



**CITY OF DUPONT**  
Planning Commission  
1700 Civic Drive, DuPont, WA 98327  
Telephone: (253) 964-8121  
[www.dupontwa.gov](http://www.dupontwa.gov)

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Chair, Jeff Foe  
Vice-Chair, John Colvin

**March 11, 2024**

**6:30 PM**

**AGENDA**

		Page
1.	<b>CALL TO ORDER</b>	
2.	<b>ROLL CALL</b>	
3.	<b>PUBLIC COMMENTS (SEE INSTRUCTIONS BELOW)</b>	
4.	<b>APPROVAL OF AGENDA</b>	
5.	<b>APPROVAL OF MINUTES</b>	
5.1.	Minutes of February 12, 2024	
5.2.	Minutes of February 26, 2024	3 - 5
	<a href="#"><u>Minutes of February 12, 2024</u></a>	
	<a href="#"><u>Minutes of February 26, 2024</u></a>	
6.	<b>UNFINISHED BUSINESS</b>	
6.1.	Old Fort Lake Subarea Plan update	6 - 21
1.	Recap and follow up from Feb 26 Meeting	
2.	○ Proposed revision to Bluff Trail	
2.	○ Revised Land Use Map (drafts)	
2.	Review Draft Parking Standards	
3.	Review Goals and Policies	
4.	○ Land use	
4.	○ Housing	
4.	○ Capital Facilities & Utilities	
4.	Review draft Zoning Chapter	
a.	<a href="#"><u>Draft Future Land Use Map- Concept F &amp; G</u></a>	
b.	<a href="#"><u>Draft Goals and Policies-Combined</u></a>	
c.	<a href="#"><u>c. 20240307 Draft Chapter 25.71 Zoning</u></a>	
7.	<b>NEW BUSINESS</b>	

7.1. Kick-off Comprehensive Plan Periodic Update

**8. PUBLIC COMMENT**

**9. PLANNING COMMISSIONERS' COMMENTS**

**10. ADJOURNMENT**

*To attend the meeting remotely, call into the Zoom meeting, dial **1-253-215-8782**, and enter Webinar ID: **850 1524 0585** and Passcode: **242281** or use the following link:*

*<https://us02web.zoom.us/j/85015240585?pwd=Yitxajl5OW5XQ2tnSm5YUWIHSkxLUT09> and Passcode: **242281**.*

*To provide public comment, detailed instructions are located at the following link:*

*<https://www.dupontwa.gov/DocumentCenter/View/6137/Public-Comment-Instructions---Agencies---Rev-10172022-PDF>*

*The public may watch the meeting live on "YouTube" at the following link:*

*[https://www.youtube.com/channel/UCI-nrLK1wNfpq3\\_CeNJw40A](https://www.youtube.com/channel/UCI-nrLK1wNfpq3_CeNJw40A). A recording of the meeting can be found on the same site following the meeting.*



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### **MEETING MINUTES** **Monday, February 12, 2024**

**No meeting occurred due to technical equipment issues.**

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Chair, Jeff Foe

Date

**DRAFT**



## CITY OF DUPONT

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### SPECIAL MEETING MINUTES Monday, February 26, 2024

**Call to Order:** Chair Foe called the meeting to order at 5:33pm.

**Roll Call:** Chair Foe, Vice-Chair Colvin, Commissioners, Chase, Thakor, Burlison, Lynch, Schou and Henry(Alt).

**Staff Present:** Public Services Director, Kincaid, and Administrative Specialist, Howald

#### Public Comments

None

#### Approval of the Agenda

A motion was made and seconded to approve the agenda (Colvin/Chase); 7/0, motion carried.

#### Approval of the Minutes

A motion was made and seconded to approve the January 22, 2024, Minutes, (Thakor/Schou); 7/0, motion carried.

#### Unfinished Business

Director Kincaid offered thanks to the Commissioners for coming in for an early Special Meeting due to cancellation of the previous meeting due to technical equipment difficulties. Ms. Kincaid explained this meeting will continue the focus on the Old Fort Lake Subarea Update.

Director Kincaid introduced Mr. Shawn Lewis from the Steilacoom Historical School District and informed of the need for another school with the additional population. Through the public outreach, and mapping exercises, a tentative area was chosen. Since then, there has been an opportunity to discuss with the school district as to where a good location for a school might be located.

Mr. Lewis, Assistant Superintendent, spoke regarding potential sites for a future elementary school in the Old Fort Lake Subarea.

Director Kincaid introduced Ms. Lisa Klein, AHBL, consultant to the City as planning staff, and presented a powerpoint presentation beginning with a recap of the Stakeholder Roundtable discussion, with listing a few of the attendees including the Golf Course, landowner, Nisqually Tribe, School District, Historical Society and such.

