liquor and Cannabis Board to serve liquor for on-premises consumption. See FMC 22.46.005 for establishments serving liquor for on-premises consumption in an outdoor customer seating area.

(d) Commercial office serving primarily a local clientele including, but not limited to: medical, dental, optometric, business and professional office.

(e) Culturally enriching use including, but not limited to: art gallery, dance studio, library, museum, live theater venue and senior center.

(f) Residential dwelling units, including **Co-living**, family group homes and adult family homes, located above the ground floor of a commercial establishment, not to exceed a maximum density of six units per gross acre of site area.

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(g) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1568 B 1, 2015; Ord. 1562 B 21, 2015; Ord. 1246 B 9, 2000).

22.46.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.46.002:

- (a) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).
- (b) Home occupation ñ Type I (subject to compliance with FMC 22.58.013).
- (c) Employee recreation facility and play area.
- (d) Family day-care facility (subject to compliance with FMC 22.58.010).
- (e) Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.
- (f) Electric vehicle charging station (subject to compliance with FMC 22.58.025).
- (g) Electric vehicle battery exchange station (subject to compliance with FMC 22.58.025).
- (h) Delivery service, when the principal use is located within a neighborhood commercial center abutting a street classified as an arterial in the Fircrest Comprehensive Plan, provided delivery vehicles use an arterial, and do not use an abutting local street, for making deliveries. (Ord. 1575 B 10, 2016; Ord. 1509 B 8, 2011; Ord. 1246 B 9, 2000).

22.46.004 Conditional uses.

Uses permitted subject to conditional use permit approval in accordance with Chapter 22.68 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Child day-care center.
- (b) Preschool, accredited, public or private.
- (c) Home occupation ñ Type II (subject to compliance with FMC 22.58.013).
- (d) Necessary public or quasi-public structure or equipment greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.
- (e) Personal wireless telecommunications facility (subject to compliance with Chapter 22.24 FMC).
- (f) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1246 B 9, 2000).

22.46.005 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

- (a) Outdoor sidewalk cafe or other food- or beverage-serving facility or establishment, when located on a public sidewalk or other public right-of-way area (subject to compliance with FMC 22.58.017).
- (b) Establishment licensed by the Washington State Liquor and Cannabis Board to serve liquor for on-premises consumption in an outdoor customer seating area (subject to compliance with FMC 22.58.029).

(c) Uses otherwise subject to site plan or conditional use permit approval which have been authorized by the hearing examiner as part of a master plan pursuant to FMC 22.46.006. (Ord. 1638 § 20, 2019; Ord. 1568 § 2, 2015; Ord. 1246 § 9, 2000).

22.46.006 Master plans.

Approval of a master plan by the hearing examiner is required for substantial redevelopment or substantial new development within areas designated special planning areas on the comprehensive plan's land use designation map. Each master plan shall contain a pedestrian plaza with landscaping, seating, tables and complementary uses that render the site a pleasant, safe and comfortable resting, socializing and picnicking area for employees and shoppers. The master plan shall be processed as a major site plan in accordance with Chapter 22.72 FMC. Upon approval of a master plan, specific uses that would otherwise be subject to site plan or conditional use permit approval in Chapter 22.68 FMC and determined by the director to be consistent with the approved master plan may be approved in accordance with the administrative use permit review process contained in Chapter 22.70 FMC. No additional hearing examiner approval is required for these previously authorized uses. If a proposed individual use represents a substantial modification to, or departure from, the approved master plan, the proposal shall be processed as a site plan amendment in accordance with FMC 22.72.012. (Ord. 1638 § 21, 2019; Ord. 1246 § 9, 2000).

22.46.007 Prohibited uses.

The following uses are prohibited:

- (a) Drive-up or drive-through facility.
- (b) Off-street parking facility which provides greater than 120 percent of the minimum required number of parking stalls specified in FMC 22.60.003.
- (c) Tavern, night club, sports entertainment facility or lounge as defined by the Washington State Liquor and Cannabis Board.
- (d) Adult entertainment establishment.
- (e) Second-hand store, other than antique store. (Ord. 1575 § 11, 2016; Ord. 1568 § 3, 2015; Ord. 1325 § 1, 2003; Ord. 1246 § 9, 2000).

22.46.008 Development standards.

Maximum height	30 feet. A maximum 40-foot height may be authorized if one or more levels of structured parking is provided at or below grade level within the building footprint. For other exceptions, see FMC 22.58.007.
Front yard and side street side yard setback	Zero feet minimum / 20 feet maximum for first two stories. Additional stories shall be stepped back at least 10 feet from the wall plane of the first two stories. On street blocks where a historic main street development pattern is represented by buildings constructed to or near the front property line, new construction shall be built with a comparable setback that places the storefront abutting the sidewalk or in line with other buildings at or near the property line. On other street blocks where this historic pattern is not well established, new construction shall reinforce or establish a historic main street

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	pattern. The maximum setback in such cases shall be 20 feet, unless the building is separated from a street by another principal building on the same lot. At least 75% of the length of the
	ground floor street-facing facade of a building shall be within the maximum setback.
Minimum interior side yard setback	10 feet when abutting any iRi district; otherwise zero feet.
Minimum rear yard setback	20 feet when abutting any iRi district; otherwise zero feet.
Minimum alley setback	12 feet from an alley lot line; provided, that a structure may project over the required rear yard alley setback if a 14-foot clear vertical distance between the structure and ground level is maintained.
Maximum floor area for a single commercial use	15,000 square feet.
Maximum lot coverage for structures	65% for all structures combined. 75% for all structures combined if at least 50% of required parking is provided at or below grade level within the building footprint.
Maximum impervious surface coverage	85% for structures and other impervious surfaces combined.
Ground floor use of a commercial or mixed use building	See FMC 22.64.016(a).
Continuous storefront requirement for parking structures	See FMC 22.64.016(b).
Minimum floor to ceiling height for ground floor commercial space	See FMC 22.64.016(c).
Minimum storefront window area for ground floor commercial space	See FMC 22.64.020(a).
Exterior wall modulation	Building elevations greater than 60 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 6 feet. The projections or recesses shall extend at least 20% of the length of the facade. No uninterrupted length of any building elevation shall exceed 60 horizontal feet. See FMC 22.64.009 for an illustration of this requirement. Alternative designs that: incorporate recessed or projecting balconies; use base, middle and top treatments with different forms; include roof modulation; and/or provide strong articulation of the

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	facade through the use of multiple siding materials and textures, various building forms, awnings and variation in colors ñ in conjunction with appropriate landscaping, may be approved in lieu of compliance with the wall modulation standard specified above.
Pedestrian plaza requirements	See FMC 22.58.016.
Business hours	6:00 a.m. through 12:00 midnight, unless further restricted through the site plan review or conditional use permit review processes ñ see Chapters 22.68 and 22.72 FMC.
Additional specific use and structure regulations, including performance standards	See Chapter 22.58 FMC.
Parking, circulation, and transit improvements	See Chapter 22.60 FMC.
Landscaping regulations	See Chapter 22.62 FMC.
Design standards	See Chapter 22.64 FMC.
Sign regulations	See Chapter 22.26 FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

(Ord. 1562 B 22, 2015; Ord. 1311 B 9, 2002; Ord. 1272 B 6, 2001; Ord. 1246 B 9, 2000).

Chapter 22.48

MIXED-USE NEIGHBORHOOD DISTRICT (MUN)

Sections:

22.48.001	Purpose.
22.48.002	Permitted uses.
22.48.003	Accessory uses.
22.48.004	Conditional uses.
22.48.005	Administrative uses.
22.48.006	Prohibited uses.
22.48.007	Development standards.

22.48.001 Purpose.

The MUN zoning district is intended to implement the comprehensive plan's mixed-use land use designation. This district provides opportunities for a broad mix of retail and office uses, personal, professional and business services, institutions, recreational and cultural uses, residential uses, and other facilities that provide services for the needs of nearby residents and businesses and the surrounding community. Development standards support moderate density residential development and moderately intense commercial development. In addition, the MUN district provides limited opportunities for light industrial activities that enhance the city's economic base and provide employment for residents in the area in a manner that is compatible with neighboring commercial and residential uses. Site and building design support pedestrian, bicycle and transit use while accommodating automobiles. Applicable form-based code standards require new development to establish a fine-grained street grid and block pattern as properties redevelop. Community greens, squares, plazas, and other publicly accessible spaces are incorporated into mixed-use developments that include a variety of complementary uses. High quality architecture, landscaping, streetscape, artwork, and other public amenities contribute to making the area inviting, attractive, functional, and vibrant for residents, employees, and visitors alike. (Ord. 1667 § 9, 2020).

22.48.002 Permitted uses.

Uses permitted subject to compliance with form-based standards in accordance with Chapter 22.57 FMC, site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Commercial use, including retail, service, office, financial institution, fitness center, and food-serving establishment.
- (b) Microbeverage production facility, including microbrewery, microdistillery and microwinery.
- (c) Culturally enriching use, including art gallery, dance studio, library, museum, live theater venue, and senior center.
- (d) Laboratory, including medical, dental, and optical.
- (e) Civic, labor, social, and fraternal organization.
- (f) Veterinary clinic, with treatment and storage of animals within an enclosed building.
- (g) Entertainment and recreation facility (indoor only).
- (h) Automobile, recreational vehicle, and boat sales or rental, new or used (indoor showroom only).
- (i) Child day-care center.
- (j) Preschool, accredited, public or private.
- (k) Lodging.

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(l) Religious institution.

(m) Family group home, including adult family home.

(n) Cottage housing, live-work unit, [Co-Living](#) and multifamily dwelling.

(o) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.

(p) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1667 B 9, 2020).

22.48.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.48.002:

(a) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).

(b) Home occupation ñ Type I and Type II (subject to compliance with FMC 22.58.013).

(c) Family day-care facility (subject to compliance with FMC 22.58.010).

(d) Electric vehicle charging station (subject to compliance with FMC 22.58.025).

(e) Electric vehicle battery exchange station (subject to compliance with FMC 22.58.025).

(f) Other accessory use or structure that is subordinate and incidental to a principally permitted use, as determined by the director. (Ord. 1667 B 9, 2020).

22.48.004 Conditional uses.

Uses permitted subject to conditional use permit approval in accordance with Chapter 22.68 FMC and administrative design review in accordance with Chapter 22.66 FMC:

(a) Essential public facility, as determined by FMC 22.58.022. Excludes family and general group homes and includes correctional group homes.

(b) Necessary public or quasi-public structure or equipment greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.

(c) Personal wireless service facility for which a variance is required (subject to compliance with Chapter 22.24 FMC).

(d) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1667 B 9, 2020).

22.48.005 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

(a) Outdoor sidewalk cafe or other food- or beverage-serving facility or establishment, when located on a public sidewalk or other public right-of-way area (subject to compliance with FMC 22.58.017).

(b) Establishment licensed by the Washington State Liquor and Cannabis Board to serve liquor for on-premises consumption in an outdoor customer seating area (subject to compliance with FMC 22.58.029).

(c) Drive-up or drive-through facility established prior to effective date of the ordinance codified in this section (modifications subject to compliance with FMC 22.60.012 and 22.64.043).

(d) Light industrial uses including: engineering-oriented pursuits such as electronics, robotics, 3-D printing, and the use of computer numerical control (CNC) tools; metalworking, woodworking, and traditional arts and crafts; small-scale assembly and manufacturing of products using processed materials that do not have the potential to create a nuisance for adjoining land uses; wholesale sale of products manufactured on site; and technological and biotechnological uses, including scientific research, testing and experimental development laboratories.

(e) Outdoor seasonal sales, such as Christmas tree or pumpkin patch lots, or other outdoor special event sales.

(f) Personal wireless service facility (subject to compliance with Chapter 22.24 FMC). (Ord. 1667 B 9, 2020).

22.48.006 Prohibited uses.

The following uses are prohibited:

(a) Vehicle wrecking yard.

(b) Impound yard.

(c) Junk or salvage yard.

(d) Mini-storage or mini-warehouse.

(e) Service station or vehicle repair.

(f) New drive-up or drive-through facility. (Ord. 1667 B 9, 2020).

22.48.007 Development standards.

Residential density	Determined through project compliance with development standards.
Building placement	See form-based building standards in Chapter 22.57 FMC.
Minimum height/number of stories	25 feet/2 stories above grade.
Maximum height/number of stories	50 feet/4 stories above grade.
Form-based standards	See Chapter 22.57 FMC.
Additional specific use and structure regulations	See Chapter 22.58 FMC.
Parking and circulation	See Chapter 22.60 FMC.
Landscaping regulations	See Chapter 22.62 FMC.
Design standards and guidelines	See Chapter 22.64 FMC. See also multifamily design standards and guidelines adopted by reference in Chapter 22.63 FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with 0.50 being rounded up.</i>	

(Ord. 1667 B 9, 2020).

Chapter 22.50

MIXED-USE URBAN DISTRICT (MUU)

Sections:

22.50.001	Purpose.
22.50.002	Permitted uses.
22.50.003	Accessory uses.
22.50.004	Conditional uses.
22.50.005	<i>Repealed.</i>
22.50.006	Administrative uses.
22.50.007	Prohibited uses.
22.50.008	Development standards.

22.50.001 Purpose.

The MUU zoning district is intended to implement the comprehensive plan's mixed-use land use designation. This district provides opportunities for a broad mix of retail and office uses, personal, professional and business services, institutions, recreational and cultural uses, residential uses, and other facilities that provide services for the needs of nearby residents and businesses and the surrounding community. Development standards support higher density residential development and more intense commercial development compared to the MUN zoning district. In addition, the MUU district provides limited opportunities for light industrial activities that enhance the city's economic base and provide employment for residents in the area in a manner that is compatible with neighboring commercial and residential uses. Site and building design support pedestrian, bicycle and transit use while accommodating automobiles. Applicable form-based code standards require new development to establish a fine-grained street grid and block pattern as properties redevelop. Community greens, squares, plazas, and other publicly accessible spaces are incorporated into mixed-use developments that include a variety of complementary uses. High quality architecture, landscaping, streetscape, artwork, and other public amenities contribute to making the area inviting, attractive, functional, and vibrant for residents, employees, and visitors alike. (Ord. 1667 B 11, 2020; Ord. 1562 B 27, 2015; Ord. 1311 B 11, 2002; Ord. 1246 B 11, 2000).

22.50.002 Permitted uses.

Uses permitted subject to compliance with form-based standards in accordance with Chapter 22.57 FMC, site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Commercial use, including retail, service, office, financial institution, fitness center and food-serving establishment.
- (b) Microbeverage production facility, including microbrewery, microdistillery and microwinery.
- (c) Culturally enriching use, including art gallery, dance studio, library, museum, live theater venue, and senior center.
- (d) Laboratory, including medical, dental, and optical.
- (e) Civic, labor, social, and fraternal organization.
- (f) Veterinary clinic, with treatment and storage of animals within an enclosed building.
- (g) Entertainment and recreation facility (indoor only).
- (h) Automobile, recreational vehicle, and boat sales or rental, new or used (indoor showroom only).
- (i) Child day-care center.
- (j) Preschool, accredited, public or private.

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(k) Lodging.

(l) Religious institution.

(m) Family group home, including adult family home.

(n) Live-work unit, Co-living, and multifamily dwelling.

(o) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.

(p) Necessary public or quasi-public utility building, structure, or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1667 B 12, 2020; Ord. 1611 B 12, 2018; Ord. 1562 B 28, 2015; Ord. 1325 B 2, 2003; Ord. 1311 B 12, 2002; Ord. 1246 B 11, 2000).

22.50.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.50.002:

(a) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).

(b) Home occupation ñ Type I and Type II (subject to compliance with FMC 22.58.013).

(c) Family day-care facility (subject to compliance with FMC 22.58.010).

(d) Electric vehicle charging station (subject to compliance with FMC 22.58.025).

(e) Electric vehicle battery exchange station (subject to compliance with FMC 22.58.025).

(f) Other accessory use or structure that is subordinate and incidental to a principally permitted use, as determined by the director. (Ord. 1667 B 13, 2020; Ord. 1562 B 29, 2015; Ord. 1509 B 10, 2011; Ord. 1311 B 13, 2002; Ord. 1246 B 11, 2000).

22.50.004 Conditional uses.

Uses permitted subject to conditional use permit approval in accordance with Chapter 22.68 FMC and administrative design review in accordance with Chapter 22.66 FMC:

(a) Service station established prior to effective date of the ordinance codified in this section.

(b) Adult entertainment establishment (subject to compliance with FMC 22.58.014).

(c) Essential public facility, as determined by FMC 22.58.022. Excludes family and general group homes and includes correctional group homes.

(d) Necessary public or quasi-public structure or equipment greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.

(e) Personal wireless service facility for which a variance is required (subject to compliance with Chapter 22.24 FMC).

(f) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1667 B 14, 2020; Ord. 1611 B 13, 2018; Ord. 1562 B 30, 2015; Ord. 1311 B 14, 2002; Ord. 1246 B 11, 2000).

22.50.005 Conditional uses ñ Light industrial lots.

Repealed by Ord. 1562. (Ord. 1518 B 1, 2011; Ord. 1311 B 15, 2002).

22.50.006 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

- (a) Outdoor sidewalk cafe or other food- or beverage-serving facility or establishment, when located on a public sidewalk or other public right-of-way area (subject to compliance with FMC 22.58.017).
- (b) Establishment licensed by the Washington State Liquor and Cannabis Board to serve liquor for on-premises consumption in an outdoor customer seating area (subject to compliance with FMC 22.58.029).
- (c) Drive-up or drive-through facility established prior to effective date of the ordinance codified in this section (modifications subject to compliance with FMC 22.60.012 and 22.64.043).
- (d) Light industrial uses including: engineering-oriented pursuits such as electronics, robotics, 3-D printing, and the use of computer numerical control (CNC) tools; metalworking, woodworking, and traditional arts and crafts; small-scale assembly and manufacturing of products using processed materials that do not have the potential to create a nuisance for adjoining land uses; wholesale sale of products manufactured on site; and technological and biotechnological uses, including scientific research, testing and experimental development laboratories.
- (e) Outdoor seasonal sales, such as Christmas tree or pumpkin patch lots, or other outdoor special event sales.
- (f) Personal wireless service facility (subject to compliance with Chapter 22.24 FMC). (Ord. 1667 B 15, 2020; Ord. 1611 B 14, 2018; Ord. 1562 B 32, 2015; Ord. 1311 B 16, 2002; Ord. 1246 B 11, 2000. Formerly 22.50.005).

