

# Thurston 2045 Code Changes

## OVERVIEW OF PROPOSED CHANGES

Attachment	Chapters Affected	Proposed Update(s)
<b>Attachment A</b>	Chapter 20.03	Updated definitions corresponding to all proposed code change topics as part of this update (Electric Vehicle Infrastructure, and Housing).
<b>Attachment B</b>	Chapter 20.30E (New)	<p>Military Compatibility Code Changes (Recommended under South Sound Military Community Partnership’s <a href="#">“Military Influence Area Overlay Report”</a>, 2019)</p> <ul style="list-style-type: none"> <li>• Establishment of Military Coordination &amp; Notice Area and procedures</li> <li>• Permit/Plat Notice of Military Impacts – notice to property owners of new permits and plats of on-going military impacts</li> <li>• Baseline regulations on light emissions that interfere with pilot vision</li> </ul>
<b>Attachment C</b>	(New) Chapter 20.55A (New) Chapter 20.55B (New) Chapter 20.55C	<p>Electric Vehicle Infrastructure</p> <p>Solar Energy Systems</p> <p>Alternative Energy Storage Systems</p>
<b>Attachment D</b>	Chapter 20.38	<p>Required Changes under state law, miscellaneous</p> <ul style="list-style-type: none"> <li>• Cottage Housing definition</li> </ul>
<b>Attachment E</b>	Title 18.47 Chapter 20.07 Chapter 20.08A Chapter 20.08C Chapter 20.08D Chapter 20.08E Chapter 20.09 Chapter 20.09A Chapter 20.09B Chapter 20.09C Chapter 20.09D Chapter 20.10A	<p>Housing related updates include multiple changes across the code to support a variety of housing types and reduce barriers, as well as reference changes. The following is a list of early considerations that may shift during the public review process.</p> <p><b>LAMIRDS</b></p> <ul style="list-style-type: none"> <li>• Permit manufactured homes</li> </ul> <p><b>Grand Mound Zoning District Changes</b></p> <ul style="list-style-type: none"> <li>• Consider increases to minimum and maximum densities in Residential 3-6/1, Residential 4-16/1, and Arterial Commercial</li> <li>• Changes to minimum and maximum density will depend on feasibility for capital facilities in the area; land analysis; etc.</li> </ul>



# ATTACHMENT A

## COMPREHENSIVE PLAN PERIODIC UPDATE – DEFINITIONS

*The proposed changes in this attachment include new and updated definitions associated with the code changes proposed as part of Thurston 2045 on topics including Electric Vehicle Infrastructure, Military Compatibility, and Housing.*

**I. Thurston County Code, Title 20 (ZONING), Chapter 20.03 – STRUCTURE, INTERPRETATIONS, AND DEFINITIONS, shall be amended to read as follows:**

### Chapter 20.03 – STRUCTURE, INTERPRETATIONS, AND DEFINITIONS

...

#### 20.03.040 Definitions.

...

1. Accessory Use. Accessory uses as permitted by this title are set forth in Chapter 20.34. An "accessory use" means a use or building which is clearly subordinate to and customarily found in association with a principal use.
2. Academic Schools. See "Schools, Academic."
- 2.5. "Adaptive management plan" means a plan which describes the process for necessary management decisions, but remains flexible to address uncertainties and unexpected impacts that may occur over time.
- 2.7. "Agricultural accessory use" means a use that shall predominantly serve the principal use of the farm, but may also serve other farms. It shall be considered accessory to an agricultural use if it is located on either the same lot or other lots that collectively or in singular comprise a principal use of a farm or farm held or leased by a farm manager or their immediate family.
- 2.7.3. "Agricultural composting" means on farm composting of agricultural waste resulting from the production of farm or agricultural products, including, but not limited to, wastes from the raising or growing of plants or animals, manure and animal bedding, and feedstock that contributes to the microbial degradation of organic agricultural wastes and the production of a nuisance-free finished product. Natural materials from land clearing activity are permitted feed stocks. Feed stocks used in agricultural composting shall not include wood pieces or particles containing paint, laminates, bonding agents or chemical preservatives such as creosote, pentachlorophenol, or copper-chrome-arsenate.

**Commented [MT1]:** All definitions are included because staff will consider renumbering the full list at the end of this process.

- 2.7.6. “Agricultural crop production facility” means the primary processing, packaging, and storage of agricultural products. Examples include fruit and vegetable packing and shipment plants, warehouses, fruit and vegetable cold storage plants, and other uses involved in the harvesting and primary processing of locally grown agricultural products.
- 2.8. “Agricultural home stay” means a farm or farmhouse that has eight or fewer guest accommodations such as standalone structures, tree houses, and campsites. The agricultural home stay must be located on and be a part of a farm that produces agricultural products as a primary source of income. Meals and light foods or snacks may be served to registered guests of an agricultural home stay at any time. The maximum length of stay shall be thirty days per visit and the maximum number of overnight guests per day shall be limited to sixteen.
- 2.9. “Agricultural land” means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees, timber and forest products, agroforestry products, aquaculture, or livestock, and that has long-term commercial significance for agricultural production.
- 2.9.3. “Agricultural product” means those plants and animals useful to humans and includes, but is not limited to, forages and sod crops, dairy and dairy products, poultry and poultry products, livestock, including breeding, grazing, and recreational equine use, fruits, vegetables, flowers, seeds, grasses, trees, freshwater fish and fish products, apiaries, equine and other similar products, or any other products which incorporates the use of food, feed, fiber, or fur.
- 2.9.5. “Agricultural services” means uses that support the agricultural industry and operate primarily outside an office setting. Typical uses include soil preparation and soil testing services, farm and farm labor management services, blacksmithing, farriers, landscape and crop fertilizing services, livestock veterinary services, and other commercial services which typically provide the personnel and equipment necessary to maintain agricultural productivity.
- 2.9.7. “Agricultural supply sales” means retail storage and sale of feed, grain, fertilizers, and small farming equipment sales, service, and repair. Accessory uses may also include retail sales of fencing, small domestic pets and livestock, and livestock and pet supplies and equipment.
- 3. “Agriculture” means the current employment of land for the primary purpose of obtaining a profit by raising, harvesting and selling crops or the feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. An individual agricultural use on a farm shall have its maximum square footage measured separately, one use to another. Agriculture includes:
  - a. Preparation, storage and disposal by marketing or otherwise of the products or by-products raised on such land for human or animal use.

- b. Current employment of land for the primary purpose of obtaining a profit by stabling or training equines including, but not limited to, providing riding lessons, training clinics, and boarding.
  - c. On-site construction and maintenance of equipment and facilities used for the activities described in this definition.
- 3.2 “Agritourism” means an enterprise generally located at a working farm, ranch, or other agricultural operation or facility, which is conducted for the enjoyment and education of visitors, guests or clients, and that generates income for the owner/operator. Agritourism is also the act of visiting a working farm/ranch or any agricultural or horticultural operation for the purposes of enjoyment, education or active involvement in the activities of the farm/ranch or agricultural operation that also adds to the economic viability of the agricultural operation. Agriculture or agricultural production must be the primary use of the land except as otherwise provided, pursuant to the standards and criteria established by Chapter 20.08G, Agritourism Overlay District (AOD). Uses permitted by that chapter are generally defined as agritourism uses within the AOD.
- 3.3. “Agritourism Overlay District (AOD)” means an overlay zoning district covering an area defined by the official Thurston County Zoning Map, which incorporates the standards of the underlying zoning district. The main goal of the AOD is to support local agriculture and provide alternatives to the conversion of farm land through sustainable rural economic development and empowering farmers to attempt new, entrepreneurial endeavors which augment, support and highlight local agriculture.
- 3.35 “Airport obstruction or interference” under Chapter 20.30E is any structure, object, or use of land the Joint Base Lewis-McChord (JBLM) Coordinating Official determines impedes operations at Joint Base Lewis-McChord, in any manner described in Section 20.30E.090.
- 3.4. “Animal production, boarding, and slaughtering” means commercial raising or boarding of animals or production of animal products, such as eggs or dairy products produced on-site, but excluding the slaughtering and processing of animals unless conducted in a mobile slaughter unit which is operated in accordance with local, state and federal regulations. Examples include grazing, ranching, dairy farming, commercial stables, and breeding programs.
- 3.4.5. “Aquaculture, fish processing, and hatcheries” means the raising, production and processing or sales of finfish, shellfish, or other aquatic or marine animal or plant species.
- 3.5 “Airport approach areas” means an imaginary surface longitudinally centered on the runway centerline, extending outward and upward from the end of the runway, and is based upon the type of approach available or planned for that runway end.
- 3.6 “Alteration” means change to, addition to, or modification of an existing use or physical structure that is beyond routine repair and maintenance but does not amount to total replacement. An alteration includes activity that requires a building permit.
- 3.65 “Alternative energy storage solution” is a system that stores energy generated from renewable sources such as solar, wind, or hydro power.
- 3.67 “ANSI” is the American National Standards Institute.

- 3.7 Antenna, WCF. "WCF antenna" means any exterior apparatus designed for telephonic, radio, data or internet communication through the sending and/or receiving of electromagnetic waves.
- 3.8 "Antenna support structure" means a tower, monopole, or other structure used to support radio, television, wireless communication (including pagers), or automated meter reading antennas and/or repeaters. It includes new or replacement utility poles that would exceed the height of adjacent poles for the purpose of providing sufficient elevation to accommodate antennas. It does not include existing buildings or other structures not specifically listed above that serve a primary function other than to support antennas (including, but not limited to, water tanks, existing utility poles, and light standards).
- 3.8.5. "Approval authority" means the director of the Thurston County Resource Stewardship Department, or his/her designee, for administrative permits.3.9"Art tourism" means the act of visiting a geographic region in order to visit, see and experience local art, art history, artists, craftspeople and culture.
4. "Arterial" means a street which is used primarily for through traffic, or which by its location will likely be needed for such use in the normal growth of the community, as defined by the adopted arterial street map.
- 4.5 "Athletic facility" means a building or place that is used for athletic training, fitness activities or sports-related activities.
5. "Automobile graveyard" means any lot or place which is exposed to the weather and upon which more than five motor vehicles of any kind incapable of being operated and not currently licensed are placed, located or found.
6. "Automotive and mechanical sales and services" means such uses as sales lots and buildings for new and used cars; farm implements; trailers and mobile homes; motor vehicle repair garages; and other similar uses.
7. "Automobile Service Station". See "Service station."
- 7.2 "Aviation use" means any runway, taxiway, connector, apron or heliport designed for the landing and taking off of aircraft, transfer of passengers and/or cargo, surface access, and other support facilities typically associated with airports, including: hangars, control towers, communication and maintenance facilities, operations area, airport fueling facilities, fixed-based operators (FBO) and passenger and cargo terminals (including retail and eating and drinking establishments located within a terminal or FBO building).
- 7.5 "Bare root nursery" means an area for the cultivation and propagation of trees, shrubs, and plants which are grown in the ground and not in containers.
- 7.7 "Bathroom" means a space containing a wash basin and a toilet. It may include a bathtub, or shower, or both.
- 7.8 "Battery(ies)" are a single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this law, batteries utilized in consumer products are excluded from these requirements.

7.9 “Battery energy storage system (BESS)” is a type of alternative energy storage solution that uses batteries to store electrical energy, not to include a stand-alone 12-volt car battery or electric motor vehicle. Can include Lithium-ion batteries, lead-acid batteries, flow batteries, and more.

a. Tier 1 BESS - Tier 1 Battery Energy Storage Systems have an aggregate energy capacity less than or equal to 600kWh and, if in a room or enclosed area, consist of only a single energy storage system technology.

b. Tier 2 BESS - Tier 2 Battery Energy Storage Systems have an aggregate energy capacity greater than 600kWh or are comprised of more than one storage battery technology in a room or enclosed area.

8. "Billboard" means a sign containing a commercial message which directs attention to a business, commodity, service or entertainment not sold or provided upon the premises where such sign is located or to which it is affixed. This does not include temporary signs not exceeding six square feet in size, directional signs authorized by the county under Section 20.40.038, or signs on licensed commercial vehicles which are not used as a stationary display. For purposes of this definition, "commercial message" means all direct and indirect advertisements for any transaction for profit involving merchandise, goods, commodities, articles or services, or a logo or other representation which calls attention to a business, product, service, or other activity.

8.5 "Bio-mass conversion" or "bio-mass energy production" means the controlled combustion, when separated from other solid waste and used for producing electricity, steam, or heat, of (1) Agricultural crop residues, (2) Bark, lawn, yard, and garden clippings, (3) Leaves, silvicultural residue, and tree and brush pruning, (4) Wood, wood chips, and wood waste, (5) pulp or paper materials, or (6) peat. Bio-mass conversion does not include the controlled combustion of solid waste materials such as sewage sludge, industrial sludge, medical waste, hazardous waste, or either high-level or low-level radioactive waste.

8.6 "Bio-mass facility" means a facility which uses a bio-mass conversion or bio-mass gasification process for the production of electricity, steam, or heat.

8.7 "Bio-mass gasification" means a technology that uses a non-combustion process to convert solid waste such as (1) Agricultural crop residues, (2) Bark, lawn, yard, and garden clippings, (3) Leaves, silvicultural residue, and tree and brush pruning, (4) Wood, wood chips, and wood waste, (5) pulp or paper materials, or (6) peat to a fuel for the purpose of generating electricity, steam, or heat.

9. "Boardinghouse" means a building, other than a hotel, where meals and lodging are provided for compensation to nontransient persons.

10. "Building" means any structure used or intended for supporting or sheltering any use or occupancy.

11. "Building front" means that one face or wall of a building which is to contain the main entrance(s).

12. "Building group" means a group of two or more main buildings and any uses accessory thereto, occupying a lot in one ownership and having any yard in common.

**Commented [MT2]:** New Info 2/10/25 - From PSE:

“For a dwelling unit application, a 13.5kWh storage system is typical. In this case, I could foresee either one or two of these 13.5kWh systems being needed.”

So, up to a 60 kWh system could be a small personal system to support up to 2 units. [MRSC](#) indicates 200 MWh as a threshold for differentiating large- and medium scale facility.

**Commented [MT3R2]:** Example of 600 kWh BESS:

<https://www.sunbeltrentals.com/equipment-rental/generators-and-accessories/75-kilowatt-600-kilowatt-hour-battery-energy-storage-system/1131175/>

13. Building Height. See "Height, Building."
14. Building, Principal. "Principal building" means a building in which is conducted the primary use of the lot on which it is situated.
- 14.5. "Buildings housing animals" means buildings and enclosed areas, such as stables, kennels, catteries, hen houses, barns or other structures or paddocks, that are designed or used to house animals. "Buildings housing animals" shall not include pastures for rotational grazing.
15. "Camp or recreation ground" means public or private recreational campgrounds that may include some recreational vehicle facilities, but not including travel trailer parks.
16. "Camping trailer" means a vehicular portable structure mounted on wheels constructed with collapsible, partial side walls of fabric, plastic or other pliable materials for folding compactly while being transported.
17. "Car wash" means a structure, or portion thereof, containing facilities for washing motor vehicles, using production-line, automated or semi-automated methods for washing, whether or not employing a chain conveyor, blower, steam-cleaning or similar mechanical devices.
- 17.5 "Caretaker" means a person engaged to look after or maintain property and who may reside on the subject property.
18. "Carport" means any space outside a building and contiguous or adjacent thereto, wholly or partly covered by a roof, and used primarily for the shelter of parked motor vehicles.
- 18.5 "Cell" is the basic electrochemical unit, characterized by an anode and a cathode, used to receive, store, and deliver electrical energy.
19. "Centerline" means a line lying midway between the side lines of a street right-of-way.
20. "Cluster subdivision" means a subdivision design with smaller lots than those allowed in conventional subdivisions to be clustered on a portion of a parcel, thereby providing open space areas at a minimum of twenty percent of the total site area (see Appendix Figure 2).
21. "Collector street" means a street other than an arterial which is used primarily for carrying street traffic to one or more arterials, and which is identified on the adopted arterial street map.
- 21.5 "Co-location" means WCF equipment affixed to or erected upon existing freestanding or remote freestanding WCFs or other communication towers.
22. "Commercial recreation" means any use of land for commercial recreation purposes, including, but not limited to, such uses as bowling alleys, billiard parlors, theaters, golf driving ranges and marinas.
- 22.8 "Commercial trade school" means a secondary school teaching skilled trades such as, but not limited to, automotive technology, culinary arts, real estate, and computer technology.
23. "Commercial uses" means and includes the providing of goods, merchandise or services for compensation, including, but not limited to, retail shopping, commercial recreation, business and professional offices, highway-oriented businesses, automotive and mechanical sales and services including outdoor storage when desirable for reasons of

health, fire or safety codes, when normal and standard practice of the enterprise, and incidental to shipping, delivery and loading.

- 23.9 "Community center" means a facility used for recreational, social and cultural activities that is open to the public or a designated part of the public and is usually owned and operated by a public or nonprofit group or agency.
24. "Community club" means a facility used for recreational, social and cultural activities serving a single subdivision and its future divisions and/or homeowners association.
- 24.5 "Community event" means any festival, celebration, fair or other similar event held in the county with local participation and sponsorship which is open to the public and does not exceed seven days in duration during any calendar year.
25. "Comprehensive plan" means the official document or elements thereof, adopted by the board pursuant to Chapter 36.70A RCW, including adopted joint plans and subarea plans, and intended to guide the physical development of the county or a portion thereof.
26. Conditional Use. Any reference to "conditional use" means special use.
27. "Congregate care" means a facility which provides its residents shelter, food, nonpersonal laundry and household maintenance, encouragement and assistance in taking responsibility for themselves, guidance as necessary in activities of daily living, and social and recreational activities and opportunities. A congregate care facility does not provide medical, nursing or social casework services.
28. "Construction materials yard" means any area used on a temporary basis for the storage or processing of materials and supplies used in the actual construction of a project for a limited period of time.
29. "Convenience center" means a small commercial shopping area, designed as a homogeneous component of a neighborhood, allowed as a special use under the provisions of Chapter 20.54.
30. Corner Lot. See "Lot Types" and "Vision clearance area."
31. "Correctional facility" means (a) a state or local government-operated facility which provides for physical restriction of residents; (b) A facility to which persons are sentenced for a specific period of time by the court.
- 31.2 "Cottage Housing" means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.
- 31.5 "Country inn" means a restaurant and/or temporary overnight accommodations to be located in a R 1/20, R 1/10, RR-1/5, RRR 1/5, RL 1/2, RL 2/1, or RL 1/1 zone or agritourism overlay districts and which may include a lounge not to exceed twenty-five percent of restaurant area and facilities for banquets, meeting space, weddings, and similar parties and activities.
- 31.7 "Craft distillery" means a small scale facility which manufactures distilled alcohol for human consumption, limited to a maximum of twenty thousand (20,000) square feet in size.

- 31.8 "Culinary tourism" means experiencing the food of the country, region or area (cuisine as an expression of culture); experiencing what is unique and memorable and not necessarily pretentious and exclusive. Wine and beer tourism are regarded as subsets of culinary tourism. Culinary tourism can be a primary element of agritourism, geotourism and rural tourism where the focus is on locally grown produce and local specialty foods.
32. "Dangerous waste" means any discarded, useless, unwanted or abandoned substances, including but not limited to certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial present or potential hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes:
- a. Have short-lived, toxic properties that may cause death, injury, or illness or have mutagenic, teratogenic, or carcinogenic properties; or
  - b. Are corrosive, explosive, flammable, or may generate pressure through decomposition or other means.
33. "Day-care center" means an agency which regularly provides care for a group of children for periods of less than twenty-four hours.
- 33.5 A "Dedicated Use Building" is a building that is built for the primary intention of housing battery energy storage system equipment, is classified as Group F-1 occupancy as defined in the International Building Code, and complies with the following:
- a. The building's only use is battery energy storage, energy generation, and other electrical grid-related operations.
  - b. No other occupancy types are permitted in the building.
  - c. Occupants in the rooms and areas containing battery energy storage systems are limited to personnel that operate, maintain, service, test, and repair the battery energy storage system and other energy systems.
  - d. Administrative and support personnel are permitted in areas within the buildings that do not contain battery energy storage system, provided the following:
    - i. The areas do not occupy more than 10 percent of the building area of the story in which they are located.
    - ii. A means of egress is provided from the administrative and support use areas to the public way that does not require occupants to traverse through areas containing battery energy storage systems or other energy system equipment.
34. "Density" means the average number of units per acre, calculated on the gross area of the lot.
35. "Density district" is synonymous with zone and means an area of the county which is characterized by economic, geographic or geological conditions which justify the determination of a maximum density for residential land use and the application of special land use regulations; and which is delineated on the zone map or maps.

- 35.1 "Department" when used by itself in this title means the resource stewardship department, unless otherwise indicated in the specific section.
- 35.2 "Development" means any physical man-made change to improved or unimproved real estate requiring a county approval including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.
- 35.3 "Development footprint" is the total land area of a project site covered by buildings, streets, parking areas, and other typically impervious surfaces constructed as part of the project.
- 35.4 "Direct Current Fast Chargers" (DCFCs) are 480-volt direct current charging stations that can supply at minimum 50 kilowatts of power. Direct Current Fast Chargers are sometimes referred to as "Rapid Charging Stations", "Level 3 charging stations" or "DC Quick Chargers".
- 35.5 "Directional sign" means a sign without advertising that directs people to a location. Such signs may include a logo or other business or site identification.
- 35.7 "Document of attachment" means a legal document which permanently attaches a transferable development right to a parcel of land.
- 35.9 "Dormitory" means a residential structure intended principally for sleeping accommodations where such building is related to an educational or public institution.
36. "Driveway" means that space or area of a lot that is primarily intended for the movement of motor vehicles within the lot or from the lot to a public street.
37. "Dwelling" means a building or portion thereof, designed or used for residential occupancy. The term dwelling shall not be construed to mean a motel, rooming house, hospital, or other accommodation used for more or less transient occupancy.
- 37.1 Dwelling, Accessory Dwelling Unit (ADU). "Accessory dwelling unit" means a small, separate living unit built on the same lot as a single-family home. ADUs have all basic facilities (kitchen, sleeping area, and bathroom).
- a. Dwelling, Attached Accessory Dwelling Unit (ADU). "Attached accessory dwelling unit" means an accessory dwelling unit that has one or more vertical and/or horizontal walls in common with, or attached to, the primary dwelling unit.
  - b. Dwelling, Accessory Dwelling Unit (ADU) Conversion. "Accessory dwelling unit conversion" means the conversion within the footprint of an existing accessory structure within the footprint of a primary dwelling unit, or conversion within the footprint of a detached accessory structure that has been in existence and legally permitted for at least one year.
  - c. Dwelling, Detached Accessory Dwelling Unit (ADU). "Detached accessory dwelling unit" means an accessory dwelling unit that is new construction and is a free standing and not attached or physically connected to the primary dwelling unit.
- 37.5 Dwelling, Manufactured Home. "Manufactured home dwelling" means a ~~single family residential unit~~building factory-built after June 15, 1976, in accordance with the U.S. Department of Housing and Urban Development (HUD) Manufactured Home

Construction and Safety Standards Act, which is a national, preemptive building code. Manufactured homes do not meet the requirements of the code. For the purpose of this chapter, a manufactured home shall be deemed to be a single-family dwelling structure that contains one to a maximum of four dwelling units, unless otherwise specified. (See also "Mobile or manufactured home park.")

38. Dwelling, Mobile Home. "Mobile home dwelling" means a single-family residential unit factory-built prior to June 15, 1976, to standards other than the U.S. Department of Housing and Urban Development (HUD) code and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes do not meet the requirements of the code. For the purpose of this chapter, a mobile home shall be deemed to be a single-family dwelling unless otherwise specified. (See also "Mobile or manufactured home park.")
39. Dwelling, Modular Home. "Modular home dwelling" means a single-family residential unit factory-built and transported to the building site, in whole or in units, and meeting the requirements of the code. For the purpose of this chapter, a modular home shall be deemed to be a single-family dwelling and shall not be deemed a mobile or manufactured home.
40. Dwelling, Multiple Family. "Multiple family dwelling" or "multifamily" means a residential building containing two or more separate dwelling units located on a single lot or parcel of ground. For the purpose of this title, a multiple family dwelling shall not be construed to mean a single-family attached dwelling as defined in this section.
41. Dwelling, Single-Family. "Single-family dwelling" means a residential building containing only one dwelling unit entirely surrounded by open space or yards on the same lot. "Single-family dwellings" include stick-built, manufactured, mobile and modular homes. Note that manufactured, mobile or modular homes must comply with additional or unique standards as specified in this chapter. Unless otherwise specified, "single-family dwelling" refers to single-family detached.
42. Dwelling, Single-Family Attached. "Single-family attached dwelling" means a group of two or more single-family dwelling units which are joined to one another by a common party wall, a common floor-ceiling and/or connecting permanent structures such as breezeways, carports, garages or screening fences or walls, whether or not such a group is located on a single parcel of ground or on adjoining individual lots. Each unit shall have its own outside entrance(s). For the purpose of this title, dwellings such as a semidetached, garden court dwelling, patio house and town house shall be deemed a single-family attached dwelling.
- 42.2. Dwelling, Duplex. "Duplex" or "Two-family dwelling" means a residential building with two dwelling units. "Duplexes" include stick-built and manufactured homes.
- 42.4. Dwelling, Triplex. "Triplex" means a residential building with three dwelling units. "Triplexes" include stick-built and manufactured homes.
- 42.6. Dwelling, Fourplex. "Fourplex" means a residential building with four dwelling units. "Fourplexes" include stick-built and manufactured homes.
- 42.8. Dwelling, Congregate Housing. "Congregate housing" or "Residential suites" means a residential multifamily building with sleeping units that are independently rented, are

lockable, and provide living and sleeping space, with shared kitchen facilities used by residents (RCW 36.70A.535).

- 42.9 Dwelling, Garden Apartment. “Garden apartment” means attached or semi-attached multifamily residential buildings that serve one to four units per floor and typically include surface parking.
43. "Dwelling unit" means one or more rooms in a residential building or residential portion of a building which are arranged, designed, used or intended for use as a complete, independent living facility for one family, and which includes permanent provision for living, sleeping, eating, cooking and sanitation.
44. "Easement" means a grant by a property owner of the use of his land by another party for a specific purpose.44.5"Ecotourism" means environmentally responsible travel to fragile, pristine, and usually protected areas that strive to be low impact and often small scale as opposed to mass tourism. The purpose is to educate the traveler; provide funds for ecological conservation; directly benefit the economic development and political empowerment of local communities; and foster respect for nature, different cultures and human rights.
- 44.6. "Effective impervious surface" as defined in the Thurston County Drainage Design and Erosion Control Manual (DDECM).
- 44.7 “Electric vehicle” means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. "Electric vehicle" includes: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; and (4) a medium-speed electric vehicle.
- 44.8 “Electric vehicle charging station” means a public or private parking space located together with a battery charging station which permits the transfer of electric energy (by conductive or inductive means) to a battery or other storage device in an electric vehicle. An electric vehicle charging station is permitted as an accessory use to any principal use.
- 44.9 “Electric vehicle infrastructure” means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.
45. “Electric vehicle parking space” means any marked parking space that identifies the use to be exclusively for an electric vehicle. Types of EV parking spaces can include:
- a. EV-Capable - A space with a listed raceway capable of accommodating a minimum of 40-ampere dedicated 208/240-volt branch circuit.
  - b. EV-Ready – A space with a minimum of 40-ampere dedicated 208/240-volt branch circuit that terminates at a receptacle outlet.
  - c. EV-Installed – A space with a minimum of 40-ampere dedicated 208/240-volt branch circuit that terminates at a charging station.
- 45.1. “Energy systems” means those systems which serve to produce energy from nondepletable energy sources. These sources of energy (excluding minerals) are derived from:

- a. Incoming solar radiation, including, but not limited to, natural daylighting and photosynthetic processes (see [Solar Energy System 20.03.040\(127.7\)](#));
- b. Energy sources resulting from wind, waves and tides, lake or pond thermal differences; and
- c. Energy derived from the internal heat of the earth, including nocturnal thermal exchanges.