Ms. Klein provided a recap from the January 22, 2024 meeting including commissioner feedback and comments from the Roundtable Meeting and proceeded to the staff's proposed revision to the bluff trail.

Director Kincaid explained the Albatross concept map presented at Roundtable meeting and the previously discussed concept map was overlaid and some designations were moved.

Discussion continued with the proposed revisions to the Draft Proposed Future Land Use Map -Concept E, review of the Updated Definitions and Updated Zoning Table Uses.

Discussion of Parking Standards was begun and will continue at another meeting.

Question and discussion periods occurred throughout the presentation.

Ms. Kincaid informed the next meeting will be March 11<sup>th</sup> at 6:30pm and the topics that will be of discussion.

**Public Comments**

Murry Hutchins, GCH, professional planner, acknowledged the work of the Commissioners and offered resources and insight from developers point of view.

**Planning Commissioners Comments**

Commissioner Chase suggested some kind of documentation be provided for the February 12, 2024 meeting to document it was scheduled but was cancelled due to technical equipment issues.

Chair Foe offered appreciation for everyone's hard work and participation.

**Adjournment**

Chair Foe adjourned the meeting at 8:16pm.

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Chair, Jeff Foe

Date

*Please note that the minutes from Advisory Commission Meetings are not verbatim.*

# Old Fort Lake Subarea Plan

Draft Proposed Future Land Use Map - Concept F

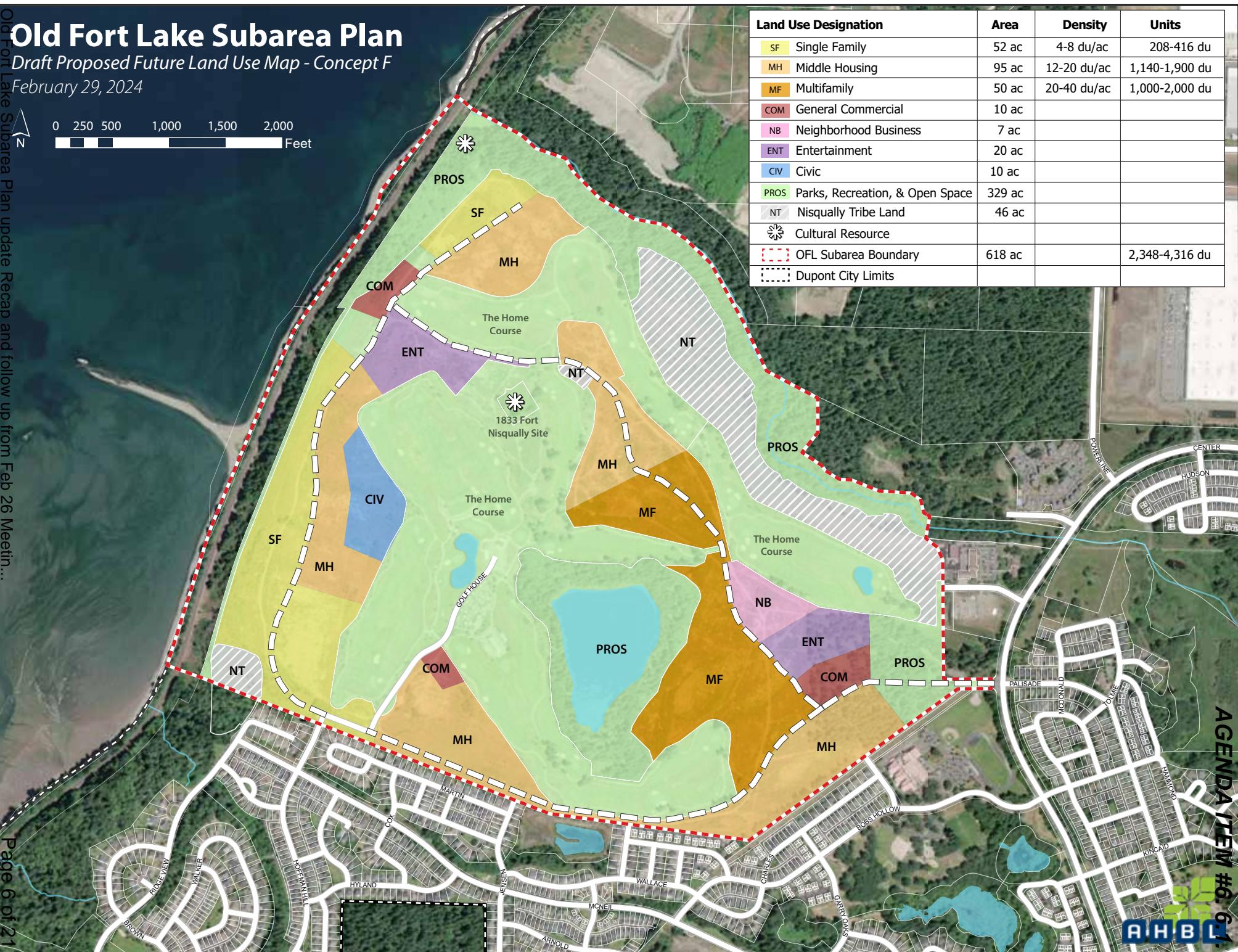
February 29, 2024

Old Fort Lake Subarea Plan update Recap and follow up from Feb 26 Meeting...