22.50.007 Prohibited uses.

The following uses are prohibited:

- (a) Vehicle wrecking yard.
- (b) Impound yard.
- (c) Junk or salvage yard.
- (d) Mini-storage or mini-warehouse.
- (e) New service station or vehicle repair.
- (f) New drive-up or drive-through facility. (Ord. 1667 B 16, 2020; Ord. 1611 B 15, 2018; Ord. 1562 B 33, 2015; Ord. 1518 B 2, 2011; Ord. 1518 B 2, 2011; Ord. 1311 B 17, 2002).

22.50.008 Development standards.

Residential density	Determined through project compliance with development standards.
Building placement	See form-based building standards in Chapter 22.57 FMC.
Minimum height/number of stories	35 feet/3 stories above grade.
Maximum height/number of stories	80 feet/7 stories above grade.
Form-based standards	See Chapter 22.57 FMC.
Additional specific use and structure regulations	See Chapter 22.58 FMC.
Parking and circulation	See Chapter 22.60 FMC.
Landscaping regulations	See Chapter 22.62 FMC.

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Design standards and guidelines	See Chapter 22.64 FMC. See also multifamily design standards and guidelines adopted by reference in Chapter 22.63 FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with 0.50 being rounded up.</i>	

(Ord. 1667 B 17, 2020; Ord. 1611 B 16, 2018; Ord. 1562 B 34, 2015; Ord. 1536 B 1, 2013; Ord. 1311 B 18, 2002; Ord. 1246 B 11, 2000. Formerly 22.50.006).

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Chapter 22.60

PARKING AND CIRCULATION

Sections:

22.60.001	Purpose and intent.
22.60.002	Chapter application.
22.60.003	Parking space requirements per activity.
22.60.004	Parking demand reduction credit.
22.60.005	Shared parking facilities.
22.60.006	Maximum parking space provisions.
22.60.007	Location of off-street spaces.
22.60.008	Parking and driveway design standards.
22.60.009	Barrier-free parking requirements.
22.60.010	Bicycle parking facilities.
22.60.011	Loading space requirements.
22.60.012	Stacking spaces for drive-through facilities.
22.60.013	Pedestrian circulation and access.
22.60.014	Transit facilities.
22.60.015	Parking reductions for temporary outdoor sales events.
22.60.016	Micromobility vehicles and facilities.

22.60.001 Purpose and intent.

(a) Purpose. The purpose of this chapter is to provide for adequate, convenient and safe off-street parking, loading and circulation areas for the permitted land uses described in this title; to protect neighborhoods from the effects of vehicular noise, traffic, and light and glare associated with parking and loading facilities; to reduce the amount of impervious surfaces associated with parking facilities; to reduce demand for parking by encouraging alternative means of transportation including public transit, rideshare and bicycles; and to increase pedestrian mobility within the community.

(b) Intent. The demand for parking responds to changing market forces, technology, and societal preferences. Minimum parking standards have resulted in development patterns dominated by expanses of parking perceived as visual blight, damaging to the environment, and low value in terms of tax base. The amount of parking provided on a site frequently exceeds parking demand ñ at considerable cost to property and business owners ñ and the community. In response, municipalities have adopted parking standards that restrict the amount of off-street parking provided for certain uses or locations. These constraints, however, may limit the viability of retail and other uses in some markets. Other municipalities have eliminated minimum parking space requirements and relied on the market to provide an appropriate number.

This chapter supports a transition toward relying on the market to determine parking supply but also reflects community concern that neighborhoods may be impacted by individual market-based decisions that collectively result in an undersupply of off-street parking. The intent of this chapter, therefore, is to balance market considerations with minimum and maximum numerical standards to ensure a sufficient, but not excessive, supply of parking ñ and authorize the city to approve an increase, or decrease, in the amount of parking being provided relative to a specified standard when a proposal can meet criteria. (Ord. 1667 B 26, 2020; Ord. 1246 B 16, 2000).

22.60.002 Chapter application.

New development, alteration to or an expansion of an existing development, and a change in use of a structure or lot, shall comply with the applicable requirements of this chapter.

(a) New Construction. Parking, loading and circulation shall be provided in accordance with this chapter for all new construction and lot development.

(b) Existing Development or Use. Parking, loading and circulation area requirements for alteration or expansion of existing developments or for a change or increase in intensity of use, shall be in accordance with the following:

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(1) If the alteration, expansion or increase in intensity would require the addition of 20 percent or five or more additional off-street parking spaces, then the entire parking, loading and circulation area must be brought into conformance with this chapter.

(2) If the alteration, expansion or increase in intensity would require the addition of less than 20 percent or five parking spaces, then only the additional area devoted to parking, loading and circulation must conform with this chapter. (Ord. 1246 B 16, 2000).

22.60.003 Parking space requirements per activity.

The following tables identify the minimum number of parking spaces required to be provided for each activity unless a reduction is authorized in accordance with this chapter. The director or hearing examiner, as specified in this chapter, shall determine the actual required spaces for a proposed activity based on the tables below, the requirements of this chapter and on actual field experience.

If the formula for determining the number of off-street parking spaces results in a fraction, the number of spaces shall be rounded to the nearest whole number with fractions greater than or equal to one-half rounding up and fractions less than one-half rounding down. In the following tables, isfī means square feet of gross floor area, and idui means dwelling unit, unless otherwise noted.

(a) Residential and Lodging Activities.

Use	Required Spaces
Single-family (detached)	2 per du.
<u>Co-Living</u>	<u>Varies, see FMC 22.60.017</u>
Duplex	1.5 per du.
Cottage housing	1 per du ≤ 800 sf; 1.5 per du > 800 sf. Shared guest parking not to exceed 0.5 per du.
Single-family (detached) in small lot development	2 per du + 1 guest stall.
Single-family (attached) in small lot development	1.5 per du + 1 guest stall.
Multifamily	1.00 per du.
Multifamily ñ Efficiency units (250 ñ 450 sf in size), student housing, and affordable senior housing*	0.6 per du.
Congregate care facility	0.5 per du.
Group residences, including hospice care center, residential care facility, and residential treatment facility	0.5 per bedroom.
Accessory dwelling unit (ADU)	None.
Short-term rentals	See FMC 22.58.011.
Hotel/motel	1 per guest room.

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* iAffordablei means dwelling units priced, rented, or leased only to those households earning 80 percent or less of the median household income for Pierce County, Washington. iSeniori means dwelling units specifically designed for and occupied by elderly persons under a federal, state or local government program or occupied solely by persons who are 62 or older or houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

(b) Commercial Activities.

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

Use	Required Spaces
Commercial use, including retail, service, office, and financial institution	1 per 400 sf.
Mixed use, including a combination of retail, office, service, recreational and/or residential uses	See subsection (i) of this section, Joint Use.
Laboratory, including medical, dental, and optical	1 per 500 sf.
Food-serving establishment	1 per 200 sf.
Uncovered commercial area, including vehicle lots and plant nursery	1 per 5,000 sf of retail sales + any parking requirements for buildings.
Motor vehicle repair and services	1 per 400 sf (indoor maintenance bays shall not be considered parking spaces).
Child day-care	2 per facility + 1 per 20 children.
Veterinary clinic	1 per 400 sf.
Mortuary or funeral home	1 per 100 sf of floor area used for services.

(c) Educational Activities.

Use	Required Spaces
Elementary, intermediate, middle or junior high school	1 per classroom + 1 per 50 students.
High school	1 per classroom + 1 per 10 students.
Vocational school	1 per classroom + 1 per 5 students.
Preschool	1 per 6 children.

(d) Industrial Activities.

Use	Required Spaces
Manufacturing	1 per 1,000 sf (less office and display space) + 1 per 400 sf of office space + 1 per 500 sf of display space.
Technological or biotechnological laboratory or testing facility	1 per 1,000 sf (less office space) + 1 per 400 sf of office space.
Speculative light industrial building with multiple use or tenant potential	1 per 1,500 sf for initial 100,000 sf + 1 per 2,000 sf for remainder of building (less office space). 1 per 400 sf of office space.
NOTE: For each new use or tenant the property owner shall submit a scaled parking plan indicating the assigned parking for the applicable building.	NOTE: This is a minimum requirement valid for construction purposes only. Parking requirements shall be based upon actual occupancy.

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

Use	Required Spaces
Outdoor storage area	1 per 5,000 sf of storage area.

(e) Recreational, Amusement and Assembly Activities.

Use	Required Spaces
Auditorium, theater, place of public assembly, stadium or outdoor sports arena	1 per 4 fixed seats or 1 per 175 sf of main auditorium or of principal place of assembly not containing fixed seats + 1 per 300 sf of office.
Bowling alley	3 per lane.
Skating rink	1 per 200 sf.
Golf course	4 per hole, plus as required for associated uses including clubhouse, pro shop and maintenance facility.
Golf driving range	1 per driving station.
Miniature golf course	1 per hole.
Health club, dance studio	1 per 300 sf.

(f) Public, Institutional, Medical and Religious Activities.

Use	Required Spaces
Government facility	1 per 300 sf of office space; 1 per 1,000 sf of indoor storage or repair area associated with public agency yard. Other use areas shall be calculated based on the above requirements and, if applicable, the shared parking facilities provisions in FMC 22.60.005.
Library, museum, or gallery	1 per 500 sf.
Civic, labor, social or fraternal organization	1 per 300 sf.
Convalescent, nursing or rest home	1 per 3 beds + 0.5 per employee.
Religious institution	1 per 8 seats in the main sanctuary including balconies and choir lofts. Other use areas shall be calculated based on the above requirements and, if applicable, the shared parking facilities provisions in FMC 22.60.005.

(g) Other Uses. For uses not specifically identified in this chapter, the amount of parking required shall be based on the requirements for similar uses as determined by the director or hearing examiner, as appropriate.

(h) Speculative Use. When the city has received an application for a site plan approval or other permits for a building shell without tenant uses being specified, off-street parking requirements shall be based on the possible

tenant improvements or uses authorized by the zone designation and compatible with the limitations of the site plan or other permit. When the range of possible uses results in different parking requirements, the director or hearing examiner, as appropriate, will establish the amount of parking based on a likely range of uses.

(i) Joint Use. In the case of two or more uses in the same building or on the same lot, for example within a mixed-use development that includes retail, residential and other uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use. However, an applicant may request a parking demand reduction credit per FMC 22.60.004 and/or a shared parking facilities credit per FMC 22.60.005 to reduce the overall parking requirement. The director or hearing examiner, as appropriate, shall be responsible for determining the various uses within a building or on a lot and the resulting parking requirements for each use. (Ord. 1667 B 27, 2020; Ord. 1638 B 27, 2019; Ord. 1562 B 46, 2015; Ord. 1506 B 1, 2011; Ord. 1470 B 1, 2009; Ord. 1311 B 32, 2002; Ord. 1246 B 16, 2000).

22.60.004 Parking demand reduction credit.

A property owner may request a reduction from the minimum required off-street parking by substantiating that parking demand will be reduced for the life of the project. This request shall be reviewed in conjunction with a site plan, conditional use permit, or preliminary development plan application. In such cases, the hearing examiner may approve a reduction of up to 50 percent of the minimum required number of spaces if a parking demand study prepared by a professional traffic engineer (see Urban Land Institute's Shared Parking: Second Edition for a recommended parking demand analysis methodology) substantiates that:

(a) Because of the unique nature of the use, the characteristics of the site and surrounding neighborhood, the availability of alternative means of transportation, proximity to regional transit facilities, the provision of car share, rideshare or micromobility facilities, or other relevant local factors, parking demand can be met with a reduced number of spaces; or

(b) A shared parking facility designed in accordance with FMC 22.60.005 will effectively reduce parking demand to a level below the minimum required parking; or

(c) A combined parking facility for two or more complementary uses which have similar hours of operation will reduce parking demand to a level below the minimum required parking. The hearing examiner may authorize a five percent reduction for two complementary uses, a 10 percent reduction for three uses, and a 15 percent reduction for four or more uses; or

(d) An employee-sponsored commute trip reduction program designed in accordance with state law will effectively reduce parking demand below the minimum required parking; or

(e) Additional public on-street parking will be provided as part of the project. (Ord. 1667 B 28, 2020; Ord. 1638 B 28, 2019; Ord. 1246 B 16, 2000).

22.60.005 Shared parking facilities.

A property owner may submit a request for a shared parking facility as part of a site plan, conditional use permit, or preliminary development plan application. In such case, the hearing examiner may reduce the number of required off-street parking spaces when shared parking facilities for two or more uses are proposed, provided:

(a) The total parking area exceeds 5,000 square feet;

(b) The parking facilities are designed and developed as a single on-site common parking facility, or as a system of on-site and off-site facilities, if all parking facilities are connected with improved pedestrian walkways, and no building or use involved is more than 600 feet from the most remote shared facility unless transportation is provided between the parking generator and parking facility;

(c) The amount of the reduction shall not exceed 10 percent for each use, unless:

(1) The normal hours of operation for each use are separated by at least one hour; or

(2) A parking demand study prepared by a professional traffic engineer documents that the hours of actual parking demand for the proposed uses will not conflict and that uses will be served by adequate parking if shared parking reductions are authorized;

(d) The total number of parking spaces in the common parking facility is not less than the minimum required spaces for any single use;

(e) A covenant or other contract for shared parking between the cooperating property owners is approved by the hearing examiner and city attorney. This covenant or other contract must be recorded with the Pierce County auditor as a deed restriction on both properties and cannot be modified or revoked without the consent of the hearing examiner and city attorney; and

(f) If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the hearing examiner and city attorney or provide the full amount of required off-street parking for each use, in accordance with the requirements of this chapter. (Ord. 1638 B 29, 2019; Ord. 1246 B 16, 2000).

22.60.006 Maximum parking space provisions.

For multifamily residential, commercial and industrial uses, the number of off-street parking spaces provided shall not exceed 120 percent of the minimum required number of spaces specified in FMC 22.60.003. A property owner may submit a request as part of a site plan, conditional use permit, or preliminary development plan application to provide parking spaces in excess of the maximum allowable number. The hearing examiner may approve an increase of up to 50 percent of the minimum required number of spaces if:

(a) A parking demand study prepared by a professional traffic engineer (see Urban Land Institute ñ Shared Parking: Second Edition for a recommended parking demand analysis methodology) supports the need for increased parking and demonstrates that:

- (1) Shared and combined parking opportunities in FMC 22.60.005 have been fully explored and will be utilized to the extent practicable;
- (2) On-site park and ride facilities have been fully explored and will be provided to the extent practicable;
- (3) Commute trip reduction measures will be implemented, if required by state law, to the extent practicable.

(b) The project has been designed to include the following design elements, facilities, and programs to the satisfaction of the hearing examiner. In those instances where site constraints impede compliance with the design requirements, written findings of fact shall be made identifying site and project constraints and included in the final notice of decision. In its findings, the hearing examiner shall determine if a good faith effort has been made in building and site design to accommodate the following design elements, facilities, and programs:

- (1) The excess parking spaces shall be located within an enclosed parking structure or constructed of enhanced paving materials such as permeable interlocking pavers, pervious concrete, or porous asphalt that support stormwater infiltration and/or achieve a superior appearance.
- (2) Alternative parking lot designs shall be utilized to reduce impervious surface, e.g., one-way instead of two-way access aisles.
- (3) The amount of required landscaping within the area of additional parking shall be doubled. This additional landscape area may be dispersed throughout the parking lot.
- (4) A minimum of 75 percent of the parking spaces shall be located behind the building, and the remainder shall not be located within the minimum and maximum yard setback areas adjoining a street. Parking lots located along flanking streets shall have added landscape and a superior design to strengthen pedestrian qualities, e.g., low walls, street furniture, seating areas, public art, etc.
- (5) Preferential parking shall be located near primary building entrances for employees who rideshare and for high occupancy vehicles, if applicable.

(6) The developer shall create a transit/rideshare information center and place it in a conspicuous location on the premises.

(7) For sites located adjacent to or within 600 feet of a Pierce Transit bus or van route, the developer shall fund the purchase and installation of a transit shelter package, including seating, trash receptacle and related facilities for each side of the street which has a transit route, consistent with Pierce Transit operational needs in accordance with FMC 22.60.014. (Ord. 1667 B 29, 2020; Ord. 1638 B 30, 2019; Ord. 1562 B 47, 2015; Ord. 1246 B 16, 2000).

22.60.007 Location of off-street spaces.

(a) For single-family and duplex dwellings, the parking spaces shall be located on the same lot as the associated dwelling unit.

(b) For multifamily dwellings, the parking spaces shall be located on the same lot as associated dwelling units. The spaces may also be located on a contiguous lot if within 600 feet of the dwelling units and if the lot is legally encumbered by an easement or other appropriate means approved by the director and city attorney to ensure continuous use of the parking facilities.

(c) For nonresidential uses, the parking spaces shall be located on the same lot as the associated use. The spaces may also be located on a contiguous or noncontiguous lot if within 600 feet of the associated use and authorized as a shared parking facility in accordance with FMC 22.60.005. (Ord. 1246 B 16, 2000).

22.60.008 Parking and driveway design standards.

(a) Parking Space and Driveway/Aisle Dimensions. The parking space and aisle dimensions for the most common parking angles are shown in the accompanying table. For parking angles other than those shown on the table, the parking space and aisle dimensions shall be determined by the director or hearing examiner, as appropriate. Regardless of the parking angle, one-way aisles shall be at least 12 feet wide, and two-way aisles shall be at least 19 feet wide.

Space and Driveway/Aisle Dimensions

	Space Angle (degrees)				
	0° (parallel)	30°	45°	60°	90°
<i>Space Width (ft)</i>					
Regular space	8.5 ñ 9	8.5 ñ 9	8.5 ñ 9	8.5 ñ 9	8.5 ñ 9
Compact space	8 ñ 8.5	8 ñ 8.5	8 ñ 8.5	8 ñ 8.5	8 ñ 8.5
<i>Space Depth (ft)</i>					
Regular space	22	18	18	18	18
Compact space	19	16	16	16	16
<i>Driveway/ Aisle (ft)</i>					
One-way	12	13	13	17	24
Two-way	19	20	20	20	24
* See FMC 22.60.009 for information on the accessible parking space dimensions.					

(b) Compact Car Space Requirements. The installation of compact spaces is required so that impervious surface coverage associated with parking facilities is minimized and the appearance of sites is enhanced by increasing the

proportion of landscaping relative to pavement. No less than 40 percent and no more than 50 percent of the total number of spaces provided for a multifamily residential, mixed-use, or nonresidential development shall be sized to accommodate compact cars. Each space shall be clearly identified as a compact car space by painting the word iCOMPACTi in capital letters, a minimum of eight inches high, on the pavement at the base of the parking space and centered between the striping. Aisle widths shall conform to the standards set for standard size cars.