Neither natural gas, oil, coal, liquefied petroleum gas, nor any utility-supplied electricity shall be considered a nondepletable energy source (see Section 22.04.565).

~~45.45.2~~ Energy Transmitting and Generation. See "Major energy transmission and generating facilities."

45.5 "Essential public facilities" means public facilities and privately-owned or operated facilities serving a public purpose that are typically difficult to site. They include but are not limited to:

- a. State education facilities; state or regional transportation facilities; prisons, jails and other correctional facilities; solid waste handling facilities; airports; and inpatient facilities such as group homes, mental health facilities and substance abuse facilities; sewage treatment facilities; and communication towers and antennas.
- b. Facilities identified by the State Office of Financial Management as essential public facilities, consistent with RCW 36.70A.200; and
- c. Facilities identified as essential public facilities in Chapter 20.54 TCC.

45.6 "Expansion" means alteration of a use or structure that extends beyond the existing use area or building footprint.

46. "Extremely hazardous waste" means any dangerous waste which:

- a. Will persist in a hazardous form for several years or more at a disposal site and which in its persistent form:
  - i. Presents a significant environmental hazard and may be concentrated by living organisms through a food chain or may affect the genetic make-up of man or wildlife, and
  - ii. Is highly toxic to man or wildlife;
- b. If disposed of at a disposal site in such quantities as would present an extreme hazard to man or the environment.

46.2 "Family day care provider" means a child day care provider who regularly provides child day care for not more than twelve children in the provider's home in the family living quarters.

- 46.2.5. "Farm" means the land and structures used, or capable of being used, for the raising, harvesting or distribution of agricultural products, without regard to whether such lands and structures are contiguous, adjacent, or non-adjacent, provided that such property or properties are under a single ownership, lease agreement, or management agreement.
- 46.2.6. "Farm kitchen" means a building or portion of a building on a farm used or designated to be used for the baking, cooking or preparation of food for distribution, sale and consumption of agricultural products on or off the farm site, provided that at least one ingredient is grown in Thurston County and the kitchen contains any two of the following: a kitchen-type sink, refrigerator, range, or 220 H2 outlet.
- 46.2.7 Farmers Market. A "farmers market" consists of individual vendors, primarily farmers, who set up booths, tables or other displays outdoors or indoors, selling primarily local produce, meat products, fruits, vegetables, value-added agricultural products and possibly prepared foods and beverages directly to the public.
- 46.3 "Farm housing" means residential structures which are required for farm operators, employees, or family members of the operator or owner who are employed on the farm. These structures may be mobile homes, bunkhouses, congregate housing, or single-family dwellings. One of the adults living in the home must make over fifty percent of his or her gross income from the farming operation or be a caretaker of the farm.
- 46.6 "Farm residence" means a single-family dwelling which is the primary dwelling for a farm.
47. "Feed lot" means any commercial establishment or facility commonly used for the express purpose of feeding cattle or other livestock for immediate slaughter.
48. "Floodplain" means area that would be inundated by a flood of such magnitude that it would occur theoretically at least once in one hundred years.
49. "Floodway" means the channel of a river or stream and those portions of the floodplain adjoining the channel which are reasonably required to efficiently carry and discharge the floodwater or flood flow of any stream. It is any place where the water is moving with velocity and a definite current, but does not include areas where the water is just standing. It is generally assumed that, if the floodwaters were confined to the floodway, the flood stage would not increase more than a foot.
50. Floor Area, Gross. "Gross floor area" means the sum of the total horizontal area of each floor of all buildings on a lot, measured from the exterior faces of exterior walls. The term gross floor area shall include basements; elevator shafts and stairwells at each story; floor space used for mechanical equipment with structural headroom of six feet, six inches or more; penthouses; attic space, whether or not a floor has actually been laid, providing structural headroom of six feet, six inches or more; interior balconies; and mezzanines.

Parking structures and roof top mechanical structures are excluded from gross floor area.

51. "Floor area ratio" is determined by dividing the gross floor area of all buildings on a lot by the area of that lot.
- 51.3 "Forest management activities" means administration of timber lands including, but not limited to, research, storage of equipment, environmental education, timber inventory, database management, mapping, and the preparation of permits and contracts.
- 51.5. "Forest practice" means any activity conducted on or directly pertaining to forest land and relating to growing, harvesting or processing timber, including, but not limited to:
- a. Road and trail construction;
  - b. Harvesting, final and intermediate;
  - c. Precommercial thinning;
  - d. Reforestation;
  - e. Fertilization;
  - f. Prevention and suppression of diseases and insects;
  - g. Salvage of trees;
  - h. Brush control;
  - i. Scientific research related to forest lands management; and
  - j. Agroforestry, silviculture, and the gathering of forest products (e.g., bark, berries, nuts and mushrooms).

"Forest practice" shall not include forest management activities. For purposes of this chapter, "forest practices" includes preparatory work such as tree marking, surveying and road flagging.

52. "Foster family home" means a dwelling unit in which foster care is provided for children or adults as part of the family and the dwelling unit is governed by the state foster care home licensing provisions and conducted in accordance with state requirements.
53. Fraternal Organization. See "Community Club."
- 53.5 "Full dispersion" means stormwater runoff dispersed in accordance with the Thurston County Drainage Design and Erosion Control Manual (DDECM).
54. "Funeral chapel" means a building used primarily for human funeral services, provided that such building shall not contain facilities for (a) embalming; (b) performance of autopsies or other similar surgical procedures; (c) cremation; or (d) storage of funeral caskets and funeral urns, except those on display on the premises; and (e) that funeral vehicles shall not be stored on the premises except in a garage or other accessory building with no direct public street frontage; and (f) that the garage or other accessory building shall not be used for other purposes.

55. "Funeral home" means a building or part thereof used for human funeral services. Such building may contain space and facilities for (a) embalming and the performance of other services used in the preparation of the dead for burial; (b) the performance of autopsies and other surgical procedures; (c) the storage of caskets, funeral urns and other related funeral supplies; (d) the storage of funeral vehicles; and (e) facilities for cremation. For the purpose of this title, where a funeral home is permitted, a funeral chapel shall also be permitted.
56. "Garage" means an accessory building, or part of an accessory building, or part of a principal building used primarily for the storage of passenger vehicles.
- 56.5 "Garage or yard sales" means sales of personal household items conducted on the premises of a residential dwelling and occurring no more frequently than two times in any one calendar year, pursuant to Chapter 6.30 TCC.57. "Gasoline dispensing station" means building and premises for dispensing motor vehicle fuels, oil, grease and related supplies, and which may provide automobile servicing and repair.
- 57.2 "Geo-tourism" means best practice tourism that sustains or enhances the geographical character of a place, culture, environment, heritage and well-being of its residents and often includes many elements of nature tourism and ecotourism.
- 57.3 "Golf facility" means real property utilized by a for-profit or non-profit commercial entity for purposes relating to the sport of golf, excluding stand-alone retail golf businesses.
- 57.5 "Grade" (adjacent ground elevation) means the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building.
- 57.7 Grade, Average Finish. "Average finish grade" means the average grade elevation at the center of all exterior walls of a building or structure to be placed on a site.
58. "Gross acreage" or "gross area" means all land, excluding tidelands, within the exterior boundaries of the development, including but not limited to land allocated for open space and land to be dedicated for streets or roads.
59. Gross Floor Area. See "Floor Area, Gross."
60. "Gross leasable area" means the total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors, if any; expressed in square feet and measured from the centerline of joint partitions and from outside wall faces.
61. "Guest house, or rooms for guests" means an accessory use area in an attached or detached building that provides a bedroom, or areas that could be used as habitable space, and a bathroom with a shower or a tub for guests of the occupants of the primary dwelling unit. A guest house or rooms for guests will contain no kitchen or cooking

facilities, or areas that could be considered as or converted to a kitchen or cooking facility.

62. "Hard surface" as defined in the Thurston County Drainage Design and Erosion Control Manual (DDECM).
63. "Hazardous waste" means all dangerous and extremely hazardous waste, including substances composed of radioactive and hazardous components.
64. "Heavy equipment storage yard" means the use of any space, whether inside or outside a building, for the storage or keeping of construction equipment, machinery or vehicles or parts thereof.
65. Height, Building. "Building height" means the vertical distance from average finish grade level to the highest point of a building or structure excluding any chimney, antenna, or other uninhabitable vertical appurtenances. (See Appendix Figure 9).
66. "Highway-oriented business" means a use which is dependent upon both a large flow of traffic and convenient access. It includes such uses as motels, restaurants, automobile service stations and produce stands.
67. "Home occupation" means any activity undertaken for gain or profit and conducted in a dwelling, or building accessory to a dwelling, by a member or members of the family residing in the dwelling. This includes home office activity for service occupations where the service is performed away from the home office.
- 67.1 "Homeless encampment" means an outdoor area used for a transitional emergency shelter for homeless people, hosted by a church or other organization.
68. "Hospital" means any institution, place, building or agency which provides accommodations, facilities and services over a continuous period of twenty-four hours or more for observation, diagnosis or care of two or more individuals not related to the operator who are suffering from illness, injury, deformity or abnormality, or from any other condition for which obstetrical, medical or surgical services would be appropriate for care or diagnosis. It does not include hotels or similar places furnishing only food and lodging, or simply domiciliary care; nor does it include clinics or physicians' offices where patients are not regularly kept as bed patients for twenty-four hours or more; nor does it include nursing homes, maternity homes, psychiatric hospitals nor any other hospital or institution specifically intended for use in the diagnosis and care of those suffering from mental illness, mental retardation, convulsive disorders or other abnormal mental condition.
- 68.1 "Host agency" means a property owner such as the county, a church, or other organization that provides property for a homeless encampment. A host agency may join in an application with a sponsoring agency, or also be a sponsoring agency if it is assuming responsibility for providing basic services and support to temporary emergency

homeless encampment residents, such as hot meals, coordination of other needed donations and services.

- 68.15 “Imaginary Surfaces” are invisible surface areas associated with McChord Field and Gray Army Airfield, which includes all of the land within the primary surface and all of the airspace within the approach/departure clearance (glide angle and horizontal), transitional, inner and outer horizontal, clear zone, and conical surfaces as they apply to JBLM.
- 68.2 "Impervious surface" as defined in the Thurston County Drainage Design and Erosion Control Manual (DDECM).
- 68.3 "Ineffective Impervious Surfaces" as defined in the Thurston County Drainage Design and Erosion Control Manual (DDECM).
- 68.4 “Installation Operational Noise Management Plan (IONMP)” is a plan for Joint Base Lewis-McChord that classifies into zones the noise impact on the community and identifies types of development considered incompatible with JBLM operations and training. As of this definition’s original adoption date, the most recent IONMP Study was titled “Joint Base Lewis-McChord Master Plan Installation Operational Noise Management Plan,” and is not dated.
- 68.5 "Jail" means a public facility for the incarceration of people under warrant, awaiting trial on felony or misdemeanor charges, convicted but not yet sentenced, or serving a sentence of one year or less. This definition does not include facilities for programs providing alternatives to imprisonment such as prerelease, work release, or probation.
- 68.7 “Joint Base Lewis-McChord (JBLM) Coordinating Official” is the JBLM Air Traffic and Airspace Officer, Aviation Division, who acts as a liaison with Thurston County for the purposes of coordination, including notice required by RCW 36.70A.530. The JBLM Coordinating Official reviews and, as appropriate, provides comments related to development and vegetation proposed within the Military Influence Area Overlay.
- 68.8 “Joint Base Lewis-McChord (JBLM) Lighting Study Report” is a report prepared for the South Sound Military & Communities Partnership that assesses the nature of outdoor lighting within the boundary of JBLM and in the region surrounding JBLM and makes recommendations for improving regional lighting practices. The final report is dated May 15, 2019.
69. "Junk" means old iron, steel, brass, copper, tin, lead or other base metals; old cordage, ropes, rags, fibers or fabrics; old rubber; old bottles or other glass; bones; waste paper, plastic and other waste or discarded material which might be prepared to be used again in some form; any or all of the foregoing; and motor vehicles, no longer used as such, to be used for scrap metal or stripping of parts; but "junk" shall not include materials or objects accumulated by a person as by-products, waste or scraps from the operation of his own business or materials or objects held and used by a manufacturer as an integral part of his own manufacturing processes.

70. "Junk vehicle" means any inoperable, abandoned, disassembled, or extensively damaged automobile, truck, bus, van, sport utility vehicle, motorcycle, recreational vehicle, boat, trailer, or other vehicle, or any parts thereof, excluding farm equipment or prominently displayed, ornamental machinery. A combination of two or more of the following conditions, as determined by the compliance officer constitute prima facie evidence of a junk vehicle: a buildup of debris moss or weeds on, in, under, or around the vehicle that obstructs use; damage to the frame or more than one vehicle panel/surface; more than one missing or shattered window/windshield; more than one inoperable or missing headlight or taillight; more than one flat tire; a missing or inoperable engine or transmission; a missing wheel, tire, body panel, door, hood, or other obvious part, not including a bumper; a missing license plate; a license plate that has been invalid for more than sixty days; a missing exterior mirror on the driver's side; or evidence demonstrating that the vehicle has not moved in at least sixty days. This does not include special interest vehicles undergoing active restoration that are free of debris, moss and weeds that could obstruct their use or associated parts vehicles consistent with § 20.34.020. This definition only applies to privately owned land.
71. "Junk yard" means a yard, lot or place, covered or uncovered, outdoors or in an enclosed building, containing junk as defined above, upon which occurs one or more acts of buying, keeping, dismantling, processing, selling or offering for sale any such junk, in whole units or by parts, for a business or commercial purpose, whether or not the proceeds from such act or acts are to be used for charity.
- 71.5 "Juvenile detention facilities" means a public facility or institution exclusively for the incarceration of people under twenty-one years of age awaiting trial or sentencing or serving a court imposed sentence.
72. "Kennel" means any place where more than three dogs and their young up to six months old are kept for any commercial or personal purpose. A kennel shall not be interpreted to include a pet shop or grooming shop.
- 72.1 "Kitchen" means any room principally used, intended, or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen. The meaning of "kitchen" shall exclude a bar or butler's pantry.
- 72.3 "Limited areas of more intensive rural development (LAMIRD)" means a zoning district containing rural development at a density exceeding one dwelling unit per five acres, established pursuant to RCW 36.70A.070(5)(d). LAMIRDs are limited to areas of development established before July 1, 1990 (the date Thurston County was required to plan under the Growth Management Act), with limited potential for infill development, and defined by logical outer boundaries.
- 72.5 "Limited overnight facilities" means overnight accommodations, including sleeping and kitchen facilities, serving groups at publicly owned conservation areas and preserves for

the specific purpose of education about the natural resources on-site and ongoing management/preservation programs.

73. Limited Use. Any reference to "limited use" means special use.
74. "Loading space" means an area required in addition to regular yard and parking requirements, for the loading and unloading of trucks and other vehicles.
75. Lot, Corner. See "Lot Types."
76. "Lot coverage" means that portion of a lot which, when viewed directly from above, would be covered by a building, or any part of a building, except any area covered by a structure where fifty percent or more of the perimeter of such structure is open from grade. (See Appendix Figure 4.)
77. "Lot frontage" means that portion of a lot nearest the street. For the purpose of determining yard requirements, all sides of a lot adjacent to a street shall be considered frontage and yards shall be provided as indicated under yards in this title. (See Appendix Figure 11.)
78. Lot Line, Front. "Front lot line" means a property line contiguous with the street line. On a corner lot, the front lot line shall be the lot line providing principal access from the adjacent street; however, all sides of a lot adjacent to a street shall meet front yard requirements.
79. Lot Line, Rear. "Rear lot line" means a lot line which is opposite and most distant from the front lot line. In the case of a triangular, or gore-shaped lot, it means a line ten feet in length within the lot parallel to and at the maximum distance from the front lot line. (See Appendix Figure 5.)
80. Lot Line, Side. "Side lot line" means a property line which is not a front or rear lot line. (See Appendix Figures 5 and 6.)
81. Lot Measurements.
  - a. Depth of a lot shall be considered to be the horizontal length of a straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line. (See Appendix Figure 5.)
  - b. Width of lot shall be the horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear property line. (See Appendix Figure 7.)
82. "Lot of record" means a lot shown as a part of a recorded subdivision, or any parcel of land described by metes and bounds in a recorded deed, record of survey or other appropriate document recorded in the office of the county auditor.
83. Lot Types.

- a. "Corner lot" means a lot that abuts two or more intersecting streets or a lot along a curving street that forms one of the three lot boundaries as depicted in Appendix Figure 6. (Also see Vision clearance area.)
  - b. "Flag lot" means a lot, approved in accordance with the provisions of Chapter 20.07, which does not abut a public street other than by its driveway which affords access to the lot.
  - c. "Interior lot" means a lot, other than a corner lot, with a street along only one lot boundary or a through lot. (See Appendix Figure 7.)
  - d. "Nearby lot" means: (1) a lot that is contiguous to the subject lot; (2) a lot that is across a public right-of-way from the subject lot and within one hundred feet of a lot line of the subject lot; or (3) a lot that is adjacent to a lot directly across the public right-of-way from the subject lot.
  - e. "Through lot" means an interior lot bounded on opposite ends by streets that do not intersect along the lot's frontage. Through lots also may be referred to as "double-frontage" lots. (See Appendix Figure 7.)
84. "Major energy transmission and generating facilities" means facilities for transmission and generation of electricity, petroleum or petroleum products or synthetic gas, exclusive of facilities generally used for providing direct service to residential and commercial customers, such as power substations and transmission lines serving residential areas.84.3Manufactured Home, Dwelling. (See Dwelling, Manufactured Home.)84.4"Microbrewery" means a small scale brewery, including craft breweries and nanobreweries limited to twenty thousand square feet in size.
- 84.3 "Military Influence Area Overlay (MIAO)": This is the overlay area that is designated on the Official Zoning Map for Thurston County, Washington. Properties within unincorporated Thurston County that fall within this overlay are subject to the some or all of requirements of 20.30E. The MIAO is composed of two different areas:
- a. Military Coordination and Notice Area: Areas of unincorporated Thurston County within which coordination between Thurston County and Joint Base Lewis-McChord will occur pursuant to the terms of this Chapter. The boundary of the Military Coordination & Notice Area is described in Section 20.30E.
  - b. Military Influence Areas: Land areas that experience documented aircraft safety/accident potential, aircraft noise, weapons noise, or are located beneath imaginary surfaces associated with McChord Field or Gray Army Airfield.
- 84.5 "Mineral extraction" means the removal of minerals, including, but not limited to, sand, gravel, shale, rock, coal, soil, peat or clay, from an excavation in the earth. This shall not include the following:
- a. Excavation and grading at building construction sites where such construction is authorized by a valid building permit; or

- b. Excavation and grading in public rights-of-way for the purpose of on-site road construction, or in private rights-of-way for the same purpose if authorized by the public works department; or
  - c. Excavation and grading for the purpose of developing ponds or manure lagoons for agricultural purposes where the total time of excavation and grading does not exceed forty-five consecutive calendar days; or
  - d. Excavation and grading in connection with and at the site of any creek, river or flood-control or storm drainage channel for the purpose of enlarging hydraulic capacity or changing the location or constructing a new channel or storm drain where such work has been approved by the public works department; or
  - e. Excavation and grading where the excavated material will be used on the same property or on property contiguous to and under the same ownership as the excavation.
- 84.7 "Military training" means the activity of personnel to individually and collectively increase their capacity to perform specific military functions and tasks.
85. Mobile Home, Dwelling. See "Dwelling, Mobile Home."
86. "Mobile or manufactured home park" means an area of land, in single ownership, on which ground space is made available for the location of two or more mobile or manufactured homes. Such mobile or manufactured homes are generally owned by the occupants who pay a fee for the use of the ground space. The mobile or manufactured homes remain essentially portable and may be moved from time to time.
- 86.2. "Mobile slaughter unit" means a self-contained slaughter and meat processing facility that meets local, state and federal operating standards that can travel from site to site or be located at an aggregate site.
- 86.5 "National defense" means the measures taken by the United States or the United States in cooperation with other countries to safeguard their interests and objectives against military attacks by all enemies foreign and domestic.
- 86.6 "Native vegetation" means vegetation or plant species, other than noxious weeds, which are indigenous to the area or habitat in question and which reasonably could have been expected to naturally occur on the site.
- 86.7 "Natural condition" means that the topography and vegetation of an area is unaltered by clearing and grading during construction and protected in perpetuity.
- 86.8 Nature Tourism. See "Ecotourism."
87. "Neighborhood/community shopping area" means a small retail shopping area dealing in convenience goods such as food and drugs or personal services. The area serves the everyday personal needs of a neighborhood population, has considerable walk-in trade, generates little traffic from outside the neighborhood, and is integrated within a

residential development. It is very compatible with the residential development within which it is integrated and with residential uses surrounding the development.

87.5 "Non-Dedicated Use Building" are all buildings that contain a battery energy storage system and do not comply with the dedicated-use building requirements.

88. "Nonconforming structure" means a building, or a portion thereof, which was lawfully erected, altered or maintained prior to the adoption of the ordinance codified in this title, but because of the application of the ordinance codified in this title does not conform to the provisions of the ordinance codified in this title.

88.1 "Nonconforming use" means an activity that was lawfully established prior to the adoption of the ordinance codified in this title, but because of the application of the ordinance codified in this title, does not conform to the provisions of the ordinance codified in this title.

89. Nurseries or Greenhouses, Retail. "Retail nurseries or greenhouses" means establishments conducting retail sales of plants and related items.

90. "Nursing home" means any dwelling place or institution which operates or maintains facilities providing convalescent or chronic care, or both, for a period in excess of twenty-four consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity are unable to care for themselves.<sup>91</sup>"Off-site" means any area outside the boundary of a lot.

92. "Off-site treatment and storage facility" means a facility that treats or stores hazardous wastes generated on properties other than the property on which the off-site facility is located. (This definition is derived from the 1987 edition of "Zoning Guidelines for Hazardous Waste Treatment and Storage Facilities" by the Department of Ecology.)

93. Off-Street Parking. See "Parking, Off-Street."

94. Office, Business or Professional. "Business or professional office" means any room, studio, suite or building used primarily for the conduct of a business such as accounting, correspondence, research, editing, administration or analysis; or the conduct of a business by salesmen, sales representatives or manufacturer's representatives.

95. "On-site" means that area which is within the boundary of a lot.

96. "On-site treatment and storage facility" means a facility that treats or stores hazardous wastes or special incinerator ash generated on the same property. (This definition is derived from the 1987 edition of "Zoning Guidelines for Hazardous Waste Treatment and Storage Facilities" by the Department of Ecology.)

97. "Open space" means land having value for the following: (a) parks and recreation purposes; (b) conservation of land and other natural resource purposes; and (c) scenic and historical purposes.

- 97.5 "Overnight lodging" means a facility or place offering temporary, overnight lodging units to travelers and guests for periods of thirty days or less per visit, and may include food service operations in accordance with Washington State and local health standards. Facilities providing overnight lodging or overnight accommodations may include country inns, bed and breakfasts or agricultural home stays.
98. "Owner" means the owner of record, as determined by the records of the county auditor; provided, that the owner under a real estate contract is purchaser-vendee and the owner of mortgaged property is the mortgagor.
- 98.5 "Pacific Northwest." For the purposes of this Title, "Pacific Northwest" is defined as the U.S. states of Washington, Oregon and Idaho.
99. "Parking lot" means an area, not within a building or other structure, where motor vehicles may be stored for the purpose of temporary, daily or overnight off-street parking. For the purpose of this title, a "parking lot" includes a motor vehicle display lot, and a commercial parking lot.
100. Parking, Off-Street. "Off-street parking" means any space, whether or not required by the provisions of this title, specifically allotted to the parking of motor vehicles as an accessory use. For the purpose of this title, such space shall not be located in a dedicated right-of-way, a travel lane, a service drive, nor any easement for public ingress or egress so as to block access.
101. "Parking space" means a designated off-street area, which is available and usable for the parking of one motor vehicle.
- 101.3 "Parts vehicle" means a motor vehicle that is used as a source of parts for the restoration and/or maintenance of a special interest vehicle that is of the same make and model as the special interest vehicle.
- 101.4 "Permeable pavement" means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.
- 101.5 "Permitted or primary use" means any authorized use allowed alone or in conjunction with other uses in a specified zoning district and subject to the limitations of the regulations of such zoning district. Nothing in this definition shall be construed to relieve any person of the obligation to obtain other permits required by other applicable regulations or laws.
102. "Person" means every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government or any other group or combination acting as a unit.
- 102.5 "Pervious surface" as defined in the Thurston County Drainage Design and Erosion Control Manual (DDECM).

103. "Planned residential development" means a unified development in which the subdivision and/or zoning regulations apply to the project as a whole rather than to its individual lots, in order to gain a more advantageous use of the land.
- 103.5 "Prerelease" means a public facility for the incarceration of people convicted of felony crimes serving a court imposed sentence which prepares inmates for their release or transfer to a work release facility. Inmates of such facilities are under constant supervision.
- 103.7 "Primary highways" means U.S. 101 and State Routes 8, 12, 121, 507, 510, and any state highway which is or becomes part of the federal aid primary system described in Section 103(b) of Title 23, United States Code.
105. "Principal building" means a building in which the primary use of the lot on which the building is located is conducted.
106. "Principal use" means the main use of land or structures as distinguished from a secondary or accessory use.
- 106.5 "Prison" means a public facility for the incarceration of people convicted of felony crimes serving a court imposed sentence. This includes minimum security facilities which house inmates with less than three years remaining to serve who meet stringent public safety placement criteria established by the Department of Corrections, medium security facilities which have strict security standards including a fenced and patrolled perimeter, and high security facilities which offer the greatest level of security to minimize the potential for escape.
- 106.7 "Proposed Development" is the construction, renovation, or modification of any structure; establishment or change of land use; the planting of any vegetation; or any other activity requiring a Thurston County permit or approval.
107. "Public facilities" means buildings or uses of land whether owned or leased, operated by a public agency for such purposes as providing places for public assembly and recreation, operating services of benefit to the public, or for the administration of public affairs.
108. "Public use" means any area, building or structure held, used, or controlled exclusively for public purposes by any department or branch of any government, without reference to the ownership of the building or structure or of the land upon which it is situated.
109. "Public utility" means a business or service, either governmental or having appropriate approval from the state, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need such as electricity, gas, water, transportation or communications.
110. "Quasi-public use" means any use which is essentially public, as in services rendered, although it is under private ownership or control.

110.5 "Radiated signal propagation coverage plot" means a computer-generated plot depicting the signal strength emanating from, and the predicted coverage of, antennas or repeaters sited on a specific structure. The antenna's height above ground, power input and output, frequency output, type and gain, and the topography of the site and its surroundings are all taken into account to create these simulations.

110.7 "Rated Nameplate Capacity" is the maximum rated output of an electric power production of the photovoltaic system in watts of Direct Current (DC).

110.9 "Real Estate Disclosure Form" is a standard form used in conjunction with real estate sales, leases, and rentals that informs prospective buyers, lessees, and tenants of a property's location in the Military Coordination & Notice Area. This form is maintained by Thurston County Community Planning and Economic Development.

111. Recreation, Active. "Active recreation" means leisure activities, usually performed with others, often requiring equipment and taking place at prescribed places, sites or fields.

The term "active recreation" includes, but is not limited to, swimming, tennis and other court games, baseball and other field sports, and playground activities.

111.5 Recreation, Passive. "Passive recreation" means low intensity recreation activities which have limited noise and light impacts and are minimally disruptive to the natural environment. For the purposes of this chapter, "passive recreation" includes, but is not limited to, hiking, canoeing, viewing, nature study, photography and fishing.