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0 250 500 1,000 1,500 2,000 Feet

Land Use Designation	Area	Density	Units
SF Single Family	52 ac	4-8 du/ac	208-416 du
MH Middle Housing	95 ac	12-20 du/ac	1,140-1,900 du
MF Multifamily	50 ac	20-40 du/ac	1,000-2,000 du
COM General Commercial	10 ac		
NB Neighborhood Business	7 ac		
ENT Entertainment	20 ac		
CIV Civic	10 ac		
PROS Parks, Recreation, & Open Space	329 ac		
NT Nisqually Tribe Land	46 ac		
Cultural Resource			
OFL Subarea Boundary	618 ac		2,348-4,316 du
Dupont City Limits			



AGENDA ITEM #6.6

AHBL

# Old Fort Lake Subarea Plan

Draft Proposed Future Land Use Map - Concept G

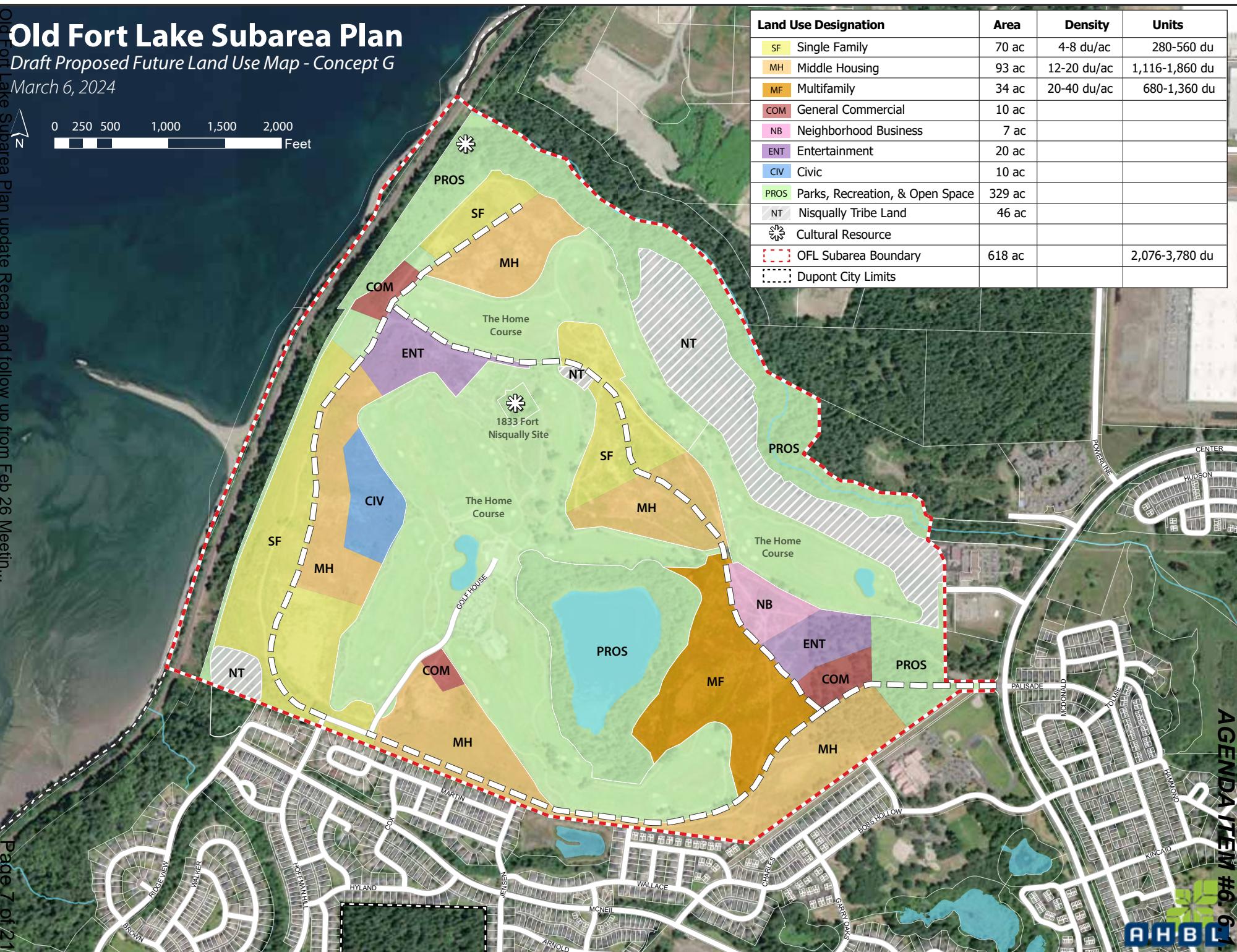
March 6, 2024

Old Fort Lake Subarea Plan update Recap and follow up from Feb 26 Meeting...