(c) Extra Width Adjoining Landscaped Areas. Parking spaces abutting a landscaped area or raised walkway on the drive or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement. This additional space will provide a place to step other than in the landscaped area or allow for easier ingress and egress next to a vehicle. The additional width shall be separated from the adjacent landscaped area by a parking space division stripe.

(d) Parking Space Depth Reduction.

(1) Where parking spaces abut a walkway, parking space depth may be reduced by up to 18 inches and a portion of the walkway utilized for vehicle overhang; provided, that wheelstops or curbs are installed and the remaining walkway provides a minimum of five feet of unimpeded passageway for pedestrians.

(2) To minimize impervious surface and enhance landscaping, parking space pavement depth may be reduced by up to 18 inches when the pavement at the front end of a space is replaced by a landscaped area containing groundcovers which do not exceed a maximum height of six inches above parking space grade. Wheel stops or curbs shall be installed to protect this area from vehicular damage.

(e) Driveway Widths and Locations. Driveways for single-family detached dwellings shall not exceed 20 feet in width unless the director approves an alternative design that uses enhanced paving materials such as permeable interlocking pavers, pervious concrete, or porous asphalt that support stormwater infiltration and/or achieve a superior appearance. In no case shall the driveway exceed 20 feet within the public right-of-way or exceed the minimum width necessary to provide reasonable access to the dwelling. No more than one driveway is permitted to provide access to a single-family detached dwelling. Driveways for all other developments may cross required setbacks or landscaped areas to provide access between the off-street parking areas and the street; provided, that driveway width does not exceed the minimum necessary to provide safe vehicular and pedestrian circulation. Driveways oriented parallel to a street shall not be located within the minimum and maximum yard setback areas adjoining the street unless there is no other practicable alternative to provide access to the interior of a site.

(f) Lighting. Lighting shall be provided in accordance with FMC 22.58.018.

(g) Tandem Parking. Tandem or end-to-end parking is allowed in single-family detached residential developments. Duplex and multifamily developments may have tandem parking areas for each dwelling unit but shall not combine parking for separate dwelling units in tandem parking areas.

(h) Parking Surface. All required vehicle parking and storage must be in a garage, carport or on an approved, dust-free, all-weather surface. Use of enhanced paving materials such as permeable interlocking pavers, pervious concrete, or porous asphalt that support stormwater infiltration and/or achieve a superior appearance are encouraged for spaces which are used infrequently. Any surface used for vehicle parking or storage must have direct and unobstructed driveway access. (Ord. 1667 § 30, 2020; Ord. 1638 § 31, 2019; Ord. 1246 § 16, 2000).

22.60.009 Barrier-free parking requirements.

Off-street parking for physically handicapped persons shall be provided in accordance with Section 7503 of the regulations adopted pursuant to Chapter 19.27 RCW, State Building Code, and Chapter 70.92 RCW, Public Buildings and Provisions for Aged and Handicapped. Any change in the state's handicapped parking requirements shall preempt the affected requirements of this section.

(a) Accessible Parking Required. Accessible parking spaces shall be provided per the following table:

Number of Accessible Parking Spaces

Total Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Spaces
1 ñ 25	1
26 ñ 50	2
51 ñ 75	3
76 ñ 100	4
101 ñ 150	5
151 ñ 200	6
201 ñ 300	7
301 ñ 400	8
401 ñ 500	9
501 ñ 1,000	2% of total spaces
Over 1,000	20 spaces plus 1 space every 100 spaces, or fraction thereof, over 1,000

One of every eight accessible spaces or fraction thereof shall be designed to be accessible to wheelchair side loading vans.

Exceptions:

- (1) Inpatient Medical Facilities. Twenty percent of parking spaces provided shall be accessible.
- (2) Outpatient Medical Care Facilities. Ten percent of parking spaces provided shall be accessible.
- (3) Multifamily Buildings. One accessible parking space for each fully accessible unit shall be provided. When total parking provided on site exceeds one parking space per unit, two percent of the additional parking shall be accessible.

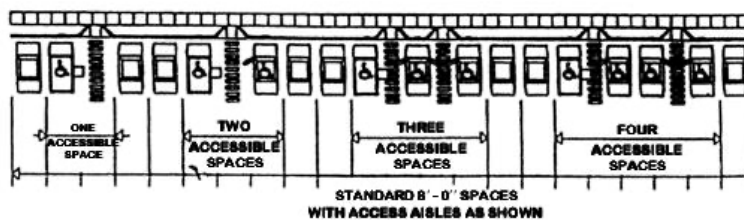
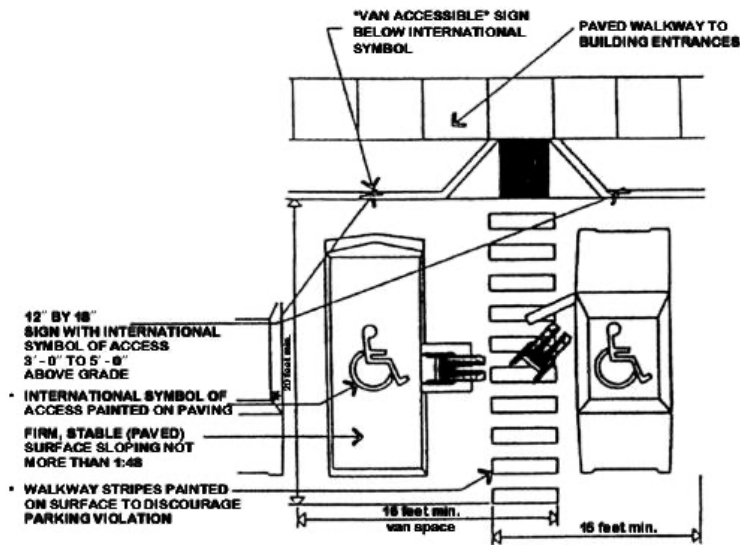
(b) Design and Construction.

- (1) Location. Accessible parking spaces shall be located on the shortest possible accessible route of travel to an accessible building entry. In facilities with multiple accessible building entries with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. Wherever practical, the accessible route of travel shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.
- (2) Size. Accessible parking spaces shall be no less than eight feet wide and shall have an adjacent access aisle no less than five feet wide. Where two adjacent accessible spaces are provided, the access aisle may be shared between the two spaces. Access aisles shall be marked so that the aisles will not be used as parking space. Van accessible spaces shall have an adjacent access aisle no less than eight feet wide or a total width of 16 feet including the parking space. See Figure 1.
- (3) Vertical Clearance. Where accessible parking spaces are required for vans, the vertical clearance shall be no less than nine and one-half feet.
- (4) Slope. Accessible parking spaces and access aisles shall be located on a surface with a slope not to exceed one vertical in 48 horizontal.

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

(5) Surface. Parking spaces and access aisles shall be firm, stable, smooth and slip resistant.

(6) Signs. Accessible spaces must be identified by signs with the international symbol of accessibility (ISA). Signs identifying van spaces must include the term "van accessible." Signs must be at least 60 inches high measured to the bottom edge so that they are visible while vehicles are parked in a space.



(Ord. 1667 B 31, 2020; Ord. 1246 B 16, 2000).

22.60.010 Bicycle parking facilities.

(a) In any development required to provide 12 or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type parking facilities unless otherwise specified.

(b) Off-street parking areas shall contain at least one bicycle parking space for every 12 spaces required for motor vehicles except as follows:

- (1) The hearing examiner may reduce bike rack or locker-type parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location.
- (2) The hearing examiner may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination will include but not be limited to the following uses:
 - (A) Park and playfield;
 - (B) Library, museum, and arboretum;
 - (C) Elementary or secondary school; or
 - (D) Recreational or amusement facility.

(c) Bicycle facilities for patrons shall be located on site, designed to allow either a bicycle frame or wheels to be locked to a structure attached to the pavement, or allow for the entire bicycle to be enclosed within a locker.

(d) All bicycle parking and storage shall be located in safe, visible areas that do not impede pedestrian or vehicle traffic flow, well lighted for nighttime use, and located in covered areas or otherwise be protected from the elements where practicable. (Ord. 1638 § 32, 2019; Ord. 1246 § 16, 2000).

22.60.011 Loading space requirements.

(a) Applicability. For all new development or uses, adequate permanent off-street loading space and associated maneuvering area shall be provided if the use requires deliveries or shipment of people, materials, and/or merchandise. Structures and uses which require loading space and associated maneuvering area include but are not limited to the following: warehouses, supermarkets, department stores, office buildings greater than or equal to 20,000 square feet, industrial or manufacturing uses, mortuary and other commercial and industrial buildings or uses which, in the judgement of the director or the hearing examiner as specified in this chapter, are similar in nature in regard to loading space and maneuvering area requirements.

(b) Quantity. One loading space shall be provided for each 12,000 square feet of floor area or fraction thereof within a building intended to be used for merchandising, manufacturing, warehousing, or processing purposes. If the building contains more than 24,000 square feet of floor area used for these purposes, then one additional space shall be provided for each additional 24,000 square feet of floor area so used. The hearing examiner may authorize a reduction or waiver based on the quantity of pick-up and delivery vehicles associated with the given structure or use.

(c) Dimensions and Location. Each loading space required by this section shall be a minimum of 10 feet wide and 30 feet long, shall have an unobstructed vertical clearance of 14 feet, six inches, and shall be surfaced, improved, and maintained as required by this chapter. Loading spaces shall be located so that trucks will not obstruct pedestrian or vehicle traffic movement or project into any public right-of-way. All loading space and maneuvering areas shall be separated from required parking areas and shall be designated as truck loading spaces. For developments with buffer yards, the loading space and maneuvering area shall be:

- (1) Located at the farthest distance from the buffer yard as practicable; and
- (2) If possible, located in such a manner that the primary building is between the buffer yard and the loading and maneuvering area.

(d) Impact Mitigations. Any loading space located within 100 feet of areas zoned for residential use shall be screened and operated as necessary to reduce noise and visual impacts. Noise mitigation measures may include architectural or structural barriers, berms, walls, or restrictions on the hours of operation.

(e) Self-Service Storage Facilities. Multi-story self-service storage facilities shall provide two loading spaces, and single-story facilities, one loading space, adjacent to each building entrance that provides common access to interior storage units. (Ord. 1638 § 33, 2019; Ord. 1246 § 16, 2000).

22.60.012 Stacking spaces for drive-through facilities.

(a) A stacking space shall be an area measuring eight feet by 20 feet with direct forward access to a service window of a drive-through facility. A stacking space shall be located to prevent any vehicle from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other parking space areas. Stacking spaces for drive-through or drive-in uses may not be counted as required parking spaces.

(b) Uses providing drive-up or drive-through services shall provide vehicle stacking spaces as follows:

- (1) For each drive-up window of a bank or financial institution, business service, or other drive-through use not listed, a minimum of five stacking spaces shall be provided; and
- (2) For each service window of a drive-through restaurant, a minimum of seven stacking spaces shall be provided.

(c) Generally, to reduce congestion and turning lane conflicts, drive-through facilities shall not take access from a principal arterial street. Drive-through facilities must be provided access from a secondary street or road unless a traffic and circulation study, which includes a vehicle stacking analysis, clearly demonstrates that the proposed use and site design will not result in vehicles encroaching onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other parking space areas. (Ord. 1611 § 19, 2018; Ord. 1246 § 16, 2000).

22.60.013 Pedestrian circulation and access.

The following general pedestrian design standards shall apply to all developments throughout the city in addition to those outlined elsewhere within special planning areas and design overlay districts:

(a) All uses, except detached single-family dwellings, shall provide pedestrian access onto the site. Pedestrian access points shall be provided at all pedestrian arrival points to the development including the property edges, adjacent lots, abutting street intersections, crosswalks, and at transit stops. Pedestrian access shall be located as follows:

- (1) Access points at property edges and to adjacent lots shall be coordinated with existing development to provide circulation connections between developments; and
- (2) Residential developments shall provide links between cul-de-sacs or groups of buildings and nearby streets to allow pedestrian access from within the development and from adjacent developments to activity centers, parks, common tracts, open spaces, schools, or other public facilities, transit stops, and public streets.

(b) Pedestrian walkways shall form an on-site circulation system that minimizes the conflict between pedestrians and vehicular traffic at all points of pedestrian access to on-site parking and building entrances. Pedestrian walkways shall be provided when the pedestrian access point or any parking space is more than 75 feet from the building entrance or principal on-site destination and as follows:

- (1) All developments which contain more than one building shall provide walkways between the principal entrances of the buildings;
- (2) All nonresidential buildings set back more than 100 feet from the public right-of-way shall provide for reasonably direct pedestrian access from the building to buildings on adjacent lots; and
- (3) Pedestrian walkways across parking areas shall be located as follows:
 - (A) Walkways running parallel to the parking rows shall be provided at a minimum of every four rows; and
 - (B) Walkways running perpendicular to the parking rows shall be no further than 20 parking spaces.

(c) Pedestrian access and walkways shall meet the following minimum design standards:

- (1) Access and walkways shall be physically separated from driveways and parking spaces by landscaping, berms, barriers, grade separation or other means to protect pedestrians from vehicular traffic;
- (2) Access and walkways shall be a minimum of five feet of unobstructed width and meet the city's surfacing standards for walkways or sidewalks;
- (3) Access shall be usable by mobility-impaired persons and shall be designed and constructed to be easily located by the sight-impaired pedestrian by either grade change, texture or other equivalent means;
- (4) Wherever walkways are provided, raised crosswalks or speed bumps shall be located at all points where a walkway crosses the lane of vehicle travel; and
- (5) Lighting shall be provided to an intensity where the access and walkways can be used at night by the employees, residents, and customers. Lighting shall be height appropriate to a pedestrian pathway system.

(d) Blocks in excess of 900 feet in length shall be provided with a crosswalk at the approximate midpoint of the block, or as the hearing examiner determines to be appropriate. (Ord. 1638 § 34, 2019; Ord. 1246 § 16, 2000).

22.60.014 Transit facilities.

For uses which generate a parking demand of greater than or equal to 25 parking spaces per FMC 22.60.003 and which are subject to site plan, conditional use permit or preliminary development plan review, the developer shall fund the purchase and installation of one or more transit shelters and related facilities consistent with Pierce Transit operational needs.

(a) Transit shelters and related facilities shall be provided for transit stops which are located adjacent to or within 600 feet of the development site on each side of the street which has a transit route. This requirement may be waived by Pierce Transit or the city when it has been determined by either agency that there is insufficient space for the installation of a transit shelter at the appropriate location. This requirement may also be waived when Pierce Transit has determined that current and projected transit ridership do not warrant the installation of a shelter within the 600-foot distance.

(b) When a transit shelter is required to be installed, seating, garbage receptacles, and lighting shall be provided. Sidewalks next to transit stops shall be at least 10 feet wide and extend to the curb. A transit shelter may be constructed on up to five feet of the sidewalk.

(c) When a transit shelter is not required to be installed, transit stops shall include design features or changes in materials that demarcate the stop. These features may include pavement changes, lighting fixtures, unique designs for nearby walls, or graphics.

(d) Transit pullouts shall be provided if Pierce Transit and the city determine that a pullout is necessary to provide a safe refuge for transit vehicles or to minimize conflicts with other vehicles. (Ord. 1246 § 16, 2000).

22.60.015 Parking reductions for temporary outdoor sales events.

(a) A property owner or business owner may submit a request for a temporary reduction in the number of off-street parking spaces provided on a commercial site when a proposed outdoor sales event will be located within the off-street parking facility associated with the business and the number of parking spaces will be reduced below the minimum required in FMC 22.60.003.

(b) The request shall be processed in accordance with the administrative use permit procedures in Chapter 22.70 FMC. The director shall consider the potential impacts of the sales event on adjoining uses and may limit the number of sales events or their duration, or impose other restrictions, in order to mitigate these impacts.

(c) The director may authorize a parking reduction for one or more temporary sales events if the following standards are met:

(1) At least 50 percent of the off-street parking spaces required in FMC 22.60.003 for the commercial use is maintained during the sales event.

(2) If less than 50 percent of the off-street parking spaces required in FMC 22.60.003 for the commercial use will remain available for customer or employee use during the sales event, the number of spaces needed to meet the 50 percent threshold will be provided at a nearby off-site parking facility. In such case, the applicant shall provide a written statement from the owner/operator of the off-site parking facility agreeing to make available the necessary number of spaces to the operator of the sales event for the duration of the event.

(3) If off-site parking is required in subsection (c)(2) of this section, directional signs will be installed by the applicant, to the satisfaction of the city, to inform the public of the availability of the off-site parking facility.

(d) Temporary outdoor sales events authorized prior to the effective date of this section shall comply with the 50 percent parking threshold and directional signage requirement to the extent possible. (Ord. 1667 § 32, 2020; Ord. 1638 § 35, 2019; Ord. 1246 § 16, 2000).

22.60.016 Micromobility vehicles and facilities.

(a) Micromobility refers to small, manually or electrically powered vehicles used to travel short distances. Also known as little vehicles, micromobility examples include electric pedal assisted (pedelec) bicycles, scooters, velomobiles, motorized skateboards, and other small, human- or battery-powered low-speed alternatives to the automobile.

(b) Battery-powered electric motors make micromobility a viable mode of transportation for more people, whether this is for fun or utility. These vehicles may be used for the first mile and last mile of longer trips that include transit; for example, the connection between a person's home or place of employment and a transit facility.

(c) The provision of micromobility facilities can support increased usage of smaller vehicles that require less space for parking and storage compared to larger motor vehicles. The provision of little vehicle parking and storage corrals and dedicated travel lanes within new development can be used to reduce automobile parking demand, if residents, employees, or visitors to an area are successfully encouraged to rely less on private auto ownership and use.

(d) New development within higher density and intensity neighborhoods, especially within the city's mixed-use districts, is encouraged to provide facilities that support micromobility. Their provision may justify a reduction in the amount of off-street parking provided for autos and other motor vehicles. (Ord. 1667 § 33, 2020).

22.60.017 Co-Living Parking.

(a) A. Off-street parking for co-living housing shall be subject to the following:

(1) No off-street parking shall be required within one-half mile walking distance of a major transit stop as defined in RCW 36.70A.535.

(2) No more than one off-street parking space per four sleeping units shall be required.