111.6 "Rehabilitation plan" means a plan that identifies measures and steps needed to restore disturbed areas resulting from surface or underground mining to an appropriate future use. This plan may be required by the county when DNR does not require a reclamation plan.

111.7 "Repair and maintenance" means those activities associated with the routine care and upkeep of a structure, development, land use or activity.

111.8 "Repeater" means a small receiver/relay transmitter designed to provide service to areas that are not able to receive adequate coverage directly from the transmitting source.

111.9 "Replacement or total replacement" means the removal of more than fifty percent of the lineal footage of existing exterior ground floor walls.

112. "Residential care facility" means a licensed establishment operated with twenty-four hour supervision for the purpose of serving those persons, who by reason of their special circumstances, require care while living as a single housekeeping unit. Residential care facilities for the purposes of this title, may include group homes, foster homes, and congregate care facilities, but shall not include correctional facilities, nursing homes, Type III group care facilities, or foster family homes.

113. "Residential development" means any development designed and intended for residential use regardless of the type of building in which such residence is located; i.e.,

conventional single-family dwellings, single-family attached, townhouses, duplexes, fourplexes or apartment houses.

- 113.5 "Resort" means a planned unit development used primarily for outdoor recreation that is usually sited in an area with significant natural amenities. The definition of resort does not mean a master planned resort as defined by RCW 36.70A.360(1).
114. "Retail sales" means the sale of goods, merchandise and commodities for use or consumption by the immediate purchaser. "Retail sales" includes the selling of goods and services which may include convenience goods, such as food and drugs, personal services, such as tailoring, shoe repairing and barbershops, and general merchandise, such as apparel, furniture and home furnishings.
- 114.3 "Retreat facility" means a lodge or series of buildings with a primary focus on relaxation, rehabilitation, religion and/or recreation that is usually sited in an area with significant natural amenities.
115. "Riding arena and event facility" means a facility where equine training clinics, rodeos, or shows are hosted with six or more off-site horses participating in the event. This shall not include stable facilities or arenas used solely for providing riding lessons, horse training, or breeding of horses.
116. "Rifle, pistol or archery range" means a facility operated by a community, a club or a professional association for purposes of rifle, pistol or archery practice.
- 116.2 "Runways", as applied in the Airport Overlay Zone.
- (a) "Precision instrument runway" means a runway that is designed to provide an approach path for exact alignment and descent of an aircraft on final approach using vertical and horizontal navigational aid equipment.
  - (b) "Visual runway" means a runway intended solely for the operation of aircraft using visual approach procedures.
- 116.5 "Rural character" means the patterns of land use and development established by the rural element of the Thurston County Comprehensive Plan:
- (a) In which open space, the natural landscape, and vegetation predominate over the built environment;
  - (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
  - (c) That provide visual landscapes that are traditionally found in rural areas and communities;
  - (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;

- (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
  - (f) That generally do not require the extension of urban governmental services; and
  - (g) That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.
117. "Sanitary landfill" means any land upon which solid waste material, consisting in whole or in part of garbage, refuse, trash, rubbish, sludge or any other solid waste, is dumped, and covered with earth or other suitable material.
118. Sawmill, Large. "Large sawmill" means a sawmill or related wood products processing mill exceeding one headsaw and/or exceeding forty thousand board feet production per shift.
119. Sawmill, Small. "Small sawmill" means a sawmill or related wood products processing mill having a single headsaw with a maximum production of less than forty thousand board feet per shift.
120. Schools, Academic. "Academic schools" means any publicly financed or private or parochial school or facility used for the purpose of school instruction, from the kindergarten through twelfth grade, and college, except commercial, business or trade schools. This definition does not include a private residence in which parents teach their own natural or legally adopted children.
121. "School of special education" means a school primarily devoted to giving instruction in vocational, professional, musical, dramatic, artistic, linguistic, scientific, religious, or other special subjects, but not including (a) a group day care facility or day care center; or (b) a riding school, however designated.
122. "Secondary use" means a use listed among those permitted in any density district, but permitted to be located only as part of residential developments in accordance with the provisions of this title.
- A "secondary use" is integrated within a residential development with which it is very compatible.
- 122.5 "Secure community transition facility" means a residential facility for persons civilly committed and conditionally released to a less restrictive alternative pursuant to Chapter 71.09 RCW. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include, but are not limited to, facilities established pursuant to Chapter 71.09 RCW and any community-based facilities established under Chapter 71.09 RCW and operated by the state or under contract with the state.
123. "Shopping center" means any group of two or more commercial uses which (a) are designed as a single commercial group, whether or not located on the same lot; (b) are

under common ownership or management; (c) are connected by party walls, partitions, canopies or other structural members to form one continuous structure, or if located in separate buildings, are interconnected by walkways and accessways designed to facilitate customer traffic between the uses; (d) share a common parking area; and (e) otherwise present the appearance of one continuous commercial area.

124. "Sign" means any medium, including its structure and component parts, which is used or intended to be used to attract attention to the subject matter for advertising, instruction or safety purposes.
125. Single-Family Attached. See "Dwelling, Single-Family Attached."
126. "Single-family residential" means single-family unattached dwelling units.
127. Single-Family Unattached Dwelling Unit. See "Dwelling, Single-Family."
- 127.2. "Slaughter house" means a permanent structure or establishment designed to accommodate the confinement and slaughtering of live animals in accordance with local, state and federal regulations. This includes the assembly, cutting, and packing of meats from carcasses but excludes temporary, mobile or other on-farm systems for dispatching animals.
- 127.5 "Smokehouse, commercial" means a wholesale facility that flavors, browns, cooks, or preserves cured food products by exposing them to smoke from burning or smoldering material, usually wood).
- 127.6 "Solar access" is the access of a solar energy system to direct sunlight.
- 127.7 "Solar canopy" is an active solar energy system that is raised above the ground on poles or other mounting structures placed on land that do not include buildings. Solar canopies are considered ground mounted solar energy systems. Examples of solar canopies include solar covers in parking lots, courtyards, or parks that act as pavilions or shade-providing structures.
- 127.8 "Solar collector" is a device, structure or a part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical or electrical energy.
- 127.9 "Solar energy" is radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.
128. "Solar energy system" means a device, array of devices, or structural design feature, the purpose of which is to provide for generation or storage of electricity from sunlight, or the collection, storage, and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating. Types of Solar Energy Systems can include one or more of the following:

- a. Grid-connected solar energy system (also known as grid-intertie solar energy system): A solar photovoltaic system that is connected to an electric circuit served by an electric utility company.
- b. Roof-mounted solar energy system: A solar photovoltaic system mounted on a rack that is ballasted on, or is attached to, the roof of a building or structure. Roof-mount systems are accessory to the primary use.
- c. Ground-mounted solar energy system (Accessory Use): A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and the system is accessory to the primary use.
- d. Ground-mounted solar energy system (Primary Use): A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and is the primary land use for the parcel(s) on which it is located.
- e. Community-scale solar energy system: A solar photovoltaic system that qualifies for the Community Solar Expansion Program.
- f. “Photovoltaic (PV) System” is a type of solar energy system that converts solar energy directly into electricity where the primary components are solar panels, mounting devices, inverters, and wiring.
  - i. Large-scale solar PV energy system: An Active Solar Energy System that occupies more than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of at least 250 KW DC or greater).
  - ii. Medium-scale solar PV energy system: An active Solar Energy System that occupies more than 2,800 square feet but less 40,000 square feet of surface area (equivalent to a rated nameplate capacity between 15 – 250 KW DC).
  - iii. Small-scale solar PV energy system: An active Solar Energy System that occupies 2,800 square feet or less square feet of surface area (equivalent to a rated nameplate capacity of approximately 15 KW DC or less).
  - iv. Residential PV system: Solar panels installed either on the roof or adjacent ground of a home to generate electricity supporting the homes uses.
  - v. Commercial PV system: Solar panels installed either on a commercial building or adjacent ground to support commercial uses or utility providers.
- g. “Solar Thermal System” is an active Solar Energy System that uses collectors to convert the sun’s rays into useful forms of energy for water heating, space heating, or space cooling.

128.3 "Special incinerator ash" means ash residues resulting from the operation of incinerator or energy recovery facilities managing municipal solid waste, including solid waste from residential, commercial, and industrial establishments, if the ash residues:

- a. Would otherwise be regulated as hazardous wastes under Chapter 70.105 RCW; and
- b. Are not regulated as a hazardous waste under the Federal Resource Conservation and Recovery Act (RCRA), 42. U.S.C. Section 6910 et. seq.

128.5 "Special interest vehicle" means a motor vehicle that is at least twenty-five years old, or a motor vehicle of a make or model that is no longer manufactured or was produced in relatively small quantities, or a motor vehicle for which new parts are not available, or a motor vehicle clearly intended for racing.

129. "Special use" means uses which are not permitted outright in a zone because of incompatibility with the permitted uses of the zone. However, when such a special use is considered with reference to a particular site in a zone, or if the special use may be made compatible by attaching conditions to the maintenance of such a use, uses which otherwise would be prohibited in a zone may be allowed by special use authorization.

In order to determine whether such compatibility may be achieved, a discretionary review process is employed. Even if a proposed special use meets all the special standards for that particular use, the use must also meet the general standards of this title for special uses, and shall be denied if the special and general standards are not met.

129.5 "Sponsoring agency" means an agency such as the county, a church, or other organization that joins in an application with a host agency for an application for a homeless encampment and assumes responsibility for providing basic services and support to temporary emergency homeless encampment residents, such as hot meals, coordination of other needed donations and services.

129.7. "Stockyard" means any facility consisting of pens or other enclosures and their appurtenances for the temporary keeping of livestock, in which livestock services such as feeding, watering, weighing, sorting, receiving, shipping, and preparation for slaughter are offered to the public. Stockyards shall not include public livestock auction facilities, feedlots, or quarantine registered feedlots.

130. Storage Facility, Commercial. "Commercial storage facility" means a facility including buildings segregated into storage cubicles used exclusively for the storage of excess property and outdoor storage of vehicles and boats. Such term shall not include the conduct of business activities other than rental of storage units on the premises.

131. "Story" means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

132. "Street" means a public or private right-of-way which affords the principal means of access to abutting property. It includes an avenue, place, way, drive, land, boulevard, arterial road and any other thoroughfare.
133. Street, Public. "Public street" means a street, for the use of the general public, upon which every person has the right to pass and to use it at all times, for all purposes of travel, transportation or parking to which it is adapted and devoted.
134. Street, Service Drive. "Service drive street" means a public street, paralleling and contiguous to a major thoroughfare, designed, primarily, to promote safety by providing free access to adjoining property and limited access to major thoroughfares.
135. "Structure" means that which is built or constructed. The term "structure" shall be construed as though followed by the words "or parts thereof."
136. "Subdivision" means the land subdivided as defined in Title 18, Platting and Subdivision Ordinance, Thurston County Code.
137. Subdivision, Cluster. See "Cluster subdivision."
138. Subdivision, Conventional. "Conventional subdivision" means the subdivision of a lot in accordance with the lot size requirements and bulk regulations specified for same in the district regulations. (See Appendix Figure 1.)
- 138.1. Supportive Housing, Emergency. "Supportive housing, emergency" or "Indoor emergency housing" means temporary indoor accommodations to address basic health, food, clothing and personal hygiene needs.
- 138.2. Supportive Housing, Permanent. "Permanent supportive housing" means subsidized leased housing, utilizing admissions practices with lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing and is paired with on-site or off-site voluntary services.
- 138.3. Supportive Housing, Shelter. "Supportive housing, shelter" or "Emergency shelter" means a facility providing temporary shelter, that can include day only access and warming centers that do not provide overnight accommodations.
- 138.4. Supportive Housing, Transitional. "Supportive housing, transitional" or "Transitional housing" means a facility that provides housing and supportive service to facilitate movement of individuals and families experiencing homelessness into permanent housing.
- 138.5 "Temporary sign" means a sign which is not permanently mounted and is displayed for no more than five months in any twelve-month period. Temporary noncommercial signs may be displayed as specified in Section 20.40.040.138.6"Temporary use" means a use established for a specified period of time, with the intent to discontinue the use at the end of the designated time period. Refer to Section 20.54.070(41.5).
- 138.6 "Thurston County Coordinating Official" is the coordinating official with respect to Chapter 20.30E. This position is held by the CPED Director or the Director's designee.

- 138.7 "Transfer of development rights receiving area" means the area designated by Thurston County jurisdictions within which development rights transferred from a transfer of development rights sending area can be used.
- 138.8 "Transfer of development rights sending area" means the area designated by Thurston County from which transferable development rights can be transferred.
- 138.9 "Transferable development right" means a certificate issued by Thurston County which represents a unit of density derived from a TDR sending area parcel. Such rights may be (a) severed from the TDR sending area parcel and used in a TDR receiving area in accordance with the TDR receiving area regulations of the applicable Thurston County jurisdiction; or (b) attached to a TDR sending area parcel when required.
- 138.10 "Transfer" means the action of transferring credited development rights from a parcel or parcels in a TDR sending area to a parcel or parcels in a TDR receiving area by a deed of transfer. Transfer includes any intermediate transfers to or among transferees.
- 138.11 "Transfer of development rights easement" means a legal covenant which protects the subject land in perpetuity from development beyond any development rights reserved subject to the underlying zone at the time the covenant is signed and grants enforcement of the covenant to the county.
139. "Transportation terminal" means a facility which serves primarily as a transfer point for changing from one mode of transportation to another, or for transferring shipped materials from one vehicle to another, with associated storage area.
140. "Travel trailer" means a vehicular, portable structure built on a chassis and designed to be used for temporary occupancy for travel, recreational or vacation use.
141. "Travel trailer parks and commercial campgrounds" means an area or premises operated as a commercial enterprise, providing space for seasonal accommodations for transient occupancy or use by tourists occupying camping trailers, self-propelled campers, tents and/or lodges.
- 141.5 "Use area" means the portion of property physically occupied or used by the land use activity.
142. "Variance" means the method by which an adjustment is made in the application of the specific regulations of this title to a particular piece of property, which property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same district or vicinity and which adjustment remedies disparity in privileges.
143. "Veterinary clinic or hospital" means a facility rendering surgical and medical treatment to animals, and having overnight accommodations for such small animals.

144. "Vision clearance area" means a triangular area of a corner lot at the intersection of two front lot lines, and through which it is necessary to retain vision clearance in the interest of public safety. (See Appendix Figure 15.)
145. "Warehouse and light fabrication" means light industrial uses which do not produce smoke, noise, pollution or odor as would be identifiable and unreasonably offensive to any surrounding property.
- 145.3 A "water year" is defined as the twelve-month period from October 1st through September 30th of the following year. The water year is designated by the calendar year in which it ends. Thus, the water year ending September 30, 2019 is called the "2019" water year.
- 145.4 "Weapons Noise Zones" are areas that may be affected by noise associated with large weapons training at JBLM. The Weapons Noise Zones are depicted in the JBLM Installation Operational Noise Management Plan.
- 145.5 "Wholesale sales" means the sale of goods, merchandise and commodities in gross, primarily for purposes of resale.
146. "Winery (small scale)" means a small scale winery limited to twenty-thousand square feet in size, which utilizes fruit and berries grown in the Pacific Northwest in the production of wine.
- 146.1 "Wireless communication facility (WCF)" shall be defined in the same manner as in Title 47, United States Code, Section 332(c)(7)(C), as amended now or in the future, and includes facilities for the transmission and reception of radio wave or microwave signals used for communication, cellular phone, personal communications services, enhanced specialized mobile radio, and any other wireless services licensed by the Federal Communications Commission (FCC) and unlicensed wireless services. This does not include AM/FM radio and television broadcast facilities or towers, or automated meter-reading facilities.
- 146.2 Wireless Communication Facility (WCF), Attached. "Attached wireless communication facility (WCF)" means WCF equipment affixed to or erected upon existing buildings, water tanks, utility poles or other existing structures, excluding co-location.
- 146.3 Wireless Communication Facility (WCF), Freestanding. "Freestanding wireless communication facility (WCF)" means a freestanding antenna support structure erected to support wireless communication facilities, associated equipment cabinets, and connecting appurtenances. This includes guyed towers, self-supporting lattice towers, monopoles, camouflage structures, replacement utility poles, and other self-supporting poles and towers accommodating wireless communication antennas.
- 146.4 Wireless Communication Facility (WCF)/Antenna Support Structure, Remote Freestanding. "Remote freestanding wireless communication facility (WCF)" means a freestanding antenna support structure erected to support wireless or other

communication facilities within the long term forestry district or military reservation which are located over one thousand four hundred feet from the district boundary or from a property with an existing residence.

- 146.5 "Work release" means facilities providing work/training release programs as an alternative to imprisonment which are under the supervision of a court or a federal, state or local agency, including electronic house arrest program management.
- 146.7 "Working lands" means lands used for farm and forestry management, that raise food, grow trees, support jobs and the local economy. Also see "Agricultural land."
147. "Yard" means any open space on the same lot with a building or building group lying between the building or building group and the nearest lot line.
148. Yard, Front. "Front yard" means a yard extending across the full width of a lot and lying between the front lot line and the principal building. When the lot has more than one street frontage, the frontage that is not oriented to the structure's primary access (i.e., front door) shall be the flanking street front yard or, in the case of a through lot, the rear yard. (See Appendix Figures 11 and 12.)
149. Yard, Rear. "Rear yard" means a yard extending across the full width of the lot and lying between the rear lot line of the lot and the principal building. On a corner lot, the rear yard shall be that yard on the opposite side of the building from one of the intersecting streets, except for lots along curving streets where there is no rear yard. (See Appendix Figures 6 and 11.) On a through lot, the rear yard is the yard opposite the structure's primary access (i.e., front door).
150. Yard, Required. "Required yard" means the minimum open space as specified in this title for front, side and rear yards, as distinguished from any area in excess of the minimum required.
151. Yard, Side. "Side yard" means a yard between the side lot line of the lot and the principal building, and extending from the required front yard to the required rear yard, or, in the absence of either of such yards, to the front or rear lot lines, as the case may be.
152. Zone. See "Density district."
153. "Zoning map" means a map which identifies the parcel specific boundaries of the various districts provided in this title.

## **ATTACHMENT B MILITARY COMPATIBILITY CODE CHANGES**

*Pursuant to RCW 36.70A.530, jurisdictions adjacent to military installations employing 100 or more personnel must have zoning regulations that discourage the siting of incompatible uses adjacent to the military base. Thurston County has guiding policies for military compatibility within the comprehensive plan and currently discourages incompatible uses through land use and zoning.*

*The proposed amendments are optional and would increase coordination during permitting with the military installation for specified areas, add notice requirements for new permits and during real estate transactions to inform and protect landowners of potential impacts like noise, and regulate certain types of light emissions. The proposed amendments are adapted from recommended draft ordinances within the 2019 Military Influence Area Overlay Report (South Sound Military Community Partnership).*

*Affected zoning code chapters will be updated to include a reference to the new overlay district.*

**I. Thurston County Code, Title 20 (ZONING) shall be amended to add a new chapter, Chapter 20.30E – MILITARY INFLUENCE AREA OVERLAY (MIAO) DISTRICT, that reads as follows:**

### **Chapter 20.30E –MILITARY INFLUENCE AREA OVERLAY (MIAO) DISTRICT**

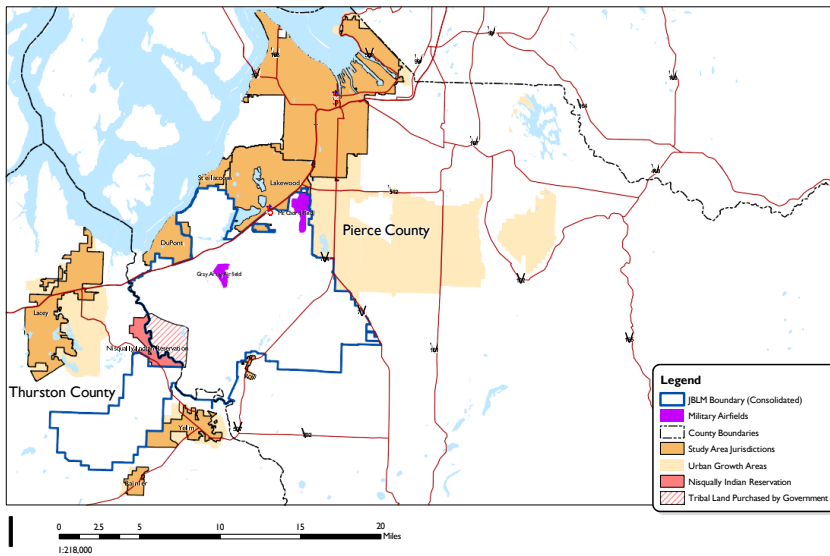
#### **20.30E.010 Purpose.**

1. Assist Joint Base Lewis-McChord (JBLM) in the preservation of the operational capability of base operations, while promoting the public health, safety, and general welfare.
2. Promote compatibility between military operations at JBLM and the use and development of private property within Military Influence Areas by ensuring that Thurston County and JBLM officials coordinate on land use activities within unincorporated Thurston County impacting or impacted by military operations and training activities.
3. Provide reasonable protection against incompatible land uses in the vicinity of JBLM.
4. These purposes are achieved by the adoption of reasonable regulations within the overlay district, to the extent that the added restrictions are limited to the following:
  - a. The height of man-made structures and objects of natural growth;
  - b. Incompatible uses of land; and,

c. Incompatible development activities.

5. These regulations are in accordance with the objectives of the JBLM Joint Land Use Study, the 2019 JBLM Lighting Study Report, and the laws of the State of Washington.
6. Figure 1 provides a location map of JBLM.

Figure 1. JBLM Location Map.



**20.30E.020 Applicability.**

1. Nothing herein shall require a change or alteration to land uses or structures existing on the effective date of this chapter.
2. This chapter shall apply to a new land use established within unincorporated Thurston County after the effective date of this ordinance, <EFFECTIVE DATE>, or the reestablishment of a land use after its discontinuance, except that:
  - a. Section 20.30E.070 (Imaginary Surfaces Compatible Use Standards) applies only to new buildings or structures of at least 4,000 square feet square feet.
3. This chapter shall apply only to that portion of a parcel located within the Military Influence Area Overlay.
4. Parcels located in a Military Influence Area Overlay are subject to the requirements of this ordinance and are subject to the underlying zoning regulations, as well as all other applicable regulations of Thurston County.

**Commented [MT4]:** Number to be determined locally. 4,000 is what City of Lakewood uses. This section of code only applies to a very very small area within the County (near Yelm and Nisqually River). If the area were to change due to a change in flight operations of the base, we would need to re-open this code so there would be subsequent opportunity to re-evaluate this number.

5. In addition to the standards set forth in this chapter, all uses and structures must comply with all other applicable local, State, and Federal regulations, including Title 14, Part 77 CFR [Code of Federal Regulations].

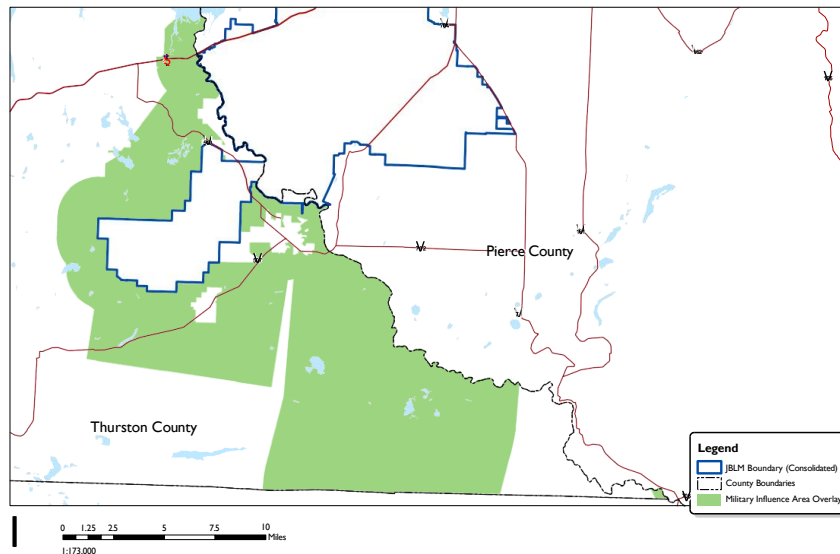
#### **20.30E.030 Administration.**

1. The Community Planning and Economic Development Department is responsible for implementing the provisions of this Chapter. The Department and JBLM will designate and maintain the following positions:
  - a. Thurston County Coordinating Official.
  - b. JBLM Coordinating Official.

#### **20.30E.040 Military Coordination and Notice.**

1. The area within which Thurston County will coordinate with the JBLM Coordinating Official prior to approval of zoning code and comprehensive plan amendments is described in Subsection 20.30E.040(3) and is referred to as the *Military Influence Area Overlay (MIAO)*.
2. The *Military Influence Area Overlay* is designated on the Official Zoning Map for Thurston County, Washington.
3. Boundary of the *Military Influence Area Overlay*.
  - a. The boundary of the *Military Influence Area Overlay* is a contour representing the outermost extent of the Military Notification and Coordination boundary, all the Imaginary Surfaces for Gray Army Airfield and McChord Field and those lands designated as “military-critical” and “military-important” in the JBLM Lighting Study Report. The *Military Influence Area Overlay* includes all or portions of other applicable Military Influence Areas located in Thurston County.
  - b. “Military-critical” areas include the following:
    - i. Military Training Routes associated with VR331 and IR 460/461;
    - ii. Special use airspace designated Rainier Military Operations Area and R-6703;
    - iii. Helicopter routes to the Shaw-Martin Drop Zone; and
    - iv. The Gray Army Airfield and McChord Field Clear Zone Imaginary Surfaces, where they extend off-base.
  - c. “Military-important” areas include the following:
    - i. All lands within 2 miles of JBLM base boundaries; and
    - ii. The Gray Army Airfield and McChord Field Approach/Departure (glide slope) Imaginary Surfaces, where they extend off-base and/or beyond the 2-mile contour.
  - d. The *Military Influence Area Overlay* is depicted on the map in Figure 2.

Figure 2. Thurston County Military Influence Area Overlay



4. Coordination Between Thurston County and JBLM.

- a. The requirements of this section are intended to be consistent with RCW 36.70A.530, which prohibits development that is incompatible with military installation missions, and to provide for land use coordination generally between Thurston County and JBLM.
- b. The Thurston County Coordinating Official will notify the JBLM Coordinating Official via electronic mail of all proposed zoning code and comprehensive plan amendments, as set out in Paragraph (e) below, for lands located in the *Military Influence Area Overlay*.
- c. Thurston County Coordinating Official responsibilities include:
  - i. The Thurston County Coordinating Official will provide notice to the JBLM Coordinating Official at least thirty (30) days prior to any hearing, action, or final decision by Thurston County to consider the proposal, unless a waiver has been granted by the Thurston County board of commissioners to reduce the noticing requirements.
  - ii. The notice will include the type of permit or application, specific property location and/or parcel number if applicable, a general description of the proposed action, and a request of the JBLM base commander for written recommendations and supporting facts relating to the proposed zoning code or comprehensive plan amendment.

iii. The notice will also include the date on which Thurston County will hold a hearing and anticipated timeframe for a final action on the proposed zoning code or comprehensive plan amendment.

iv. The notice will provide sixty (60) days for a response from the base commander via the JBLM Coordinating Official.

d. JBLM Coordinating Official Responsibilities include:

i. The JBLM Coordinating Official will confirm via email receipt of the notice.

ii. Coordination with the JBLM base commander, as provided by RCW 36.70A.530, to determine whether the proposed zoning code or comprehensive plan amendment, if approved, will create an adverse effect on JBLM operations.

iii. Notifying the Thurston County Coordinating Official within sixty (60) days of receipt of notice if the base commander has determined the proposed zoning code or comprehensive plan amendment will have adverse effects on JBLM operations.

iv. Failure of the JBLM Coordinating Official to provide a written response to the Thurston County Coordinating Official within sixty (60) days of the JBLM Coordinating Official's receipt of the Thurston County Coordinating Official's initial notification, shall be deemed an indication that the proposed zoning code or comprehensive plan amendment does not create an Airport Obstruction or Interference with JBLM operations or otherwise have adverse effects on JBLM operations.

e. Zoning code and comprehensive plan amendments include the following:

i. A proposed amendment to the comprehensive plan;

ii. A proposed change in zoning map classification; and

iii. A proposed change to the development regulations or graphics in the zoning code.

f. The Thurston County Coordinating Official will meet on a regular basis with the JBLM Coordinating Official in order to remain abreast of any changes in mission or training operations that could have off-post impacts on Thurston County, its residents, or businesses. In the event that a change in mission or training operations necessitates amendments to this Chapter, the Department will prepare an amended ordinance for consideration by the County Commissioners.