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0 250 500 1,000 1,500 2,000 Feet

Land Use Designation	Area	Density	Units
SF Single Family	70 ac	4-8 du/ac	280-560 du
MH Middle Housing	93 ac	12-20 du/ac	1,116-1,860 du
MF Multifamily	34 ac	20-40 du/ac	680-1,360 du
COM General Commercial	10 ac		
NB Neighborhood Business	7 ac		
ENT Entertainment	20 ac		
CIV Civic	10 ac		
PROS Parks, Recreation, & Open Space	329 ac		
NT Nisqually Tribe Land	46 ac		
Cultural Resource			
OFL Subarea Boundary	618 ac		2,076-3,780 du
Dupont City Limits			



AGENDA ITEM #6.6

AHBL



## PROJECT MEMO



**TO:** City of DuPont Planning Commission **DATE:** March 7, 2024  
**FROM:** Barb Kincaid and **PROJECT NO.:** 2220649.30  
 Lisa Klein, AHBL **PROJECT NAME:** Old Fort Lake Subarea Plan Update  
**SUBJECT:** Land Use and Housing –DRAFT Goals and Policies

This memo provides a draft of the Land Use Goals and Policies reflecting comments from the Planning Commission. These goals and policies, together with the other Subarea goals and policies, serve to bring to life the vision for the Subarea:

*"The vision for the Old Fort Lake Subarea is to plan for a range of residential, employment and recreational opportunities that are sustainable and embody DuPont's high quality of life, character, and its rich history while preserving natural resources and emphasizing the surrounding beauty of the area."*

### Proposed Land Use Goals and Policies

**Goal LU-1 Plan for public amenities such as parks and trails that take advantage of Puget Sound views and provide connections to historic and cultural resource areas. Ensure that the bluff trail and viewpoints are accessible to all.**

LU 1.1 Emphasize public views and access to the shoreline via public trails and trail connectivity.

**Goal LU-2 Strategically plan for a range of sustainable commercial and entertainment-related uses that provide jobs and offer goods and services that respond to the needs of the City's residents while drawing visitors.**

LU 2.1 Plan for a range of high-intensity commercial uses that are attractive and inviting.

LU 2.2 To support economic viability, locate the commercial areas near higher residential density areas.

LU 2.3 Plan for a range of low intensity commercial uses that provide a for a variety of personal services, offices and small scale light manufacturing at a neighborhood scale that is distinctly separate from the high intensity commercial area.

LU 2.4 Plan for hotel and entrainment type uses that create a draw to the subarea and expands the Home Course Golf Course usership and opportunities for tournaments.

LU 2.5 Prohibit light industrial, warehouse and heavy manufacturing type uses from locating in the Subarea.

**Goal LU-3 Plan for civic and public uses that support the public health, safety and welfare of the subarea.**

- LU 3.1 Provide opportunities for the development of a cultural/community center, convention center, cultural/historic interpretive center or other public facilities.
- LU 3.2 Plan for a future 10-acre school site in the Subarea to service the new children within the subarea. Coordinate with the Steilacoom Historic School District on the optimal location for a new school that supports their planning efforts.
- LU 3.3 Plan for future public safety needs in accordance with the Capital Facilities Plan.

**Goal LU-4 Minimize nuisances and impacts to protect residential uses and adjacent properties.**

- LU 4.1 Minimize the adverse visual, odor, fumes, and noise impacts of mechanical equipment, utility cabinets and other service areas at ground and roof levels to protect residential uses and adjacent properties by requiring enclosures and/or screening.
- LU 4.2 Minimize light pollution and ensure that functional lighting contributes to the character and safety of the streetscape and does not disturb adjacent developments and residences.
- LU 4.3 Promote lighting practices and systems to conserve energy, decrease dependence on fossil fuels, and limit greenhouse gas emissions.