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Chapter 22.63 DESIGN STANDARDS AND GUIDELINES
FOR SMALL LOT AND MULTIFAMILY
DEVELOPMENT

Chapter 22.63

DESIGN STANDARDS AND GUIDELINES FOR SMALL LOT AND MULTIFAMILY DEVELOPMENT

Sections:

- 22.63.001 Purpose.
- 22.63.002 Authority.
- 22.63.003 Applicability.
- 22.63.004 Review process.
- 22.63.005 Design standards and guidelines adopted.

22.63.001 Purpose.

The purpose of this chapter is to establish design standards and guidelines that will apply to small lot and multifamily development, including Co-living. (Ord. 1562 B 51, 2015).

22.63.002 Authority.

The provisions of this chapter shall augment and/or supersede existing regulations in this title. When provisions included in these design standards and guidelines conflict with other requirements of this title, these standards and guidelines shall apply unless otherwise provided. When a conflict exists between these design standards and guidelines and the form-based standards adopted pursuant to Chapter 22.57 FMC, the form-based standards shall apply. (Ord. 1667 B 34, 2020; Ord. 1562 B 51, 2015).

22.63.003 Applicability.

The standards and guidelines adopted pursuant to this chapter shall apply to:

- (a) All new small lot development.
- (b) All new multifamily, and Co-living development.
- (c) Major modifications to small lot and multifamily development. (Ord. 1562 B 51, 2015).

22.63.004 Review process.

Administrative design review is required for development that is subject to compliance with the standards and guidelines adopted pursuant to FMC 22.63.005. The city shall review applications in accordance with Chapter 22.66 FMC. (Ord. 1562 B 51, 2015).

22.63.005 Design standards and guidelines adopted.

The iDesign Standards and Guidelines for Small Lot and Multifamily Development¹ are adopted by reference and contained in a separate city design manual. (Ord. 1562 B 51, 2015).

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22.98.207 Dwelling.

iDwelling¹ means a building or portion thereof designed exclusively for human habitation; including, single-family, duplex, and multifamily dwellings, accessory dwellings, modular homes, designated manufactured homes, but not including hotel or motel units having no kitchens. (Ord. 1246 B 27, 2000).

iDwelling, multifamily¹ means a building designed exclusively for occupancy by three or more families living separately from each other and containing three or more dwelling units. (Ord. 1246 B 27, 2000).

22.98.219 Dwelling unit.

iDwelling unit¹ means one or more rooms designed for or occupied by one family for sleeping and living purposes and containing kitchen, sleeping and sanitary facilities for use solely by one family. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit. Includes apartments, hotel rooms available on a month-to-month basis with kitchen facilities, designated manufactured and group homes, but excludes recreational vehicles. (Ord. 1246 B 27, 2000).

22.58.016 Co-living specific use standards

Co-living is a permitted use in all zones which allow at least six units of multifamily or middle housing development, including zones which allow six multifamily units as a component of mixed-use development.

(a). Sleeping units shall be subject to the following standards:

1. All sleeping units shall be no more than 300 square feet.
2. Sleeping units may include kitchenettes, but shall not include kitchens.
3. Sleeping units must include a private bathroom.
4. All sleeping units must have access by interior or covered exterior walkway to a shared kitchen.

(b). Shared kitchens shall be subject to the following standards:

1. At least one shared kitchen shall be provided for every fifteen sleeping units.
2. At least one shared kitchen shall be provided on each floor that also contains sleeping units.

(c) For the purposes of calculating density, sleeping units count as one quarter of a dwelling unit.

(d) Sleeping units shall be treated as one-half of a multifamily dwelling unit for the purpose of calculating fees for sewer connections.

(e) Where open space standards are applied based on the number of dwelling units, one half of the open space requirement will be required for sleeping units that is required of dwelling units.

Chapter 22.98
DEFINITIONS

Sections:

22.98.003	Definition of any word not listed.
22.98.006	Abandonment of telecommunications facility.
22.98.009	Accessory building or structure.
22.98.012	Accessory dwelling unit.
22.98.015	Accessory use.
22.98.016	Adaptive management.
22.98.017	Adjacent.
22.98.018	Adult bathhouse.
22.98.021	Adult bookstore.
22.98.024	Adult cabaret.
22.98.027	Adult entertainment.
22.98.030	Adult entertainment establishment.
22.98.033	Adult family home.
22.98.036	Adult live entertainment establishment.
22.98.039	Adult massage parlor.
22.98.042	Adult motion picture theater.
22.98.045	Adult retail store.
22.98.048	Adult sauna parlor.
22.98.051	Adult video store.
22.98.052	Advance mitigation.
22.98.053	Advertising copy.
22.98.054	Alley.
22.98.057	Alteration.
22.98.060	Amendment.
22.98.062	Anadromous fish.
22.98.063	Antenna.
22.98.066	Antenna height.
22.98.069	Antenna support structure.
22.98.072	Applicant.
22.98.075	Antique.
22.98.078	Antique store.
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22.98.080	Aquifer, confined.
22.98.081	Aquifer recharge areas.
22.98.082	Aquifer, sole source.
22.98.083	Aquifer susceptibility.
22.98.084	Aquifer, unconfined.
22.98.085	Area of shallow flooding.
22.98.087	Articulation.
22.98.090	Assisted living facility.
22.98.091	Available capacity.
22.98.091.1	Barbeque.
22.98.092	Base flood.
22.98.093	Basement.
22.98.094	Battery charging station.
22.98.094.1	Battery electric vehicle (BEV).
22.98.094.2	Battery exchange station.
22.98.095	Best available science.
22.98.096	Best management practices (BMPs).
22.98.097	Biodiversity.

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22.98.099	Block.
22.98.100	Breakaway wall.
22.98.102	Buffer.
22.98.105	Buildable area.
22.98.108	Building.
22.98.111	Building, detached.
22.98.114	Building envelope.
22.98.114.1	Building elevation.
22.98.114.2	Building facade.
22.98.114.3	Building fascia.
22.98.114.4	Building frontage.
22.98.117	Building height.
22.98.120	Building line.
22.98.123	Building, principal or main.
22.98.126	Bulk regulations.
22.98.126.1	Burn barrel.
22.98.129	Business or commerce.
22.98.132	Caliper.
22.98.135	Camouflaged facility.
22.98.138	Carport.
22.98.141	Cell site.
22.98.142	Certificate of capacity.
22.98.143	Channel migration zone (CMZ).
22.98.144	Character.
22.98.145	Charging levels.
22.98.147	Child day-care center.
22.98.148	City engineer.
22.98.150	Clearing.
22.98.152	<u>Co-living</u>
22.98.153	Compensation.
22.98.154	Compensation project.
22.98.155	Compensatory mitigation.
22.98.156	Club.
22.98.159	Co-location.
22.98.160	Concurrency facilities.
22.98.161	Concurrency test.
22.98.162	Conditional use.
22.98.165	Conditional use permit.
22.98.166	Conservation easement.
22.98.168	Correctional group home.
22.98.171	Covenant.
22.98.174	COW.
22.98.177	Creation.
22.98.179	Critical aquifer recharge area.
22.98.180	Critical area inventory maps.
22.98.183	Critical areas.
22.98.184	Critical area tract.
22.98.185	Critical facility.
22.98.185.1	Critical root zone.
22.98.186	Critical species.
22.98.188	Cumulative impacts or effects.
22.98.189	Curb level.
22.98.192	Dedication.
22.98.193	Developable area.
22.98.194	Development.
22.98.195	Development permit.

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22.98.196	Development permit, final.
22.98.197	Development permit, preliminary.
22.98.197.1	Diameter at breast height.
22.98.198	Director.
22.98.201	Drip line.
22.98.204	Drive-thru.
22.98.207	Dwelling.
22.98.210	Dwelling, duplex.
22.98.213	Dwelling, multifamily.
22.98.216	Dwelling, single-family.
22.98.219	Dwelling unit.
22.98.222	Early notice.
22.98.225	Ecosystem.
22.98.228	EIA.
22.98.228.1	Electric scooters and motorcycles.
22.98.228.2	Electric vehicle.
22.98.228.3	Electric vehicle charging stations.
22.98.229	Elevated building.
22.98.229.1	Eligible facilities request.
22.98.230	Emergent wetland.
22.98.231	Enhancement.
22.98.234	Equipment enclosure.
22.98.237	Erosion.
22.98.240	Erosion hazard areas.
22.98.243	Escort agency.
22.98.246	Essential public facilities.
22.98.249	Establishment, business or commercial.
22.98.252	Excavation.
22.98.255	Existing and ongoing agricultural activities.
22.98.257	Exotic.
22.98.258	Extirpation.
22.98.261	FAA.
22.98.264	FCC.
22.98.265	Facility and service provider.
22.98.266	Facility modification.
22.98.267	Family.
22.98.270	Family day-care facility.
22.98.273	Family group home.
22.98.276	Fence.
22.98.279	Fenestration.
22.98.282	Fill.
22.98.284	Final plat.
22.98.285	Fish and wildlife habitat conservation areas.
22.98.286	Fish habitat.
22.98.286.1	Flag.
22.98.286.2	Flag canopy.
22.98.287	Flood or flooding.
22.98.288	Flood insurance map.
22.98.289	Flood insurance study.
22.98.290	Floodplain.
22.98.291	Flood protection elevation.
22.98.292	Flood-resistant material.
22.98.293	Floodway.
22.98.294	Floor area, gross.
22.98.295	Forested wetland.
22.98.296	Formation.

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22.98.297	Formation, confining.
22.98.298	Frequently flooded areas.
22.98.299	Frontage.
22.98.300	Functions and values.
22.98.303	Garage, private.
22.98.306	Garage, side entry.
22.98.309	Geologically hazardous areas.
22.98.312	Geologist.
22.98.315	Geotechnical engineer.
22.98.318	Governing authority.
22.98.321	Grade, finished.
22.98.322	Grade, natural.
22.98.324	Grading.
22.98.325	Groundcover.
22.98.326	Ground water.
22.98.327	Ground water management area.
22.98.328	Ground water management program.
22.98.329	Ground water, perched.
22.98.330	Habitat.
22.98.331	Habitats of local importance.
22.98.332	Halo illuminated.
22.98.333	Hazardous substance.
22.98.336	Hazardous waste.
22.98.338	Hedge.
22.98.339	High intensity land use.
22.98.340	High quality wetlands.
22.98.341	Historic condition.
22.98.342	Home occupation.
22.98.345	Hotel.
22.98.346	Hydraulic project approval (HPA).
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22.98.350	Hydrologic soil groups.
22.98.351	Hydrophyte.
22.98.352	Hyporheic zone.
22.98.354	Impervious surface.
22.98.357	Impervious surface coverage.
22.98.360	Impound.
22.98.363	Impound yard.
22.98.365	Infiltration.
22.98.366	In-kind compensation.
22.98.369	Inoperable vehicle.
22.98.369.1	Inter-rill.
22.98.370	Isolated wetlands.
22.98.371	Joint aquatic resource permits application (JARPA).
22.98.372	Junk or salvage yard.
22.98.375	Kennel.
22.98.378	Kitchen.
22.98.379	Kitchenette
22.98.380	Kitchen, shared
22.98.381	Landslide.
22.98.382	Landslide hazard areas.
22.98.384	Large retail establishment.
22.98.385	Level of service standard.
22.98.386	Logo.
22.98.387	Logo shield.
22.98.388	Lot.

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22.98.390	Lot, corner.
22.98.393	Lot, flag.
22.98.396	Lot, interior.
22.98.399	Lot, substandard.
22.98.402	Lot, through.
22.98.405	Lot area, gross.
22.98.408	Lot area, net.
22.98.411	Lot coverage.
22.98.414	Lot depth.
22.98.417	Lot frontage.
22.98.420	Lot line.
22.98.423	Lot line, front.
22.98.426	Lot line, rear.
22.98.429	Lot line, side.
22.98.432	Lot of record, legal.
22.98.435	Lot width.
22.98.436	Low intensity land use.
22.98.437	Lowest floor.
22.98.437.1	Luminance.
22.98.437.2	Mansard.
22.98.438	Manufactured home.
22.98.441	Marquee.
22.98.441.1	Master sign plan.
22.98.444	Medical or dental clinic.
22.98.445	Microbeverage production facility.
22.98.445.1	Microbrewery.
22.98.445.2	Microdistillery.
22.98.445.3	Microwinery.
22.98.447	Mitigation.
22.98.450	Mini-storage or mini-warehouse (indoor).
22.98.451	Mini-storage or mini-warehouse (outdoor).
22.98.452	Moderate intensity land use.
22.98.453	Modification.
22.98.456	Modulation.
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22.98.462	Mount.
22.98.463	Multiple building complex.
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22.98.466	Native vegetation.
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22.98.467.1	Nits.
22.98.468	Nonconforming lot, use, or structure.
22.98.469	Nonresidential zone.
22.98.471	Noxious element.
22.98.474	Nude or semi-nude.
22.98.475	Off-site compensation.
22.98.476	On-site compensation.
22.98.476.05	Opaque.
22.98.476.1	Open fire.
22.98.477	Open space.
22.98.480	Open space, common.
22.98.483	Open space, private.
22.98.486	Open space, public.
22.98.489	Ordinance.

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22.98.492	Ordinary high water mark (OHM).
22.98.495	Outdoor storage.
22.98.496	Out-of-kind compensation.
22.98.498	Owner-occupied.
22.98.501	Panorama or peepshow.
22.98.504	Panorama premises.
22.98.506	Parapet.
22.98.507	Parcel.
22.98.510	Parking area.
22.98.513	Patio, covered.
22.98.516	Patio, uncovered.
22.98.518	Perimeter.
22.98.519	Permeability.
22.98.520	Person.
22.98.522	Personal wireless service, personal wireless service facilities, and facilities.
22.98.525	Personal wireless service facility design.
22.98.528	Pet shop.
22.98.531	Pharmaceuticals.
22.98.533	Planned capacity.
22.98.534	Planned development.
22.98.537	Planning commission.
22.98.540	Plat.
22.98.543	Porch.
22.98.544	Porous soil types.
22.98.544.1	Portable fire device.
22.98.545	Potable water.
22.98.546	Practical alternative.
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22.98.551	Premises.
22.98.552	Preschool.
22.98.555	Preschool, accredited.
22.98.557	Primary association area.
22.98.558	Priority habitat.
22.98.561	Printing, large-scale.
22.98.564	Printing, small-scale.
22.98.565	Private road or driveway.
22.98.567	Processed materials.
22.98.570	Professional office.
22.98.571	Project area.
22.98.573	Provider.
22.98.576	Public or quasi-public utility.
22.98.579	Qualified professional.
22.98.581	Raceway.
22.98.582	Reasonable use alternatives.
22.98.583	Recharge.
22.98.584	Reclaimed water.
22.98.585	Recorded.
22.98.588	Recreation, active.
22.98.591	Recreation, passive.
22.98.591.1	Recreational fire.
22.98.594	Recreational vehicle.
22.98.597	Recyclable material.
22.98.600	Recycling collection center.
22.98.603	Regulated activities.
22.98.604	Religious institution.
22.98.605	Repair or maintenance.

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22.98.606	Restoration.
22.98.607	Retail establishment.
22.98.608	Rills.
22.98.609	Riparian habitat.
22.98.610	Roadway.
22.98.611	Roofline.
22.98.612	Scientific process.
22.98.613	Screening.
22.98.614	Scrub-shrub wetland.
22.98.615	Secondary use.
22.98.616	Section 404 Permit.
22.98.618	Security barrier.
22.98.621	Second-hand store.
22.98.622	Seeps.
22.98.623	Seismic hazard areas.
22.98.624	Sense of place.
22.98.627	Sensitive receptor.
22.98.630	SEPA rules.
22.98.632	Serviceable.
22.98.633	Service station.
22.98.634	Setback.
22.98.635	Shorelines.
22.98.636	Shorelines of the state.
22.98.637	Shorelines of statewide significance.
22.98.638	Shorelands or shoreland areas.
22.98.639	Short plat.
22.98.642	Short subdivision.
22.98.644	Sidewalk.
22.98.645	Sidewalk cafe.
22.98.648	Sign.
22.98.648.1	Sign, abandoned.
22.98.648.2	Sign, accessory.
22.98.648.3	Sign alteration.
22.98.648.4	Sign area.
22.98.648.5	Sign, awning, canopy or marquee.
22.98.648.6	Sign, changeable copy.
22.98.648.7	Sign, digital.
22.98.648.8	<i>Repealed.</i>
22.98.648.9	<i>Repealed.</i>
22.98.648.10	Sign, flashing.
22.98.648.11	Sign, freestanding.
22.98.648.12	<i>Repealed.</i>
22.98.648.13	Sign height.
22.98.648.14	<i>Repealed.</i>
22.98.648.15	Sign, monument.
22.98.648.16	Sign, neon.
22.98.648.17	Sign, nonconforming.
22.98.648.18	Sign, pan channel.
22.98.648.19	Sign, permanent.
22.98.648.20	Sign, pole-mounted.
22.98.648.21	Sign, portable.
22.98.648.22	<i>Repealed.</i>
22.98.648.23	Sign, projecting.
22.98.648.24	<i>Repealed.</i>
22.98.648.25	<i>Repealed.</i>
22.98.648.26	<i>Repealed.</i>

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- 22.98.648.27 Sign, revolving.
- 22.98.648.28 Sign, roof-mounted.
- 22.98.648.29 Sign, sandwich board.
- 22.98.648.30 Sign, service island.
- 22.98.648.31 Sign, special event.
- 22.98.648.32 Sign, temporary.
- 22.98.648.33 Sign, under-canopy.
- 22.98.648.34 Sign, wall.
- 22.98.648.35 Sign width.
- 22.98.648.36 Sign, window.
- 22.98.650 Significant portion of its range.
- 22.98.651 Significant tree.
- 22.98.652 Site.

22.98.653 Sleeping Unit

- 22.98.654 Slope.
- 22.98.657 Social card game.
- 22.98.658 Soil survey.
- 22.98.658.1 Spandrel.
- 22.98.659 Special flood hazard areas.
- 22.98.660 Special protection areas.
- 22.98.661 Species.
- 22.98.662 Species, endangered.
- 22.98.663 Species of local importance.
- 22.98.664 Species, priority.
- 22.98.665 Species, threatened.
- 22.98.666 Specified sexual activities.
- 22.98.667 Specified anatomical areas.
- 22.98.669 Stand.
- 22.98.672 Stock-in-trade.
- 22.98.675 Story.
- 22.98.678 Stream corridor.
- 22.98.681 Street.
- 22.98.684 Street furniture.
- 22.98.687 Street right-of-way.
- 22.98.690 Streetscape.
- 22.98.693 Subdivision.
- 22.98.694 Subdrainage basin or subbasin.
- 22.98.695 Substantial damage.
- 22.98.696 Structural alteration.
- 22.98.697 Substantial improvement.
- 22.98.697.1 Substantially change.
- 22.98.698 Tenant space.
- 22.98.699 Toe of slope.
- 22.98.702 Tot lot.
- 22.98.705 Tower.

