

1 **Draft Town Center Permitted Uses Requirements**
2 **For Discussion at December 17, 2019 Planning Commission Meeting**

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5 **Chapter 18.18 Definitions**
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7 **18.08.035 Active ground floor uses.**

8 “Active ground floor uses” means a use that promotes an active pedestrian environment on the ground
9 floor of a mixed use, commercial, office, or residential building, and includes retail establishments,
10 restaurants, catering, arts and craft studios, brew pubs, salons, day spas, health clubs and exercise
11 studios, professional services offices, medical and dental offices, and other uses determined to be
12 substantially similar by the Director or through development agreement proposals.
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14 **18.08.105 Artisanal/craft production and retail.**

15 “Artisanal/craft production and retail” means small-scale on-site production and/or assembly of arts,
16 crafts, foods, beverages, or other type of product involving the use of small-scale equipment and/or hand
17 tools and involving limited outdoor storage of materials, equipment, or products when such storage is
18 decoratively treated or otherwise integrated into the building or site design.
19

20 **18.08.107 Assisted housing.**

21 “Assisted housing” means housing in a building consisting of two or more dwelling units or sleeping units,
22 restricted to occupancy by at least one senior citizen per unit, which may include support services such
23 as food preparation and dining areas, group activity areas, medical supervision, and similar.
24

25 **18.08.131 Automobile-oriented retail sales of food and commodities.**

26 “Automobile-oriented retail sales of food and commodities” means businesses that are oriented to
27 automobiles (drive-throughs, drive-ins) as well as businesses that are primarily for the purpose of sales,
28 service, or repair of automobiles such as parts shops, auto body shops, oil change shops, garages,
29 gasoline/fuel stations, and similar uses.
30

31 **18.08.265 Cultural, entertainment, and/or recreational facility.**

32 “Cultural, entertainment, and/or recreational facility” means a facility providing cultural, entertainment,
33 and/or recreational services, including but not limited to: theaters, performing arts centers, museums, play
34 facilities, dance studios, health clubs and physical fitness facilities.
35

36 **18.08.270 Day care.** ((NOTE: This is a revision to the existing definition.))

37 “Day care,” “family day care,” and “adult day care” means a facility used for providing the regularly
38 scheduled on-premises care of children or adults for less than a 24-hour period. A Type I day care facility
39 is a ~~single-family residence used for the of~~ facility providing care for 12 or fewer children or adults. A Type
40 II day care is a facility providing care for more than 12 children or adults.
41

42 **18.08.XXX Framework.** ((NOTE: Update if document title changes.))

43 “Framework,” including “Town Center Framework Design Guidelines,” means the set of recommendations
44 and requirements entitled “Town Center Design Guidelines Framework” adopted by the Lake Forest Park
45 City Council pursuant to [ORDINANCE OR RESOLUTION NUMBER], including amendments and
46 addenda thereto.
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48

1 **18.08.351 Hotels and temporary lodging.**

2 "Hotels and temporary lodging" means a facility providing lodging and related services for a charge,
3 typically for a period of one (1) month or less, and includes inns, residence or extended-stay hotels, and
4 bed and breakfasts.

5
6 **18.08.565 Public market.**

7 "Public market" means an indoor or outdoor market consisting of two or more independent vendors, with
8 each vendor operating independently from other vendors, for the purpose of selling farm-grown or home-
9 grown produce, food prepared off-site or on-site, artisanal or craft products including alcoholic beverages,
10 flowers, plants, or other similar perishable goods and/or new wares, used goods, or merchandise.

11
12 **18.08.599 Retail sales and services.**

13 "Retail sales and services" means a commercial use or enterprise providing goods, food, commodities,
14 and/or services directly to the consumer, whose goods are available for immediate purchase and removal
15 from the premises by the purchaser and/or whose services do not meet the definition of "professional
16 offices."