**Goal LU-5 Promote sustainable and energy-efficient site and building design.**

- LU 5.1 Promote building and lighting practices and systems to conserve energy, decrease dependence on fossil fuels, and limit greenhouse gas emissions.
- LU 5.2 Apply the defined Wildland-Urban interface areas standards to the Old Fort Lake Subarea.
- LU 5.3 Support the use of low-impact development techniques throughout the subarea for the infiltration of stormwater in small-scale facilities such as bioretention ponds, rain gardens and other methods.
- LU 5.4 Comply with the Citywide Comprehensive Plan goals and policies related to addressing Climate Change.
- LU 5.5 Comply with the Citywide Comprehensive Plan goals and policies related to addressing tree canopy.
- LU 5.6 Comply with the Citywide Comprehensive Plan goals and policies related to water-wise landscaping standards to reduce water use.

**Goal LU-6 Plan for a range of uses in the subarea while recognizing the environmental constraints associated with the Department of Ecology Consent Decree.**



## PROJECT MEMO



**TO:** City of DuPont Planning Commission **DATE:** March 7, 2024  
**FROM:** Barb Kincaid and **PROJECT NO.:** 2220649.30  
 Lisa Klein, AHBL **PROJECT NAME:** Old Fort Lake Subarea Plan Update  
**SUBJECT:** Land Use and Housing –DRAFT Goals and Policies

This memo provides a draft of the Housing Goals and Policies.

### Proposed Housing Goals and Policies

**Goal H-1 Strategically plan for a range of housing types and densities that meets the state-mandated growth targets while protecting DuPont's high quality of life and community character.**

H1.1 Plan for a housing density in the Subarea that exceeds the growth targets in anticipation of future density mandates. It should be anticipated that additional/new housing will be provided in other areas of the City.

**Goal H-2 Develop new zoning and design standards for housing that conform to the requirements of Washington State legislation while reflecting the City's existing residential character.**

H 2.1 Plan for and accommodate housing that is affordable to all economic segments.

H 2.2 Develop design standards requiring architectural details such as porches and garages setback from building fronts while minimizing costs that will be passed on to future buyers.

H 2.3 Ensure new zoning and design standards strategically plan for compatibility with adjacent uses.

H 2.4 Ensure new housing is buffered from the adjacent Home Course Golf Course to protect people and structures from errant golf balls.

H 2.5 Require parks and recreation areas associated with housing development that are owned and maintained by the Homeowner's Association; are usable, safe and inviting; and of a size that is commensurate with the City's established level of service.

H 2.6 Ensure the new housing design standards for middle housing are not more stringent than standards for single family housing.

H 2.7 Encourage multifamily development to meet the City's housing needs and to foster a compact and diverse community.

H 2.8 Allow for up to two accessory dwelling units on all lots that are located in land use designations that allow for single family homes as required per RCW36.70A.680 and 681.

**Goal H-3 Conform to the DuPont Comprehensive Plan Housing Element Goals and Policies specifically for housing affordability, housing supply and inventory, social equity, and population growth.**

H 3.1 Consider additional tools to incentivize housing affordability, such as Multifamily Tax Exemptions, streamlining the permitting process, and others, when a covenant is recorded preserving the affordability for a minimum of 50 years.

H 3.2 Modify DMC 25.85 Affordable Housing Incentives Program as needed to comply with current Growth Management Act requirements for housing affordability.

**DRAFT**



Project Memo  
Old Fort Lake Subarea Plan Update  
2220649.30  
March 7, 2024

Old Fort Lake Subarea Plan update Recap and follow up from Feb 26 Meetin...

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## PROJECT MEMO



**TO:** City of DuPont Planning Commission **DATE:** March 7, 2024  
**FROM:** Barb Kincaid and **PROJECT NO.:** 2220649.30  
 Lisa Klein, AHBL **PROJECT NAME:** Old Fort Lake Subarea Plan Update  
**SUBJECT:** Capital Facilities and Utilities - DRAFT Goals and Policies

This memo provides a draft of the Capital Facilities and Utilities Goals and Policies.

### Proposed Capital Facilities Goals and Policies

**CF Goal 1 Plan for the provision and development of roads, water system, wastewater and storm drainage systems, parks, civic facilities and police and fire protection that are adequate to meet the needs of the Subarea at full development.**

- CF 1.1 Require that individual development projects are constructed consistent with the Subarea Plan in terms of infrastructure, open space, and land usage.
- CF 1.2 Require developers to plan their utility infrastructure to allow for future blocks to develop within the subarea.
- CF 1.3 Require developers to construct roadway access to their properties within the subarea; ensure that all development proposals are designed in a way to accommodate the future roadway and trail networks as illustrated in the Old Fort Lake Subarea Plan.
- CF 1.4 Remain “grant-ready,” by maintaining partnerships with service providers to enhance “in-kind” and regional participation, keeping capital facilities plans current, and ensuring that local plans are consistent.
- CF 1.5 Obtain rights-of-way and easements to ensure that future access and utilities can be provided to all development properties within the subarea.

