

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE IMPLEMENTING CHANGES TO THE THURSTON COUNTY COMPREHENSIVE PLAN; AMENDING TITLES 18 AND 20 TCC; ADDING A NEW CHAPTER 20.30E TO ESTABLISH A MILITARY INFLUENCE OVERLAY DISTRICT, ADDING NEW CHAPTERS 20.55A AND 20.55B FOR ELECTRIC VEHICLE INFRASTRUCTURE AND SOLAR ENERGY STORAGE SYSTEMS; AND FULFILLING THE REQUIREMENTS OF THE WASHINGTON STATE GROWTH MANAGEMENT ACT BY AMENDING THE OFFICIAL ZONING MAP FOR THURSTON COUNTY, SECTION 20.06.010 TCC, AND THE OFFICIAL ZONING MAP FOR THURSTON COUNTY, WASHINGTON NORTH URBAN GROWTH AREAS AND TO PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO.**

**WHEREAS**, Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), which contains fifteen goals that are intended to guide the development and adoption of comprehensive plans, which relate to urban growth, rural development, reduced sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, historic preservation, and shoreline management act goals and policies; and

**WHEREAS**, the GMA requires the comprehensive plan to demonstrate and uphold the concepts of internal consistency, conformity, and concurrency; and

**WHEREAS**, the GMA also requires a process of early and continuous citizen participation for amending comprehensive plans; and

**WHEREAS**, other Comprehensive Plan amendments are being pursued by Thurston County to address its current GMA update requirement; and

**WHEREAS**, the Board of County Commissioners (Board) has made findings of fact relating to the Thurston County Comprehensive Plan Amendments referenced in this resolution supporting said amendments which are set forth below for adoption.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, AS FOLLOWS:**

**SECTION 1. FINDINGS.** For the purposes of effective land use planning, the Board of County Commissioners of Thurston County adopts the following legislative findings of fact for adopted amendments:

**A. GENERAL FINDINGS**

1. Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), and has performed professional review, public notice, and comment with respect to these amendments.

2. The Thurston County Comprehensive Plan, as amended, collectively includes joint plans with the cities of Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, and Yelm, as well as the

Nisqually, Rochester, and Grand Mound subarea plans. Plans contain chapters on land use, natural resource lands, housing, transportation, capital facilities, utilities, economic development, the natural environment, archaeological and historic resources, and climate change and resiliency that govern development throughout unincorporated Thurston County and comply with GMA requirements for comprehensive plans.

**3.** The development regulations in the Thurston County Zoning Ordinance (Title 20 TCC) apply to the unincorporated rural county as well as the unincorporated Urban Growth Areas (UGA) of Rainier, Yelm, Tenino, and Grand Mound. The locations and boundaries of the zoning districts established in the Thurston County Zoning Ordinance are shown on the Official Zoning Map, Thurston County, Washington (Chapter 20.06 TCC).

**4.** The GMA requires counties to adopt county-wide planning policies to guide the adoption of comprehensive plans and associated development regulations. The principal purpose of these policies is to ensure that the comprehensive plans and development regulations of counties and the cities within them are coordinated with each other.

**5.** The amendments to the TCC, the Thurston County Zoning Ordinance, adopted by this ordinance were prepared, considered, and adopted in compliance with county-wide planning policies.

**6.** The development regulation amendments adopted by this ordinance are consistent with and are intended to implement Comprehensive Plan amendments that were included on the 2024-2025 Official Comprehensive Plan Docket as required by Chapter 2.05 Thurston County Code (TCC), Growth Management Public Participation.

**7.** The County uses several methods to ensure early and continuous public participation and open discussion in the review of proposed amendments including but not limited to direct mailing, email lists, public town halls, internet information pages, and posted public notices.

**8.** The amendments to the Thurston County Code adopted by this ordinance were the subject of a series of public hearings before the Thurston County Planning Commission and the Thurston County Board of County Commissioners (Board) and separate work sessions by each body as required by the GMA and the Thurston County Code.

**9.** In formulating its recommendations, the Planning Commission considered public comments received through public hearings and the public process.

**10.** In formulating its decision, the Board considered comments received through public hearings and the public process.

**11.** This ordinance will amend the Thurston County Code, including the Thurston County Zoning Ordinance, the Official Zoning Map for Thurston County, WA, and the Official Zoning Map Thurston County, Washington North County Urban Growth Area.

**12.** The amendments contained in this ordinance will implement the corresponding Resolution.

**13.** In formulating the development regulations adopted by this ordinance, the Board has considered the goals contained in the GMA. The Board has weighed the goals as they apply to the subject matter of this ordinance.

14. The findings below and the record generated in the public hearing and review process and at the adoption of this ordinance show that the amendments are consistent with GMA goals.

15. The Board believes adopting the amendments are necessary for the preservation of the public health, safety, and general welfare of Thurston County residents.