**20.30E.050 Light Emissions.**

1. No non-residential development shall be approved within the Military Influence Area Overlay that produces light emissions that would interfere with pilot vision and training at Joint Base Lewis-McChord. Light emissions will be reviewed with the corresponding

land use or building permit. This is achieved through the following limitations on exterior lighting:

- a. Used in conjunction with street, parking, signs, or use of land and structures shall be arranged and operated in such manner that it is not misleading or dangerous to aircraft operating from JBLM;
- b. Except for lighting provided in association with residential development, exterior lighting must be fully shielded so that all light emitted by the fixture projects below the horizontal direction and contain shielding permanently affixed to the fixture.

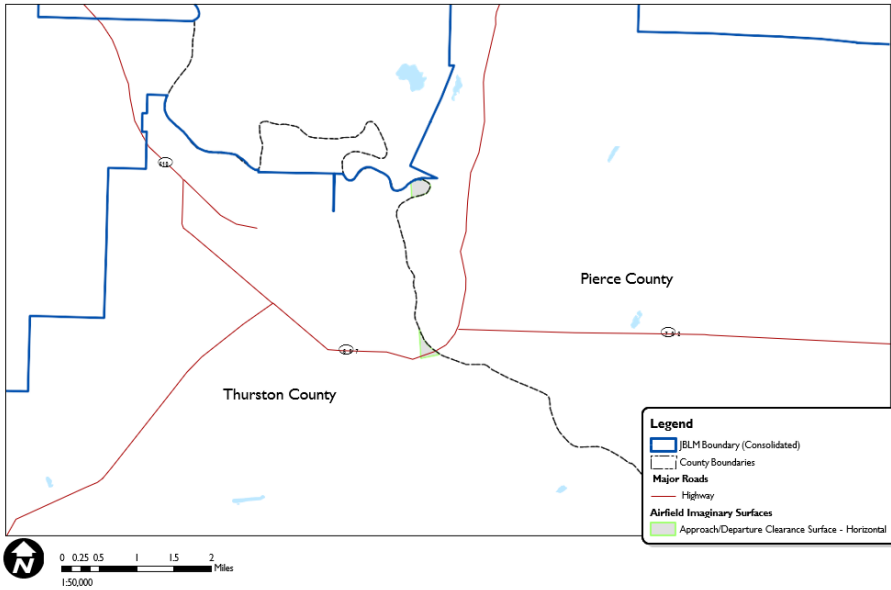
**20.30E.060 Permit Notices to Property Owners.**

1. The final building permit, zoning permit, site plan, or plat of any subdivision, short subdivision or large lot subdivision, which is on or within the Military Influence Area Overlay shown in Figure 2, shall contain a notice in accordance with Paragraph (2), below.
2. The approval documentation associated with the types of applications identified in Paragraph (1) shall include a notification statement that states:
  - a. The property and its subsequent occupants could experience military training impacts, including impacts related to noise, vibration, odors, flight safety hazards, and other impacts related to operations associated with JBLM. The property may be subject to additional development regulations or limitations due to the property's proximity to the installation. Information related to such regulations or limitations is available in the Thurston County Community Planning and Economic Development.

**20.30E.070 Imaginary Surfaces Compatible Use Standards.**

1. Certain properties within Thurston County are located within the JBLM Imaginary Surfaces as indicated in Figure 3.
  - a. Section 20.30E.070 (Imaginary Surfaces Compatible Use Standards) applies only to new buildings or structures of at least <4,000 square feet> square feet.

Figure 3. JBLM Imaginary Surfaces located over unincorporated Thurston County



2. Applications for proposed development within the Imaginary Surfaces shall be transmitted to the JBLM Coordinating Official with a request for a determination of whether the proposed development constitutes a prohibited use according to Paragraph (3), below. If the JBLM Coordinating Official does not provide a determination or request additional review time within ten (10) business days of receipt of the application, the Proposed Development is considered to comply with the Imaginary Surfaces criteria in (3).
3. The following uses and structures are prohibited within the Imaginary Surfaces, upon a timely determination by the JBLM Coordinating Official that one or more of the following conditions is met:
  - a. The Proposed Development protrudes above the planes or surfaces as contained in Title 14, Part 77 CFR [Code of Federal Regulations].
  - b. The Proposed Development includes one or more of the following uses or the use interferes with pilot vision, communication, radar, or otherwise interferes with the safe and effective operation of JBLM aircraft:
    - i. sanitary landfills.
    - ii. feeding stations.
    - iii. sand and gravel dredging operations.
    - iv. storm water retention ponds.

**Commented [MT5]:** Date from model ordinance, pending confirmation from Dev. Services this date works with other permitting timelines.

- v. renewable energy facilities, including solar PV energy systems,
  - vi. created wetlands, or
  - vii. the growing of vegetation determined to be a wildlife attractant;
  - c. Structures are proposed within ten (10) feet of approach/departure or transitional surfaces;
  - d. Proposed development produces steam, dust, smoke, light emissions, glare, or other visual impairments, has explosive characteristics, or otherwise interferes with pilot vision or the operation of JBLM aircraft; and
  - e. Proposed development produces electrical emissions that interfere with navigation equipment or radio communication between aircraft, JBLM, or other air traffic control facility.
4. After due consideration of a determination provided by the JBLM Coordinating Official, the County will deny any proposed development JBLM determines does not comply with the criteria in subparagraph (3), except in the event the County determines that to deny the application would create a legal liability for the County.
5. Further, no condition shall be maintained that attracts wildlife into a Department of Defense Airport Imaginary Surface, pursuant to 14 C.F.R. 77.21, and that the JBLM Coordinating Official determines may create a hazard to military operations.

**20.30E.080 No Delegation of Local Authority.**

1. Nothing herein is intended to, and should not be interpreted to, authorize or require approval by Joint Base Lewis-McChord.

**20.30E.090 Severability.**

1. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses, shall not be affected thereby.

## **ATTACHMENT C COMPREHENSIVE PLAN PERIODIC UPDATE – CLIMATE RELATED CHANGES**

*The Climate-related changes make several changes to the County Code to add electric vehicle infrastructure standards to Title 20, and to add and clarify regulations around solar energy systems.*

*According to RCW 36.70A.695, electric vehicle infrastructure must be permitted as use in all areas except those zoned for residential, resource use, or critical areas in jurisdictions that are:*

- Adjacent to I-5, I-90, I-405, or SR 520, with a population over 20,000 or located in a county with a population over 1,500,000.*
- Adjacent to I-5 in a county with greater than 600,000. Or,*
- In a county with a state capitol within its borders.*

*Thurston County currently has regulations for electric vehicle infrastructure in the three Urban Growth Area (UGA) codes (Olympia, Lacey, Tumwater). Thurston County allows for electric vehicle infrastructure within the rural area but does not have land use regulations where these structures can occur or how they are permitted. The County currently regulates these structures to state law and building code requirements. The proposed amendments in Attachment C add for permitting electric vehicle structures and infrastructure in the rural area of Thurston County, including within the UGAs of Grand Mound, Rainier, Tenino, and Yelm. This clarifies the permit process and allowable locations for these types of structures. These code updates align with the requirements for EV infrastructure in new construction according to state law ([WAC 51-50-0429](#)). The proposed regulations closely align with what is already implemented in the UGA codes for Olympia, Lacey, and Tumwater, though those chapters will be updated for accordance with state law and City codes during the UGA code update.*

*Solar Energy System regulations clarify standards for different type of energy systems (photovoltaic, roof-mounted, ground-mounted, etc.) and streamline permitting procedures. These changes are consistent with guidelines from the U.S. Department of Energy's SolSmart program, and will make Thurston County eligible for a SolSmart Gold Designation.*

*Affected zoning code chapters will be updated to include references to the new climate chapters.*

**I. Thurston County Code, Title 20 (ZONING) shall be amended to add a new chapter, Chapter 20.55A – ELECTRIC VEHICLE INFRASTRUCTURE, that reads as follows:**

### **Chapter 20.55A – ELECTRIC VEHICLE INFRASTRUCTURE**

#### **20.55A.010 Intent.**

1. To provide adequate and convenient electric vehicle charging stations to serve the needs of the traveling public;
2. To provide opportunities for County residents to have safe and efficient personal electric charging stations located at their place of residence;
3. To provide the opportunity for commercial and industrial projects to supply electrical vehicle charging station services to their customers and employees;
4. To create standard criteria to encourage and promote safe, efficient and cost effective electric vehicle charging opportunities in a full range of zones and settings for convenience of service to those that use electric vehicles.

#### **20.55A.015 General provisions.**

1. Use of Specially Designated Charging Stalls. Electric vehicle charging stations should be reserved for parking and charging electric vehicles only.
2. Electric Vehicles Allowed Where. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.

#### **20.55A.030 Permitted where.**

1. Allowed Where. "Electric vehicle charging stations" shall be considered an allowed use in association with a primary permitted use in every zoning designation.
2. Compatibility. For land use compatibility purposes, the charging activity should be proportionate to the associated permitted use; "Electric vehicle charging station(s)" shall be permitted in a single-family garage designed to serve the occupants of the home or a multi-family parking lot designed to serve the occupants, with a level 1 or 2 charging level. Whereas, charging station(s) installed in a parking lot at a commercial destination, or located in a vehicle service station in close proximity to Interstate 5, is expected to have intensive use and will be permitted to have multiple "direct current fast chargers (DCFCs)" to serve expected demand.
3. Battery Exchange Stations. "Battery exchange stations" are permitted in any commercial, industrial or mixed use zone (that is, LI, RRI, PID, NC, RCC, AC, HC, MEI), provided all other requirements for the building or space the use occupies can be satisfied, such as design review, fire code and building code requirements. This use is specifically prohibited in zones where residential use is the primary use, exclusively long-term forestry (LTF) or long-term agriculture (LTA) lands, or within critical areas.

#### **20.55A.035 Process for review.**

1. New Residential or Commercial Construction. If associated with new residential construction, installation of a charging station shall be processed in association with the underlying permit(s).

2. Retrofitting Single- or Multi-Family Residential. If retrofitting a single-family home for a charging station, an electrical permit shall be required through Washington State Labor and Industries (L&I).
3. Retrofitting a Commercial Site. If retrofitting an existing commercial site for a charging station(s), this activity shall be permitted through the County administrative Site Plan Review (SPR) process.
4. Battery Exchange. If the facility includes a battery exchange station, or is associated with a new commercial activity requiring SPR approval, the application shall be reviewed and approved through SPR.

**20.55A.040 Design criteria.**

1. Design Criteria for Commercial and Multifamily Development or Common/Community Owned Areas of a Residential Development. The following criteria shall be applied to electric charging facilities.
  - a. Number Required. The minimum number of EVSE-Installed, EV-Ready, and EV-Capable spaces required for certain types of developments are outlined under WAC 51-50-0429. When electric vehicle stalls are reserved for electric vehicles, care should be taken to ensure enough spots are available for all of a site's parking needs.

**Table 20.55-01<sup>1</sup>**

<u>Occupancy</u>	<u>Number of EV Charging Stations</u>	<u>Number of EV-Ready Parking Spaces</u>	<u>Number of EV-Capable Parking Spaces</u>
<u>Group A, B, E, F, H, I, M, and S occupancies</u>	<u>10% of total spaces</u>	<u>10% of total spaces</u>	<u>10% of total spaces</u>
<u>Group R occupancies</u>			
<u>Buildings that do not contain more than two dwelling units</u>	<u>Not required</u>	<u>One for each dwelling unit</u>	<u>Not required</u>
<u>Dwelling units with private garages</u>	<u>Not required</u>	<u>One for each dwelling unit</u>	<u>Not required</u>
<u>All other Group R occupancies</u>	<u>10% of total parking spaces</u>	<u>25% of total parking spaces</u>	<u>10% of total parking spaces</u>

**Commented [MT6]:** City of olympia has gone farther here and requires 65% of spaces to be EV capable. [16.100](#) OMC.

- b. Generally. Location and provision of electric vehicle parking will vary based on the design and use of the primary parking lot, keeping in mind flexibility will be needed in various parking lot layouts.
  - c. Signage to Identify. Each charging station space should be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations should be included if time limits or tow away provisions are to be enforced by the owner.
  - d. Signage to find. Installation of way finding signs at the parking lot entrance shall be installed at appropriate decision points to effectively guide motorists to the charging station space(s).
  - e. Maintenance. Charging station equipment should be maintained in all respects, including the functioning of the charging equipment.
  - f. Accessibility. Where Charging Station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, charging equipment should be located so as to not interfere with accessibility requirements of WAC 51-50-005.
  - g. Lighting. Where Charging Station equipment is installed, adequate site lighting should also be provided unless charging is for daytime purposes only.
  - h. Notification of station specifics. Information on the charging station shall identify voltage and amperage levels, fees, and all safety information.
  - i. Avoid conflict with handicap spots. Stalls should generally not be located adjacent to handicap spots unless designed for handicap use.
  - j. Design for compatibility. Design should be appropriate to the location and use. Facilities should be able to be readily identified by electric cars users, but blended into the surrounding landscape/architecture for compatibility with the character and use of the site.
  - k. Size. Where provided, spaces should be standard size parking stalls, but designed in a way that will discourage non-electric car vehicles from using them.
2. Electric vehicle charging station design standards for single-family residential sites. Installation of vehicle charging stations shall meet manufacturing requirements and applicable sections of the international building code.

**II. Thurston County Code, Title 20 (ZONING) shall be amended to add a new chapter, Chapter 20.55B – SOLAR ENERGY SYSTEMS, that reads as follows:**

**Chapter 20.55B – SOLAR PHOTOVOLTAIC (PV) ENERGY SYSTEMS**

**20.55B.010 Intent.**

1. To encourage the efficient and effective development and use of solar energy systems (specifically, photovoltaic (PV) systems) while protecting the public health, safety, and welfare of the community.
2. To implement the objectives of the Thurston County Comprehensive Plan by:
  - a. Encouraging the use of local renewable energy;
  - b. Promoting sustainable building design and practices; and
  - c. Encouraging economic development while preserving the community's historic resources and character.
3. To implement strategies in the Thurston Climate Mitigation Plan to reduce countywide greenhouse gas emissions in the building sector.
4. To decrease the community's reliance on fossil fuel power sources and work towards achievement of county and state greenhouse gas reduction targets:
  - a. 45% reduction by 2030
  - b. 70% reduction by 2040
  - c. Net-zero emissions by 2050 (95% reduction)
5. To enhance the reliability and resiliency of the local power grid and make more efficient use of the local electric distribution infrastructure.
6. To promote consumer choice and allow residents and businesses to use local, renewable energy while displacing fossil fuel generation.
7. To improve air quality and protect public health.

**20.55B.020 Applicability.**

1. This chapter applies explicitly to solar photovoltaic (PV) installations proposed to be constructed after the effective date of this ordinance. This section also pertains to modifications that materially alter the type, configuration, or size of these installations or related equipment. This section does not apply to minor modification or routine maintenance of a solar energy system.

**20.55B.030 Permitted where.**

1. Roof-mounted solar PV energy systems.

Roof-mounted solar PV energy systems of any size are permitted as an allowed use in all zoning districts.

  - a. Residential rooftop solar PV energy systems do not require a permit. However, they are subject to electrical permits through Washington State Labor and Industries (L&I).

- b. Non-residential/Commercial rooftop solar PV energy systems do require a building permit.
    - i. If the solar PV energy system is proposed on a new commercial structure at the time of the building permit application, no additional fee will apply.
    - ii. If the solar PV energy system is proposed on an existing structure, a fire code construction operation permit is needed for the new installation. Permit fees are based on the valuation of the project.
    - iii. Electrical inspections are required and must be completed through Washington State Labor and Industries (L&I).
2. Ground-mounted solar PV energy systems.
- a. Residential ground-mounted solar PV energy systems are permitted as an allowed use in all residential zoning districts and require a residential building permit to verify structural adequacy and compliance with land use requirements. Permit fees are based on the valuation of the project
  - b. Non-residential/Commercial ground-mounted solar PV energy systems:
    - i. Small-scale ground-mounted solar PV energy systems:
      - (A). Are less than 2,800 square feet or less of surface area (equivalent to a rated nameplate capacity of approximately 15 KW DC or less).
      - (B). Are permitted as either a primary or accessory use in all zoning districts, subject to receipt of a non-residential building permit.
    - ii. Medium-scale ground-mounted solar PV energy systems:
      - (A). Are greater than 2,800 square feet but less than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of between 15-250 KW DC).
      - (B). Are permitted in all zoning districts as either a primary or accessory use and are subject to an Administrative Special Use Permit (see 20.54.040 TCC).
    - iii. Large-scale ground mounted solar PV energy systems:
      - (A). Are greater than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of at least 250 KW DC or more).
      - (B). Are permitted subject to receipt of a Special Use Permit.
      - (C). Are permitted in select zoning districts. See 20.54.040 TCC.
5. The construction and operation of all solar energy systems shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electric and communications requirements. All solar energy systems shall be constructed and installed in accordance with the State Building Code.
6. No grid-connected solar energy system shall be installed until the owner or operator has provided evidence of notification to and an interconnection agreement from the utility

company of the customer's intent to install an interconnected customer-owned generator. Off-grid solar energy systems are exempt from this requirement.

**20.55B.040. Design and Dimensional Standards.**

1. Roof-mounted solar PV energy systems are:
  - a. Exempt from the height restrictions applied in the underlying zoning district.
  - b. Shall be excluded from any calculation of maximum roof coverage allowed for appurtenances.
  - c. Shall be located in such a manner as to allow emergency access to the roof, allow for smoke ventilation, and provide emergency egress from the roof.
  - d. On a pitched/sloped roof, solar energy systems shall be installed parallel to the roof surface and may not extend beyond the edge of the roof peak.
2. Ground-mounted solar PV energy systems are:
  - a. Subject to the same height restrictions as accessory or primary structures in each district, depending on whether the systems are permitted as a primary or accessory uses.
  - b. Small- and medium-scale non-residential/commercial ground-mounted solar PV energy systems accessory to a primary use shall comply with the setbacks for accessory structures in the underlying zoning district.
  - c. All ground-mounted solar PV energy systems in residential districts shall be installed either in the side yard or rear yard to the extent practicable.
  - d. Ground-mounted solar PV energy systems that are accessory in nature shall not be included in any lot-coverage calculations. Where ground-mounted solar energy systems are the primary use, they will count towards lot-coverage calculations.
  - e. Ground-mounted solar energy systems will not be included in any impervious surface calculations, provided that the underlying ground remains pervious.
  - f. Ground-mounted solar energy systems access roads shall be designed to meet Thurston County emergency vehicle access standards to the systems main electrical collection and control stations. Emergency access roads standards are not required for the appurtenant structures (panels, racking, wiring, connection boxes, etc.) of the system. Additional points of access may be required if there are occupied buildings, or a solar energy system is co-located with a battery energy storage system.
3. Medium-scale ground mounted solar PV energy systems that are primary uses must comply with all setback requirements for primary uses in the relevant zoning district.
  - a. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of ground-mounted solar energy systems.

- b. Lighting of medium-scale ground mounted solar energy systems shall be consistent with local, state and federal law.
  - c. Lighting of other parts of the system, such as accessory structures to the medium-scale solar energy system, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties. Where feasible, lighting of the solar energy system shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.
- 4. Large-scale ground-mounted solar PV energy facilities must meet the following design and dimensional standards:
  - a. The parcel must contain a minimum of 3 contiguous acres of upland areas.
  - b. Front side and rear setbacks shall be as follows:
    - i. Front Yard: The front yard shall have a depth of at least fifty (50 feet);
    - ii. Side Yard: Each side yard shall have a depth of at least fifty (50 feet);
    - iii. Rear Yard: The rear yard depth shall be at least thirty (30) feet.
    - iv. Setbacks are measured to panels and electrical equipment. Fence line may occur within setback areas.
  - c. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of ground-mounted solar energy systems.
  - d. Lighting of large-scale ground mounted solar energy systems shall be consistent with local, state and federal law. Lighting of other parts of the system, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties. Where feasible, lighting of the solar energy system shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.
  - e. Signage on large-scale ground-mounted solar energy systems shall comply with the sign provisions of the Zoning Bylaw and shall identify the owner, manufacturer, and operator and provide a 24-hour emergency contact phone number. A solar PV energy system shall not be used to display any advertising.
- 5. For medium- and large-scale ground-mounted solar energy systems, reasonable efforts shall be made to place all utility connections from the solar PV energy system underground depending on appropriate soil conditions, shape and topography of the site, and any requirements of the utility provider. Electrical transformers, metering, and protection equipment for utility interconnections may be above ground if required by the utility provider.
- 6. For medium-and large-scale ground mounted solar energy systems, screening is required. Solar energy systems shall have views minimized from adjacent properties to the extent reasonably practicable using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area. At a minimum, fencing is required surrounding the structures with a 10-foot

minimum separation distance, and landscaping that provides vegetative screening is required outside the fencing.

**20.55B.050. Standards for Site Plan Review and Special Permits.**

1. For medium and large-scale ground mounted solar PV energy systems, a Special Use Permit is required (see 20.54.040 TCC). The Approval Authority shall include as part of its review and proceedings all of the provisions and requirements of the Site Plan review standards applicable to medium and large-scale ground-mounted solar energy systems set forth in this bylaw.
3. For solar PV energy systems which require a special use permit, the Approval Authority may approve, approve with modifications, disapprove or grant leave to withdraw. Approval may be subject to any conditions, modifications and/or restrictions that the Approval Authority deems necessary. Leave to withdraw or disapproval by the Approval Authority must be supported by written findings. The Approval Authority may waive strict compliance with the requirements of this Section, when in its judgement such action is in the public interest and consistent with the overall intent and purpose of this Section.
4. The applicant shall provide a site plan showing:
  - a. Property lines and physical features, including roads for the project site;
  - b. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation and/or structures;
  - c. Blueprints or drawings of the solar energy system signed by a professional engineer licensed to practice in the state of Washington showing the proposed layout of the system, any potential shading from nearby structures, the distance between the system components, including the solar collector and all property lines and existing on-site buildings and structures, and the tallest finished height of the system;
  - d. One or three line electrical diagram details of the photovoltaic system, associated components, and electric interconnection methods, with all disconnects and overcurrent devices compliant with current electrical codes;
  - e. Documentation of the major system components to be used, including the panels, mounting systems, and inverter;
  - f. Name, address, and contact information for the proposed system installer;
  - g. Name, address, phone number and signature of the applicant, as well as any co-applicants, and property owners;
  - h. The name and contact information and signature of any agents representing the applicant; and
  - i. Zoning district designation for the parcel(s) of land comprising the project site.
5. The applicant shall submit documentation of actual or prospective access to and control of the project site sufficient to allow for the construction and operation of the proposed solar energy system.

6. The applicant shall submit a plan for the operation and maintenance of the ground-mounted solar energy system, which shall include measures for maintaining safe access to the installation, stormwater controls, as well as general procedures for the operational maintenance of the solar energy system.

**20.55B.060. Monitoring and Maintenance.**

The owner or operator of a medium - or large-scale ground-mounted solar energy system shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and preserving the integrity of security measures. The owner or operator shall be responsible for the cost of maintaining the solar energy system and any road(s) providing access to the system, unless accepted as a public way. For medium and large-scale ground mounted solar energy systems, the owner or operator shall provide a copy of the operation and maintenance plan, electrical schematic, and site plan to the County Fire Marshall. Upon request, the owner and operator shall cooperate with local emergency services in development of an emergency response plan. All means of shutting down the solar energy system shall be clearly marked. The owner and/or operator shall identify a responsible person for public inquiries throughout the life of the solar energy system.

**20.55B.070. Abandonment or Decommissioning.**

1. Removal Requirements. Any medium- or large-scale ground-mounted solar energy systems which has reached the end of its useful life or has been abandoned shall be removed. The owner or operator shall physically remove the system no more than one hundred fifty (150) days after the date of discontinued operations. The owner or operator shall notify the Community Planning and Economic Development Department by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of: physical removal of all structures, equipment, security barriers and electrical lines from the site; disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations; stabilization or re-vegetation of the site as necessary to minimize erosion and disruption to vegetation.
2. Abandonment. Absent notice to the Community Planning and Economic Development Department from the owner or operator of a proposed date of decommissioning or written notice of extenuating circumstances, a medium- or large-scale ground-mounted solar energy system shall be considered abandoned after it has failed to operate for more than one year without the written consent of the Department. Upon receipt of notice of extenuating circumstances, the Department will determine whether the circumstances are sufficient to rebut the presumption of abandonment. If the owner or operator of the solar energy system fails to remove the installation in accordance with the requirements of this Section within 150 days of abandonment or the proposed date of decommissioning the County retains the right, after the receipt of an appropriate court order, to enter and remove any abandoned, hazardous or decommissioned solar energy system. To the extent permitted by law, the County's cost for the removal will be charged to the property owner in accordance with the provisions of Title 26 as a lien on the property.

III. Thurston County Code, Title 20 (ZONING) shall be amended to add a new chapter, Chapter 20.55C – ALTERNATIVE ENERGY STORAGE SOLUTIONS, that reads as follows:

**Chapter 20.55C – ALTERNATIVE ENERGY STORAGE SOLUTIONS**

**20.55C.010 - Purpose.**

The purpose of these regulations is to promote the development and utilization of alternative energy storage solutions while ensuring their compatibility with the community's character, safety, and well-being. This Ordinance is adopted to advance and protect the public health, safety, welfare, and quality of life of Thurston County by creating regulations for the installation and use of battery energy storage systems, with the following objectives:

1. To provide regulations for the designation of properties suitable for the location, construction and operation of battery energy storage systems;
2. To ensure compatible land uses in the vicinity of the areas affected by battery energy storage systems;
3. To mitigate the impacts of battery energy storage systems on environmental resources such as important agricultural lands, forests, wildlife and other protected resources; and
4. To implement the goals and policies of the Thurston County Comprehensive Plan.

**20.55C.020 - Applicability**

1. The requirements of this Chapter shall apply to all battery energy storage systems permitted, installed, or modified in rural unincorporated Thurston County after the effective date of this Ordinance, excluding general maintenance and repair.
2. Battery energy storage systems constructed or installed prior to the effective date of this Ordinance shall not be required to meet the requirements unless modified as listed in subsection 20.55C.020(3) below.
3. Modifications to, retrofits, or replacements of an existing battery energy storage system that change battery type, or increase the total battery energy storage system designed, discharge duration, or power rating shall be subject to this Chapter.

**20.55C.030 - General Requirements.**

1. A building permit through the Department and an electrical permit through L&I shall be required for installation of all battery energy storage systems. Operational permits may also be required consistent with WAC 51-54A. All applicable regulations and

**Commented [MT7]:** Could codify reflective sticker requirement on meter here.

requirements of the Thurston County Public Health and Social Services Department, Public Works Department, Fire Marshal and Thurston County Community Planning and Economic Development Department shall also be met.

2. All battery energy storage systems with the exception of privately-owned, single-family residential systems for personal energy storage shall include review pursuant to the State Environmental Policy Act, Chapter 17.09 TCC.
3. All battery energy storage systems, all Dedicated Use Buildings, and all other buildings or structures that (1) contain or are otherwise associated with a battery energy storage system and (2) subject to the County Code shall be designed, erected, and installed in accordance with all applicable provisions of the Code, and all applicable provisions of the codes, regulations, and industry standards.