**CF Goal 2 Ensure that public facilities necessary to support new development are available and adequate concurrent with the development.**

- CF 2.1 Apply the levels of service standards as adopted in the Comprehensive Plan for all development within the Old Fort Lake subarea.
- CF 2.2 Require developers to construct and/or fund capital facilities that are needed to meet City concurrency standards.
- CF 2.3 Explore additional funding sources and strategies to ensure long-term infrastructure maintenance within the subarea.
- CF 2.4 Work with the school district to coordinate the development of a new school to coincide with anticipated residential development.

**CF Goal 3 Celebrate the subarea’s cultural sites through enhancement and education.**

- CF 3.1 Create funding plans for the preservation and enhancement of the Wilkes Observatory, the 1833 site, Old Fort Lake, and other cultural and historic features.
- CF 3.2 Create development plans for cultural sites that include public access, informational signage, viewing areas, and visitor structures.

## **Proposed Utilities Goals and Policies**

### **U Goal 1 Ensure utilities are available for development.**

- U-1.1 Coordinate with utility providers at early stages in project planning and the development review process.
- U-1.2 Design and install utilities with sufficient capacity to meet anticipated land use intensity.
- U-1.3 Plan for an accessible utility infrastructure system that provides for practical connections; to the greatest extent practical, require that water, wastewater and storm drainage lines are developed within public rights-of-way.
- U-1.4 Review the utilities capacity on an annual basis to ensure there is long-term capacity to support future uses within the subarea; identify any potential service deficiencies and work with service providers to adequately plan for future demand.
- U-1.5 Seek funding sources for infrastructure to support development within the subarea.

### **U Goal 2 Provide adequate sanitary sewer system concurrent with development.**

- U-2.1 Coordinate with Pierce County to provide sanitary sewerage service to the residents and businesses of the subarea.
- U-2.2 Require all new development (excluding remote open space buildings) to connect to a public sanitary sewer system.
- U-2.3 Design new sanitary sewer systems to service the future demand that is anticipated from the Old Fort Lake Future Land Use Plan.

### **U Goal 3 Provide potable water to the subarea.**

- U-3.1 Provide an efficient and adequate water supply to the residents and businesses of the subarea.
- U-3.2 Require all new development (excluding remote open space buildings) to connect to a public water system.
- U-3.3 Design new potable water systems to service the future demand that is anticipated from the Old Fort Lake Future Land Use Plan.
- U-3.4 Explore opportunities to reduce potable water use including low-flow appliances/fixtures/toilets, water reuse and rainwater harvesting, and drought tolerant landscaping.

### **U Goal 4 Minimize erosion by enforcing stormwater management from start through completion of development.**

- U 4.1 Require that future development comply with the City's adopted stormwater management program.
- U 4.2 Determine applicable low impact development (LID) best management practices (BMPs) during the planning stages for new projects as required by the City's stormwater management program.
- U 4.3 Design landscaping and planting areas as key components of a site's water quality stormwater strategy; create landscaping plans that reduce and/or eliminate the need for fertilizers and chemicals.
- U 4.4 Encourage development to conduct rainwater harvesting for irrigation and reuse purposes.

U 4.5 Conduct timely updates to the City's stormwater management program to compile with periodic amendments to the Department of Ecology Stormwater Management Manual for Western Washington.

**DRAFT**



Project Memo  
Old Fort Lake Subarea Plan Update  
2220649.30  
March 7, 2024

Old Fort Lake Subarea Plan update Recap and follow up from Feb 26 Meetin...

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Draft March 11, 2023

The following is new text or Planning Commission review to be inserted at the beginning of the OFL Subarea Zoning & Design Standards Chapter 25.71.

## **Chapter 25.71**

# **Old Fort Lake Subarea Zoning & Design Standards**

### **Purpose & Applicability**

#### **25.71.000      Purpose and Applicability.**

The Old Fort Lake Subarea Zoning and Design Standards are the official land use regulations guiding development within the Old Fort Lake subarea. The code is adopted under Chapter 35A.63 RCW and mandated in RCW 36.70A.040 and is consistent with the state's Growth Management Act, the Old Fort Lake Subarea Plan, and the DuPont Comprehensive Plan to serve the public health, safety and welfare, to provide for orderly planned use of land resources, and to further the policies of the Subarea Plan. This code helps implement the subarea plan, which may be used to help interpret this code but does not itself regulate land uses. All land uses and development activities within the subarea must comply with the applicable requirements of this code, including requirements of the applicable land use district, with one exception. Approximately 46 acres of land within the subarea is owned by the Nisqually Tribe and has not been allocated a future land use or zoning designation. When development of the Tribe's property is planned, the Old Fort Lake Subarea Plan will need to be amended and a zoning designation determined through a public process.