17
18 **18.08.600 Retirement home.** ((NOTE: This repeals an existing definition.))
19 *[REPEALED]*

20
21 **Chapter 18.42 Town Center**

22
23 **18.42.020 Permitted uses**

24 A. The following uses are permitted in the TC zone, subject to the general provisions as set forth in
25 this title, except where modified by this chapter:

- 26 1. Accessory uses – on-site.
- 27 2. Artisanal/craft production and retail subject to 18.42.035.X.
- 28 3. Assisted housing facilities.
- 29 4. Business offices and uses rendering professional, personal, and instructional services
30 subject to 18.42.035.X.
- 31 5. Cultural, entertainment, and recreational facilities.
- 32 6. Day care facilities – Type I and Type II subject to 18.42.035.X.
- 33 7. Essential public facilities.
- 34 8. Freestanding parking structures subject to 18.42.XXX.
- 35 9. Government buildings and uses.
- 36 10. Hotels and temporary lodging.
- 37 11. Instructional institution.
- 38 12. Micro-mobility programs including bicycle sharing and scooter sharing and related
39 infrastructure.
- 40 13. Multiple-family dwelling units.
- 41 14. Public markets/farmers markets.
- 42 15. Public utilities.
- 43 16. Retail sales and services subject to 18.42.035.X

44
45 B. Uses not listed. Uses not listed above may be authorized through a development agreement.

46
47 **18.42.035 Limitations on use.**

48 A. Artisanal/craft production and retail.

- 49 1. Artisanal/craft production and retail establishments shall be open to the public and shall
50 include a retail/eating/drinking/tasting component that occupies a minimum of 10 percent
51 of usable space.
- 52 2. Artisanal/craft production and retail establishments shall provide street frontage at
53 sidewalk level, a well-marked and visible entrance at sidewalk level, or similar prominent
54 pedestrian access.

- 1 3. All production, processing, and distribution activities shall be conducted within an
2 enclosed building.
- 3 4. Outdoor storage of materials, equipment, products, or similar items incidental to the
4 production and sale of artisanal or craft goods is prohibited except when the storage
5 meets the following conditions:
 - 6 i. Outdoor storage of materials, products, or similar items incidental to the
7 production of artisanal or craft goods shall be fully-enclosed and shall be
8 designed in a decorative, aesthetically attractive manner and integrated into the
9 site or building design in a way that contributes to the pedestrian experience and
10 Town Center character.
 - 11 ii. Outdoor storage of equipment used in manufacturing artisanal or craft goods is
12 not allowed.
- 13 5. Applicable state licenses or permits are required for the operation of an artisanal/craft
14 production and retail establishment.
- 15 6. The following annual production limits apply to artisanal or craft production of alcoholic
16 beverages:
 - 17 i. 100,000 gallons per year for a distillery;
 - 18 ii. 15,000 barrels per year for a brewery or cidery;
 - 19 iii. 5,000 cases per year for a winery.
- 20
- 21 B. Business offices and uses rendering professional, personal, and instructional services.
 - 22 1. On-site vehicle or tool rentals and similar uses are prohibited.
- 23
- 24 C. Day care facilities – Type I and Type 2.
 - 25 1. A City of Lake Forest Park business license is required pursuant to LFPMC 5.02.030.
 - 26 2. Day care facilities shall comply with all building, fire safety, and health codes.
- 27
- 28 D. Retail sales and services and other nonresidential uses.
 - 29 1. Commercial or other nonresidential uses shall be separated from residential uses by
30 soundproof materials or suitable architectural features to reduce noise impacts on the
31 residential portion of the building.
 - 32 2. Individual commercial or nonresidential uses shall contain no greater than 60,000 square
33 feet of gross floor area per use. The following exceptions apply:
 - 34 i. Freestanding parking structures meeting requirements in LFPMC 18.42.XXX.
 - 35 ii. Government buildings and uses.
 - 36 iii. Other uses may exceed the size limitations when authorized by a development
37 agreement.
 - 38 3. The following uses are not permitted as a retail, commercial, or other nonresidential use
39 in the TC zone: auto service stations, sale of gasoline or other fuels, and car washes,
40 repair or sale of heavy equipment, boats, tires and motor vehicles, sale of alcohol for
41 on-premises consumption except in a restaurant or artisanal/craft production and retail
42 space with appropriate licensing from the State of Washington.