22.98.706 Transit Stop, Major

- 22.98.708 Tree topping.
- 22.98.711 Unavoidable.
- 22.98.714 Unlicensed wireless services.
- 22.98.715 Unshielded lighting.
- 22.98.717 Use.
- 22.98.720 Use, principal.
- 22.98.723 Use, accessory.
- 22.98.726 Use type.
- 22.98.729 Variance.
- 22.98.730 Variance, de minimis.

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22.98.732	Vehicle repair, major.
22.98.735	Vehicle repair, minor.
22.98.738	Vehicle wash.
22.98.741	Vehicle wrecker.
22.98.744	Veterinary clinic.
22.98.745	Vulnerability.
22.98.746	Warehouse/warehousing.
22.98.747	Water dependent.
22.98.748	Water resource inventory area (WRIA).
22.98.749	Water table.
22.98.750	Water typing system.
22.98.751	Watercourse.
22.98.752	Well.
22.98.753	Wellhead protection area (WHPA).
22.98.754	Wetland classes, classes of wetlands, or wetland types.
22.98.755	Wetland edge.
22.98.756	Wetlands.
22.98.759	Wetlands mitigation bank.
22.98.760	Window.
22.98.762	Wrecked vehicle.
22.98.765	Yard, automobile wrecking.
22.98.768	Yard.
22.98.771	Yard, front.
22.98.774	Yard, rear.
22.98.777	Yard, required.
22.98.780	Yard, side.
22.98.783	Yard, side street side.
22.98.785	Zone of contribution.
22.98.786	Zone or zoning district.
22.98.789	Zoning map.

22.98.152. Co-living.

Co-living means a residential development with sleeping units that are independently rented or owned and lockable and provide living and sleeping space with residents sharing kitchen facilities with other sleeping units in the building.

22.98.378 Kitchen.

iKitcheni means any room or rooms, or portion of a room or rooms, used or intended or designed to be used for cooking or the preparation of food, including any room having a sink and provisions for a gas or electric stove, oven or range, means a room or part of a room which is used, intended, or designed to be used for preparing food. The kitchen includes facilities, or utility hookups for facilities, sufficient to prepare, cook, and store food, and wash dishes, including, at a minimum, countertops, a kitchen-style sink, space and utilities sufficient for a gas or 220/240v electric stove and oven, and a refrigerator.

22.98.379 Kitchenette

"Kitchenette" means a room or part of a room which is used, intended, or designed to be used for basic food preparation, with a sink and at least one 120v electrical outlet.

22.98.380 Kitchen, Shared

"Kitchen, Shared" means a kitchen that is used, intended, or designed to be used by residents of multiple dwelling or sleeping units for preparing food simultaneously.

22.98.653 Sleeping Unit

"Sleeping unit" means an independently rented or owned and lockable unit that provides living and sleeping space.

Deleted: 22.98.003 - Definition of any word not listed.

22.98.153 - Compensation.

iCompensationi means replacement by creation, enhancement, or restoration of critical areas or buffers equivalent in size, function and value to the one being altered or lost from development. (Ord. 1246 B 27, 2000).

22.98.154 - Compensation project.

iCompensation projecti means actions necessary to replace project-induced critical area and buffer losses, including land acquisition, planning, construction plans, monitoring, and contingency actions. (Ord. 1375 B 9, 2005).

22.98.155 - Compensatory mitigation.

iCompensatory mitigationi means replacing project-induced losses or impacts to a critical area, and includes, but is not limited to, the following:

Restoration ñ Actions performed to reestablish wetland functional characteristics and processes that have been lost by alterations, activities, or catastrophic events within an area that no longer meets the definition of a wetland.

Creation ñ Actions performed to intentionally establish a wetland at a site where it did not formerly exist.

Enhancement ñ Actions performed to improve the condition of existing degraded wetlands so that the functions they provide are of a higher quality.

Preservation ñ Actions taken to ensure the permanent protection of existing, high-quality wetlands. (Ord. 1375 B 9, 2005).

iClubi means an association of persons for some common purpose, including social, civic, charitable, or recreational activities, operated by a private nonprofit institution or organization, but excluding groups organized primarily to render a service which is customarily carried on by a business. (Ord. 1246 B 27, 2000).

22.98.159 - Co-location.

iCo-locationi means the use of a personal wireless service facility or cell site by more than one personal wireless service provider. (Ord. 1246 B 27, 2000).

22.98.160 - Concurrency facilities.

iConcurrency facilitiesi means facilities for which concurrency is required in accordance with the provisions of Chapter 22.12 FMC. (Ord. 1275 B 2, 2001).

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22.98.706 Transit Stop, Major

"transit stop, Major " means:

- (a) a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
- (b) commuter rail stops;
- (c) stops on rail or fixed guideway systems, including transitways;
- (d) stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes;
- (e) or stops for a bus or other transit mode providing actual fixed route service at intervals of at least 15 minutes for at least five hours during the peak hours of operation on weekdays.

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August 15, 2025

City of Fircrest Planning Commission
115 Ramsdell Street
Fircrest, WA 98466

Re: Design Regulations Update, HB 1293 (2023)

Dear Fircrest Planning Commission,

In the 2023-24 legislative session, the state of Washington passed HB 1293, generally streamlining development regulations. Among the new regulations is a requirement for cities to amend their practice and regulations concerning design review; these requirements are set forth in RCW 36.70A.630 (Exhibit 1) and generally provide that:

- Design can only be regulated against “clear and objective” development regulations.
- One ascertainable guideline, standard, or criterion must be identified for each regulation.
- No standard can reduce the density, bulk, height, or scale than would otherwise be allowed by the underlying zone.
- The design review process can include no more than one public meeting.
- Design review must be conducted concurrently with other applications¹.

Importantly, the City of Fircrest adopted its Comprehensive Plan Periodic Update on December 12, 2024, meaning that the City is out of compliance with the requirements of RCW 36.70A.630(5). The new law does not apply to any designated landmarks or historic districts in the City.

At the August 19, 2025 Planning Commission meeting, the City intends to introduce this requirement to the Planning Commission as a discussion item. The City Planning and Building Department aims to explore the depth of design review amendments that the Planning Commission is interested in pursuing, given its understanding that the

¹ Notably, I have seen the Department of Commerce attempt to require design regulations be processed concurrently, removing choice from the applicant. If that is not right for Fircrest, I have been successful in convincing Commerce that concurrent/consolidated permit review is an option that applicants may choose to undertake, and a choice not to consolidate permits does not create inconsistency with the intent of HB 1293.

Planning Commission may have appetite to amend design regulations beyond that which is statutorily required with the passing of HB 1293. This discussion will aid the City in anticipating and preparing an appropriate project schedule that affords sufficient work sessions between the City's consultant (Mahoney Planning), City staff, and the Planning Commission that will yield a final product capturing all requisite and voluntary amendments to Fircrest's design regulations.

As an example of work products that have been completed to satisfy this statutory requirement, I am including the City of Orting's recently adopted Architectural Design Review Guidelines and implementing ordinance in redline form (Exhibit 2). The redlines in Exhibit 2 were accepted by Orting, and the amendments were locally adopted and accepted by the Department of Commerce.

I look forward to meeting the Planning Commission and working with you through this effort!

Best regards,



Kimberly A. Gunderson, Owner
Mahoney Planning, LLC

Exhibits:

1. RCW 36.70A.630 and HB 1293
2. Design Regulation Update prepared by Kim Gunderson for the City of Orting (redline)

RCW 36.70A.630 Local design review—Requirements and restrictions.

*** CHANGE IN 2025 *** (SEE 5558-S.SL) ***

(1) For purposes of this section, "design review" means a formally adopted local government process by which projects are reviewed for compliance with design standards for the type of use adopted through local ordinance.

(2) Except as provided in subsection (3) of this section, counties and cities planning under RCW 36.70A.040 may apply in any design review process only clear and objective development regulations governing the exterior design of new development. For purposes of this section, a clear and objective development regulation:

(a) Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation; and

(b) May not result in a reduction in density, height, bulk, or scale below the generally applicable development regulations for a development proposal in the applicable zone.

(3) The provisions of subsection (2) of this section do not apply to development regulations that apply only to designated landmarks or historic districts established under a local preservation ordinance.

(4) Any design review process must be conducted concurrently, or otherwise logically integrated, with the consolidated review and decision process for project permits set forth in RCW 36.70B.120(3), and no design review process may include more than one public meeting.

(5) A county or city must comply with the requirements of this section beginning six months after its next periodic comprehensive plan update required under RCW 36.70A.130. [2023 c 333 s 1.]

CERTIFICATION OF ENROLLMENT
ENGROSSED SUBSTITUTE HOUSE BILL 1293

Chapter 333, Laws of 2023

68th Legislature
2023 Regular Session

GROWTH MANAGEMENT ACT—DESIGN REVIEW

EFFECTIVE DATE: July 23, 2023

Passed by the House April 14, 2023
Yeas 95 Nays 1

LAURIE JINKINS
**Speaker of the House of
Representatives**

Passed by the Senate April 11, 2023
Yeas 49 Nays 0

DENNY HECK
President of the Senate
Approved May 8, 2023 1:12 PM

JAY INSLEE
Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE HOUSE BILL 1293** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

Chief Clerk

FILED

May 10, 2023

**Secretary of State
State of Washington**

ENGROSSED SUBSTITUTE HOUSE BILL 1293

AS AMENDED BY THE SENATE

Passed Legislature - 2023 Regular Session

State of Washington

68th Legislature

2023 Regular Session

By House Housing (originally sponsored by Representatives Klicker, Leavitt, Barkis, Jacobsen, Waters, Chapman, Reed, and Graham)

READ FIRST TIME 02/09/23.

1 AN ACT Relating to streamlining development regulations; amending
2 RCW 36.70B.160; and adding a new section to chapter 36.70A RCW.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A
5 RCW to read as follows:

6 (1) For purposes of this section, "design review" means a
7 formally adopted local government process by which projects are
8 reviewed for compliance with design standards for the type of use
9 adopted through local ordinance.

10 (2) Except as provided in subsection (3) of this section,
11 counties and cities planning under RCW 36.70A.040 may apply in any
12 design review process only clear and objective development
13 regulations governing the exterior design of new development. For
14 purposes of this section, a clear and objective development
15 regulation:

16 (a) Must include one or more ascertainable guideline, standard,
17 or criterion by which an applicant can determine whether a given
18 building design is permissible under that development regulation; and

19 (b) May not result in a reduction in density, height, bulk, or
20 scale below the generally applicable development regulations for a
21 development proposal in the applicable zone.

1 (3) The provisions of subsection (2) of this section do not apply
2 to development regulations that apply only to designated landmarks or
3 historic districts established under a local preservation ordinance.

4 (4) Any design review process must be conducted concurrently, or
5 otherwise logically integrated, with the consolidated review and
6 decision process for project permits set forth in RCW 36.70B.120(3),
7 and no design review process may include more than one public
8 meeting.

9 (5) A county or city must comply with the requirements of this
10 section beginning six months after its next periodic comprehensive
11 plan update required under RCW 36.70A.130.

12 **Sec. 2.** RCW 36.70B.160 and 1995 c 347 s 420 are each amended to
13 read as follows:

14 (1) Each local government is encouraged to adopt further project
15 review provisions to provide prompt, coordinated, and objective
16 review and ensure accountability to applicants and the public,
17 including expedited review for project permit applications for
18 projects that are consistent with adopted development regulations or
19 that include dwelling units that are affordable to low-income or
20 moderate-income households and within the capacity of systemwide
21 infrastructure improvements.

22 (2) Nothing in this chapter is intended or shall be construed to
23 prevent a local government from requiring a preapplication conference
24 or a public meeting by rule, ordinance, or resolution, where
25 otherwise required by applicable state law.

26 (3) Each local government shall adopt procedures to monitor and
27 enforce permit decisions and conditions.

28 (4) Nothing in this chapter modifies any independent statutory
29 authority for a government agency to appeal a project permit issued
30 by a local government.

31 (5) For the purposes of this section:

32 (a) A dwelling unit is affordable if it requires payment of
33 monthly housing costs, including utilities other than telephone, of
34 no more than 30 percent of the family's income.

35 (b) "Dwelling unit" means a residential living unit that provides
36 complete independent living facilities for one or more persons and
37 that includes permanent provisions for living, sleeping, eating,
38 cooking, and sanitation, and that is sold or rented separately from
39 other dwelling units.

1 (c) "Low-income household" means a single person, family, or
2 unrelated persons living together whose adjusted income is less than
3 80 percent of the median family income, adjusted for household size,
4 for the county where the household is located, as reported by the
5 United States department of housing and urban development, or less
6 than 80 percent of the city's median income if the project is located
7 in the city, the city has median income of more than 20 percent above
8 the county median income, and the city has adopted an alternative
9 local median income.

10 (d) "Moderate-income household" means a single person, family, or
11 unrelated persons living together whose adjusted income is at or
12 below 120 percent of the median household income, adjusted for
13 household size, for the county where the household is located, as
14 reported by the United States department of housing and urban
15 development, or less than 120 percent of the city's median income if
16 the project is located in the city, the city has median income of
17 more than 20 percent above the county median income, and the city has
18 adopted an alternative local median income.

Passed by the House April 14, 2023.
Passed by the Senate April 11, 2023.
Approved by the Governor May 8, 2023.
Filed in Office of Secretary of State May 10, 2023.

--- END ---

Attachment-EXHIBIT A

13-13-10-16-7: ARCHITECTURAL DESIGN REVIEW:

A. Purpose: These regulations are intended to implement and further the comprehensive plan of the city by ensuring that all development in the mixed use-town center and mixed use- town center north, and all commercial and public development within the city limits, is designed to be consistent with the adopted theme of "turn of century: western or Victorian". All new installation, replacement, construction, renovation, remodel or alteration of, or other modifications to, buildings, miscellaneous structures and street furniture located on private property, public ways and other exterior public property in the mixed use-town center and mixed use-town center north; all buildings, miscellaneous structures and street furniture located on private property, public ways and other exterior public property used for commercial business or public facilities within the city limits; all multi-family buildings (which expressly does not include duplexes) and cottage developments within the city limits; all-stationary vendor units; and, all signs made subject to the requirements of this section pursuant to chapter 7 of this title, are subject to architectural design review and approval as described in this section. These regulations are adopted for the following purposes:

1. To promote the public welfare and to provide for the enhancement of the city and its development in keeping with its historical heritage;
2. To attract visitors to the city;
3. To improve the visual quality of site development and architecture of private and public buildings, recognizing the interdependence of land values, aesthetics and good site planning;
4. To minimize discordant and unsightly development, to avoid inappropriate and poor quality building designs, to enhance the beauty and balance of the community, which are proper and necessary concerns of city government;
5. To promote economic and environmental well being through the distinctive character and natural attractiveness of the city; and
6. To recognize environmental and aesthetic design as an integral part of the planning and development process.

Evaluation of a project, and the Planning Commission's resulting decision on an application for architectural design review (ADR), will be based on an application's consistency with the guidelines, standards, or criterion set forth in the ADR Guidelines (adopted by reference herein) or in this chapter.

B. Exemptions: The regulations in this section do not apply to landmarks, in-kind maintenance, repair, or replacement activities on, or of, existing structures, signs, street

furniture, paint, or other exterior features, existing as of the time of adoption of this chapter, that are otherwise subject to these guidelines.

BC. Turn Of Century: Western Or Victorian: A style of building, architecture and exterior lighting used in the city and the area from statehood in 1889, through World War I, adopted as the architectural theme for all buildings in the mixed use- town center (MUTC) zone and all commercial buildings in all other zones. Examples of such architectural style may be found in the following publications:

1. "The History Of The Town Of Orting", Alice Rushton, Warren's Printing And Graphic Arts Center, Olympia, Washington.
2. "Historic Preservation Of Tacoma", city of Tacoma, department of community development, Tacoma, Washington, 1979.
3. "Ghost Towns Of The West", William Carter, Sunset Publishing Corporation, Menlo Park, California, 1992.
4. "A Victorian Housebuilders Guide", George E. Woodward and Edward G. Thompson, Dover Publications, Inc., 31 E. 2nd St., Mineola, NY 11501, 1988.

Copies of said publications, exterior paint color charts, and similar related reference works shall be available at the Orting City Hall for review by the public.

DC. Architectural Design Review And Approval: Any building, structure, development, sign or other property subject to architectural design review ADR and approval pursuant to this section shall conform in exterior design to the turn of century: Western or Victorian theme according to the design standards adopted by the city. No building or sign permit shall be issued for any installation, replacement, construction, renovation, alteration or remodel of, or other modifications to, any building, structure, development or sign subject to architectural design review ADR and approval pursuant to this section, without first obtaining architectural design approval pursuant to the requirements of this section; this requirement does not overwhelm nonconforming rights that may apply to a structure as governed by OMC 13-5-9. Evaluation of a project, and the Planning Commission's resulting decision on an application for architectural design review (ADR) will be based on an application's consistency with the guidelines, standards, or criterion set forth in the ADR Guidelines (adopted by reference herein) or in this chapter.

1. Architectural design review shall be conducted by city staff and the planning commission. ADR applications shall be processed in accordance with the procedures set forth in this section and section 15-5-1 Title 15 of this code. The applicant shall be consulted Staff shall consult the applicant during the review process of the ADR permit, as needed, to verify details of the application. The Planning Commission shall, during no more than one a public meeting, review and consider the final submittal for design review the ADR application and approval, the staff report, any comments or submittals from the public or applicant, the provisions of this section chapter and other applicable provisions of this code, the city of Orting Comprehensive Plan, and any other applicable

laws, rules, regulations and design standards. The planning commission, based on ~~the record~~the above-stated considerations, shall either approve, approve with conditions, or deny the submittal with written findings. Approvals may be conditioned by the planning commission to resolve any inconsistencies between the proposal and the ~~design~~ADR standards. The decision of the planning commission may be appealed ~~by the applicant only to the hearing examiner pursuant to~~as per title 15, chapter 10 of this code.

