



CITY OF LACEY
Community & Economic Development Department
420 College St SE
Lacey WA 98503
(360) 491-5642

OFFICIAL USE ONLY

Case Number: _____

Date Received: _____

By: _____

Related Case Numbers:

RESIDENTIAL DESIGN REVIEW APPLICATION

Type of Project: Single Family Duplex or Triplex Multi Family
 Accessory Dwelling Unit (ADU) Townhouse

OWNER NAME: _____

MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

TELEPHONE: _____

APPLICANT NAME*: _____

MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

TELEPHONE: _____

* The applicant is the person whom staff will contact regarding the application, and to whom all notices and reports shall be sent, unless otherwise stipulated by the applicant.

Street Address (if unaddressed provide subdivision name, parcel number or the City of Lacey Planning project number):

ASSESSOR'S TAX PARCEL NUMBER/LOT NUMBER: _____

SUBDIVISION NAME (IF APPLICABLE): _____

I/We are the owner(s) or contract purchaser(s) of the property involved in this application and the foregoing statements and answers contained in this application are true and correct to the best of my/our knowledge.

Signed: _____ Date: _____



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LMC 14.23.071 DESIGN CRITERIA FOR ACCESSORY DWELLING UNITS (ADU)

INTENT:

- To provide an attractive development that is complementary to the existing neighborhood.
- To address the functional components of design in the context of the needs of future residents and surrounding neighbors.

DESIGN APPLICATION CHECKLIST

The following materials must be submitted with your application. This checklist is to assist you in submitting a complete application. Please do not turn in your application until ALL ITEMS HAVE BEEN COMPLETED. If you have any questions, please contact the Department of Community Development at: 360-491-5642

GENERAL:

1. Application
2. Design Review Fee
3. Completed Design Review Supplemental
4. All items requested within the Supplement Application Form

PLANS (in addition to items requested in the supplemental application):

1. Site plan. An approved Site Plan with approval stamp is required containing the following information:
 - Scale and north arrow;
 - Address of site;
 - Vicinity map showing location of site and surrounding landmarks;
 - Property dimensions and names of adjacent roads;
 - Existing and finished grades at 2-foot contours;
 - Location and dimensions of existing and proposed structures with appropriate setbacks, parking dimensions, and driveways. Also, include ingress and egress patterns through the site with directional arrows.
 - Location of all trees on-site;
 - Location, dimensions and nature of any proposed easements or dedications;
 - Location, dimensions, and description of common open space and recreation areas.

2. Elevations. Complete elevations (of all sides of all buildings) of all proposed construction and related elevations of existing structures (if any) are required containing the following information:
 - Dimensioned elevations of building drawn at 1/8" – 1' or a comparable scale. Elevations should show the type of exterior materials.
 - Color and material finishes for exterior building and accessory structures;
 - Location and elevations of exterior lighting for building and parking areas.
 - Perspective drawings, photographs, color renderings or other graphics which accurately represent your proposed project.

DESIGN CRITERIA SUPPLEMENTAL: ACESSORY DWELLING UNITS (ADU'S)

The following criteria will be used to evaluate the design of your project. Carefully review the criteria and respond to each criterion (if appropriate), and describe how your plans and elevations meet the criteria. If the space provided for response is insufficient, attach additional pages to this form.

The following special design features shall apply to accessory dwelling units:

1. Please describe how the design of the ADU maintains the privacy of the adjacent residences. This can be accomplished through a combination of landscaping, screening, fencing, window décor and door placement to reduce the opportunity for the ADU to have direct visibility into the windows, porches and decks. **Response:**

2. Driveways for detached ADU's shall be consolidated with the existing driveway area. **Response:**

3. ADU's shall fit into the existing neighborhood, describe how the design of the ADU fits into the existing neighborhood and meets the following:
 - Roof breaks and pitch shall closely relate to the primary residence. Window proportions shall complement the accessory unit as well;
 - Exterior materials (roof, siding, trim) and color shall complement the primary residence;
 - In general, the roof ridge shall be higher then the accessory dwelling unit, except when the ADU is building onto the second story of an existing unit.

Response: _____

4. At least one parking space shall be provided for the ADU. The space may be provided under the unit, adjacent to the alley, or by on-street parking if available. Further, the primary dwelling unit must contain two parking spaces enclosed within the garage. **Described how the parking requirements are being met, also indicate the parking spaces on the submitted site plan:**

5. A pedestrian walkway from the street or alley to the primary entrance of the ADU shall be provided; the walkway may be shared with the driveway. **Response:**