#### **20.55C.040 - Permitting Requirements**

1. Tier 1 Battery Energy Storage Systems - Systems shall be permitted in all zoning districts, subject to the requirements of this Chapter and all other applicable provisions. Tier 1 BESS are exempt from site plan review.
2. Tier 2 Battery Energy Storage Systems - Systems shall be permitted through a Hearing Examiner Special Use Permit subject to the requirements of this Chapter, 20.54 TCC, 20.60 TCC and all other applicable provisions. In addition to the requirements of 20.60.030(3), applications for the installation of Tier 2 Battery Energy Storage System shall:
  - a. Utility Lines and Electrical Circuitry. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles, with new easements and right-of-way.
  - b. Signage.
    - i. Signage shall be in compliance with ANSI Z535 and shall include the type of technology associated with the battery energy storage systems, any special hazards associated, the type of suppression system installed in the area of battery energy storage systems, and 24-hour emergency contact information, including reach-back phone number.
    - ii. As required by the National Electrical Code, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
  - c. Lighting. Lighting of the battery energy storage systems shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.
  - d. Vegetation and tree-cutting. Areas within ten (10) feet on each side of Tier 2 Battery Energy Storage Systems shall be cleared of combustible vegetation and

other combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground covers shall be permitted to be exempt provided that they do not form a means of readily transmitting fire. Removal of trees should be minimized to the extent possible.

- e. Noise. The one-hour (1-hour) average noise generated from the battery energy storage systems, components, and associated ancillary equipment shall not exceed a noise level as established in WAC 173-60-040, as measured at the outside wall of any non-participating residence or occupied community building. Applicants may submit equipment and component manufacturers noise ratings to demonstrate compliance. The applicant may be required to provide Operating Sound Pressure Level measurements from a reasonable number of sampled locations at the perimeter of the battery energy storage system to demonstrate compliance with this standard.
- f. Site plan required. For a Tier 2 Battery Energy Storage System requiring a Special Use Permit, a site plan is required as part of the Special Use Permit requirements. Documents must be signed and sealed by a Washington State Licensed Professional Engineer. Any site plan application shall include the following information:
  - i. Property lines and physical features, including roads, for the project site.
  - ii. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, and screening vegetation or structures.
  - iii. A one- or three-line electrical diagram detailing the battery energy storage system layout, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and over current devices.
  - iv. A preliminary equipment specification sheet that documents the proposed battery energy storage system components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of building permit.
  - v. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the battery energy storage system. Such information of the final system installer shall be submitted prior to the issuance of building permit.
  - vi. Name, address, phone number, and signature of the project Applicant, as well as all the property owners, demonstrating their consent to the application and the use of the property for the battery energy storage system.
  - vii. Zoning district designation for the parcel(s) of land comprising the project site.

g. Commissioning Plan. Such plan shall document and verify that the system and its associated controls and safety systems are in proper working condition per requirements set forth in the code. Where commissioning is required, battery energy storage system commissioning shall be conducted by a Washington State Licensed Professional Engineer after the installation is complete but prior to final inspection and approval. A corrective action plan shall be developed for any open or continuing issues that are allowed to be continued after commissioning. A report describing the results of the system commissioning and including the results of the initial acceptance testing required shall be provided to Department prior to final inspection and approval and maintained at an approved on-site location.

h. Decommissioning.

i. Decommissioning Plan. The applicant shall submit a decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the facility. The decommissioning plan shall include:

- A. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all battery energy storage system components, structures, equipment, security barriers, and transmission lines from the site;
- B. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;
- C. The anticipated life of the battery energy storage system;
- D. The estimated decommissioning costs and how said estimate was determined;
- E. The method of ensuring that funds will be available for decommissioning and restoration;
- F. The method by which the decommissioning cost will be kept current;
- G. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the battery energy storage system, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and
- H. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

ii. Decommissioning Fund. The owner and/or operator of the energy storage system, shall continuously maintain a fund for decommissioning at the end

of the life cycle of the facility. Acceptable financial surety may consist of a letter of credit from a Washington State licensed-financial institution, bonds, parental guarantees, or other financial instruments. All costs of the financial security shall be borne by the applicant.

- i. Fire Safety Compliance Plan. Such plan shall document and verify that the system and its associated controls and safety systems are in compliance with the code. The document must be signed and sealed by a Fire Protection Engineering (FPE) certified contractor.
- j. Operation and Maintenance Manual. Such plan shall describe continuing battery energy storage system maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information and shall meet all requirements set forth in the code.
- k. Erosion and sediment control and storm water management plans prepared to local and state standards, if applicable, and to such standards as may be established by the Hearing Examiner.
- l. Emergency Operations Plan. A copy of the approved Emergency Operations Plan shall be given to the system owner, the local fire department, and local Fire Marshal. The emergency operations plan must be signed and sealed by a Fire Protection Engineering (FPE) certified contractor. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:
  - i. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.
  - ii. Procedures for inspection and testing of associated alarms, interlocks, and controls.
  - iii. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.
  - iv. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.
  - v. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.

- vi. Procedures for dealing with battery energy storage system equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged battery energy storage system equipment from the facility.
- vii. Other procedures as determined necessary by the Department to provide for the safety of occupants, neighboring properties, and emergency responders.
- viii. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

m. Ownership Changes.

- i. If the owner of the battery energy storage system changes or the owner of the property changes, the special use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the special use permit, site plan approval, and decommissioning plan.
- ii. The owner must record an affidavit with the property before a permit may be issued. The affidavit must state that the special use permit and all other local approvals for the battery energy storage systems are void if the new owner or operator fails to provide written notification to the Department within thirty (30) days of the ownership change. Reinstatement of a void special use permit will be subject to the same review and approval processes for new applications under this Chapter.

n. Any additional information necessary as required by the department to evaluate the impact of the proposed battery energy storage system.

**20.55C.050 - Design Standards.**

1. Tier 1 Battery Energy Storage Systems shall comply with the building height limitations for principal structures of the underlying zoning district, and the setbacks for non-residential uses under 20.07 TCC.2. Tier 2 Battery Energy Storage Systems:

a. Setbacks. Tier 2 Battery Energy Storage Systems shall be:

- i. 20' from the property line of any adjacent commercial or industrially zoned property.
- ii. 100' from the property line of any adjacent residentially zoned property and/or from any residential structure.
- iii. 10' from any collector, local or private road or right of way.
- iv. 20' from any arterial, state highway, and railroad right of way.
- v. Setbacks are measured to buildings, storage containers, and/or electrical equipment. Fence line and landscaping around BESS may occur within setback areas.

**Commented [MT8]:** Comments from permit review indicate concerns over proximity to residential uses. Can consider adjustments to this number up or down.

Examples of other jurisdictions:  
 City of Sumner - 1000' setback from residential zones  
 Fairfax County, VA - 100 ft from property lines and 200 ft from residential property lines  
 Surry County VA - 200-500 ft  
 Whatcom County - relies on underlying districts  
 Arlington - Medium is 50 ft, Large (>600 kWh) is 500 ft

- b. Height. Tier 2 Battery Energy Storage Systems shall comply with the building height limitations for principal structures of the underlying zoning district.
- c. Fencing Requirements. Tier 2 Battery Energy Storage Systems, including all mechanical equipment, shall be enclosed by a 7-foot-high fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building and not interfering with ventilation or exhaust ports.
- d. Screening and Visibility. Tier 2 Battery Energy Storage Systems shall have views minimized from adjacent properties to the extent reasonably practicable using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area and not interfering with ventilation or exhaust ports. At a minimum, fencing is required surrounding the structures with a 10 foot minimum separation distance, and landscaping that provides vegetative screening is required outside the fencing.

**20.55C.060 - Safety.**

- 1. System Certification. All battery energy storage systems and equipment shall be in accordance with the IFC, WAC 51-54A, and listed by a Nationally Recognized Testing Laboratory (NRTL) to UL 9540 (Standard for battery energy storage systems and Equipment) or approved equivalent. Battery energy storage systems may be required to undergo UL9540A testing to assess thermal runaway and fire propagation characteristics. The approval authority reserves the right to require additional documentation, testing, or mitigation measures based on system complexity, location, or other risk factors.
- 2. Site Access. Battery energy storage systems shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal at a level acceptable to the local fire department.
- 3. Battery energy storage systems, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with NFPA 70. Installation must comply with NFPA 855.
- 4. As a condition of permit approval, a Hazard Mitigation Analysis (HMA) shall be required for Tier 2 BESS installations that meet any IFC or WAC 51-54A triggers, for systems not UL 9540 listed, or as otherwise determined by the Department to address hazards not otherwise covered by code. The HMA shall comply with all other national and state guidelines. It must be reviewed and certified by a qualified, independent third-party with experience in energy storage safety and hazard modeling. The HMA shall be submitted as a condition of permit approval and is required prior to issuance of any building permit. Following submittal, it shall be reviewed and accepted by the fire marshal as part of the fire code review process.

**20.55C.070 Severability.**

1. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses, shall not be affected thereby.

## ATTACHMENT D MISCELLANEOUS CODE CHANGES

*This section contains other miscellaneous code changes as warranted by changes in state law.*

- *The definition of Cottage Housing has changed under state law ([RCW 36.70A.030](#)) and when units are owned as condominium units, a minimum of 20 percent of the lot size is open space.*

**I. Thurston County Code, Title 20 (ZONING), Chapter 20.38 – COTTAGE HOUSING, shall be amended to read as follows:**

...

**20.38.030 Development Standards.**

...

- G. Open Space. Cottage developments shall provide "common open space" and "private open space." Together, these two types of open spaces within cottage developments must make up a minimum of 20 percent of the lot size. These two types of open space shall count towards the ten percent open space required of land divisions in Title 18. All open space areas shall be landscaped.

...

## **ATTACHMENT E HOUSING CODE CHANGES**

*The housing code changes presented serve as options to preserve and increase the stock of affordable housing across the rural county and within the Grand Mound Urban Growth Area (UGA).*

**I. Thurston County Code, Title 18 (Platting and Subdivisions), shall be amended to read as follows:**

### **Chapter 18.47 – Open Space Standards**

...

#### **18.47.020 - Applicability.**

This chapter applies to every subdivision of contiguous land or binding site plan regulated by this title where any one of the following conditions is met:

- A. The land to be divided equals ten acres or more and is located wholly or in part in the following county zoning classifications: RL 2/1, ~~R 3-6/1, R 4-16/1~~ R 5-12/1, R 8-24/1;

...

**II. Thurston County Code, Title 20 (ZONING), Chapter 20.07, 20.08A, 20.08C, 20.08D, 20.08E, 20.08F, 20.09, 20.09A, 20.09B, 20.09C, 20.09D, 20.10A, 20.11A, 20.13A, 20.15, 20.21A, 20.22, 20.23, 20.24, 20.25, 20.26, 20.27, 20.28, 20.29, 20.31, 20.30A, 20.32, 20.33, 20.34, 20.37, 20.44, 20.36, 20.60 shall be amended to read as follows:**

**Chapter 20.07 LOT, YARD, USE, AND STRUCTURE REGULATIONS**

...

**20.07.090 - Hard and Impervious Surface Limits.**

...

2. General standards. In addition to the hard surface coverage limits specified in this title, the following standards shall apply
  - a. Credits apply to lots in the following zones: LTA, LTF, RR 1/5, RRR 1/5, R 1/10, R 1/20, UR 1/5, RL 1/2, RL 1/1, RL 2/1, ~~R 3-6/1, R 4-16/1, R 5-12/1, R 8-24/1,~~ MGSA.

**Chapter 20.08A LONG-TERM AGRICULTURE DISTRICT (LTA)**

...

**20.08A.060 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.08G, Agritourism Overlay District;
2. Chapter 20.30A, Planned Rural Residential Development;
3. Chapter 20.30E, Military Influence Area Overlay;
- ~~43.~~ Chapter 20.34, Accessory Uses and Structures;
- ~~54.~~ Chapter 20.40, Signs and Lighting;
- ~~65.~~ Chapter 20.44, Parking and Loading;
- ~~76.~~ Chapter 20.45, Landscaping and Screening;
- ~~87.~~ Chapter 20.54, Special Use.

**Chapter 20.08C NISQUALLY AGRICULTURE DISTRICT (LTA)**

...

**20.08C.060 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30A, Planned Rural Residential Development;
2. Chapter 20.30E, Military Influence Area Overlay;
- ~~32.~~ Chapter 20.32, Open Space;
- ~~43.~~ Chapter 20.34, Accessory Uses and Structures;
- ~~54.~~ Chapter 20.40, Signs and Lighting;
- ~~65.~~ Chapter 20.44, Parking and Loading;
- ~~76.~~ Chapter 20.45, Landscaping and Screening.

**Chapter 20.08D LONG-TERM FORESTRY DISTRICT (LTF)**

...

**20.08D.050 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;
- ~~21.~~ Chapter 20.34, Accessory Uses and Structures;
- ~~32.~~ Chapter 20.40, Signs and Lighting;
- ~~43.~~ Chapter 20.44, Parking and Loading;
- ~~54.~~ Chapter 20.45, Landscaping and Screening.

**Chapter 20.08E PUBLIC PARKS, TRAILS AND PRESERVES DISTRICT (PP)**

...

**20.08E.050 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;
- ~~21-~~ Chapter 20.34, Accessory Uses;
- ~~32-~~ Chapter 20.40, Signs and Lighting;
- ~~43-~~ Chapter 20.45, Landscaping and Screening.

#### **Chapter 20.08F MILITARY RESERVATION DISTRICT (MR)**

...

##### **20.08F.050 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;
- ~~21-~~ Chapter 20.34, Accessory Uses and Structures;
- ~~32-~~ Chapter 20.40, Signs and Lighting;
- ~~43-~~ Chapter 20.44, Parking and Loading;
- ~~54-~~ Chapter 20.45, Landscaping and Screening.

#### **Chapter 20.09 RURAL RESIDENTIAL—ONE DWELLING UNIT PER FIVE ACRES (RR 1/5)**

...

##### **20.09.020 Primary uses.**

Subject to the provisions of this title, the following uses are permitted in this district;

1. Agriculture, including forest practices;
2. Single-family and two-family residential (within urban growth management areas, limited to four residential dwelling units per lot; otherwise, limited to one primary residential structure per lot);
3. Permanent supportive housing and transitional housing (subject to the permitted density of this district);

4. Mobile/manufactured home parks (subject to the permitted density of this district).

...

**20.09.030 Family member unit.**

1. ~~In addition to the maximum number of dwelling units permitted on a lot, one temporary mobile/manufactured home or modular home may be located upon a lot for the purposes of housing a person or persons who are family members to a person residing in a structure existing on the lot when application for family unit approval is requested. A person is a family member when related by blood, marriage or adoption.~~
2. ~~Persons wishing to establish a family member unit shall furnish proof of family member status and shall receive written approval to establish such unit from the department before locating or constructing the unit.~~
3. ~~Dwelling units which are located or constructed pursuant to this section shall be removed when the family member no longer occupies the family member unit.~~
4. ~~Dwelling units which are pursuant to this section shall be removed prior to sale of the property, unless the purchaser provides a letter to the county stating the family member unit will be occupied by a family member.~~
5. ~~A family member unit must have an approved sewage disposal system, adequate water source, and all other applicable permits.~~

...

**20.09.070 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;
- ~~21-~~ Chapter 20.32, Open Space;
- ~~32-~~ Chapter 20.34, Accessory Uses and Structures;
- ~~43-~~ Chapter 20.40, Signs and Lighting;
- ~~54-~~ Chapter 20.44, Parking and Loading;
- ~~65-~~ Chapter 20.45, Landscaping and Screening.

**Chapter 20.09A RURAL RESIDENTIAL/RESOURCE—ONE DWELLING UNIT PER FIVE ACRES (RRR 1/5)**

...

**20.09A.020 Primary uses.**

Subject to the provisions of this title, the following uses are permitted in this district:

1. Agriculture, including forest practices;
2. Single-family and two-family residences, as defined in Section 20.07.020, (limited to one primary residential structure per lot);
3. Home occupations per standards in Section 20.54.070(16);
4. Permanent supportive housing and transitional housing (subject to the permitted density of this district);
5. Mobile/manufactured home parks (subject to the permitted density of this district);
6. Farm housing accessory to a farm residence on property meeting the definition of a farm in RCW 84.34.020 to accommodate agricultural workers and their families employed on the premises, as provided:

...

**20.09A.030 Family member unit.**

1. ~~In addition to the maximum number of dwelling units, excluding farm housing units, permitted on a lot, one temporary mobile/manufactured home or modular home may be located upon a lot for the purpose of housing a person or persons who are family members to a person residing in an existing structure on the lot when application for family unit approval is requested. A person is a family member when related by blood, marriage or adoption.~~
2. ~~Persons wishing to establish a family member unit shall furnish proof of family member status and shall receive written approval to establish such unit from the department before locating or constructing the unit.~~
3. ~~Dwelling units placed on a lot pursuant to this section shall be removed when the family member no longer occupies the family member unit.~~
4. ~~Dwelling units which are located pursuant to this section shall be removed prior to sale of the property, unless the purchaser provides a letter to the county stating the family member unit will be occupied by a family member.~~
5. ~~A family member unit must have an approved sewage disposal system, adequate water source, and all other applicable permits.~~

...

**20.09A.060 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.07, Lot, Yard, Use And Structure Regulations;
2. Chapter 20.30A, Planned Rural Residential Development;

- 3. Chapter 20.30E, Military Influence Area Overlay;
- ~~43.~~ Chapter 20.34, Accessory Uses and Structures;
- ~~54.~~ Chapter 20.40, Signs and Lighting;
- ~~65.~~ Chapter 20.44, Parking and Loading;
- ~~76.~~ Chapter 20.45, Landscaping and Screening.
- ~~87.~~ Articles III and IV of the Thurston County Sanitary Code;
- ~~98.~~ Chapter 15.05, Thurston County Drainage Design and Erosion Control Manual;
- ~~109.~~ Chapter 17.15, Thurston County Agricultural Activities Critical Areas Ordinance;
- ~~1140.~~Chapter 20.23, McAllister Geologically Sensitive Area District; and
- ~~1244.~~Title 24, Thurston County Critical Areas Ordinance.

**Chapter 20.09B RURAL—ONE DWELLING UNIT PER TWENTY ACRES (R 1/20)**

...

**20.09B.020 Primary uses.**

Subject to the provisions of this title, the following uses are permitted in this district:

- 1. Single-family dwellings (limited to one primary residential structure per lot);
- 2. Agriculture;
- 3. Forest practices and forest management activities;~~and~~
- 4. Outdoor recreation;~~;- and~~
- 5. Permanent supportive housing and transitional housing (subject to the permitted density of this district).

...

**20.09B.035 Additional housing units.**

- 1. Farm Housing. Upon written approval by the department of an affidavit submitted on a form available at the department and recorded with the county auditor, farm housing accessory to the farm residence on property meeting the definition of a farm in RCW 84.34.020 to accommodate agricultural workers and their families employed on the premises, as provided:

...

- ~~2. Family Member Units. Upon written approval by the department of an affidavit submitted on a form available at the department and recorded with the county auditor, one temporary mobile/manufactured home or modular home, in addition to the maximum~~

~~number of dwelling units authorized by TCC 20.09B.040 and excluding farm housing units, may be located upon a lot for the purpose of housing a person or persons who are family members to a person residing in an existing structure on the lot. A person is a family member when related by blood, civil union, marriage or adoption. Approval is subject to the following conditions:~~

- ~~a. Persons wishing to establish a family member unit shall furnish proof of family member status;~~
- ~~b. Dwelling units placed on a lot pursuant to this section shall be removed when the family member no longer occupies the family member unit;~~
- ~~c. Dwelling units which are located pursuant to this section shall be removed prior to sale of the property, unless the purchaser provides an affidavit to the County stating that the family member unit will be occupied by a family member, consistent with this section; and~~
- ~~d. A family member unit must have a sewage disposal system, adequate water source, and all other applicable permits approved by the county.~~

...

#### **20.09B.060 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.07, Lot, Yard, Use And Structure Regulations;
2. Chapter 20.30A, Planned Rural Residential Development;
3. Chapter 20.30E, Military Influence Area Overlay;
- ~~43-~~ Chapter 20.34, Accessory Uses and Structures;
- ~~54-~~ Chapter 20.40, Signs and Lighting;
- ~~65-~~ Chapter 20.44, Parking and Loading;
- ~~76-~~ Chapter 20.45, Landscaping and Screening.
- ~~87-~~ Articles III and IV of the Thurston County Sanitary Code;
- ~~98-~~ Chapter 15.05, Thurston County Drainage Design and Erosion Control Manual;
- ~~109-~~ Chapter 17.15, Thurston County Agricultural Activities Critical Areas Ordinance;
- ~~1140-~~ Title 24, Thurston County Critical Areas Ordinance.

#### **Chapter 20.09C RURAL—ONE DWELLING UNIT PER TEN ACRES (R 1/10)**

...

#### **20.09C.020 Primary uses.**

Subject to the provisions of this title, the following uses are permitted in this district:

1. Single-family dwellings (limited to one primary residential structure per lot);
2. Agriculture;
3. Forest practices and forest management activities; ~~and~~
4. Outdoor recreation; and
5. Permanent supportive housing and transitional housing (subject to the permitted density of this district).

...

**20.09C.035 Additional housing units.**

1. Farm Housing. Upon written approval by the department of an affidavit submitted on a form available at the department and recorded with the county auditor, farm housing accessory to the farm residence on property meeting the definition of a farm in RCW 84.34.020 to accommodate agricultural workers and their families employed on the premises, as provided:

...

- ~~2. Family Member Units. Upon written approval by the department of an affidavit submitted on a form available at the department and recorded with the county auditor, one temporary mobile/manufactured home or modular home, in addition to the maximum number of dwelling units authorized by TCC 20.09C.040 and excluding farm housing units, may be located upon a lot for the purpose of housing a person or persons who are family members to a person residing in an existing structure on the lot. A person is a family member when related by blood, civil union, marriage or adoption. Approval is subject to the following conditions:~~
  - ~~a. Persons wishing to establish a family member unit shall furnish proof of family member status;~~
  - ~~b. Dwelling units placed on a lot pursuant to this section shall be removed when the family member no longer occupies the family member unit;~~
  - ~~c. Dwelling units which are located pursuant to this section shall be removed prior to sale of the property, unless the purchaser provides an affidavit to the county stating that the family member unit will be occupied by a family member, consistent with this section; and~~
  - ~~d. A family member unit must have a sewage disposal system, adequate water source, and all other applicable permits approved by the county.~~

...

**20.09C.060 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.07, Lot, Yard, Use And Structure Regulations;
2. Chapter 20.30A, Planned Rural Residential Development;
3. Chapter 20.30E, Military Influence Area Overlay;
- ~~43-~~ Chapter 20.34, Accessory Uses and Structures;
- ~~54-~~ Chapter 20.40, Signs and Lighting;
- ~~65-~~ Chapter 20.44, Parking and Loading;
- ~~76-~~ Chapter 20.45, Landscaping and Screening.
- ~~87-~~ Articles III and IV of the Thurston County Sanitary Code;
- ~~98-~~ Chapter 15.05, Thurston County Drainage Design and Erosion Control Manual;
- ~~109-~~ Chapter 17.15, Thurston County Agricultural Activities Critical Areas Ordinance;
- ~~1140-~~ Title 24, Thurston County Critical Areas Ordinance.

#### **Chapter 20.09D URBAN RESERVE—ONE DWELLING UNIT PER FIVE ACRES (UR 1/5)**

...

##### **20.09D.020 Primary uses.**

Subject to the provisions of this title, the following uses are permitted in this district:

1. Single-family dwellings (limited to one primary residential structure per lot);
2. Agriculture;
3. Forest practices and forest management activities; ~~and~~
4. Outdoor recreation; and
5. Permanent supportive housing and transitional housing (subject to the permitted density of this district).-

...

##### **20.09D.035 Additional housing units.**

~~Additional housing units are allowed in this district as follows:~~

- ~~1. Family Member Units. Upon written approval by the department of an affidavit submitted on a form available at the department and recorded with the county auditor, one temporary mobile/manufactured home or modular home, in addition to the maximum~~

~~number of dwelling units authorized by Section 20.09D.040 and excluding farm housing units, may be located upon a lot for the purpose of housing a person or persons who are family members to a person residing in an existing structure on the lot. A person is a family member when related by blood, civil union, marriage or adoption. Approval subject to the following conditions:~~

- ~~a. Persons wishing to establish a family member unit shall furnish proof of family member status;~~
- ~~b. Dwelling units placed on a lot pursuant to this section shall be removed when the family member no longer occupies the family member unit;~~
- ~~c. Dwelling units which are located pursuant to this section shall be removed prior to sale of the property, unless the purchaser provides an affidavit to the county stating that the family member unit will be occupied by a family member, consistent with this section; and~~
- ~~d. A family member unit must have a sewage disposal system, adequate water source, and all other applicable permits approved by the county.~~

...

#### **20.09D.060 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.07, Lot, Yard, Use And Structure Regulations;
2. Chapter 20.30A, Planned Rural Residential Development;
3. Chapter 20.30E, Military Influence Area Overlay;
- ~~43-~~ Chapter 20.34, Accessory Uses and Structures;
- ~~54-~~ Chapter 20.40, Signs and Lighting;
- ~~65-~~ Chapter 20.44, Parking and Loading;
- ~~76-~~ Chapter 20.45, Landscaping and Screening.
- ~~87-~~ Articles III and IV of the Thurston County Sanitary Code;
- ~~98-~~ Chapter 15.05, Thurston County Drainage Design and Erosion Control Manual;
- ~~109-~~ Chapter 17.15, Thurston County Agricultural Activities Critical Areas Ordinance;
- ~~1140-~~ Title 24, Thurston County Critical Areas Ordinance.

#### **Chapter 20.10A RESIDENTIAL LAMIRD—ONE DWELLING UNIT PER TWO ACRES (RL 1/2)**

...

**20.10A.020 Primary uses.**

Subject to the provisions of this title, the following uses are permitted up to a maximum density of one dwelling unit per two acres:

- 1. Single-family and two-family residential (limited to one residential structure per lot);
- 2. Agriculture, including forest practices; ~~and~~
- 3. Home occupations per Section 20.54.070(16);
- 4. Permanent supportive housing and transitional housing (subject to the permitted density of this district); and-
- 5. Mobile/manufactured home parks (subject to the permitted density of this district).

...

**~~20.10A.030 Family member unit.~~**

- 1. ~~In addition to the maximum number of dwelling units permitted on a lot, one temporary mobile/manufactured home or modular home may be located upon a lot for the purposes of housing a person or persons who are family members to a person residing in a structure existing on the lot when application for family unit approval is requested. A person is a family member when related by blood, marriage or adoption.~~
- 2. ~~Persons wishing to establish a family member unit shall furnish proof of family member status and shall receive written approval to establish such unit from the department before locating or constructing the unit.~~
- 3. ~~Dwelling units which are located or constructed pursuant to this section shall be removed when the family member no longer occupies the family member unit.~~
- 4. ~~Dwelling units which are located pursuant to this section shall be removed prior to sale of the property, unless the purchaser provides a letter to the county stating the family member unit will be occupied by a family member.~~
- 5. ~~A family member unit must have an approved sewage disposal system, an adequate water source, and is subject to all other applicable permit requirements.~~

**20.10A.030 Accessory uses.**

Accessory dwelling unit, in accordance with the provisions of Chapter 20.34.

...

**20.10A.070 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

- 1. Chapter 20.30E, Military Influence Area Overlay;
- ~~2.~~ Chapter 20.32, Open Space;

- ~~32-~~ Chapter 20.34, Accessory Uses and Structures;
- ~~43-~~ Chapter 20.40, Signs and Lighting;
- ~~54-~~ Chapter 20.44, Parking and Loading;
- ~~65-~~ Chapter 20.45, Landscaping and Screening.