#### **25.71.010      How the provisions of this chapter are applied.**

This chapter provides use, bulk regulations, and design standards that are based on the zoning district and type of use proposed. Generally, DMC Section 25.71.000 - 270 is applicable to all development in the Subarea; DMC Section 25.71.300 - 650 is applicable to all new multifamily, commercial and non-residential development. Section DMC 25.71.700 – 711 is applicable to Single Family and Middle Housing use types.

#### **25.71.040      Relationship to other codes.**

Where the zoning and design standards of DMC 25.71 conflict with provisions in any other section of the Dupont Municipal Code (DMC), the zoning and design standards prevail unless otherwise noted. One exception: Where these design standards conflict with applicable Wildland-Urban Interface standards, the Wildland-Urban Interface standards apply.

## **Zoning Regulations**

### **25.71.100 Purpose.**

These zoning regulations implement the vision, goals and policies of the Old Fort Lake Subarea Plan. The Old Fort Lake Subarea is intended to provide a range of residential, commercial, entertainment and recreational opportunities that is sustainable, embodies DuPont's high quality of life, existing character and its rich history. The subarea includes the following zoning designations:

- 1) Single-Family (SF): This zoning designation intends to provide for detached single family and duplex uses at a base density of two units per lot. Attached units can be on their own fee-simple lot, or all on one lot.
- 2) Middle Housing (MH): This zoning designation intends to provide for attached housing types from two to six units that meet the definition of Middle Housing in DMC 25.10 Definitions. Attached units can be on their own fee-simple lot, or all on one lot.
- 3) Multifamily (MF): This zoning designation intends to provide for higher density housing in buildings greater than 6 units. The buildings may be no taller than 45 feet, not including underground parking structures.
- 4) Neighborhood Business (NB): This zoning designation is intended to provide for smaller scale commercial type uses that serve the subarea and city residents, such as retail and restaurants, personal service uses, light manufacturing buildings no greater than 50,000 SF, professional and medical offices and banks and credit unions.
- 5) Commercial (COMM): This zoning designation is intended to provide for higher intensity commercial uses such as retail spaces, restaurants, commercial recreation that may draw from a larger region.
- 6) Entertainment (ENT): This zoning designation is intended to provide for entertainment and recreation type uses such as hotels, commercial recreation, retail, restaurants, community and cultural centers. These uses may draw visitors from the region and serve to support the adjacent golf course use.
- 7) Civic (CIV): This zoning designation is intended to provide for public and quasi-public uses such as schools, public parks, convention centers, community and cultural centers, churches and public utilities.
- 8) Parks, Recreation and Open Space (PROS): This zoning designation is intended to provide for recreational uses and open space that implement the goals and policies of the subarea plan.

### **25.71.110 District map.**

[Insert approved Zoning Map]

### **25.71.120 Uses permitted in Old Fort Lake Subarea zones.**

## A. Use Regulations

Land uses allowed within the Old Fort Lake Subarea are identified in Table 25.71.120(A).

- (a) A "P" in Table 25.71.020(a) indicates that the specific use is a permitted use.
- (b) An "A" in Table 25.71.020(a) indicates that the specific use is permitted as an accessory use to other uses within the district. Where an "A," a slash (/), and a letter are displayed in the table (e.g., A/P), the use may be permitted as an accessory use or established as a standalone use subject to the corresponding review procedure (indicated by the "P" or "C").
- (c) A "C" in Table 25.71.020(a) indicates that the specific use is a conditional use.
- (d) A blank in Table 25.71.020(a) indicates that the specific use is prohibited in the subdistrict.

<b>DMC Table 25.71.120(A)</b> <b>Old Fort Lake Subarea</b> <b>Use Table<sup>1</sup></b>								
Use Type	SF	MH	MF	NB	ENT	COM	CIV	PROS
<b>Residential Use Types</b>								
Detached Single-Family	P							
Duplex	P	P						
Accessory Dwelling Unit(s)	P							
Middle Housing		P	P					
Multifamily (Apartments)			P					
Assisted Living facility			C					
Adult retirement community	C	C	P					
Adult Family Homes	P	P	P					
Home occupations	A	A	A					
Family day care	P	P	P					

<sup>1</sup> Further Land Use Restrictions. Some uses may be restricted based on a State of Washington Department of Ecology Consent Decree and/or private restrictive covenant. These uses may only be allowed when not prohibited/restricted by a consent decree and/or restrictive covenant. The applicant shall demonstrate compliance as part of the land use and/or building permit review.