~~D~~E. Architectural Design Review Standards: The following standards shall be employed in determining whether the application is consistent with turn of century: W~~w~~estern or Victorian design theme:

1. Relationship To Building Site:

~~a.~~ a. The site shall be planned to accomplish a desirable transition with the streetscape and to facilitate pedestrian movement. This can be achieved by:

- i. Installing planted areas or planter boxes separating the building from the pedestrian path;
- ii. Installing outdoor customer seating or plaza area;
- iii. Locating parking behind or between buildings, when feasible;
- iv. Locating service areas in a manner which is screened from public view, or;
- ~~i-v.~~ Through other methods of connecting the site to its fronting street and pedestrian paths proposed by the applicant.

~~—b. Parking areas shall be located behind buildings when deemed feasible by the planning commission. Service areas shall be located, designed and screened from public view; and~~

~~eb.~~ The height and scale of each building shall be compatible with its site and adjoining buildings. This can be achieved by:

- i. Maintaining alignment of horizontal elements along adjoining buildings, including window heights, windowsills, moldings, or height of commercial ground floor space, or;
- ~~i-ii.~~ Through other methods of creating consistency among the scale of a building and its surrounding buildings proposed by the applicant.

2. Relationship Of Building and Site to Adjoining Area:

~~a.~~ a. Harmony in ~~development design~~development design with adjoining areas in ~~texture, lines, and masses~~materials, building scale, and other architectural design features is encouraged. This can be achieved by:

- i. Paint that is complementary and contrasting to adjoining structures;

- ii. Using building materials, colors, textures, and other design features that vary from adjoining buildings; or
- ~~i.iii.~~ Through other methods of creating consistency among the scale of the building and its surrounding buildings proposed by the applicant; and
- ~~b.~~ b. Attractive landscape transitions to adjoining properties will be provided. This can be achieved by:
 - i. Adhering to the "Landscaping & Site Treatment" provisions in the ADR Guidelines and as codified in OMC 13-10-16-7(E)(3).
 - ~~ii.~~ i.

3. Landscape And Site Treatment: The following standards may be used by the planning commission to interpret and apply the provisions of section 13-5-2 of this title to site specific conditions:

- ~~a.~~ a. Where existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Preserve existing physical features through site design and create inviting landscaped areas. Inviting landscaped areas include those that:
 - i. Include street trees listed on the City's Approved Street Tree List, or other trees approved through the ADR permitting process;
 - ii. Include plantings that are maintained to not obstruct walkways or limit pedestrian movement;
 - iii. Do not include nuisance species, which are chiefly those with thorns, spines, spinose teeth, or prickles, and
 - iv. Do not include any species included on the State or County noxious weed lists.

The City maintains all above-referenced lists at City Hall and can provide them, on request.

~~—b. Grades of walks, parking spaces, terraces, other paved areas and large expanse of walls shall provide an inviting and stable appearance;~~

~~eb. Landscape treatment shall enhance architectural features, strengthen vistas and provide shade~~Design landscape treatments that enhance architectural features, strengthen vistas, and provide shade. This can be accomplished by:

- i. Installing landscaping in a manner that frames views of vistas. When landscaping to frame views of vistas, applicants are encourage to select deciduous species; or
- ii. Using landscaping to add depth, texture, or interruption to a building façade; or

~~—d. Where building sites limit planting, the placement of trees or shrubs in parkways or paved areas is encouraged;~~

fd. Provide exterior lighting that is subtle and attractive and that enhances the building and site. This can be achieved by:

ii. On lighting affixed to structures, directing light at an angle toward the structure; or

4. Building Design: The adopted architectural theme in Orting is "turn of century: Western or Victorian". The Planning Commission's evaluation of a project design will include a review of the building design's consistency with the following standards: will be based on the quality of its design and its relationship to the natural setting of the valley and mountain surroundings.

b. On site construction is the preferred building method for ~~the commercial use zone~~commercial structures subject to this chapter. The use of ~~factory built~~factory-built structures, mobile homes, and trailers is discouraged ~~(except as provided at subsection D6~~

~~of this section for stationary vendor units)~~ because of the difficulty in modifying them to meet the requirements of this chapter. Construction trailers are ~~permitted for the express purpose of on site construction; they are considered temporary and must conform to the provisions of this code~~ allowed temporarily and must comply with OMC 13-4-2.

c. The front facade of the building shall provide a well-proportioned and interesting three-dimensional spatial quality. In this context, “well-proportioned and interesting” can be achieved by incorporating one or more of the following:

i. exhibit height, width and depth of surface, utilizing shade, shadow, light, choice of materials and color to develop a well proportioned and interesting, three-dimensional (spatial) quality~~Horizontal or vertical shifts.~~

a. A façade may not exceed 80-feet in length without a horizontal shift in the building footprint measuring one-tenth of the façade length. A shift alteration in the roof design shall accompany horizontal shifts.

b. No single run of ridge, cornice, or fascia (excluding eaves) may exceed 80-feet in length without a five-foot transition in height. Cupolas and other minor projections above roof lines do not meet the vertical shift requirement.

ii. Visual terminus to tops of buildings.

a. A roof must have a minimum 4/12 pitch with eaves extending at least 2-feet beyond exterior building walls, or must be a flat roof with projecting cornices.

iii. Use false fronts to enhance the front façade of low-rise buildings with flat rooflines.

i.iv. Through other methods of designing the building to be well-proportioned and interesting proposed by the applicant.

d. All facades of the building shall be compatible with the front facade. This can be achieved by:

i. Maintaining alignment of horizontal elements along facades, including window heights, windowsills, moldings, or height of commercial ground floor space.

ii. Using building materials, colors, textures, and other design features similar to the front façade.

i. Incorporating other design solutions that create compatibility among all building facades proposed by the applicant.

~~ii.iii. — e. Roofs may be gabled or flat. Flat roofs will have false front facades, giving the street view a square building impression.~~

~~ef. Canopies, awnings or marquees can be pitched and covered with shake shingles or other period material. Flat canopies/porches enclosed by an ornate wooden banister and toprail are allowed. Ornate banisters and trim may be used to enhance building design as representative of the adopted design theme, "turn of the century: Western or Victorian."~~

~~fg. Window shapes during this period wereshall be square, arched, or rectangular and frequently were large enough to extend from floor to ceiling. These styles are acceptableshall incorporate grids creating the appearance of more than one window pane. A simple wooden design window frame with mullions, grilles, muntins, or similar material creating the appearance of multiple panes would be appropriateis appropriate. Decorative pediments and sills may be used to enhance window design as representative of Orting's adopted design theme, "turn of the century: Western or Victorian."~~

~~gh. Colors shall be harmonious with adjacent buildings and characteristics of colors used in the early 1900s. City of Orting Planning staff maintain a color palette of acceptable colors for use in Orting that can be provided to applicants for reference of permissible exterior paint colorsColors shall be harmonious with adjacent buildings and characteristic of colors used in the early 1900s.~~

~~i. Monotony of design in single or multiple building projects shall be avoided. Variety of detail, form, and siting should be used to provide visual interest.~~

5. Signs: The following standards may be used by the ~~P~~planning ~~C~~ommission to interpret and apply the provisions of ~~section OMC 13-7-4 of this title~~ to site specific conditions:

a. Signs are part of the architectural theme. Size, materials, color, lettering, location, number, and arrangement shall be characteristic of the early 1900s;

b. The number and size of signs shall be minimized to avoid visual clutter;

c. All exterior signs subject to ~~architectural design review~~ADR shall comply with the provisions of this section and chapter 7 of this title. The following signs shall be exempt:

(1) Flags, insignias; the United States flag ~~is are~~ exempt, ~~not to include flutter signs (as they are defined in OMC 13-7-2);~~

(2) Commemorative plaques with engraved lettering less than one inch (1") in height;

(3) Window signs;

~~(4) Political signs; provided that they shall not exceed four (4) square feet in size and shall be removed no later than ten (10) days after the election;~~

~~(5) Real estate signs; provided, that there is only one such sign per street frontage and that the area of the sign shall not exceed twelve (12) square feet in area; and~~

(6) Temporary signs, provided they are used for only a period of less than thirty (30) days. Temporary signs are limited in size to six (6) square feet per side of the sign or twelve (12) square feet in area in total. Only one temporary sign visible from the public right-of-way is allowed per tenant in a commercial space. ,and provided further that, political signs and real estate signs exceeding the requirements of subsections D5c(4) and D5c(5) of this section, and sandwich boards, are not exempt from architectural design review and approval;

d. Illuminated exterior signs are not characteristic of early 1900s design and shall not be allowed as the primary business sign; and

e. Signs are preferred to be illuminated by indirect lighting which shall be lighted in such a manner that glare from the light source is not visible to pedestrian or vehicle traffic.

~~— 6. Stationary Food Vendor Units: The following standards may be used by the planning commission to interpret and apply the provisions of this section to site specific conditions for stationary food vendor units:~~

~~— a. Stationary food vendor units may meet architectural design review (ADR) standards of this section through use and installation of skirting, fencing, gable wooden canopy, and other general screening/facades that give the stationary food vendor unit and its site location the appearance of the "turn of the century western/Victorian" theme.~~

~~— b. The site of the stationary food vendor unit may have outside seating for no more than six (6) persons.~~

~~— c. Any exterior signage shall conform to the requirements of section 13-7-4 of this title.~~

~~FF.~~ Applications: Applications for architectural design review ADR shall be submitted to the city City and processed as a Type 2a permit application in accordance with the preapplication meeting instructions and forms provided, this section, and title 15, chapter 5 of this code OMC 15-4-2; provided that, architectural design review ADRs and approval is not may be consolidated with other required City permits and processed according to OMC 15-5-1 subject to the one open record hearing requirement or consolidated permit review processing. Applications shall provide information defining the design proposal for installation, replacement, construction, changes, renovation, alterations, remodeling, or other modifications proposed by the applicant including the following information with the adopted application fee to the City:

1. Site plans showing buildings, parking areas, landscaping signs, and other architectural features of the existing site conditions in their existing state and as proposed;

2. Building elevations showing all features of the proposal including, but not limited to, doors, windows, signs, canopies, parapets, and finish materials;

3. Detail drawings showing moldings, light fixtures, sign lettering, and other features;

4. Color selections consistent with the design review standards subsection (E)(4)(g) of this chapter;
5. Any other written or graphic information describing and illustrating the proposal;
6. A completed application form; and
7. Data to be obtained to address feasibility of incorporating LID BMPs, if proposed to be used.

All application materials shall become the property of the city after it is submitted for review.

~~Applications that are only for the painting of a structure wherein the proposed colors match those denoted on the exterior color charts on file at city hall shall not be subject to architectural design review. (The city administrator or designee shall determine if proposed colors match those on file.)~~

~~G.F. Architectural Design Review: Applications for ADR shall be processed by the Planning Commission as a The following Type 2a application consistent with OMC Chapter 15-4 and related provisions in Title 15. procedures shall apply to architectural design review and approval:~~

- ~~—1. The notice of a completed application for architectural design review shall be published in standard city notices of planning commission meetings. The city shall provide public notice, in standard city notices of planning commission meetings, of all public meetings during which the planning commission will consider and review a preliminary or final application for architectural design review. Notices shall be published at least ten (10) calendar days prior to the meeting;~~
- ~~—2. The planning commission may conduct public meetings to obtain comments from the public prior to making its decision, but shall not hold an open record hearing, unless otherwise required to by law;~~
- ~~—3. The planning commission may, during a noticed public meeting, consider the completed preliminary design review application. The commission may identify additional submittal items required for the final design review and approval. All materials pertaining to the final proposal for design review and approval shall be submitted a minimum of twenty one (21) calendar days prior to the planning commission final architectural design review and approval meeting date;~~
- ~~—4. The final A staff report shall be prepared and made available to the public at least seven (7) calendar days prior to the Planning Commission public meeting for final design review and approval an ADR application. The Planning Commission shall deliberate the ADR application at no more than one public meeting before issuing a decision on the application.;~~
- ~~—5. The P planning C commission findings and record of decision shall be in writing and published within two (2) weeks of the decision.;~~

—6. The record of decision shall be placed in the permit file.

—7. Minor amendments to ~~the approved~~ design approved by the Planning Commission shall be approved by administrative approval processed administratively as a Type 1 permit application pursuant to section 15-12-212-2 of this code, ~~and~~

—8. Major amendments to the design approved by Planning Commission ~~design~~ shall be approved ~~processed~~ by the Planning Commission ~~as a Type 2a permit application~~ through a new design review pursuant to section 15-12-3 of this code.

GH. ADR Preapplication Review: Applicants for architectural design review ADR and approval are encouraged to may participate in an ADR Preapplication meeting with staff, as set forth in OMC 15-5-2, to seek early feedback from the staff Planning Commission on the proposed design's consistency with the ADR Standards provisions set forth in the ADR Guidebook and in OMC 13-10-16-7 (DE). An ADR Preapplication may be requested via written request to the Planning Commission Secretary; the written request may be accompanied by any drawings, renderings, plans, details, or other project materials for the preliminary review and feedback of the Planning Commission. ADR Preapplication meetings are offered at no charge to the applicant.

-Participation in an ADR Preapplication meeting could afford an opportunity for the applicant to incorporate any feedback from staff and Planning Commission into its proposal before applying for an ADR permit. The ADR Preapplication is voluntary; it does not constitute a formal required component of the design review process, and its review by the Planning Commission does not amount to the limit of one public meeting allowed for review of ADR applications set forth via OMC 13-10-1(G). A decision from Planning Commission must be issued on an ADR permit application following only one public meeting; applicants' participation in a preapplication meeting could afford an opportunity for the applicant to incorporate any feedback from staff into its proposal before attending the public meeting before Planning Commission. submit plans in preliminary or sketch form, so that comments and advice of city staff may be incorporated into the final plans submitted for application. This shall be done through the regular preapplication process set forth at title 15, chapter 5 of this code. This meeting will allow city staff to acquaint the applicant with the design standards, submittal requirements, and the application procedures and provide early input on the proposed project prior to submission of the application. At the request of the applicant, pSuch preliminary plans and application for architectural design review and approval may also be submitted to the planning commission for preliminary consideration, review, and comment.

HJ. Financial Security: The city may require a reasonable bond, letter of credit, assignment of funds or similar financial instrument, to secure the installation of required improvements that are a condition of design review approval.

IJ. Time Limit: Unless the owner submits a fully completed building or sign permit application necessary to bring about the approved installation, replacement, construction, renovation, alteration, remodel, or other modifications, or if no building or sign permit application is required, substantially commences the uses allowed, within eighteen (18) months from the date of ADR approval, such ADR approval shall expire and be null and

void. For the purposes of this section, the date of approval shall be the date on which the final written decision of the Planning Commission as adopted is mailed-transmitted to the applicant. In the event of appeal, the date of approval shall be the date on which a final decision is entered by the City Council or court of competent jurisdiction. A request for extension may be granted as a minor amendment in accordance with section 15-12-2 of this code; provided that, a written request is submitted at least thirty (30) calendar days prior to the expiration date, the extension is for no longer than twelve (12) months, and good cause in the opinion of the Administrator is shown for the requested extension. The applicant is responsible for knowledge of the expiration date.

(Ord. 886, 9-8-2010; amd. Ord. 943, 5-14-2014; Ord. 2019-1057, 1-8-2020; Ord. 2021-1081, 9-8-2021)

City of Orting



Architectural Design Review Guidelines

Effective June XX, 2025

Introduction

All development in the Mixed-Use Town Center and Mixed-Use Town Center North zones and all commercial and public developments are subject to *Architectural Design Review* to ensure consistency with the adopted Orting theme of "Turn of the Century: Western and Victorian," a style of building, architecture, and exterior lighting used in Orting and the area from Statehood in 1889 through World War I. ~~This Development~~ includes new construction or ~~major renovation and alteration or other modifications~~ to new installation, replacement, construction, renovation, remodel or alteration of

- ❖ buildings
- ❖ accessory structures
- ❖ signs
- ❖ street furniture
- ❖ and other exterior public property as described in Section 13.106.61 Orting Municipal Code (OMC).

Development does not include like-for-like maintenance, repair, or replacement activities on existing structures, signs, street furniture, or other exterior features otherwise subject to these guidelines.

Evaluation of a project will be based on ~~quality of its design and its relationship to the natural setting of the valley and mountain settings~~ an application's consistency with the guidelines, standards, or criterion set forth in these Architectural Design Review Guidelines or in Section 13.106.71 OMC.

The purpose of this guidebook is to provide applicants with information necessary to prepare necessary successful applications for Architectural Design Review. The guidebook is a supplement to the OMC which is the adopted basis for permit approvals. Illustrations used here include examples of Orting projects as well as examples from other sources.



Criteria



Criteria for Approval – The criteria in this Guidebook are intended to allow flexibility and to encourage designs that can innovatively represent Orting's following standards determine whether the application is consistent with "Turn of the Century: Western and Victorian" design theme. Accordingly, design standards herein are qualitative statements. Orting's Planning Commission recognizes that there are many acceptable ways to carry out the spirit of the design standards in each of the following:

- ❖ Relationship to Building Site
- ❖ Relationship of Building and Site to Adjoining Area
- ❖ Landscape and Site Treatment
- ❖ Building Design
- ❖ Signs

It is not the City's intent to prescribe any specific design solutions through the design standards, but to include one or more ascertainable criterion to inform whether a given building design is consistent and permissible.

Historical Photo of Downtown Orting



Relationship to Building Site



The site shall be planned to accomplish a desirable transition with the streetscape and to facilitate pedestrian movement.