**Chapter 20.11A RESIDENTIAL LAMIRD—ONE DWELLING UNIT PER ACRE (RL 1/1)**

...

**20.11A.020 Primary uses.**

Subject to the provisions of this title, the following uses are permitted up to a maximum density of one dwelling unit per acre:

1. Single-family and ~~duplex~~~~two-family residential~~ (limited to one residential structure per lot);
2. Agriculture, including forest practices; ~~and~~
3. Home occupations per standards in Section 20.54.070(16);
4. Permanent supportive housing and transitional housing (subject to the permitted density of this district);-
5. Mobile/manufactured home parks (subject to the permitted density of this district).

...

**20.11A.030 Family member unit.**

1. ~~In addition to the maximum number of dwelling units permitted on a lot, one temporary mobile/manufactured home or modular home may be located upon a lot for the purposes of housing a person or persons who are family members to a person residing in a structure existing on the lot when application for family unit approval is requested. A person is a family member when related by blood, marriage or adoption.~~
2. ~~Persons wishing to establish a family member unit shall furnish proof of family member status and shall receive written approval to establish such unit from the department before locating or constructing the unit.~~
3. ~~Dwelling units which are located or constructed pursuant to this section shall be removed when the family member no longer occupies the family member unit.~~
4. ~~Dwelling units which are located pursuant to this section shall be removed prior to sale of the property, unless the purchaser provides a letter to the county stating the family member unit will be occupied by a family member.~~
5. ~~A family member unit must have an approved sewage disposal system, an adequate water source, and is subject to all other applicable permit requirements.~~

**20.11A.030 Accessory uses.**

Accessory dwelling unit, in accordance with the provisions of Chapter 20.34.

**20.11A.04035 Density.**

1. The maximum density for residential uses in this district is one dwelling unit per acre; and
2. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in Section 20.11A.035(1).

**20.11A.0540 Design standards.**

The following standards are established as the minimum necessary to insure that the purpose of this rural residential, one dwelling unit per acre district is achieved and maintained as new lots are created and new buildings are constructed:

...

**20.11A.070 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;
- ~~21-~~ Chapter 20.32, Open Space;
- ~~32-~~ Chapter 20.34, Accessory Uses and Structures;
- ~~43-~~ Chapter 20.40, Signs and Lighting;
- ~~54-~~ Chapter 20.44, Parking and Loading;
- ~~65-~~ Chapter 20.45, Landscaping and Screening.

**Chapter 20.13A RESIDENTIAL LAMIRD—TWO DWELLING UNITS PER ACRE (RL 2/1)**

...

**20.13A.020 Primary uses.**

Subject to the provisions of this title, the following uses are permitted up to a maximum density of two dwelling units per acre:

1. Single-family and two-family residential (limited to one primary residential structure per lot);
2. Agriculture, including forest practices; ~~and~~
3. Home occupations per standards in Section 20.54.070(16);
4. Permanent supportive housing and transitional housing (subject to the permitted density of this district); and-
5. Mobile/manufactured home parks (subject to the permitted density of this district).

...

**20.13A.030 Accessory uses.**

Accessory dwelling unit, in accordance with the provisions of Chapter 20.34.

**20.13A.0430 Design standards.**

The following standards are established as the minimum necessary to ensure that the purpose of this rural residential, two dwelling units per acre district is achieved and maintained as new lots are created and new buildings are constructed:

1. Minimum lot size:
  - ~~a. Conventional subdivision lot (excluding public rights of way) twelve thousand five hundred square feet for single family, twenty five thousand square feet for two family structures;~~
  - a. Conventional subdivision lot (excluding public rights-of-way) ~~thirteen~~ twelve thousand ~~five hundred~~ square feet for single-family, ~~twenty-six~~ five thousand square feet for two-family structures; Exceptions for small-home sized subdivisions: 9,375 square feet for single family provided the dwelling unit is limited to 1,600 square feet (excluding attached garage space), 12,500 square feet for duplex provided individual dwelling units are limited to 1,200 square feet (excluding attached garage space);
  - b. Cluster subdivision lot—seven thousand two hundred square feet for single-family, fifteen thousand square feet for duplexes; and
  - c. Nonresidential use—twenty thousand square feet.
2. Minimum lot width:
  - a. Individual lot or conventional subdivision lot:
    - i. Interior lot—seventy-five feet; and
    - ii. Corner lot—one hundred feet;
  - b. Cluster subdivision lot:
    - i. Interior lot—fifty feet;

- ii. Corner lot—seventy-five feet;
    - iii. Cul-de-sac—thirty-five feet; and
    - iv. Flag lot—twenty feet;
  - c. Nonresidential uses:
    - i. Interior lot—seventy-five feet; and
    - ii. Corner lot—one hundred feet;
- 3. Minimum district size for purpose of zoning map amendments—five acres.
- 4. Maximum building height—thirty-five feet.
- 5. Minimum yard requirements: See Section 20.07.030;
- 6. Maximum Coverage by Hard Surfaces. Maximum hard surface coverage for new development in this district is as follows (also see Chapter 20.07): Sixty percent or twenty thousand square feet, whichever is less.
- 7. Dedication of Open Space. Land which is to be divided must conform to the open space dedication requirements of Chapter 18.47 of the Subdivision Ordinance.

**20.13A.05035 Density.**

- 1. The maximum density for residential uses in this district is two dwelling units per acre; and
- 2. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in Section 20.13A.035(1).

...

**20.13A.070 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

- 1. Chapter 20.30E, Military Influence Area Overlay;
- ~~21-~~ Chapter 20.32, Open Space;
- ~~32-~~ Chapter 20.34, Accessory Uses and Structures;
- ~~43-~~ Chapter 20.40, Signs and Lighting;
- ~~54-~~ Chapter 20.44, Parking and Loading;
- ~~65-~~ Chapter 20.45, Landscaping and Screening.

**Chapter 20.15 RESIDENTIAL—~~FIVETHREE~~ TO ~~TWELVESIX~~ DWELLING UNITS  
PER ACRE (R ~~53—126~~/1)**

**20.15.010 Purpose.**

The intent of this district is to ~~preserve and~~ establish peaceful low-rise density neighborhoods in which ~~owner-occupied~~ single-family structures, ~~duplexes, and accessory dwelling units~~ are the dominant form of dwelling units. This district is intended to provide a minimum density of ~~five~~ three units per acre and maximum of ~~twelve~~ six units per acre to promote the efficient use of land within the Grand Mound urban growth area. This district will allow infilling with a variety of housing types and at a relatively low urban density ~~to maintain the existing character of the Grand Mound community.~~

**20.15.020 Primary uses.**

Subject to the provisions of this title, the following uses are permitted in the residential, ~~five~~ three to ~~twelve~~ six units per acre district as primary uses:

1. Agriculture, including forest practices;
2. Single-family, ~~duplex, and triplex~~ and two-family residential (limited to four residential dwelling units per lot);
3. Home occupations per standards in Section 20.54.070(16);
4. Single-family and multifamily residential exceeding that permitted in subsection (2) above (through planned residential development only);
5. Permanent supportive housing and transitional housing (subjected to the permitted density of this district);
6. Mobile/manufactured home parks (subjected to the permitted density of this district).

**20.15.030 Accessory uses.**

Accessory dwelling unit, in accordance with the provisions of Chapter 20.34.

**20.15.040 Special uses.**

See Chapter 20.54 for special uses permitted in this district.

**20.15.050 Density.**

1. Minimum: ~~five~~ three dwelling units per acre;

2. Maximum: ~~twelvesix~~ dwelling units per acre, ~~except that any density greater than five dwelling units per acre shall be obtained only by purchase of transfer of development rights in accordance with Section 20.62.055;~~ and
3. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in Section 20.15.035(1).

**20.15.060 Design standards.**

The following standards are established as the minimum necessary to ensure that the purpose of this district is achieved and maintained as new lots are created and new buildings are constructed:

1. Minimum lot size:
  - a. Five thousand square feet for single-family on public sewer;  
~~Seven thousand square feet for duplexes on public sewer;~~  
~~Thirteen~~~~twelve~~ thousand ~~five hundred~~ square feet for single-family with on-site septic system;  
~~Twenty-six~~~~Fourteen~~ thousand ~~four hundred~~ square feet for duplexes with on-site septic system;
  - b. Cluster subdivision lot—~~four~~ three thousand square feet;
  - c. Nonresidential use—twenty thousand square feet;
2. Minimum lot width:
  - a. Individual lot or conventional subdivision lot:
    - i. Interior lot—fifty feet;
    - ii. Corner lot—fifty feet;
    - iii. Reserved;
    - iv. Cul-de-sac—thirty-five feet;
    - v. Flag lot—twenty feet;
  - b. Cluster subdivision lot:
    - i. Interior lot—twenty feet;
    - ii. Corner lot—thirty feet;
  - c. Nonresidential uses:
    - i. Interior lot—fifty feet;
    - ii. Corner lot—fifty feet;
3. Minimum district size for purpose of zoning map amendments—~~three~~five acres;

4. Maximum building height—thirty-five feet;
5. Minimum yard requirements:
  - a. Residential structures: See Section 20.07.030;
6. Maximum Coverage by Hard Surfaces. Maximum hard surface coverage for new development in this district is as follows (also see Chapter 20.07): Sixty percent or twenty-thousand square feet, whichever is less.
7. Dedication of Open Space. Land which is to be divided must conform to the open space dedication requirements of Chapter 18.47 of the Subdivision Ordinance.
8. Grand Mound Design ~~Standards~~Guidelines: See Chapter 20.36.

**Chapter 20.21A RESIDENTIAL—~~EIGHTFOUR~~ TO ~~TWENTY-FOURSIXTEEN~~ DWELLING UNITS PER ACRE (R ~~84—2416/1~~)**

**20.21A.010 Purpose.**

The intent of this district is to permit ~~single-family townhomes~~, and multifamily residential development, such as duplexes, triplexes, fourplexes, and garden apartments, up to ~~twenty-four~~sixteen dwelling units per acre in areas characterized by: (1) a lack of severe and/or moderate physical limitations; (2) proximity to urban core or incorporated areas; (3) availability of urban services (i.e., water, sewer, roads, shopping, schools, etc.); (4) a likelihood of future annexation; (5) superior transportation access; and (6) designated areas within the Grand Mound urban growth area to ensure more compact development.

**20.21A.020 Primary uses.**

Subject to the provisions of this title, the following uses are permitted in the residential, four to sixteen units per acre district as primary uses:

1. ~~Single-family Townhouses~~, and multifamily;
2. Home occupations per standards in Section 20.54.070(16);
3. Permanent supportive housing and transitional housing (subject to the permitted density of this district).

**20.21A.030 Accessory uses.**

Accessory dwelling unit, in accordance with the provisions of Chapter 20.34.

**20.21A.040 Special uses.**

See Chapter 20.54 for special uses permitted in this district.

**20.21A.050 Density.**

1. Minimum: ~~eight~~four dwelling units per acre within the Grand Mound urban growth area;
2. Maximum: ~~twenty-four~~sixteen dwelling units per acre within the Grand Mound urban growth area, ~~except that any density greater than fifteen dwelling units per acre shall be obtained only by purchase of transfer of development rights in accordance with Section 20.62.055; and~~
3. Electric vehicle (EV) bonus: thirty-two dwelling units per acre within the Grand Mound urban growth area when multifamily developments of three or more units provide EV charging stations for twenty-five percent (25%) of total parking spaces in accordance with Table 20.55-01 TCC. Additional units developed through the EV bonus are not required to provide minimum parking consistent with requirements in 20.44 TCC;
4. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in Section 20.21A.035(1).

**20.21A.060 Design standards.**

The following standards are established as the minimum necessary to ensure that the purpose of this residential ~~eight~~four to ~~twenty-four~~sixteen units per acre district is achieved and maintained as new lots are created and new buildings are constructed:

1. Minimum lot size:
  - a. Conventional subdivision lot—~~ten~~five thousand square feet ~~single family and duplex;~~
  - ~~b. Cluster subdivision lot—no requirement;~~
  - b. Nonresidential use—twelve thousand five hundred square feet;
2. Minimum lot width:
  - a. Individual lot or conventional subdivision lot:
    - i. Interior lot—forty feet;
    - ii. Corner lot—forty feet;
    - iii. Reserved;
    - iv. Cul-de-sac—thirty-five feet;
    - v. Flag lot—twenty feet;
  - ~~b. Cluster subdivision lot:~~
    - ~~i. Interior lot—twenty feet;~~
    - ~~ii. Corner lot—thirty feet;~~

- e). Nonresidential uses:
  - i. Interior lot—fifty feet;
  - ii. Corner lot—fifty feet
- 3. Minimum district size for purpose of zoning map amendments—~~one~~four acres;
- 4. Maximum building height—~~forty~~thirty-five feet;
- 5. Minimum yard requirements: See Section 20.07.030;
- 6. Maximum Coverage by Hard Surfaces: Seventy-five percent (also see Chapter 20.07).
- 7. Dedication of Open Space. Land which is to be divided must conform to the open space dedication requirements of Chapter 18.47 of the Subdivision Ordinance.
- 8. Grand Mound Design ~~Standards~~Guidelines: See Chapter 20.36.

**Chapter 20.22 NEIGHBORHOOD CONVENIENCE DISTRICT (NC)**

...

**20.22.060 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

- 1. Chapter 20.30E, Military Influence Area Overlay;
- ~~2~~1. Chapter 20.32, Open Space;
- ~~3~~2. Chapter 20.34, Accessory Uses and Structures;
- ~~4~~3. Chapter 20.37, Site Plan review;
- ~~5~~4. Chapter 20.40, Signs and Lighting;
- ~~6~~5. Chapter 20.44, Parking and Loading;
- ~~7~~6. Chapter 20.45, Landscaping and Screening.

**Chapter 20.23 MCALLISTER GEOLOGICALLY SENSITIVE AREA DISTRICT (MGSA)**

...

**20.23.040 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;
- ~~21-~~ Chapter 20.32, Open Space;
- ~~32-~~ Chapter 20.34, Accessory Uses and Structures;
- ~~43-~~ Chapter 20.40, Signs and Lighting;
- ~~54-~~ Chapter 20.44, Parking and Loading;
- ~~65-~~ Chapter 20.45, Landscaping and Screening.

#### **Chapter 20.24 RURAL COMMERCIAL CENTER DISTRICT (RCC)**

...

##### **20.24.070 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;
- ~~21-~~ Chapter 20.34, Accessory Uses and Structures;
- ~~32-~~ Chapter 20.40, Signs and Lighting;
- ~~43-~~ Chapter 20.44, Parking and Loading;
- ~~54-~~ Chapter 20.45, Landscaping and Screening.

#### **Chapter 20.25 ARTERIAL COMMERCIAL DISTRICT (AC)**

##### **20.25.010 Purpose.**

The purpose of this district is to provide for multi-family development, mixed use, and commercial uses which are oriented toward vehicular traffic. It provides a legitimate classification for existing strip development to encourage the improvement of these facilities and to allow in-filling with commercial and high density residential uses which are compatible with the surrounding area.

##### **20.25.020 Primary uses.**

Subject to the provisions of this title, uses permitted in the arterial commercial district include but are not limited to the following:

1. Barber/beauty shops, bookstores, newsstands, shoe repair;
2. Grocery, drug, hardware, dry goods stores, bakery, retail, fresh fruit and vegetable outdoor stands;
3. Appliance stores (including repair), furniture and carpet stores, bicycle sale/repair;
4. Art stores, music stores and supplies, dress and tailor shops, hobby shops;
5. Dairy products store;
6. Greenhouse and plant nurseries;
7. Repair shops for household appliances;
8. Business/professional offices, printing;
9. Multifamily residences (subject to standards of R ~~84—2416~~/1) and residence in conjunction with a listed use, ~~except that within the Grand Mound urban growth area the minimum density shall be six units per acre;~~
10. Restaurants;
11. Service stations;
12. Ice storage and dispensing;
13. Car wash;
14. Cold storage lockers;
15. Self-service laundry and dry cleaning;
16. Delicatessen;
17. Feed, seed and garden supplies;
18. Glass sales and installation;
19. Automotive and mechanical sales and service;
20. Boat sales;
21. Wholesale sales;
22. Storage facilities;
23. Auction yards;
24. Mobile/modular home sales;
25. Community centers limited to four thousand five hundred square feet on parcels up to five acres with a minimum lot size of two acres. Maximum building size shall be six thousand square feet on parcels of five acres or larger. Maximum of one community center is allowed per lot. No community center may be located closer than one thousand feet from another community center;
26. Churches;

27. Health clubs;
28. Public facilities (not including schools);
29. Veterinary clinics and hospitals;
30. Motels and motor hotels;
31. Libraries, museums, art galleries and similar institutions;
32. Commercial trade schools;
33. Emergency shelters, emergency housing, permanent supportive housing, and transitional housing (subject to the permitted density of this district or the permitted occupancy adopted by the building code for similar uses).

**20.25.025 Special uses.**

See Chapter 20.54 for special uses permitted in this district.

**20.25.030 Basic density.**

1. Residential development is not a required component of the Arterial Commercial District. When housing is included in a development, the density shall comply with the density provisions of R 84—2446/1.
2. Electric vehicle (EV) bonus: up to thirty-two dwelling units per acre are permitted within multifamily developments within the Grand Mound Urban Growth Area when EV charging stations are provided for twenty-five percent (25%) of total parking spaces. Additional units developed through the EV bonus are not required to provide minimum parking consistent with requirements in 20.44 TCC.

**20.25.040 Design standards.**

The following standards are established as the minimum necessary to ensure that the purpose of this arterial commercial district is achieved and maintained and shall apply to nonresidential uses and residential uses within the Grand Mound urban growth area only:

1. Minimum lot size—~~ten~~twelve thousand ~~five hundred~~ square feet;
2. Minimum lot width—one hundred feet; and one hundred twenty-five feet on corner lot;
3. Minimum district size for purpose of zoning map amendment—one acre;
4. Maximum building height—~~forty~~forty-five feet;
5. Minimum yard requirements:
  - a. Commercial uses:

- i. Front yard—twenty-five feet from right-of-way easement or property line and thirty-five feet from right-of-way easement or property line on arterials, except ten feet from right-of-way of a flanking street.
  - ii. Side yard—ten feet,
  - iii. Rear yard—ten feet,
- b. All other structures: See Section 20.07.030 (required minimum yards);
- 6. Maximum Coverage by Hard Surfaces: eighty-five percent (also see Chapter 20.07).
- 7. Open space—ten percent of the gross area shall be open space;
- 8. Grand Mound Design ~~Guidelines~~Standards: See Chapter 20.36.

...

**20.25.070 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

- 1. Chapter 20.30E, Military Influence Area Overlay;
- ~~21-~~ Chapter 20.32, Open Space;
- ~~32-~~ Chapter 20.34, Accessory Uses and Structures;
- ~~43-~~ Chapter 20.36, Grand Mound Design Guidelines
- ~~54-~~ Chapter 20.37, Site Plan Review;
- ~~65-~~ Chapter 20.40, Signs and Lighting;
- ~~76-~~ Chapter 20.44, Parking and Loading;
- ~~87-~~ Chapter 20.45, Landscaping and Screening.

**Chapter 20.26 HIGHWAY COMMERCIAL DISTRICT (HC)**

**20.26.010 Purpose.**

The purpose of the highway commercial district is to provide for the location of the facilities and services needed by the traveling public or uses related to recreational travel. Facilities and services should be located where they can be reached conveniently and safely. This district provides for appropriate protections to assure that highway businesses have minimum adverse effects on surrounding, more restrictive districts. The highway commercial district is to be established only upon land adjoining major highway and freeway interchanges.

#### **20.26.020 Primary uses.**

Subject to the provisions of this title, the permitted uses in the highway commercial district include but are not limited to:

1. Private and public parking lots, parking garages and accessory servicing;
2. Restaurants;
3. Service stations including repair;
4. Hotels and motor hotels;
5. Convenience stores for the traveling public;
6. Fruit and vegetable stands;
7. Travel trailer parks;
8. Churches;
9. Public facilities (except schools);
10. Recreational vehicles or boat repair and sales, but not including storage. Recreational vehicles and boats that are for sale or undergoing repair may be kept on site;
11. Commercial trade schools;
12. Emergency shelters, emergency housing, and transitional housing (subject to the permitted density of this district or the permitted occupancy adopted by the building code for similar uses).

...

#### **20.26.070 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;
- ~~24-~~ Chapter 20.32, Open Space;
- ~~32-~~ Chapter 20.34, Accessory Uses and Structures;
- ~~43-~~ Chapter 20.37, Site Plan Review;
- ~~54-~~ Chapter 20.40, Signs and Lighting;
- ~~65-~~ Chapter 20.44, Parking and Loading;
- ~~76-~~ Chapter 20.45, Landscaping and Screening.

#### **Chapter 20.27 PLANNED INDUSTRIAL PARK DISTRICT (PI)\***

...

**20.27.090 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

- 1. Chapter 20.30E, Military Influence Area Overlay;
- ~~21-~~ Chapter 20.36, Grand Mound Design Guidelines;
- ~~32-~~ Chapter 20.37, Site Plan Review;
- ~~43-~~ Chapter 20.40, Signs and Lighting;
- ~~54-~~ Chapter 20.44, Parking and Loading;
- ~~65-~~ Chapter 20.45, Landscaping and Screening.

**Chapter 20.28 LIGHT INDUSTRIAL DISTRICT (LI)\***

...

**20.28.090 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

- 1. Chapter 20.30E, Military Influence Area Overlay;
- ~~21-~~ Chapter 20.34, Accessory Uses and Structures;
- ~~32-~~ Chapter 20.36, Grand Mound Design Guidelines;
- ~~43-~~ Chapter 20.37, Site Plan Review;
- ~~54-~~ Chapter 20.40, Signs and Lighting;
- ~~65-~~ Chapter 20.44, Parking and Loading.

**Chapter 20.29 RURAL RESOURCE INDUSTRIAL DISTRICT (RRI)**

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**20.29.020 - Permitted uses.**

Subject to the provisions of this title, the following uses are permitted in the rural resource industrial district:

1. The following service and retail uses which primarily serve uses within the rural resource industrial district:
  - a. Commercial service uses such as restaurants, cafes, bars, taverns and service stations;
  - b. Automobile, truck and heavy equipment service, repair, storage and sales.
2. The following uses related to agriculture:
  - a. Feed stores;
  - b. Farm management services;
  - c. Fertilizer sales, storage and manufacturing;
  - d. Irrigation systems sales, repair and storage;
  - e. Veterinary clinics and hospitals;
  - f. Wholesale distribution of animal feeds, fertilizers, pesticides and seed.
3. The following uses related to forestry:
  - a. Mills for producing wood products;
  - b. Manufacturing wood containers and products;
  - c. Prefabricated wood buildings and components.
4. The following uses related to minerals:
  - a. Stone, marble and granite monument works;
  - b. Manufacture of brick, tile or terra cotta;
  - c. Manufacture of clay products;
  - d. Manufacture of concrete and asphalt products.
5. The following uses related to aquaculture:
  - a. Fish processing;
  - b. Hatcheries.
6. For sites that meet all of the locational and performance criteria in subsection (5)(a) below, the uses listed in subsection (5)(b) below are also permitted. The following uses only when related to supporting agriculture, forestry, and mineral extraction:
  - a. ~~Locational and performance criteria:~~
    - i. ~~Located within one half mile of an Interstate 5 interchange;~~
    - ii. ~~Vehicular access is from a county arterial or collector road or state highway;~~
    - iii. ~~Proposed use will not require urban services or facilities; and~~

~~iv. Rail access is available to the site.~~

~~b. Permitted industrial uses:~~

~~ia. Assembly and fabrication of sheet metal products;~~

~~ii. Assembly, manufacturing, compounding or treatment of articles or merchandise from previously prepared materials such as but not limited to, electronic components, precision instruments, cable or transmission lines or boat building;~~

~~iiib. Storage buildings, warehouses, processing, wholesaling and distribution facilities;~~

~~ivc. Storage for building materials, contractors' equipment, house moving, delivery vehicles and used equipment in operable condition.~~

~~67. Other:~~

a. Dwelling unit for caretaker or watchman working on the property;

b. Administrative, educational and other related activities and facilities in conjunction with a permitted use;

c. Public facilities and utilities, except sanitary landfills which shall be a special use;

d. Research service establishments for resource uses:

i. Research and development laboratories,

ii. Commercial testing laboratories;

e. Unclassified uses (see Section 20.07.060);

f. Railroad rights-of-way.

...

#### **20.29.090 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

~~21.~~ Chapter 20.34, Accessory Uses and Structures;

~~32.~~ Chapter 20.40, Signs and Lighting;

~~43.~~ Chapter 20.44, Parking and Loading;

~~54.~~ Chapter 20.45, Landscaping and Screening.

#### **Chapter 20.30 PLANNED RESIDENTIAL DEVELOPMENT (PRD)**

...

**20.30.020 - Where permitted.**

Planned residential development may be permitted in the following zoning districts consistent with the development standards in Section 20.30.050:

1. Chapter 20.09 (rural residential—1/5);
2. Chapter 20.15 (residential—~~3~~—6/15-12/1, only in the Grand Mound Urban Growth Area);
3. Chapter 20.21 A (residential—~~4~~—16/18-24/1, only in the Grand Mound Urban Growth Area);
4. Chapter 20.23 (McAllister geologically sensitive area).

...

**Chapter 20.30A PLANNED RURAL RESIDENTIAL DEVELOPMENT (PRRD)**

...

**20.30A.031 - Minimum and maximum project acreage for PRRD.**

1. The minimum project size is twenty acres.
2. The maximum project size is one hundred acres for projects in RRR 1/5. For projects in R 1/10, R 1/20, LTF, NA, and LTA the maximum project size is 400 acres. The project size may be increased at the Director’s discretion for projects that accommodate affordable housing or water conservation measures.
3. The total number of dwelling units permitted is subject to the density of the underlying zoning district.
4. PRDs which are contiguous are deemed a single project if (a) they are under common ownership, (b) the applicant(s) for PRD or other development approval are the same or a related person or entity; or (c) the PRDs are being developed as a unified project. For purposes of this section, persons or entities are related if one owns any ownership interest in the other or exercises any legal control or influence in the decisions of the other.

...

**20.30A.060 Density Bonus within Rural Residential Resource – 1/5 District~~Reserved.~~**

~~Editor's note(s) — Ord. No. 14524, § 10, adopted June 7, 2011, repealed § 20.30A.060, which pertained to density bonus within rural residential/resource — 1/5 district and derived from Ord. 11539 § 2, 1997; Ord. 11398 § 3 (part), 1997; Ord. 10398 § 14 (part), 1993.~~

Two options are available to obtain density bonuses within the Rural Residential/Resource – 1/5 District. Density bonuses may be received when one of the two options below are met, and there are retired development rights in equal amount of the bonus available within the same HCP Service Area as the PRRD. Density bonuses can be received through either conservation

subdivisions set forth in subsection (1) below or small-home cluster subdivisions set forth in subsection (2) below.

1. Conservation subdivision.

- a. Conservation subdivisions established within the Rural Residential Resource – 1/5 District, in accordance with this chapter may receive a density bonus of thirty-five percent for the resource use parcel required pursuant to at least seventy percent of resource use or open space conserved.
- b. This minimum bonus shall be increased to a maximum of sixty percent at the rate of one additional percent of allowable density for each additional one percent of resource use or open space area in excess of the minimum requirement (see chart below).