<b>DMC Table 25.71.120(A)</b> <b>Old Fort Lake Subarea</b> <b>Use Table<sup>1</sup></b>								
Use Type	SF	MH	MF	NB	ENT	COM	CIV	PROS
<b>Civic/Public Use Types</b>								
Schools	C	C	C				P	
Churches	C	C	C				P	
Public Parks, Open Space and Recreation <sup>2</sup>							P	P
Public Uses other than Parks and schools							P	C
Convention Center					A		P	
Community and Cultural Services less than 30,000 SF				P	P		P	C
Electric Vehicle Charging Stations	P	P	P	P	P	P	P	P
Public Utilities	P	P	P	P	P	P	P	P
Quasi-Public Uses				P			P	
Wireless Communication Facilities	C	C	C	C	C	C	C	
Small Cell Facility	C	C	C	C	C	C	C	
Wireless Communication Facilities, attached	A	A	A	A	A	A	A	A
Accessory Wireless Communications Antennas	A	A	A	A	A	A	A	A
<b>Office/Neighborhood Business Use Types</b>								
Light Manufacturing (up to 50,000 SF)				P		C		

<sup>2</sup> Parks, recreation, and open space associated/required for residential development per the DMC, are permitted in the associated zoning districts for those types of uses.

<b>DMC Table 25.71.120(A)</b> <b>Old Fort Lake Subarea</b> <b>Use Table<sup>1</sup></b>								
<b>Use Type</b>	<b>SF</b>	<b>MH</b>	<b>MF</b>	<b>NB</b>	<b>ENT</b>	<b>COM</b>	<b>CIV</b>	<b>PROS</b>
Research and Development				P		C		
Nursing Homes with up to 180 beds			C	P				
Office				P		C		
Clinics				P		C		
Personal Services				P		P		
Automotive Repair				P		C		
Banks and Credit Unions				P		P		
<b>Commercial Use Types</b>								
Commercial Indoor and Outdoor Recreation			C	P	P	P		C
Automobile service station				C				
Retail Establishment (individual tenant spaces up to 20,000 SF)				P	P	P	P	
Retail Establishment (individual tenant spaces over 20,000 SF)				C	C	P		
Restaurants				P	P	P	P	
Restaurants with drive thru window (see prohibited uses)				C	C	C		
Food/Beverage Truck				P	P	P	P	P
Taverns				P	P	P		
Brewery				P	P	P		

<b>DMC Table 25.71.120(A)</b> <b>Old Fort Lake Subarea</b> <b>Use Table<sup>1</sup></b>								
<b>Use Type</b>	<b>SF</b>	<b>MH</b>	<b>MF</b>	<b>NB</b>	<b>ENT</b>	<b>COM</b>	<b>CIV</b>	<b>PROS</b>
Hotel (up to 150 rooms)					P			
Hotel (over 150 rooms)					C	C		
Child Day Care Centers				A/P	A/P	A/P	A/P	

(2) The following uses and development types are specifically prohibited in all zoning districts in the Old Fort Lake Subarea:

- (a) Drive-through facilities without seating for at least 15 percent of the restaurants total floor area
- (c) Fish processing and other animal rendering operations.
- (d) Vehicle sales.
- (e) Businesses such as wrecking yards, bulk fuel distributors, heavy equipment repair, mini-storage and like uses are prohibited.
- (f) Adult motel, adult motion picture theater, or adult cabaret.
- (g) Warehouse/distribution.

**25.71.130 Dimensional regulations for Old Fort Lake Subarea zoning districts.**

A. The dimensional standards of the zoning districts in the subarea are established pursuant to Table 25.71.130.A.

DMC Table 25.71.130.A Dimensional regulations per zoning district				
Zoning District	Maximum Building Height*	Front Yard Setback	Side Yard Setback	Rear Yard Setback
Single-Family (SF)	35 feet	See DMC 25.71.706.E		
Middle Housing (MH)	35 feet	See DMC 25.71.706.E		
Multifamily (MF)	45 feet	Depending on block frontage type, see DMC 25.71.400 - 480	See DMC Table 25.71.510.B	See DMC Table 25.71.510.B
Neighborhood Business (NB)	45 feet	Depending on block frontage type, see DMC 25.71.400 - 480	See DMC Table 25.71.510.B	See DMC Table 25.71.510.B
Commercial (COMM)	45 feet	Depending on block frontage type, see DMC 25.71.400 - 480	See DMC Table 25.71.510.B	See DMC Table 25.71.510.B
Entertainment (ENT)	45 feet; Hotels may be 50 feet	Depending on block frontage type, see DMC 25.71.400 - 480	See DMC Table 25.71.510.B	See DMC Table 25.71.510.B
Civic (CIV)	45 feet	Depending on block frontage type, see DMC 25.71.400 - 480	See DMC Table 25.71.510.B	See DMC Table 25.71.510.B
Parks, Recreation and Open Space	35 feet	Depending on block frontage type, see DMC 25.71.400 - 480	See DMC Table 25.71.510.B	See DMC Table 25.71.510.B

\*Height of a building does not include underground structured parking. Height is measured as defined in DMC 25.10.080.035.