



City of Lake Forest Park Street Frontage Regulation Code Amendments- **Introduction to Planning Commission**

PLANNING COMMISSION REGULAR MEETING

SEPTEMBER 9, 2025

Tonight's Introduction

Purpose: Amendments to the Lake Forest Park Municipal Code- Street Frontage Regulations

Planning Commission process, review, draft amendments, public hearing, and recommendation

Review of related existing definitions in LFPMC

Review of existing code sections regarding Minimum Street Frontage Regulations

Discussion as to reasons for amendments to Minimum Street Frontage Regulations

Discussion, questions, and next steps

Lake Forest Park Municipal Code (LFPMC)

- A municipal legal code is a collection of laws, or ordinances, passed by a local government, such as a city or county, to govern its specific jurisdiction. These codes are the primary source of law for local matters and cover a wide range of topics, including zoning, public safety, licensing, and ethics, and are enforced by the municipality itself.
 - The LFPMC consists of all the regulatory and penal ordinances and certain of the administrative ordinances of the city of Lake Forest Park, Washington, codified pursuant to the provisions of Revised Code of Washington (RCW).
 - Land Use and Zoning: regulations (not policy/Comp. Plan) on how land can be used and what types of buildings can be constructed.
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LFPMC AMENDMENT PROCESS- AMENDMENTS TO THE TEXT OF THE LAND USE CODE ARE CLASSIFIED AS A TYPE IV DECISION PURSUANT TO SECTION 16.26.030. TYPE IV PROPOSALS USUALLY WILL BE PREFACED BY A PUBLIC HEARING BEFORE AND RECOMMENDATION BY THE PLANNING COMMISSION.

Relevant Existing Definitions in LFPMC

18.08.400 Lot. “Lot” means a recorded plot, parcel or tract of land. If one or more lots are built upon as a unit of property, they shall be considered as a single lot. (Ord. 773 § 3, 1999)

18.08.410 Lot area. “Lot area” means the horizontal surface area within the recorded boundary lines of a platted lot, excluding those areas wholly or in part covered by water. (Ord. 773 § 3, 1999)

18.08.420 Lot width. “Lot width” means the average of the distance between the side lot lines measured at and along the front and rear setback lines. (Ord. 773 § 3, 1999)

Relevant Existing definitions in LFPMC (cont.)

18.08.430 Lot lines.

A. Lot Front Line. “Lot front line” means that lot line at which vehicular access is off of a public right-of-way, private street, access easement or tract;

B. Lot Rear Line. “Lot rear line” means a lot line which is opposite and most distant from the lot front line. For the purpose of establishing the lot rear line of a triangular or trapezoidal lot, or of a lot the rear line of which is formed by two or more lines, the following shall apply:

1. For a triangular- or gore-shaped lot, a line 10 feet in length within the lot and farthest removed from the lot front line and at right angles to the line comprising the depth of such lot shall be used as the lot rear line;
2. In the case of a trapezoidal lot, the rear line of which is not parallel to the front line, the lot rear line shall be deemed to be a line at right angles to the line comprising the depth of such lot and drawn through a point bisecting the recorded lot rear line;

C. Lot Side Line. “Lot side line” means any lot boundary line not a lot front line or a lot rear line.

Relevant Existing definitions in LFPMC (cont.)

18.08.440 Lot, panhandle. “Panhandle lot” or “flag lot” means a lot that is to the rear of another lot or lots and that has access via a narrow portion of the lot that extends to a public right-of-way or access tract. (Ord. 773 § 3, 1999)

18.08.620 Street. “Street” means a public or recorded private thoroughfare which affords primary means of access to abutting property. (Ord. 1310 § 1 (Exh. A), 2025; Ord. 773 § 3, 1999)

17.04.050.F. “Lot” means a fractional part of subdivided lands having fixed boundaries, ~~and~~ being of sufficient area, ~~and~~ dimension to meet minimum zoning requirements, ~~and having a~~ minimum development requirements. ~~75-foot frontage on a public right-of-way or a minimum 30-foot frontage on the circular portion of a cul-de-sac.~~ (Modified by Ord. No. 25-1309)

** There is no existing definition for Street Frontage in LFPMC*

Existing Code Sections Regarding Minimum Street Frontage

18.16.040 Street frontage. The minimum street frontage in an R-20 zone shall be 75 feet along a public street right-of-way. (Ord. 1310 § 1 (Exh. A), 2025; Ord. 773 § 3, 1999)

18.18.040 Street frontage. The minimum street frontage in an R-15 zone shall be 75 feet along a public street right-of-way. (Ord. 1310 § 1 (Exh. A), 2025; Ord. 773 § 3, 1999)

18.20.040 Street frontage. The minimum street frontage in an R-10 zone shall be 75 feet along a public street right-of-way. (Ord. 1310 § 1 (Exh. A), 2025; Ord. 773 § 3, 1999)

* No minimum street frontage regulation exists for the R-9.6, R-7.2, RM-3600, RM-2400, RM-1800, RM-900, BN, CC, Town Center, SG-LDR, SG-C, or SG-T Zoning Districts.

Existing Code Sections Regarding Minimum Street Frontage (cont.)

17.08.070 Lots – Lot line adjustment fee.

A. The sizes and shapes of **lots** shall be in conformance to any districting regulations effective in the area of the proposed subdivision.

B. The side lines of all **lots**, so far as possible, shall be at right angles to the street which the **lot** faces, or radial or approximately radial if the street is curved.

C. No **lot** shall be divided by a city boundary line.

D. All **lots** must have a minimum of 75 feet **frontage** on a public right-of-way.

E. The fee for a **lot** line adjustment shall be as established periodically by city council resolution. (Ord. 787 § 1, 1999; Ord. 439 § 11, 1989; Ord. 340, 1985; Ord. 337 § 8, 1984; Ord. 326 § 19, 1984)

Suggested Reasons for Amendments to Minimum Frontage Regulations

- Amend the regulations for R-20, R-15, and R-10 to be similar to the other zoning designations.
- Facilitate housing diversity to implement the Middle Housing and ADU policies and regulations adopted by the city.
- Add flexibility to design and layout of future lots when relatively larger lots are subdivided in the city.
- Allow use of panhandle, flag, or easement access designs for large lots in the R-20, R-15, and R-10 Zoning Districts.
- Increase design options for lot/property access.
- No amendments to or negative effect on critical area and tree regulations.

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Discussion/Questions & Next Steps

THANK YOU! AND THANK YOU PLANNING COMMISSIONERS FOR YOUR DEDICATION

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