<u>Resource Use/Open Space Parcel (percent of gross acreage of site)</u>	<u>Density Bonus Within Rural Residential/Resource -1/5 District</u>
<u>70%</u>	<u>35%</u>
<u>75%</u>	<u>40%</u>
<u>80%</u>	<u>45%</u>
<u>85%</u>	<u>50%</u>
<u>90%</u>	<u>55%</u>
<u>95%</u>	<u>60%</u>

c. The density bonus in terms of percentage shall be converted to the total number of allowable dwelling units as shown in the examples below. A dwelling unit is allowed for each whole number of units shown in the examples.

i. EXAMPLE: 25 Acre Property:

(A). 25 (acres) ÷ 5 (1 unit/5 acre base density) = 5 x 1.35 (35% bonus) = 6.75, resulting in 6 dwelling units

(B). 25 (acres) ÷ 5 (1 unit/5 acre base density) = 5 x 1.60 (60% bonus) = 8, resulting in 8 dwelling units

ii. EXAMPLE: 40 Acre Property:

(A). 40 (acres) ÷ 5 (1 unit/5 acre base density) = 8 x 1.35 (35% bonus) = 10.8, resulting in 10 dwelling units

(B). 40 (acres) ÷ 5 (1 unit/5 acre base density) = 8 x 1.60 (60% bonus) = 12.8, resulting in 12 dwelling units

d. No density bonus shall be granted where a special use is permitted or proposed to be located on a resource use parcel or any portion thereof.

2. Small home-size cluster subdivision.

- a. Small home-size cluster subdivision established within the Rural Residential Resource – 1/5 District, in accordance with this chapter may receive a density bonus of thirty-five percent for the resource use parcel required under 20.30A.040, combined with homes (dwelling units) on the lot being capped at or no larger than 1,700 square feet.
- b. This minimum bonus shall be increased to a maximum of sixty percent based on the capped home (dwelling unit) set forth in the table below. The applicable capped home size shall be noted on the final plat.

<u>Capped home size (excludes attached garages)</u>	<u>Density Bonus Within Rural Residential/Resource -1/5 District</u>
<u>1,700sf</u>	<u>35%</u>
<u>1,600sf</u>	<u>40%</u>
<u>1,500sf</u>	<u>45%</u>
<u>1,400sf</u>	<u>50%</u>
<u>1,300sf</u>	<u>55%</u>
<u>1,200sf</u>	<u>60%</u>

...

**Chapter 20.31 MOBILE HOME PARK STANDARDS AND REGULATIONS**

...

**20.31.020 Mobile/manufactured home parks—Establishment.**

Where permitted, mobile/manufactured home parks shall meet the following minimum requirements:

- 1. ~~When two to four mobile/manufactured homes on a lot are permitted to be located on a lot, the applicant shall submit an application for an administrative special use permit pursuant to the procedures of Chapters 20.54 and 20.60.~~

...

**20.31.030 Mobile/manufactured home parks—Performance regulations.**

In granting special use permits for mobile/manufactured home parks, the following regulations shall apply, except as specifically modified by the ~~approval authority~~ hearing examiner:

...

- 6. Open Space. All mobile/manufactured home parks shall allocate a minimum of ten percent of the site area for open space when:
  - a. The land to be developed equals ten acres or more and is located wholly or in part in the following county zoning classifications: RL 2/1, R ~~3-6~~5-12/1 and R ~~4-168-24~~1;

...

**Chapter 20.32 OPEN SPACE**

...

**20.32.030 - Dedication criteria.**

...

- 3. Recreation.
  - a. This subsection applies to development located wholly or in part in the following county zoning classifications: RL 2/1, ~~R 3-6/1, R 4-16/1~~ R 5-12/1, R 8-24/1.

**Chapter 20.33 WIRELESS COMMUNICATION FACILITIES AND ANTENNA SUPPORT STRUCTURES**

...

**20.33.080 Location and design standards for freestanding WCFs and remote freestanding WCFs/antenna support structures.**

- 2. Siting.
  - a. Freestanding WCFs and other antenna support structures regulated by this chapter shall not be permitted in residential districts unless the applicant demonstrates that: a site is not available or technically feasible in a nonresidential district; and the restriction on siting antenna support structures in residential districts would have the effect of prohibiting the provision of personal wireless communication service. Residential districts include, but are not limited to, the following:  
  
 Rural-One Dwelling Unit per Twenty Acres (R 1/20), Rural-One Dwelling Unit per Ten Acres (R 1/10), Urban Reserve-One Dwelling Unit per Five Acres (UR 1/5), Rural Residential-One Dwelling Unit per Five Acres (RR 1/5), Rural Residential/Resource-One Dwelling Unit per Five Acres (RRR 1/5), Residential LAMIRD-One Dwelling Unit per Two Acres (RL 1/2), Residential LAMIRD-One Dwelling Unit per Acre (RL 1/1), Residential LAMIRD-Two Dwelling Units

per Acre (RL 2/1), Residential-~~Three to Six~~Five to Twelve Dwelling Units per Acre (~~R3—6/1~~R 5-12/1), Residential-~~Four to Sixteen~~Eight to Twenty-Four Dwelling Units Per Acre (~~R4—16/1~~R 8-24/1), and McAllister Geologically Sensitive Area District (Title 20);

...

## Chapter 20.34 ACCESSORY USES AND STRUCTURES

### 20.34.010 Authorization.

Accessory uses are permitted in any zoning district, accept as prohibited or limited in this chapter.

### 20.34.020 Rural accessory dwelling unit (ADU).

The purpose of the rural accessory dwelling unit regulations is to increase options for rural housing to allow for more affordable and diverse housing choices. Accessory dwelling units (ADU) ~~are permitted under the provisions of this title apply in~~ all Title 20 zoning districts that allow for residential uses, except R 5—12/1, R 8—24/1, and AC zoning districts or residential zoning districts within the UGAs of Yelm, Rainier, or Tenino (see 20.34.030 for urban ADU provisions), ~~subject to the following requirements:~~

1. Within the rural unincorporated County, one ADU shall be permitted per residential parcel in conjunction with any detached single-family dwelling structure. An ADU shall not be placed on parcels with ~~family member units or any other accessory residential structures.~~
2. Density.
  - a. An attached ADU, as defined under this title, does not count as a dwelling unit for the purpose of calculating density. No additional land area is required for such ADUs beyond the minimum parcel size that is required for the associated single-family dwelling structure under the applicable zoning district.
  - b. An ADU conversion, as defined under this title, does not count as a dwelling unit for the purpose of calculating density. No additional land area is required for such ADUs beyond the minimum parcel size that is required for the associated single-family dwelling structure under the applicable zoning district.
  - c. A detached ADU, as defined under this title, does not count as a dwelling unit for the purpose of calculating density. No additional land area is required for such ADUs beyond the minimum parcel size that is required for the associated single-family dwelling structure under the applicable zoning district. ~~A detached ADU will need to meet the minimum parcel area for an additional residential unit under the applicable zoning district. Detached accessory dwelling units (DADUs) may~~

**Commented [MT9]:** Additional update for compliance with SB 5558 - 2 ADUs per lot in UGAs due per State Law Dec. 2025

only be permitted consistent with historical rural density patterns, as calculated by the Department.

3. Accessory dwelling units shall conform to the design standards in the subject zoning district.
4. Size Limitations.
  - a. Attached: The floor area of an ADU may not exceed fifty percent of the gross floor area of the principle residential structure.
  - b. Conversion: There is no limit on size for the conversion of existing internal or detached space to an ADU, so long as the conversion remains within the footprint of the structure.
  - c. Detached: The floor area of a new detached accessory dwelling unit may not exceed the maximum of ~~eighteen thousand five hundred square feet or forty percent of the principle structure, whichever is less.~~
    - i. Exception: If one transferable development right is purchased from the Long-Term Agriculture District under Chapter 20.62, the detached accessory dwelling unit is permitted a maximum floor area of one thousand two hundred square feet.
5. Specific Standards.
  - a. Attached: The addition shall visually match in type, size, trim, and materials of the existing principle structure.
  - b. Conversion: Displaced parking must be replaced and additional parking must be provided subject to Chapter 20.44.030, Off-street parking, required spaces. Modifications or expansions of the converted structure shall be subject to the design standards in the subject zoning district.
  - c. Detached: Detached ADU's must be built within 100 feet of the primary dwelling unit to limit the development footprint of such units.
6. Water and Sanitation.
  - a. Accessory dwelling units must have water and sanitation. For any ADU connecting to a Group A or Group B water system, a certificate of water availability (COWA) is required and shall also comply with Section 14.48.100(B)10—12. This provision applies to all ADUs, including those that may not require a building permit (e.g., internal conversions).
7. Building Types.
  - a. Accessory dwelling unit shall be any residential building type permitted in Title 14, Buildings and Construction.
8. Access.
  - a. Accessory dwelling units may share or have a secondary driveway to the public right-of-way. The maximum coverage for hard surfaces applies.

9. Accessory dwelling units in the Grand Mound Urban Growth Area are subject to the requirements of TCC Section 20.34.030(6).
10. All accessory dwelling units shall conform with Title 14 and all other applicable codes and ordinances.

#### **20.34.040 Urban accessory dwelling unit (ADU).**

The purpose of the urban accessory dwelling unit regulations is to increase options for urban housing to allow for more affordable and diverse housing choices. Accessory dwelling units (ADU) permitted under the provisions of this title apply to R 5—12/1, R 8—24/1, and AC districts (Grand Mound UGA), or any residential zoning districts within the Urban Growth Areas of Rainier, Tenino, and Yelm.

1. Two ADUs shall be permitted per residential parcel in conjunction with any permitted principle residential structure. Any combination of attached or detached ADUs is permitted.
2. Density.
  - a. An ADU, as defined under this title, does not count as a dwelling unit for the purpose of calculating density. No additional land area is required for such ADUs beyond the minimum parcel size that is required for the associated permitted principle residential structure under the applicable zoning district.
3. Accessory dwelling units shall conform to the design standards in the subject zoning district.
4. Size Limitations.
  - a. The floor area of an ADU may not exceed the maximum of one thousand square feet.
5. Water and Sanitation.
  - a. Accessory dwelling units must have water and sanitation. For any ADU connecting to a Group A or Group B water system, a certificate of water availability (COWA) is required and shall also comply with Section 14.48.100(B)10—12. This provision applies to all ADUs, including those that may not require a building permit (e.g., internal conversions).
6. Building Types.
  - a. Accessory dwelling unit shall be any residential building type permitted in Title 14, Buildings and Construction.
7. Access.
  - a. Accessory dwelling units may share or have a secondary driveway to the public right-of-way. The maximum coverage for hard surfaces applies.
8. All accessory dwelling units shall conform with Title 14 and all other applicable codes and ordinances.

**20.34.0530 Limitations on accessory uses.**

1. Location of accessory uses. Accessory uses shall be on the same lot of record as the principal use or building, unless a provision of this title allows otherwise.
2. Antenna structures and satellite dishes shall not be located within twenty feet of any property line. This requirement does not apply to satellite dishes eighteen inches or less in diameter.
3. Buildings shall not be located in required front or side yards.
4. Corner lot structures and planting shall comply with Section 20.07.070 (Use limitations on corner lots).
5. Barbed wire fences are prohibited in the RL 2/1, R ~~53-126~~/1, and R ~~84-2416~~/1 districts, except as accessory uses to agricultural operations of one acre or more. On industrial and commercial uses, the strands shall be restricted to the uppermost portion of the fence and shall not extend lower than a height of six feet from the nearest ground level.
6. Each accessory dwelling unit will require one parking space, which is in addition to any off-street spaces required for the primary dwelling unit. ~~Within the residential three—six units per acre and residential four—sixteen units per acre districts located within the Grand Mound urban growth area, accessory dwelling units are permitted as follows:~~
  - a. ~~There shall be no more than one accessory dwelling unit per lot in conjunction with a single family structure.~~
  - b. ~~An accessory dwelling unit may be attached to, created within, or detached from a new or existing primary single family dwelling unit.~~
  - e. ~~The accessory dwelling unit will require one parking space, which is in addition to any off street spaces required for the primary single family dwelling unit.~~
  - d. ~~The primary entrance to an accessory dwelling unit shall not be visible from the yard on the same side of the lot on which the primary entrance to the primary single family dwelling unit is located.~~
  - e. ~~To ensure that the accessory dwelling unit is clearly secondary to the primary dwelling unit, the floor area for the accessory dwelling unit shall in no case exceed eight hundred square feet, nor be less than three hundred square feet, and the accessory dwelling unit shall contain no more than two bedrooms.~~
  - f. ~~No more than one family, as defined in Chapter 20.03, shall be allowed to occupy an accessory dwelling unit.~~
  - g. ~~An accessory dwelling unit, together with the primary single family dwelling unit with which it is associated, shall conform to all other provisions of this chapter.~~
  - h. ~~All accessory dwelling units shall conform to the Uniform Building Code and all other applicable codes and ordinances.~~

...

9. Storage.

- a. General Provision. Outside storage shall be maintained in an orderly manner and shall create no fire, safety, health or sanitary hazard.
- b. Residential Districts. Outside storage incidental to permitted uses is allowed in all residential districts listed in this title subject to the following:
  - i. Required front yard shall not be used for storage (except firewood).
  - ii. Junk vehicles.
    - (A) A maximum of two junk vehicles or parts vehicles may be stored on a lot, or contiguous lots in a single ownership, in the RL 2/1, R ~~53-126~~/1, and R ~~84-2446~~/1 districts and on lots of one-half acre (21,780 square feet) or less in the R 1/20, R 1/10, UR 1/5, RR 1/5, RRR 1/5, RL 1/2, RL 1/1, LTF, LTA and MGSA districts.

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## Chapter 20.36 - GRAND MOUND DESIGN STANDARDSGUIDELINES

### 20.36.010 Purpose.

1. The intent of these ~~standards~~guidelines is:
  - a. To encourage the development of visually attractive commercial, industrial and multifamily residential developments that will give Grand Mound its own cohesive identity and distinguish it from other interchange areas along the I-5 corridor;
  - b. To promote high quality developments that will protect and enhance property values; and
  - c. To mitigate the impacts of urban development through enhanced design.

### 20.36.020 Applicability.

1. These ~~standards~~guidelines apply to properties within the Grand Mound Urban Growth Area as defined in the Grand Mound Subarea Plan, within the following zoning districts:
  - a. Arterial Commercial;
  - b. Planned Industrial;
  - c. Light Industrial;
  - d. Residential ~~53-126~~ Units/Acre; and
  - e. Residential ~~84-2446~~ Units/Acre.
2. These ~~standards~~guidelines apply to the following development:
  - a. New residential developments with five or more dwelling units, with the exception of detached single-family residences.
  - b. New construction of buildings, structures (including signs) or parking lots; and
  - c. Additions, expansions or remodeling of existing buildings and structures within any twelve-month period when:
    - i. The cost of additions or expansions and associated remodels exceeds fifty percent of the assessed value of the real property improvements; and
    - ii. The existing layout of the building foundation does not preclude compliance with these ~~standards~~guidelines; provided, that all ~~guidelines~~standards that can be met shall be met in full or in part.
  - d. When a nonconforming sign is structurally altered, it ceases to be a legal nonconforming sign and must conform with these ~~guidelines~~standards. "Structural alteration" means any action that changes the height, size or shape of the sign or any action that affects the base or supports of the sign; provided however, that the repair or restoration of any nonconforming sign to its original condition where such sign is damaged by fire, explosion, wind, act of nature or other accidental

cause shall not be considered a "structural alteration" if the cost of such repair or restoration does not exceed fifty percent of its replacement cost.

3. For purposes of these guidelinesstandards, all development occurring pursuant to a master plan or binding site plan shall be deemed a single "development."

#### **20.36.030 How to use these guidelinesstandards.**

1. These guidelinesstandards function as standards and supplement the development regulations of the underlying zoning districts (Chapters 20.15, 20.21A, 20.25, 20.27 and 20.28), the sign, parking and landscaping regulations (Chapters 20.40, 20.44 and 20.45) and other applicable chapters of the Thurston County Zoning Ordinance (Title 20). Where these guidelinesstandards conflict with the requirements of Title 20, these guidelinesstandards shall apply.
2. Together with Title 20 and other applicable county codes, these guidelinesstandards serve to implement the adopted Grand Mound Subarea Plan.
3. These guidelinesstandards do not supersede Thurston County Road Standards, Drainage Design and Erosion Control Manual, or Thurston County Development Standards for Water and Sewer Systems.
4. Provisions that use "shall", "must", and "is/are required" signal required standards whereas provisions that use "should" and "is/are recommended" signal voluntary guidelines.

#### **20.36.040 Definitions.**

1. "Pedestrian-oriented sign" means a permanent, nonilluminated sign with an area no more than four square feet on any one side, and not over ten feet above ground level.
2. "Sign face" means the entire area of a sign on which copy is to be placed. Only one side of a double-faced sign shall be included in calculating the allowed sign face area. The area of painted signs, individual letter signs, and other indirectly illuminated signs shall be calculated on the basis of the smallest rectangle, circle or spherical figure that will enclose the entire copy area of the sign, including text and graphics. Any such calculation shall include the areas between letters and lines, as well as the areas of any devices, illuminated or non-illuminated, which are intended to attract attention.
3. "Vision clearance triangle" as defined in Chapter 20.03 (Vision Clearance Area) and the Thurston County Road Standards.
4. "Invasive plant species" are a non-native plant species that displaces or out-competes native vegetation, which can cause habitat loss.
5. "Noxious weeds" are plants that are invasive, difficult to control, and destructive to agricultural and natural resources, causing habitat and economic loss. Examples include Scotch broom, English Ivy, and Himalayan blackberry.

**20.36.050 Sign ~~guidelines~~standards.**

1. General Provisions. Sign ~~guidelines~~standards as listed under Section 20.36.040 TCC are additional to sign regulations within Chapter 20.40 TCC.
  - a. Maintenance. All signs shall be maintained in a secure and safe manner and shall not be allowed to deteriorate or become dilapidated.
  - b. Design of All Freestanding and Monument Signs. The base of all freestanding and monument signs shall be designed with river rock or natural-appearing stone to maintain a consistent unifying theme throughout the community. Live permitted species groundcovers and shrubs shall also be placed around the sign base to improve the overall appearance of the installation.
  - c. Freestanding and Monument Signs Along Primary Street Frontage. All freestanding and monument signs along the primary street frontage shall include the site address.
  - d. Buildings Facing on Two Parallel Streets. Single or multiple occupancy buildings whose premises extend through a block to face on two parallel streets with customer entrances on each street are permitted one monument sign per street frontage.
  - e. No sign shall be located within the vision clearance triangle. This shall also apply to driveway accesses.
  - f. New development signage shall anticipate future growth, and potential neighboring developments. Signs with spaces for multiple "tenants" are encouraged.
  - g. When separate signs within a close proximity are necessary, the use of a unifying design element shall be implemented.
  - h. Weatherproof materials must be used for all exterior signs, and design featuring natural materials such as river rock are encouraged.
  - i. Signs should be designed in a manner consistent with or improved upon surrounding architecture.
2. Permitted Signs.
  - a. Arterial Commercial District and Commercial Uses Within All Other Districts.
    - i. Monument signs shall be permitted in accordance with the following criteria:
      - A. Developments shall have no more than one monument sign per street frontage.
      - B. Monument signs shall be no higher than eight feet above grade. Sign face shall be no larger than forty-eight square feet.
      - C. If a development is located on a corner parcel with two street frontages and entrances from each street, one monument sign with two or three sides may be placed at the corner of the property, or

- one monument sign with two sides may be permitted along each street frontage.
- D. Monument signs shall be located at least one foot from the front property line and at least five feet from the side property line.
  - E. Monument signs shall be visually consistent with their surroundings in terms of size, lighting, and height. Design that enhances the rural aesthetic environment are encouraged.
- ii. Wall signs shall be permitted in accordance with the following criteria:
- A. Single occupancy developments may have two square feet of wall signage per one foot of primary street frontage, up to a maximum of three hundred sixty square feet per development.
  - B. Multiple occupancy developments may have two square feet of wall signage per one foot of business establishment frontage up to a maximum of three hundred sixty square feet per business. If a business located within the building does not have an outside entrance, the building owner or manager shall establish the signage allowed for each business based on the overall sign area formula above.
  - C. If any development has only a wall sign, it shall be permitted at least sixty square feet regardless of street or business establishment frontage.
  - D. Wall signs are permitted on up to two sides of the building, except two square foot delivery access signs which may be placed on a third side of the building. However, total wall sign area for the development is based on (i), (ii) or (iii) above, whichever applies.
  - E. In addition to the above, each business may have one pedestrian-oriented sign for each entrance, to be of a common type and appearance.
  - F. Wall signs shall not extend above the eave or parapet of the building.
  - G. Window signs shall not cover more than thirty percent of pedestrian-level windows.
- iii. One freestanding sign per commercial development shall be permitted in accordance with the following:
- A. Freestanding signs shall be no higher than eighteen feet above grade. except when the development can meet any two of the following criteria in which case such signs shall be no higher than thirty feet above grade:
    - 1. The development site area is four acres or larger.

2. The gross floor area of the entire commercial development is thirty thousand square feet or more.
  3. The primary street frontage is four hundred linear feet or greater.
- B. The freestanding sign shall be located along the primary street frontage of the development site. For developments that are adjacent to the Interstate 5 freeway (including on-ramps and off-ramps) and that meet any two of the criteria in (i) above, the freestanding sign may be placed along the property line adjacent to the freeway.
  - C. For single occupancy developments, the freestanding sign may have one square foot per one foot of primary street frontage, up to a maximum of one hundred fifty square feet.
  - D. For multiple occupancy developments, the freestanding sign may have one and one-half square feet per one foot of primary street frontage, up to a maximum of two hundred fifty square feet. Shared signs, showing multiple business on one structure are encouraged.
  - E. In addition to (iii) and (iv) above, whichever applies, any business selling motor fuel to the public may have one permanently mounted gasoline price sign on each street frontage providing direct vehicular entrance to the business. Such sign may be incorporated with a permitted freestanding or monument sign; however, in no case may the gasoline price sign itself be higher than ten feet above grade and larger than sixteen square feet in area for each face, with a maximum of two faces.
  - F. If the development has more than one access driveway along the road frontage(s), both a freestanding and, monument sign(s) shall be permitted, with a minimum spacing of one hundred fifty feet between signs.
  - G. Freestanding signs shall be located at least one foot from the front property line and at least five feet from the side property line.
  - H. Freestanding signs shall be visually consistent with their surroundings in terms of size, lighting, and height. Design that enhances the rural aesthetic environment are encouraged.
  - I. Top-heavy appearing signs are discouraged.
- b. Industrial Uses Within Planned Industrial and Light Industrial Districts.
    - i. Monument signs shall be permitted in accordance with the following criteria:
      - A. Developments shall have no more than one monument sign per street frontage.

- B. Monument signs shall be no higher than eight feet above grade. Sign face shall be no larger than forty-eight square feet.
- C. If a development is located on a corner parcel with two street frontages and entrances from each street, one monument sign with two or three sides may be placed at the corner of the property, or one monument sign with two sides may be permitted at each entrance.
- D. Monument signs shall be located at least one foot from the front property line and at least five feet from the side property line.
- ii. Wall signs shall be permitted in accordance with the following criteria:
  - A. Single occupancy developments may have wall signs no larger than a total of one hundred square feet.
  - B. Multiple occupancy developments may have wall signs no larger than a total of fifty square feet per business.
  - C. For multiple occupancy developments located on a corner parcel with two street frontages and entrances from each street, a maximum of one hundred fifty square feet of wall signage facing the street is permitted, with no more than one hundred square feet facing any one street.
  - D. Wall signs shall not extend above the eave or parapet of the building.
  - E. Window signs shall not cover more than thirty percent of pedestrian-level windows.
- iii. One-freestanding sign per industrial development located adjacent to the Interstate 5 freeway shall be permitted in accordance with the following:
  - A. A freeway-oriented freestanding sign shall be permitted adjacent to the Interstate 5 freeway (including on-ramps and off-ramps) when the development can meet any two of the following criteria:
    - 1. The development site area is four acres or larger.
    - 2. The gross floor area of the entire industrial development is thirty thousand square feet or more.
    - 3. Primary street access frontage is four hundred linear feet or greater.
  - B. Freestanding signs shall be no higher than thirty feet above grade and no larger than one hundred fifty square feet.
  - C. Freestanding signs shall be visually consistent with their surroundings in terms of size, lighting, and height. Design that enhances the rural aesthetic environment are encouraged.
  - D. Top-heavy appearing signs are discouraged.

- c. Residential Uses within Residential ~~3-65-12~~ and Residential ~~4-168-24~~ Units/Acre Districts.
    - i. Each multiple family development is permitted two signs per entrance identifying the development, provided said signs do not exceed eighteen square feet in sign area each and five feet in height. Such signs may be monument, freestanding or wall/fence mounted, and can be placed anywhere on the property along street frontages, not necessarily at entrances.
    - ii. Building identification wall signs shall be no larger than six square feet per building.
  - d. Gateway Signs.
    - i. Community identification signs and related landscape features are permitted at key gateway locations and/or entrances into Grand Mound. Gateway signs shall be no higher than eight feet above grade and each sign face shall be no larger than forty-eight square feet. All gateway signs shall have a unifying design theme with river rock incorporated into their base design.
  - e. All exempt signs listed in Chapter 20.40 of the Thurston County Zoning Ordinance are permitted.
3. Abatement of Nonconforming Signs.
- a. When any nonconforming sign is structurally altered, damaged or deteriorated to a point where the repairs cost more than fifty percent of the sign value, or abandoned for six months or more, such sign shall be brought into conformance with these ~~guidelines~~ standards.

**20.36.060 Parking lot ~~guidelines~~ standards.**

- 1. General Provisions.
  - a. The landscape ~~guidelines~~ standards in Section IV shall also be incorporated into the parking lot design.
  - b. If a parking area contains more than twenty parking spaces, no more than fifty percent of the required parking shall be located between the front property line and the closest point of the building(s). This provision applies only to the street frontage providing primary access to the site.
  - c. If a parking area contains more than twenty parking spaces, walkways shall be provided within the parking lot to ensure safe pedestrian access to buildings.
  - d. All pedestrian walkways shall be accessible to people with disabilities as required by the Americans with Disabilities Act (ADA). They shall be clearly marked and meet ADA standards and provide safe, direct, and all-weather access to the building.

- e. If a parking area contains more than twenty spaces, sidewalks and lighting must be input along street frontage, leaving sidewalk ends open to connect to the next development.
- f. Long rows of parking stalls shall have one landscape island for at least every twelve stalls.
- g. Reduce parking minimums for infill development to discourage suburban sprawl in Grand Mound, reduce parking minimums for shared parking lots
- h. Drainage designs for parking lots shall meet the requirements of the current version of Thurston County's Drainage Design and Erosion Control Manual.
- i. Materials used for pedestrian paths and sidewalks shall be of a contrasting material when adjacent to paved surfaces and separated by a concrete curb.

**20.36.070 Landscape ~~guidelines~~standards.**

- 1. General Provisions.
  - a. A landscape plan shall be prepared by a registered landscape architect, certified professional horticulturist, or certified sustainable landscape professional. Verification of professional status shall be submitted with the plan.
  - b. Landscape plans shall be drawn to scale on the proposed site plan. The landscape plan shall show all landscape materials (existing and proposed), significant trees and proposed vegetation and topographic elevations.
  - c. Irrigation of landscaped areas is required and an irrigation plan shall be submitted along with the landscape plan. Irrigation plans shall be drawn to scale and shall show all necessary elements to implement a fully operational automatic (timer controlled) underground irrigation system. The irrigation plan shall be prepared by a registered landscape architect or professional engineer. Verification of professional status shall be submitted with the plan. Irrigation service connections shall be designed and installed in accordance with the Thurston County Development Standards for Water and Sewer Systems and Chapter 15 of the Thurston County Code
  - d. Permitted Plant Types. The applicant shall utilize permitted vegetation species which are adaptable to local climatic conditions, including drought conditions, and will not outgrow the space available at maturity. Any vegetation retained or planted must consist of non-invasive plant species. An invasive plant species is a non-native plant species that escaped into the wild and displaces native vegetation. Noxious weeds are prohibited. Permitted plant types are listed in Thurston County Code 20.45.020(4) and upon recommendation by the Thurston County Development Services division.
  - e. In required landscaping areas, the applicant shall retain significant trees which will not constitute a safety hazard. Retained trees must meet the standards listed in Thurston County Code 20.45.020(3), and must not be harmed through compaction

or damage during construction. Garry/Oregon White Oak stands should be retained when feasible.