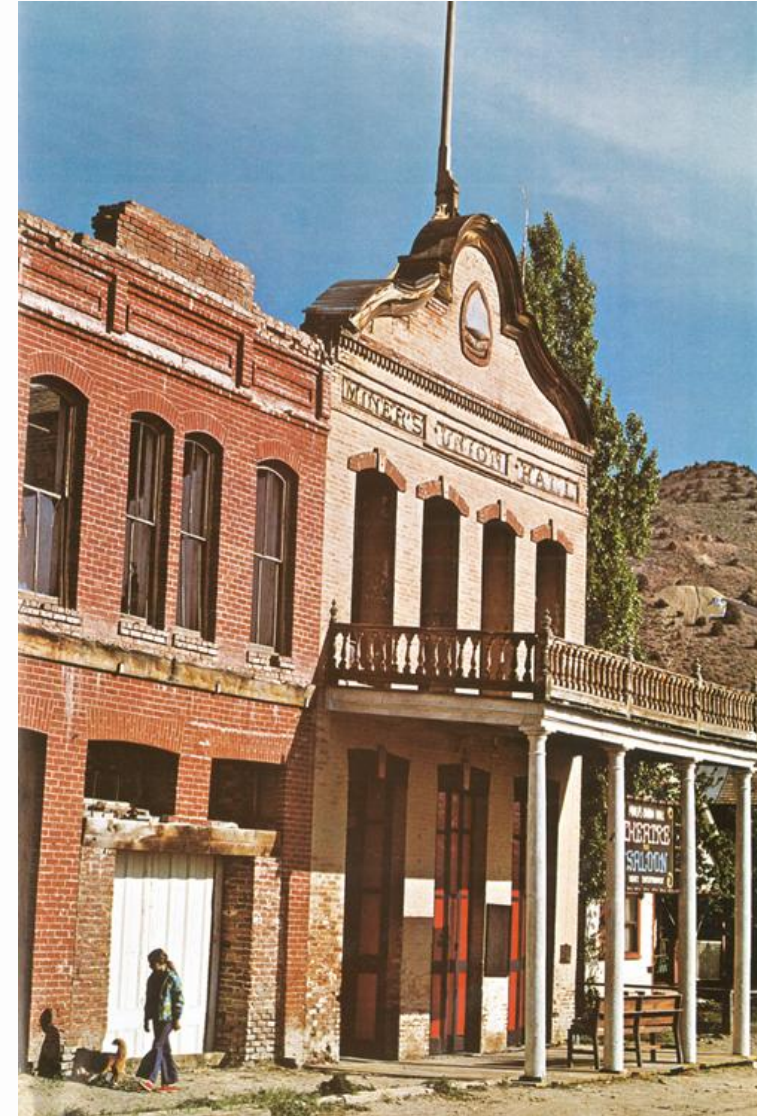
This can be achieved by:

- ❖ Planted areas or planter boxes separating the building from the pedestrian pathway
- ❖ Outdoor customer seating or plaza area
- ❖ Locate parking behind or between buildings.
- ❖ Front buildings on the street.
- ❖ Other methods of connecting the site to its fronting street and pedestrian paths.

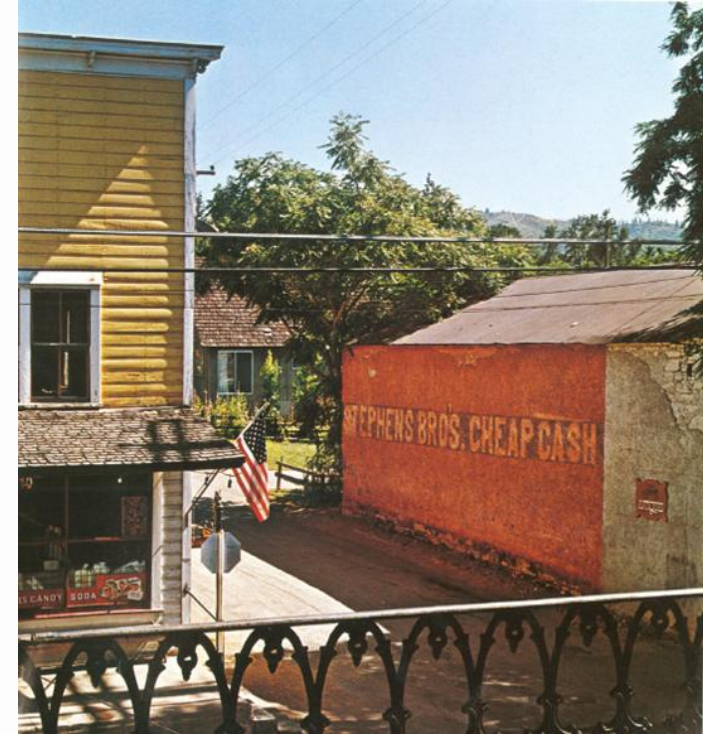
Relationship to Building Site

Make height and scale of buildings compatible with the site and adjoining buildings. This can be achieved by:

- ❖ Maintaining alignment of horizontal elements along adjoining buildings, including window heights, windowsills, moldings, or height of commercial ground floor space.
- ❖ Other methods of creating consistency among the scale of the building and its surrounding buildings.



Relationship of Building and Site to Adjoining Area



Create harmonious design in terms of materials, architectural design, and building scale. This can be achieved by:

- ❖ Paint that is complementary and contrasting to adjoining structures
- ❖ Using building materials, colors, textures, and other design features that vary from adjoining buildings
- ❖ Other methods of creating consistency among the scale of the building and its surrounding buildings.

Relationship of Building and Site to Adjoining Area

Provide attractive landscaping that transitions to adjoining properties. This can be achieved by:

- ❖ Adhering to the "Landscaping & Site Treatment" provisions in these ADR Guidelines and as codified in OMC 13-10-1.E.3



Landscaping & Site Treatment



Preserve existing physical features through site design and create inviting landscaped areas.

Inviting landscaped areas include those that:

- ❖ Include street trees listed on the City's Approved Street Tree List, or other trees approved through the ADR permitting process;
- ❖ Include plantings that are maintained to not obstruct walkways or limit pedestrian movement;
- ❖ Do not include nuisance species, which are chiefly those with thorns, spines, spinose teeth, or prickles, and;
- ❖ Do not include any species included on the State or County noxious weed lists

The City maintains all referenced lists at City Hall and can provide them, on request.



Landscaping & Site Treatment



Design landscape treatments that enhance architectural features, strengthen vistas, and provide shade. This can be accomplished by:

- ❖ Installing landscaping in a manner that frames views of vistas. When landscaping to frame views of vistas, applicants are encouraged to select deciduous species.
- ❖ Using landscaping to add depth, texture, or interruption to a building façade; or
- ❖ Through other methods of designing landscape treatments to enhance architectural features, strengthen vistas, and provide shade



Landscaping & Site Treatment



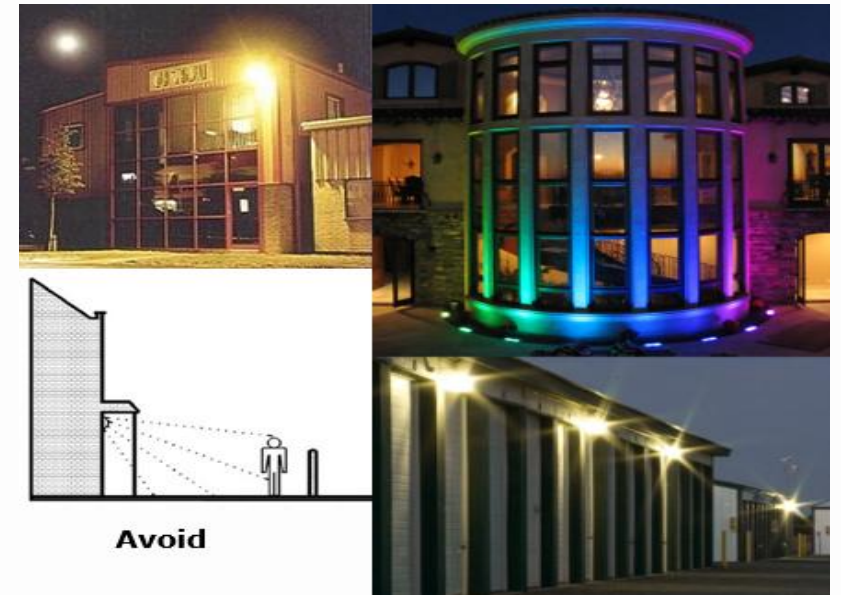
Provide screening of service areas using landscaping, fences, walls, or a combination thereof. In this context, service areas shall be considered "screened" provided an opaque fence of at least 6-feet in height, or similar vegetative or structural screening, separates the service area from public view.



Landscaping & Site Treatment

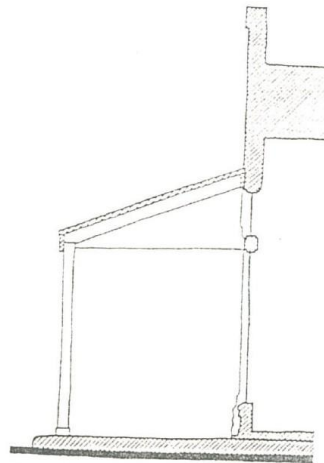
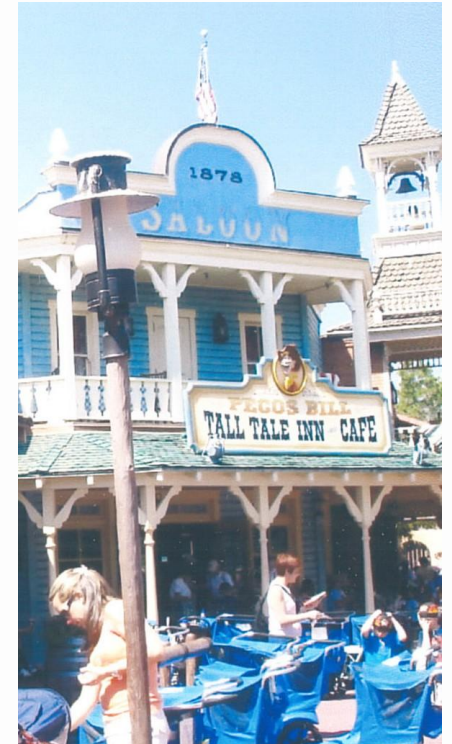
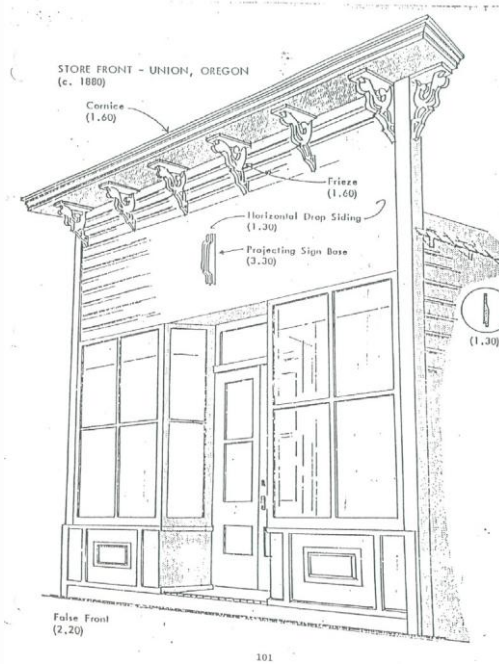
Provide exterior lighting that is subtle and attractive and that enhances the building and site. This can be achieved by:

- ❖ Shielding light sources so that light bulbs do not extend below the horizontal plane of the bottom of the shield, or
- ❖ On lighting affixed to structures, directing light at an angle toward the structure.
- ❖ Selecting lighting era-appropriate lighting fixture styles. Lighting fixture styles representative of the early 20th century typify Orting's adopted architectural theme and are encouraged; these include carriage lamp fixtures and gaslights of wrought iron and glass.

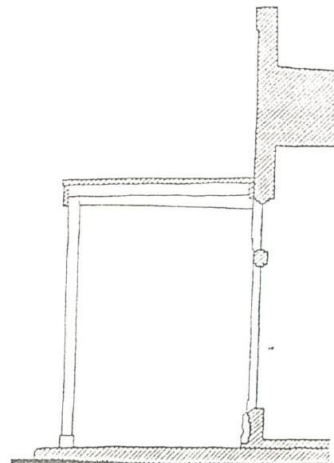


Building Design

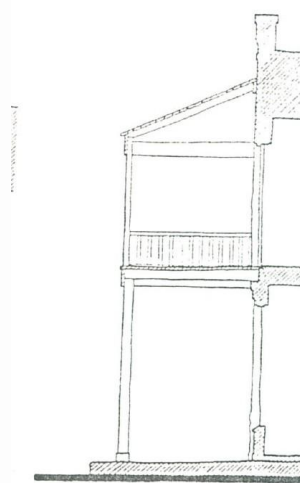
Represent Western and Victorian architecture of the 1800s and early 1900s by using wooden fronts, porches, cornices, and wooden post-supported canopies.



Post-supported awning



Post-supported canopy



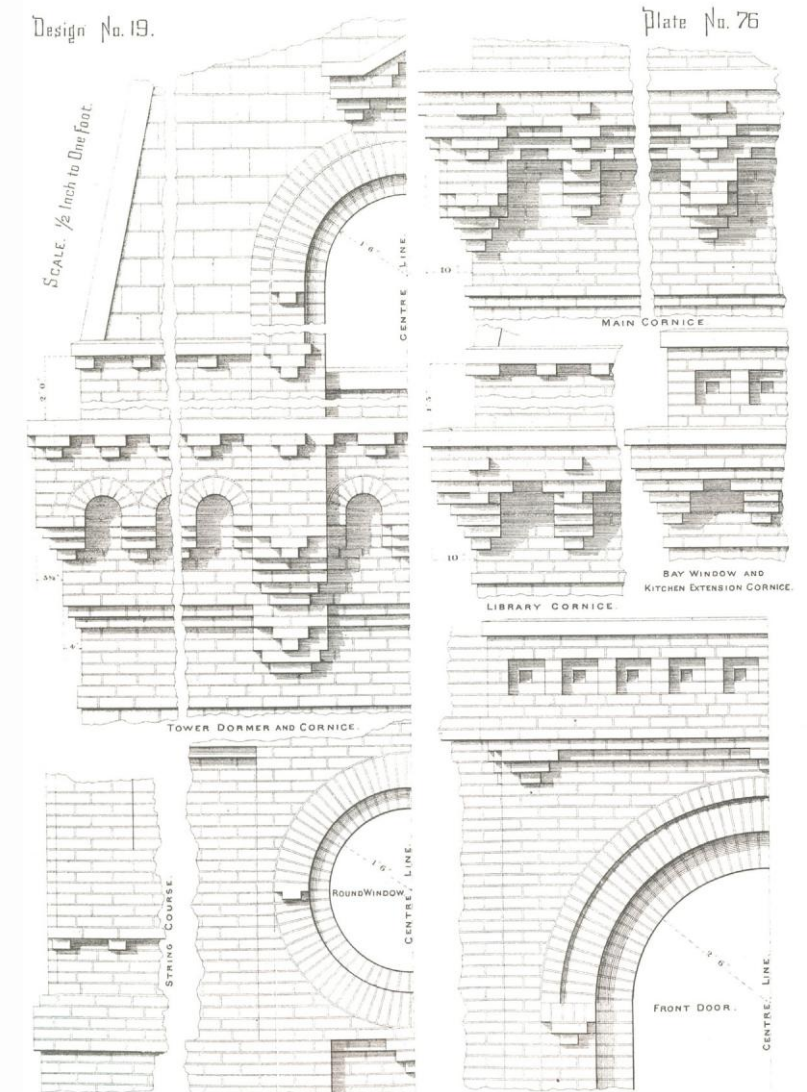
Two-story porch



Building Design



Use other building materials that complement the Western and Victorian architectural style such as masonry, brick, and stone.



Building Design



Avoid the use of materials that have the look and texture of being pre-fabricated or industrial. These materials include, but are not limited to: particle board, T1-11, chipboard, and metal siding.



Building Design

Construct commercial and public buildings on-site. Avoid the use of factory-built structures for commercial and office uses.



Avoid



Building Design

Design buildings with front facades that provide a well-proportioned and interesting three-dimensional spatial quality. In this context, "well-proportioned and interesting" can be achieved by incorporating one or more of the following:

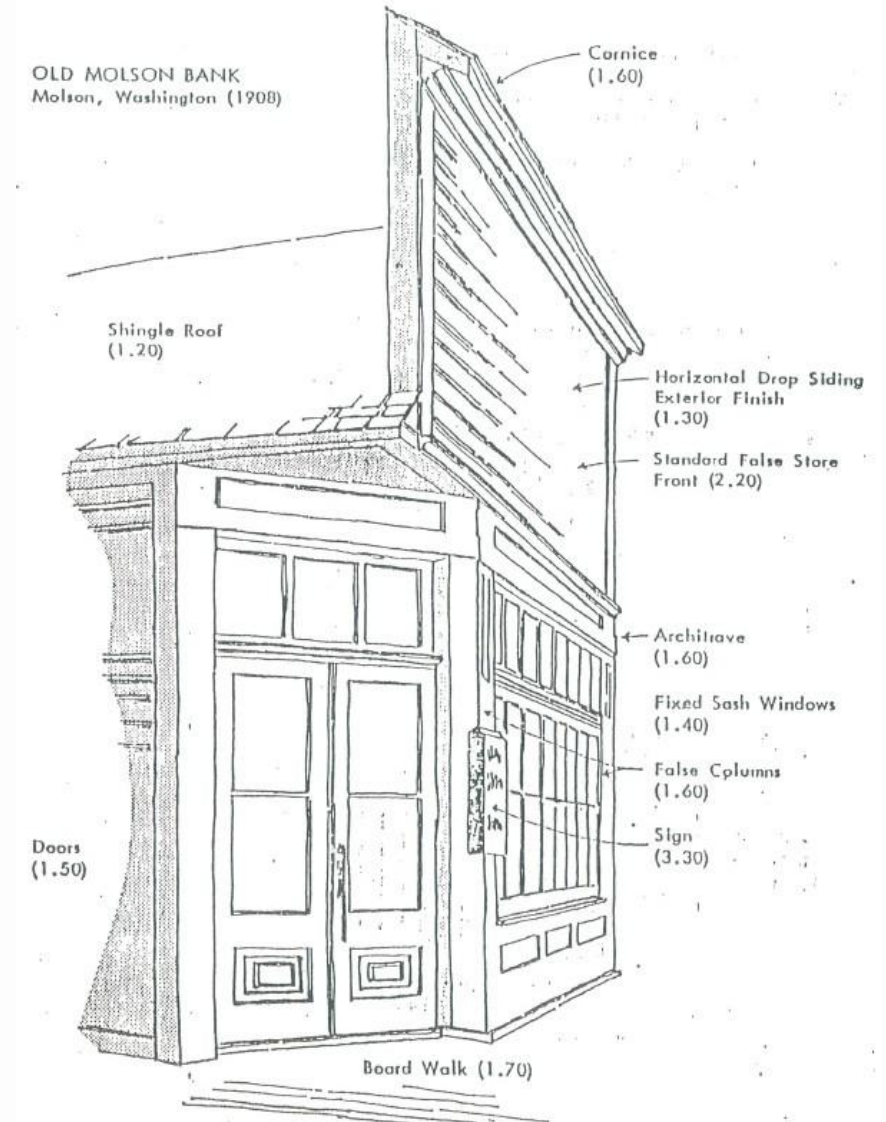
- ❖ Horizontal or vertical shifts.
 - ❖ A façade may not exceed 80-feet in length without a horizontal shift in the building footprint measuring one-tenth of the façade length. A shift alteration in the roof design shall accompany horizontal shifts.
 - ❖ No single run of ridge, cornice, or fascia (excluding eaves) may exceed 80-feet in length without a five-foot transition in height. Cupolas and other minor projections above roof lines do not meet the vertical shift requirement.
- ❖ Visual terminus to tops of buildings.
 - ❖ A roof must have a minimum 4/12 pitch with eaves extending at least 2-feet beyond exterior building walls, or must be a flat roof with projecting cornices.
- ❖ Use false fronts to enhance the front façade of low-rise buildings with flat or gables rooflines.
- ❖ Other methods of designing the building to be well-proportioned and interesting.