- f. Removal of native vegetation within priority habitat, marine riparian habitat areas, and riparian habitat areas shall be prohibited except as provided for in Thurston County Code [Chapter] 24.25, Fish and Wildlife Habitat Conservation Areas.
- g. The property owner shall replace any invasive, unhealthy or dead plant materials in conformance with the approved landscape plan and shall maintain all landscape material and irrigation systems.
- h. If the landscaping and irrigation is not fully installed prior to the issuance of certificate of occupancy, the applicant shall provide a surety in a form acceptable to the county in the amount of one hundred percent of the cost of plant materials plus installation, to ensure that the landscape and irrigation improvements are installed in accordance with the approved landscape and irrigation plans within a period of nine months from the date of issuance of final certificate of occupancy. One three-month extension may be granted by the development services director for delays due to adverse weather conditions or other problems beyond the control of the applicant.
- i. Landscape features such as decorative paving, sculptures or fountains are permitted in the required landscape areas in lieu of required plant material. The area devoted to such features may not exceed twenty-five percent of the required landscape area and shall not be permitted in frontage improvements.
- j. An area around the base of utility poles and other utility fixtures shall be landscaped to enhance the overall appearance of the area, but not interfere with maintenance of the utility structure. This landscaping shall consist of live permitted species groundcovers and shrubs.
- k. Landscaping located within the vision clearance triangle shall be planted and maintained in a manner which does not interfere with visibility across the area. Trees shall not be planted within the vision clearance triangle. This shall also apply to driveway accesses.
- l. Large areas of manicured lawns and water dependent landscapes, not in keeping with the drought tolerant landscape, are discouraged.
- m. Stormwater facilities in landscaped areas shall meet all requirements set forth in the current version of Thurston County Drainage Design and Erosion Control Facilities.
- n. Buffer walls shall be attractive natural rock, brick, or decorative unit masonry walls.
- o. Parking area screening using hedging and walls should be no higher than forty-two inches to ensure visual access to the building for security purposes and not encroach into the vision clearance triangle areas.
- p. Service areas and elements should be screened from direct visibility by the general public. Loading facilities should be located so that they are not visible

from primary streets. In situations where this is not possible or practical, due to operational or site constraints, service docs may face the street if well organized and maintained,

- q. Waste, materials, supplies or equipment shall not be stored outside unless screened from a neighboring parcel or street with site obscuring fencing or vegetation. Slatted chain link fencing is not an acceptable screening material except for gates. Exceptions include businesses that include outdoor items such as plant materials, auto sales, or other large items.
2. Landscaping Adjacent to Public Roadways. Refer to the Thurston County Road Standards Chapter 7 for frontage improvements and features for all roads.
- a. Properties Along Arterial Roads and Abutting US Route 12.
    - i. Developments shall have a minimum ten-foot landscape buffer strip along all arterial roads and abutting US Route 12. If the road standards provide for a landscaping strip, the ten-foot landscaping buffer strip requirement may be all or partly satisfied by the planter strip between the curb and sidewalk. The landscaping buffer strip ten-foot width may be combined with stormwater facilities as long as the county approves the tree locations with the needed access to maintain the stormwater facilities. The adjacent property owner or homeowners association will be responsible for maintaining all landscaping and stormwater facilities.
    - ii. Street trees shall be spaced thirty-five feet on center within the required landscape buffer strip.
    - iii. Where overhead utility lines are located along the roadway, the required street tree shall be a permitted tree species that when at mature height and spread will not overlap the utility lines or on the side of the street where the utilities are located, to avoid potential conflicts between street trees and utility lines. Permitted tree species that may overlap at maturity, but will be maintained to prevent encroachment can be considered.
    - iv. Street trees shall be a minimum of two inches in diameter measured six inches above grade at the time of planting.
    - v. Significant trees retained within the landscape buffer strip may substitute for street trees at two-to-one ratio to encourage the retention of significant trees.
    - vi. Other plantings within the required landscape buffer strip shall be any combination of live groundcovers/shrubs, earthen berms, and other landscape features; provided that the resultant effect is to provide partial screening and to soften the appearance of parking lots and structures. The size and spacing of plant material and landscape features shall be selected and maintained so that the entire landscape area is covered within five years.
  - b. Properties along Collector Roads.

- i. A minimum five-foot landscape buffer strip shall be required along all collector roads. If the Thurston County Road Standards provide for a landscaping strip, the five-foot landscaping buffer strip may be all or partly satisfied by the planter strip between the curb and sidewalk. Landscaping buffer strip five-foot width may be combined with stormwater facilities as long as the county approves the stormwater facility plan and tree locations with the needed access to maintain the stormwater facilities. The adjacent property owner or homeowners association will be responsible for maintaining all landscaping and stormwater facilities.
  - ii. Street trees shall be planted within the required landscape buffer strip at a ratio of one street tree per thirty-five linear feet of street frontage. Street trees may be planted at equal spacing, unequal spacing or in groups. To determine the total number of street trees required, divide the length of collector road frontage by thirty-five and round down to the nearest whole number. At time of planting, deciduous trees shall be a minimum of two inches in diameter measured six inches above grade, and conifer trees shall be at least six feet in height.
  - iii. Significant trees retained within the landscape buffer strip may substitute for street trees at a two-to-one ratio.
  - iv. Other plantings within the required landscape buffer strip shall be any combination of live permitted groundcovers, shrubs, earthen berms, and other landscape features; provided that the resultant effect is to provide partial screening and to soften the appearance of parking lots and structures. The size and spacing of plant material and landscape features shall be selected and maintained so that the entire landscape area is covered within five years.
3. Landscaping along District Boundaries.
- a. Commercial Uses Adjacent to Residential Districts.
    - i. A minimum ten-foot landscape buffer strip, or a minimum six-foot high solid wall/fence contained within a five-foot landscape buffer strip shall be required.
    - ii. The landscape buffer strip shall contain any combination of permitted vegetation including trees, live groundcovers/shrubs, as well as earthen berms, and other landscape features which will provide a year round sight-obscuring screen within three years of planting.
  - b. External Boundaries of Industrial Districts.
    - i. A minimum twenty-five-foot landscape buffer strip shall be required.
    - ii. The landscape buffer strip shall contain any combination of permitted vegetation including trees, live groundcovers/shrubs, as well as earthen berms, and solid walls/fences which will provide a year round sight-obscuring screen within three years of planting.

- c. Multiple Family Residential Uses Adjacent to Residential ~~3-65-12~~ Units/Acre and ~~4-168-24~~ Units/Acre Districts.
  - i. A minimum ten-foot landscape buffer strip, or a minimum six-foot high solid wall/fence contained within a five-foot landscape buffer strip shall be required.
  - ii. The landscape buffer strip shall contain any combination of permitted vegetation including trees, live groundcovers/shrubs, as well as earthen berms, and solid walls/fences which will provide a year round sight-obscuring screen within three years of planting.

4. Landscaping Within Parking Lots.

- a. A landscape area must be placed at the end of each interior parking row in a multiple lane parking area. This landscape area must be at least eight-foot wide and must extend to no less than three feet from the end of the adjacent parking stall. Parking stalls may be reduced by two feet in length to allow vehicle overhang into landscape areas.
- b. In addition to the above requirements, at least thirteen square feet of landscape area shall be provided for each parking stall and shall be dispersed throughout the parking lot.
- c. One permitted tree is required per two hundred square feet of landscape area within the parking lot. At time of planting, deciduous trees shall be a minimum of two inches in diameter measured six inches above grade, and conifer trees shall be at least six feet in height. Significant trees retained within the parking lot may substitute for the required trees at a one two-to-one ratio.
- d. Live groundcover and shrubs shall be provided throughout each landscape area.
- e. Alternative features such as LID and other attractive and sustainable substitutes to a landscaping area may be approved on a case by case basis by the Director after an environmental review of the proposed alternate site design.

5. Other Landscaping.

- a. All other open space areas on the development site shall contain any combination of live trees and plants, earthen berms, and other landscape features which will provide complete landscape cover within three years of planting. The amount of required landscape area may be reduced by up to twenty percent if design of the site emphasizes retention of native vegetation or continuity between landscaped areas, open space, critical areas, and other undisturbed areas for the purpose of wildlife habitat or stormwater management.
- b. Landscaping adjacent to buildings shall be a minimum of five feet in width; the minimum width shall be seven feet if vehicles overhang into this landscape area.
- c. Fencing or unattractive uses shall be placed behind any required frontage landscaping not within the right-of-way to properly screen the area.
- d. Where planting of landscaping is impractical, containers for seasonal plantings are encouraged for commercial buildings.

- e. Owners are responsible for regularly attended landscape maintenance including weeding, mowing, pruning plants, replacement and watering.
- f. Owners are responsible for maintaining the landscape areas along their frontage within the buffer area and within the right-of-way.

**20.36.080 General site design guidelines standards.**

1. Design.

- a. ~~When practical, b~~ Buildings shall be oriented to a local ~~street~~ "Main Street" with each building entry fronting the street including a covered or recessed entry with minimum dimensions of three feet by three feet ~~early articulated entries and with covered entry ways. For corner sites, the entry shall face a local street or the street corner.~~
  - i. Exception: Buildings arranged around a common outdoor space (i.e. plazas, courtyards, greens) or abutting a pedestrian, bicycle, or multi-use trail, shall be oriented ~~arranged to the common open space or trail area~~ facilitate plazas, courtyards, greens and other pedestrian use areas.
- ~~b. New development shall incorporate existing natural or cultural features of the project site where practical and reflect Grand Mound's rural character when feasible. Collaboration with the Chehalis Tribe is encouraged.~~
- ~~c. Site design should reflect, rather than alter natural topography when safe to do so, and should be clustered to preserve open space, prevent urban sprawl, and avoid encroaching on natural view corridors.~~
- b. For ground level commercial uses, at least 33 percent of the ground level façade shall be comprised of doors and windows. For residential buildings or residential portions of mixed-use buildings, at least 15 percent of the area of the street-facing façade elevation shall include windows or doors. Garage doors are excluded from the above window and door calculations. For corner sites, this standard only applies to the street that the property takes its address from.
  - i. Commercial facades shall have pedestrian level windows that are no more than thirty-six inches from the ground.
- ~~c.~~ In order to prevent long stretches of monotonous façade, buildings longer than 60 feet wide shall include at least one of the façade articulation options every fifty feet along the façade abutting a public street or parking lot. Façade articulation options include:
  - i. Balconies a minimum of four feet in depth and four feet in width and accessible from an interior room ~~be divided along the façade abutting a public street or parking lot at regular intervals. This can be achieved through design, color, material, or other technique.~~
  - ii. An offset or modulation of the façade of a minimum of two feet in depth.
  - iii. Use of a different cladding material.

- iv. Use of a different color.
- v. Wall mural(s), that through a cited report or memo, are directly related to cultural or natural history of the region and cover at least ten percent of the façade.
  - A. Wall murals on commercial or mixed-use buildings may also be directly related to the commercial use itself
  - B. Collaboration with the Chehalis Tribe is encouraged.
- vi. Other design feature that effectively breaks up the monotony of the façade.
- de. ~~Garages, parking lots, and carports shall not be located in the front area of the building when feasible. For sites with multiple buildings, no more than 60 percent of the site's frontage shall be occupied by parking or vehicular access areas.~~
- f. ~~When designing a multi-unit commercial or residential building, design must vary somewhat between units or clusters of units to create a feeling of character and diffuse the large-scale design.~~
- g. ~~In multi-unit buildings, each unit shall have a clearly defined primary entrance, with connecting pedestrian access.~~

2. Exteriors.

- a. ~~Collaboration with the Chehalis Tribe is encouraged~~Building facades facing Old Highway 99 or US Route 12 shall not have monolithic walls. They shall have a variety of materials, windows, and articulated roof lines.
- b. ~~Wall murals on commercial buildings must be directly related to the cultural or natural history of the region, or to the commercial use itself.~~
- be. Finishing materials suggested for building exteriors include brick, rock, and stone. Vinyl or steel siding is discouraged unless for the use of an industrial building.
- ce. Metal buildings are subject to the standards within the district and to the following:
  - i. The metal building façades shall incorporate concrete or masonry block wainscoting or walls.
  - ii. The main entry shall incorporate non-metal materials ~~and be articulated.~~
  - iii. Acceptable exterior metal walls and roof panels shall be anodized aluminum, weathering steel, and galvanized steel.
  - iv. Galvanized and coated steel shall have factory applied baked paint finish, resistant to chalking, fading and failure. Exterior finishes shall not cause glare.
  - v. Metal panels shall have sufficient gauge and quality to ensure a rigid surface.
  - vi. Structural members and fastening devices shall be on the interior.

3. Pedestrian Access.

- a. All buildings shall include clear and direct pedestrian access. Sites with multiple buildings shall include clear and direct pedestrian access to all other onsite buildings. This includes paved sidewalks and clearly marked cross-walks where vehicular routes separate buildings. Where practical, buildings should be oriented to the street, with the inclusion of pedestrian-oriented features such as wide sidewalks, energy efficient lighting, trash receptacles, bike racks, street trees, and clearly visible business names and address numbers.
- b. Energy efficient lighting, trash receptacles, bike racks, street trees, and clearly visible business names and address numbers shall be integrated into the site's design. Site access shall be designed with pedestrian and cyclist access as a priority.
- ~~e. Commercial facades shall have pedestrian level windows that are no more than thirty six inches from the ground and cover at least fifty percent of the wall area.~~
- ~~ce.~~ When adjacent to a sidewalk or pedestrian-gathering area, commercial buildings shall provide a canopy or weather protection no less than five feet in depth.

4. Lighting.

- a. Lighting with illumination levels that meet safety standards shall be installed when the parcels are developed.
- b. Lighting fixtures shall be consistent streetscape elements throughout the Grand Mound area and appropriate for each land use area and roadway classification.
- c. Lighting shall be directed onto the project site and away from adjacent properties and appropriately shielded, and will be dark sky compliant.
- d. Building fronts can be illuminated at night from ground mounted fixtures provided that no glare is directed onto the streets or adjacent parcels.
- ~~e. Lighting shall not be used as a design element to attract attention.~~
- ~~f. Owners are responsible for maintaining adequate exterior lighting.~~
- ~~eg.~~ Lighting within frontage areas should refer to Thurston County Road Standards guidelinesstandards.
- ~~fh.~~ Internal parking lot lighting shall be on separate service than frontage.

5. Maintenance.

- a. Property owners shall be responsible for maintaining their property in a fashion that reflects the standard of a high quality development. Developed lots with areas for future expansion shall be maintained in a neat and orderly fashion, including the elimination of all weeds noxious or otherwise.
- b. No trash, debris or rubble of any kind shall be allowed to accumulate on any lot or property.
- c. Frontage planter strips and landscaping to be maintained as prescribed in TCC [Section] 13.56.310, Vegetation and Landscaping Management.

## Chapter 20.37 SITE PLAN REVIEW

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### 20.37.015 - Applicability.

Site plan review and approval shall be required prior to the issuance of a building permit when provided under this section.

1. This chapter applies to the following types of development unless a special use permit is otherwise required;
  - a. Commercial development;
  - b. Industrial development;
  - c. Multifamily, condominium and townhouse developments with more than four dwelling units;
  - d. Additions or expansions and associated remodels to development defined under subsections (1)(a) through (c) above when within any twelve month period the cost of the additions or expansions and associated remodels exceeds fifty percent of the assessed value of the existing real property improvements.
2. This chapter applies within the following zoning districts:
  - a. Residential — ~~3~~65-12 dwelling units per acre (Chapter 20.15);
  - b. Residential — ~~4~~168-24 dwelling units per acre (Chapter 20.21A);

...

## Chapter 20.38 COTTAGE HOUSING

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### 20.38.020 – Where Permitted.

Cottage housing development shall be permitted in the following land use districts, consistent with the development standards in this chapter:

- A. Residential: ~~Three~~six five to twelve units per one acre.
- B. Residential: ~~Four~~sixteen eight to twenty-four units per one acre.

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**Chapter 20.44 PARKING AND LOADING\***

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**20.44.020 Parking standards.**

When off-street parking is required pursuant to TCC [Section] 20.44.030, then the following provisions and standards shall apply:

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- 8. Grand Mound Design ~~Guidelines~~Standards: See Chapter 20.36.

**20.44.030 Off-street parking—Required spaces.**

The number of required off-street parking spaces shall be determined in accordance with the table below. Project applicants may request an administrative modification to increase or decrease the number of parking spaces otherwise required by this chapter. No modification is required to increase or decrease the number of required spaces by up to ten percent. Modifications greater than forty percent may only be granted by the hearing examiner and only pursuant to the criteria of TCC Chapter 14.32.

- 1. The following table shall be used to determine minimum required parking spaces:

	<u>Minimum Required Spaces</u>	<u>Unit of Measurement (Square feet = gross floor area)</u>
<b>a.</b>	Residential.	
<b>i.</b>	Single-family	<u>1</u> <del>2</del> Dwelling unit
<b>ii.</b>	<del>Duplex, Triplex, Fourplex, Townhome</del> Two-family	<u>1</u> <del>2</del> Dwelling unit
<b>iii.</b>	Multifamily (5+ units); <del>3 bedrooms+</del>	<u>0</u> <del>2</del> Dwelling unit
<del><b>iv.</b></del>	<del>Multifamily: 1 – 2 bedrooms</del>	<del>1 ½</del> <b>Dwelling unit</b>
<b>iv.</b>	Efficiency	1 Dwelling unit
<b>vi.</b>	Senior housing	1 2 dwelling units, plus 1 guest space for every 10 units
<b>vi.</b>	Congregate housing	<u>0.25</u> <u>Sleeping unit</u>
<b>b.</b>	Public and semipublic.	
...		

...

- 5. Administrative modifications.

- a. Reducing minimum requirements. A modification to reduce the number of required parking spaces within the range of ten percent to forty percent shall be considered by the approval authority when:
  - i. The applicant is able to demonstrate to the satisfaction of the approval authority that fewer spaces are needed based on a parking demand study prepared by the applicant or consultant; or
  - ii. When on-street parking is available and approved; or
  - iii. For multi-family housing, public and semipublic facilities (including schools and hospitals), offices, retail, or commercial uses where alternative transportation options such as transit are located within a one-quarter-mile walk to the development, or will be within six months; or
  - iv. For joint facilities when operating hours do overlap, up to fifty percent reduction.
- b. Increasing maximum requirements. Up to 2 spaces per dwelling unit are allowed without administrative modifications. For administrative modifications of greater than ten percent more than 2 spaces per unit, the approval authority may allow more than the maximum number of parking spaces when:
  - i. Parking is contained in an aboveground or underground structure, and does not increase total impervious surfaces on the lot; or
  - ii. The applicant is able to demonstrate to the satisfaction of the approval authority that more spaces are needed based on a parking demand study prepared by the applicant or consultant; and
  - iii. Parking spaces above the minimum are constructed of pervious paving surfaces, in accordance with the Drainage Manual, if feasible.

**20.44.050 Design requirements for off-street parking.**

Whenever off-street parking is required, the parking area and space shall be designed, constructed and maintained in accordance with the following minimum provisions and standards:

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- 7. All parking spaces shall be ~~eight~~<sup>nine</sup> feet in width and eighteen feet in length. At the developer's option, a maximum thirty-five percent may be marked "compact only" with a dimension of seven and one-half feet by fifteen feet. At the developer's option, ten percent may be marked "oversize" with a dimension of nine feet in width by twenty feet in length.
- 8. Parallel parking spaces shall be twenty feet in length and eight feet in width, with maneuvering space of three feet for every two vehicles. Driveways and other spaces not occupied by parking may be used to obtain the required maneuvering space.

**ATTACHMENT F**  
**COMPREHENSIVE PLAN PERIODIC UPDATE –**  
**PERMIT PROCESS CHANGES**

*These Changes to the Special Use Chapter (TCC 20.54) and Administrative Procedures (TCC 20.60) implement housing changes around mobile home permit processes and family member unit regulations and implement permit processes for certain types of new solar photovoltaic energy systems.*

**I. Thurston County Code, Title 20 (ZONING), Chapter 20.54 – SPECIAL USE, shall be amended to read as follows:**

**Chapter 20.54 – SPECIAL USE**

...

**20.54.015 Approval authority.**

1. Administrative Approval. Applications for the following types of special uses shall be reviewed and approved, modified or denied by the department:
  - a. Home occupations;
  - b. Expansions of nonconforming, nonresidential uses by no more than five percent;
  - c. Mobile or manufactured home parks (five or more ~~two to four~~ mobile/manufactured homes per lot);
  - d. Temporary uses listed in Section 20.54.070(41.5)(b) in zoning districts shown on Table 1;
  - e. Attached or co-located WCFs within urban growth areas;
  - f. Remote freestanding WCF/antenna support structures that would not extend more than thirty feet above all adjacent trees within one hundred feet of the proposed WCF/antenna support structure location and would be located more than one mile from a residential district and co-located WCFs that do not require an increase in the height of the antenna support structure.
  - g. Family day care provider; and
  - h. Community club.
2. Hearing Examiner Approval. The approval authority for all other special use permits, including proposed expansions (greater than five percent) to or conversions of nonconforming, nonresidential uses, is the hearing examiner. (See Chapter 20.60.)

...

**Table 1  
Special Uses—Distribution in County Zoning Districts**

Uses listed below are prohibited unless specifically identified as allowable through special use review, or unless listed as a permitted or primary use within an individual zoning district chapter.

Use	R 1/20	R 1/10	RRR 1/5	RR 1/5	UR 1/5	RL 1/2	RL 1/1	RL 2/1	R 3-65-12/1	R 4-168-24/1	LI	RRU	PI	NC	RCC	AC	HC	SL	MGSA	LTA	NA	LTF	PP	MR	AOD	MEI
...																										
3.5 Athletic facilities	X	X	X	X	X	X	X	X	X	X																
3.7 <u>Battery Energy Storage System, Tier 2</u>											X	X	X		X	X	X					X		X		
4 Boat launch	X	X	X	X	X	X	X	X	X	X									X			X				
...																										
21. Mineral extraction	X	X	X	X		X	X				X	X	X		X					X	X	X		X		
21.3 <del>Mobile or manufactured home parks (two—four mobile/manufactured homes per lot)</del>			A	A		A	A	A	A	A						A										
21.6 Mobile or manufactured home parks (five or more mobile/manufactured homes)			X A	X A		X A	X A	X A	X A	X A						X A										
22. Neighborhood convenience commercial																										
...																										
40.5 Smokehouse, commercial	X	X	X	X	X						X	X	X	X	X	X	X									
40.8 <u>Solar PV energy system, (non-residential/commercial, ground mounted, medium)</u>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
40.9 <u>Solar PV energy system, (non-residential/commercial, ground mounted, large)</u>	X	X	X	X							X	X	X	X	X	X	X		X	X	X	X				
41 Solid waste disposal facilities*	X	X	X	X		X	X	X			X	X														
...																										

...

3.7 Battery Energy Storage System, Tier 2

- a. These facilities include batteries that store energy for later use, as defined in 20.03 TCC.
- b. Permit applications must comply with the requirements listed in 20.55C TCC.

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40.9 Solar PV Energy Systems (Ground Mounted, Non-Residential)

- a. A site plan must be provided with the requirements as listed in 20.55B.
- b. Solar PV panels shall be designed with anti-reflective glass.
- c. Solar PV energy systems may be co-located with agriculture.
- d. Native perennial vegetation and habitat-friendly ground cover are required under at least 50% of any medium- or large-scale ground-mounted solar PV energy system.
- e. Small- and medium-scale non-residential/commercial ground-mounted solar energy systems must comply with the other requirements listed in 20.55B.

41.5 Temporary Uses.

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**II. Thurston County Code, Title 20 (ZONING), Chapter 20.60 – ADMINISTRATIVE PROCEDURES, shall be amended to read as follows:**

**Chapter 20.60 – ADMINISTRATIVE PROCEDURES**

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**Table 2  
Permit Review Matrix  
Thurston County Zoning Ordinance**

Permit/Review	Staff/ Director	Hearing Examiner (open hearing)	Planning Commission (open hearing)	Board of County Commissioners (closed hearing)	Review Process Timeline			
					Type I	Type II	Type III	Type IV
Administrative variance	D	A		A	✓			
Variance	R	D*		A			✓	
Family member units	D	A		A	✓			
Unclassified uses	D	A		A	✓			
Site plan review	D	A		A	if SEPA exempt	✓		
Waiver of standards	R	D		A			✓	
Planned residential development (PRD)	R	D		A			✓	
Minor adjustments	D	A		A	✓			
Major adjustments	R	D		A			✓	
Planned rural residential development (PRRD)	(Initial PRRD approval follows process of accompanying plat, per Chapter 18.12, 18.28 or 18.32 TCC)							
Minor adjustments (short plats and long plats)	D	A		A	✓			
Major adjustments (short plats)	D	A		A	✓ (if SEPA exempt)	✓		
Major adjustments (long plats)	R	D		A			✓	
Planned community conceptual approval	R		R	D (open hearing)				✓
Master plan	R	R		D (open hearing)				✓
Time extension	R	D		A			✓	
Amendments	R	D		A			✓	
Minor administrative alterations	D	A		A	✓			

Administrative special use permits (e.g., home occupations, mobile home parks ( <del>two to four per lot</del> <u>five or more</u> and certain temporary uses), expansion of nonconforming uses over five percent)	D	A		A	✓			
Special use permits: all others (including expansion of nonconforming uses over five percent or conversion and certain temporary uses)	R	D		A			✓	
Site-specific rezones**	R	D	A				✓	✓ (if Comp Plan amendment required)
Comprehensive Plan and zoning text amendments, and legislative rezones	R		R	D* (open hearing)				✓
Designation of future mineral resource lands (reviewed as a comprehensive plan amendment)	R		R	D (open hearing)				✓
Removal of designated mineral resource lands status (reviewed as a comprehensive plan amendment)	R		R	D (open hearing)				✓
Classification of essential public facilities (for review purposes)	D	A			✓			
Transfer of development rights allocation	D				✓			
Extension of time	(Same approval authority and review process as for original permit)							
Other administrative decisions/code interpretations	D	A		A	✓			
Temporary use permit for homeless encampments (20.35 TCC) <sup>1</sup>	D	Appealable directly to superior court			✓			
Amendments to administrative actions	D	A		A	✓			

<sup>1</sup> Permits for homeless encampments are considered a temporary use. Where application requirements and procedures for review differ from those laid out in this chapter, the requirements and procedures in Chapter 20.35 TCC apply. Administrative decisions made by the director are considered final and are directly appealable to superior court.

\* Decision-making authority mandated by state law.

\*\* Site-specific rezones for which a corresponding joint plan amendment is required, which are approved by the board of county commissioners, follows the process for comprehensive plan amendments, zoning text amendments, and legislative rezones.

Approval Authority  
R = Recommendations  
D = Decision  
A = Appeal

Review Process  
I = Ministerial process  
II = Administrative process  
III = Quasi-judicial process  
IV = Legislative process

...

**III. Thurston County Code, Title 20 (ZONING), Chapter 20.62 – TRANSFER OF DEVELOPMENT RIGHTS\*, shall be amended to read as follows:**

**Chapter 20.62 – TRANSFER OF DEVELOPMENT RIGHTS\***

...

**20.62.070 Additional Regulations.**

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above.

1. Chapter 20.08A, Long-Term Agriculture District (TDR sending area);
2. Chapter 20.15, Residential ~~Three to Six~~ Five to Twelve Dwelling Units Per Acre (TDR receiving area);
3. Chapter 20.21A, Residential ~~Four to Sixteen~~ Eight to Twenty-Four Dwelling Units Per Acre (TDR receiving area).