Building Design

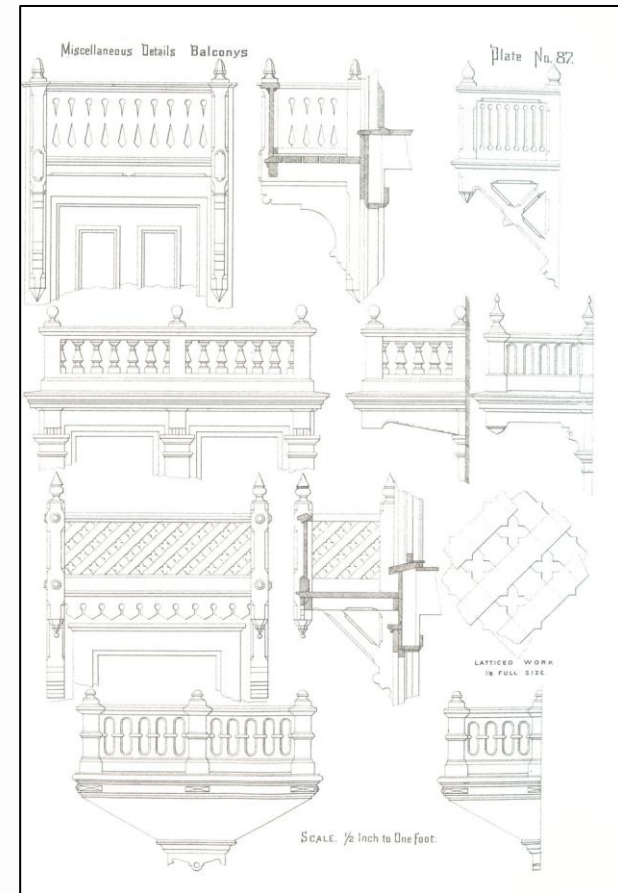
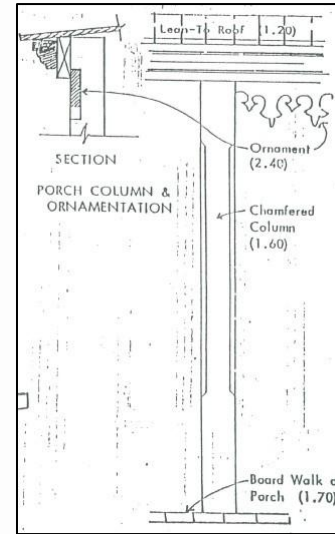
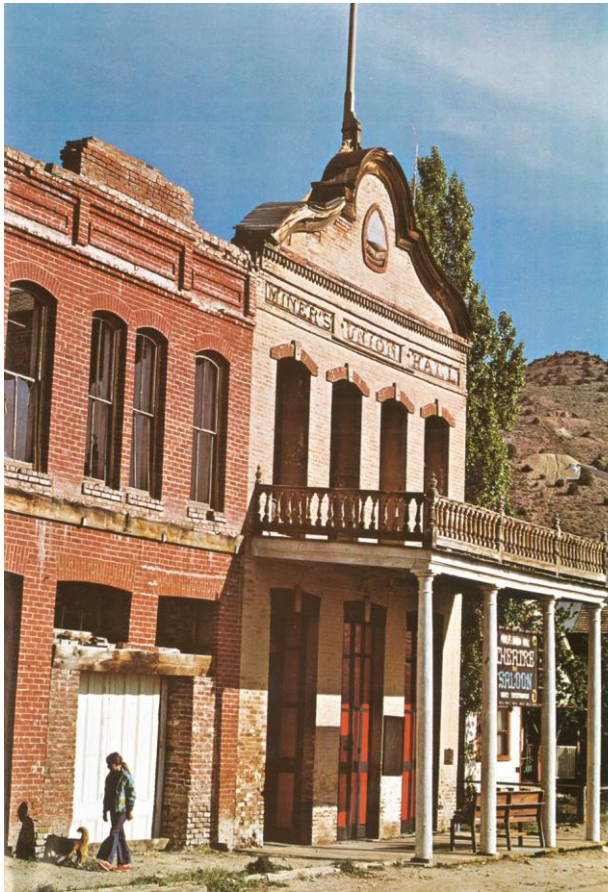
Design buildings so that all visible facades are compatible and complement the front façade. This can be achieved by:

- ❖ Maintaining alignment of horizontal elements along facades, including window heights, windowsills, moldings, or height of commercial ground floor space.
- ❖ Using building materials, colors, textures, and other design features similar to the front façade.
- ❖ Incorporating other design solutions that create compatibility among all building facades.



Building Design

Use period materials such as wooden columns and shake shingle on porches, awnings, and marquees.



Enhance design with use of ornate banisters and trim.

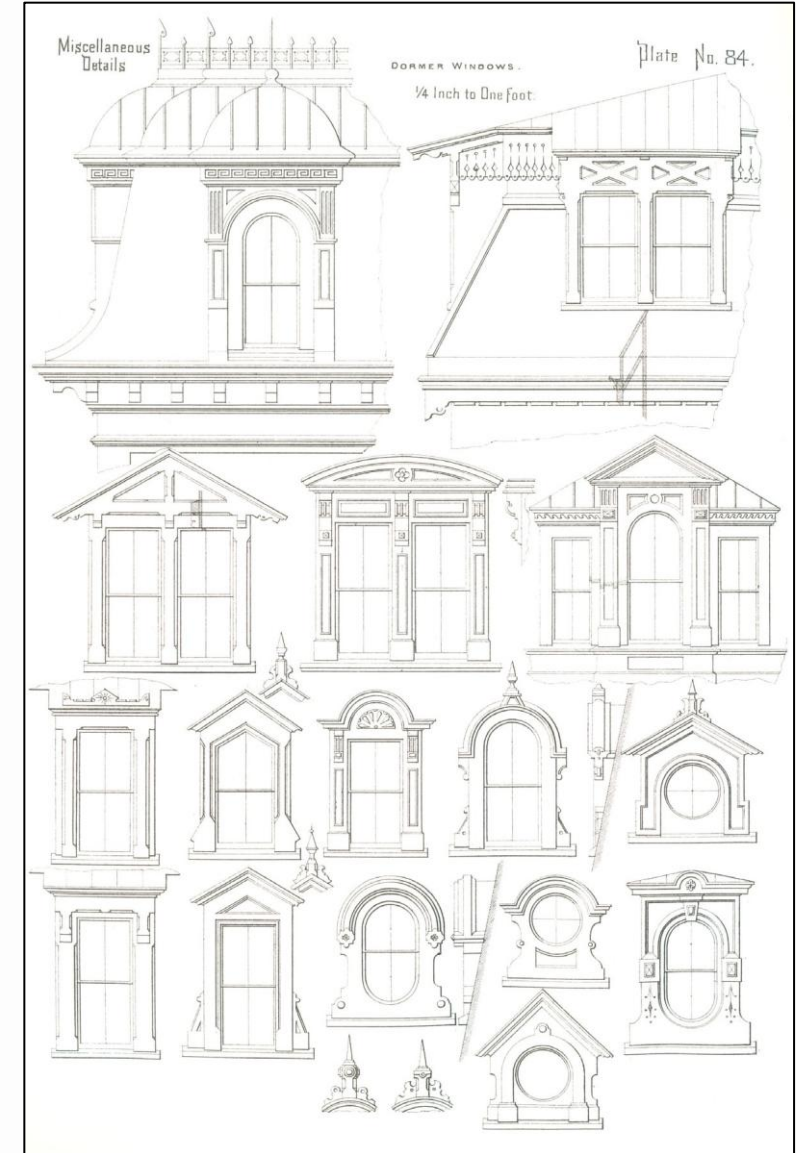


Building Design

Use windows of a shape and size that reflect Western and Victorian architectural design. These include:

- ❖ PC – do we want to just say “akin to the windows exhibited on this page”? Or does anyone have more specific size/shapes that we should expect in building designs?

Enhance with decorative pediments and sills.



Use colors that are harmonious with adjacent buildings and characteristics of colors used in the early 1900s. City Planning staff maintain a color palette of acceptable colors for use in Orting; reproduction of colors on this page is approximate. Refer to approved City of Orting color palette.



Building Design

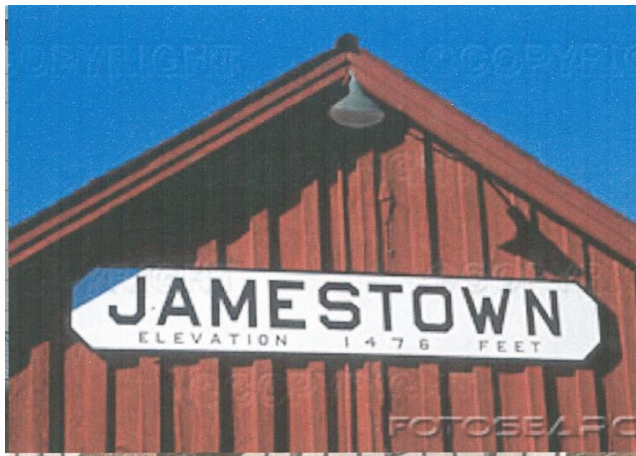


Use a variety of detail, form, and siting to provide visual interest and avoid monotony.



Signs

Integrate the size, design, and placement of signage with the Western and Victorian architectural design theme. **Need to add context at PC meeting after discussion with PC.**



Signs

Use these listed fonts or fonts that are similar in design.

Circus: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Country Fair: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Barnum Style: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Horndon: A A B C D E F G H I J J K L M N O P Q R S T U V W X Y Z

Goldmine: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Graphis Extra Bold: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Ornamental Halfblock: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

PTBarnum: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z



Signs

Use these listed fonts or fonts that are similar in design.

Rodeo: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

Romantique No. 5: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

Signboard Gothic: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

Stencil: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

Windsor Extra Bold Condensed: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

Windsor Ultra Heavy: **A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**



Signs



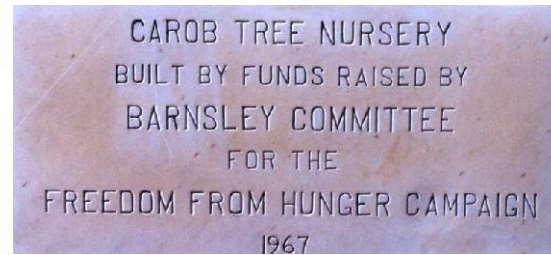
Avoid



Avoid visual clutter by limiting the size of signage to prescriptive requirements set forth in OMC Chapter 13-7. ~~minimizing the number and size of signs while still providing a clear and concise message.~~



Signs



Although most exterior signs are subject to design review, some signs are exempt including flags and insignias, commemorative plaques, window signs, and temporary signs.



Signs



Avoid

Avoid the use of illuminated exterior signs.

Use indirect lighting to illuminate sign surfaces.

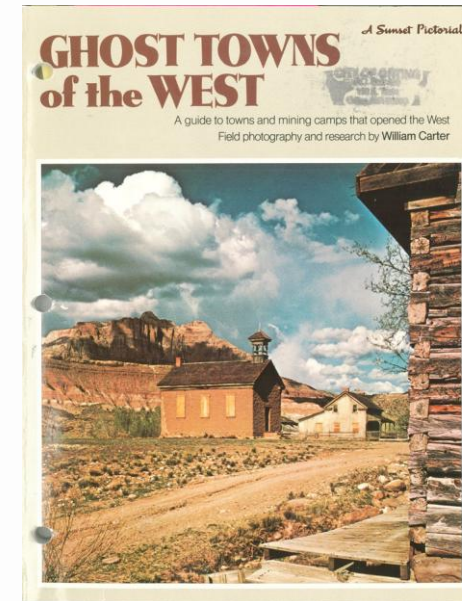
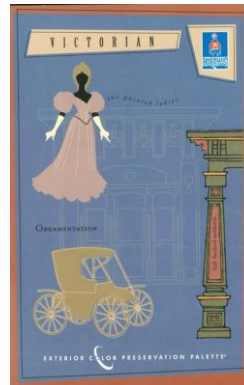
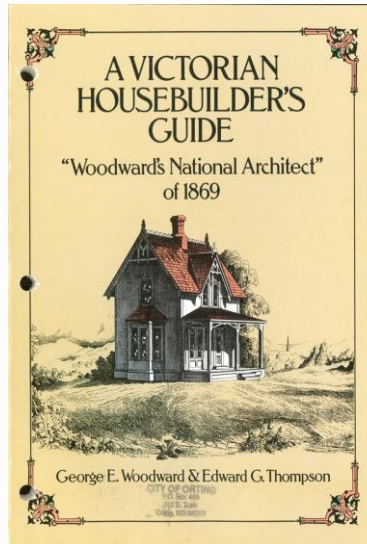


Additional Resources

Examples of this architectural style may be found in the following publications:

1. "The History of the Town of Orting", Alice Rushton. Warren's Printing and Graphic Arts Center, Olympia, WA.
2. "Historic Preservation of Tacoma", City of Tacoma, Department of Community Development, Tacoma, WA. 1979.
3. "Ghost Towns of the West", William Carter, Sunset Publishing Corporation, Menlo Park, Calif. 1992.
4. "A Victorian Housebuilders Guide", George E. Woodward and Edward G. Thompson, Dover Publications, Inc., 31 E. 2nd St., Mineola, NY 11501. 1988.

These publications, exterior color charts and similar related reference works are available at the Orting City Hall for review use by applicants and by the public.



Approvals

The applicant has the burden of proving that the proposed design meets the ~~criteria described above~~ design standards set forth in OMC 13-10-1(D). Information regarding the design review process and design standards are codified in OMC Chapter 13-10.





DRAFT 2025/2026 WORKPLAN
PLANNING COMMISSION

APPROVED: [DATE]
REVISED: [DATE]

ITEM	DESCRIPTION	2025				2026				2027			
		1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR
Work Plan Items		J F M	A M J	J A S	O N D	J F M	A M J	J A S	O N D	J F M	A M J	J A S	O N D
Present summary of new legislation	Present summary of 8 key bills (HB 1096, HB 1183, HB 1491, SB 5184, SB 5509, SB 5559, SB 5571, SB 5611)		X										
· HB 1293 - Design Regulation Update													
· HB 1998 - Co-living	Implementation Deadline: December 31, 2025				X								
Conduct SEPA threshold review	Only as needed												
Set Planning Commission Public Hearings (statutory notice)	Prepare legal notice per FMC and state law; post to website and bulletin board												
Hold Planning Commission Public Hearing (required)	Conduct hearing per requirements.Accept public comment as required.												
Adopt resolutions and recommend to Council	Add to Council packet for discussion												
Set City Council Public Hearing (statutory notice)	City Clerk to notice to TDI, website and post to bulletin												
Hold City Council Public Hearings	Conduct hearing per requirement. Accept public comment as required.												
Council adoption by ordinance	Present to Council for adoption												
· HB 1096 – Lot Splitting Reform · SB 5509 – Childcare Center Siting · SB 5559 – Unit Lot Subdivision Streamlining · SB 5571 – Regulating exterior cladding materials	Implementation Deadline: July 27, 2027											X	
Conduct SEPA threshold review	Only as needed												
Set Planning Commission Public Hearings (statutory notice)	Prepare legal notice per FMC and state law; post to website and bulletin board												
Hold Planning Commission Public Hearing (required)	Conduct hearing per requirements.Accept public comment as required.												
Adopt resolutions and recommend to Council	Add to Council packet for discussion												
Set City Council Public Hearing (statutory notice)	City Clerk to notice to TDI, website and post to bulletin												
Hold City Council Public Hearings	Conduct hearing per requirement. Accept public comment as required.												
Council adoption by ordinance	Present to Council for adoption												
· SB 5611 – Streamlining and clarifying local governments' land use permitting workloads	Implementation Deadline: January 28, 2028												X
Conduct SEPA threshold review	Only as needed												
Set Planning Commission Public Hearings (statutory notice)	Prepare legal notice per FMC and state law; post to website and bulletin board												
Hold Planning Commission Public Hearing (required)	Conduct hearing per requirements.Accept public comment as required.												
Adopt resolutions and recommend to Council	Add to Council packet for discussion												
Set City Council Public Hearing (statutory notice)	City Clerk to notice to TDI, website and post to bulletin												
Hold City Council Public Hearings	Conduct hearing per requirement. Accept public comment as required.												
Council adoption by ordinance	Present to Council for adoption												
· HB 1491 – Transit-Oriented Development	Implementation Deadline: December 31, 2029												
Conduct SEPA threshold review	Only as needed												
Set Planning Commission Public Hearings (statutory notice)	Prepare legal notice per FMC and state law; post to website and bulletin board												
Hold Planning Commission Public Hearing (required)	Conduct hearing per requirements.Accept public comment as required.												
Adopt resolutions and recommend to Council	Add to Council packet for discussion												
Set City Council Public Hearing (statutory notice)	City Clerk to notice to TDI, website and post to bulletin												
Hold City Council Public Hearings	Conduct hearing per requirement. Accept public comment as required.												
Council adoption by ordinance	Present to Council for adoption												
· HB 1183 – Concerning building code and development regulation reform Mandates setback/height flexibility for retrofits and Passive House projects.	Implementation Deadline: June 30, 2030												
Conduct SEPA threshold review	Only as needed												
Set Planning Commission Public Hearings (statutory notice)	Prepare legal notice per FMC and state law; post to website and bulletin board												
Hold Planning Commission Public Hearing (required)	Conduct hearing per requirements.Accept public comment as required.												
Adopt resolutions and recommend to Council	Add to Council packet for discussion												
Set City Council Public Hearing (statutory notice)	City Clerk to notice to TDI, website and post to bulletin												
Hold City Council Public Hearings	Conduct hearing per requirement. Accept public comment as required.												
Council adoption by ordinance	Present to Council for adoption												
Tree Canopy Study	Establish a Tree Canopy Advisory Committee?												
Sign Code Updates/Amendments													
Design Standards													
Whittier Elementary School Replacement Project													