16. The same findings of fact that support the comprehensive plan amendments contained in the corresponding Resolution are also relevant to the specific amendments to the official zoning map contained in this ordinance and are incorporated herein by this reference.

## **B. FINDINGS**

### **TEN-YEAR PERIODIC UPDATE**

#### **IMPLEMENTING CODE UPDATES IN TITLES 18 AND 20**

1. The GMA requires Thurston County to follow a schedule of review and update its Comprehensive Plan and development regulations known as the “periodic update” on a ten-year cycle, pursuant to RCW 36.70A.130(5). Associated development regulations were reviewed pursuant to the ten-year update schedule.

2. This periodic update, termed “Thurston 2045”, revises associated development regulations to ensure internal consistency and compliance with the Comprehensive Plan and GMA. Amendments as contained in this ordinance implement changes of the Comprehensive Plan adopted under corresponding resolution.

3. Under the schedule established in RCW 36.70A.130(5), the deadline established for the County to comply with the next update required by RCW 36.70A.130(1) is December 31, 2025.

4. The County reviewed and evaluated the Thurston County Comprehensive Plan and development regulations for the protection of critical areas in 2023 using the Department of Commerce Critical Areas Checklist 2022 and in 2024 using the Department of Commerce Critical Areas Checklist 2024 and determined no revisions are required at this time. This is presumed valid to satisfy this portion of the requirements of the ten-year update.

5. The County intends to pursue elective updates to the Critical Areas Ordinance in 2026 as a separately docketed project.

6. The Board approved a Scope of Work for the Thurston County Comprehensive Plan Periodic Update on May 2, 2023 under Resolution 16269.

7. Associated changes to the Thurston County Code as part of the periodic comprehensive plan update address military compatibility; forward climate mitigation efforts by providing clear land use standards for renewable energy projects; increase housing options in the rural area through streamlined mobile home permitting, detached accessory dwelling units, and incentives for cluster developments; provide for emergency and transitional housing opportunities; and address a projected low-income housing deficit in the Grand Mound Urban Growth Area by increasing minimum and maximum housing densities and housing types within Residential 3-6/1 and 4-16/1.

8. To ensure rural accessory dwelling units are only permitted consistent with historical rural density patterns, County staff shall prepare and present a written report to the Board at least once per year. At a minimum the report shall include tracking of permits issued for rural accessory dwelling units, including confirmation that no more than fifty (50) rural ADUs have been approved

annually, and reporting on progress towards that cap; calculation and reporting of impervious surface area associated with approved accessory dwelling units, including an evaluation of cumulative impacts in rural areas; review of applicable development standards, including but not limited to, setbacks, size, height, access, and siting requirements to assess whether these standards are consistent with rural character and environmental protection goals; and review or permitting constraints and conditions, including infrastructure capacity, compliance with critical areas regulations, and any trends, issues, or concerns identified through the permitting process. The annual review shall serve as a formal opportunity for the Board to evaluate the effectiveness of the regulations and to identify any needed adjustments. Any recommended changes may be brought forward through the County's annual permit review process or other appropriate legislative action, ensuring ongoing Board oversight while maintaining predictability for applicants.

**9.** A new chapter to add regulations for coordination with the neighboring military installation on proposed amendments and permits is added as Chapter 20.30E, and includes a new overlay to the Official Zoning map of Thurston County, Washington as adopted by this ordinance. The overlay does not change the underlying zoning.

**10.** Thurston 2045 outreach occurred at more than sixty-seven events, including some topic specific presentations to external community groups. Events and groups presented to included but were not limited to Nisqually Pride and Health Fair, Rochester-Grand Mound Chamber of Commerce, Local Good Governance Coalition, Juneteenth Celebration, Back to School Bash, LatinX, Cielo, Alliance for a Healthy South Sound, Olympia Master Builders, Storm and Surface Water Advisory Board, Historic Commission, and South Thurston Economic Development Initiative.

**11.** Thurston County hosted listening sessions in 2023 on July 18 and August 5 and several in-person and online open house events in 2024 on June 13 and 14, September 18, and December 4 and in 2025 on February 15, April 23 and 26, and June 21.

**12.** The Thurston County Planning Commission reviewed topics of the periodic update at 39 work sessions between November 2022 and September 2025.

**13.** The Thurston County Planning Commission held two public hearings on Thurston 2045 on April 23 from 6-9 PM and April 26, 2025 from 10 AM to 2 PM.

**14.** At 10 work sessions following the public hearings, the Thurston County Planning Commission reviewed and made recommendations on the Thurston 2045 drafts.

**15.** The Thurston County Planning Commission made a series of recommendations on August 27, 2025 to recommend that industrial uses be limited to those that support natural resource operations, that changes be pursued to achieve 5% rural growth over the next planning period with implementation beginning in the next 2-6 years, that housing densities be increased within residential areas of Grand Mound to meet housing deficits, that rural detached accessory dwelling units ("ADUs") be allowed within 100 feet of the primary structure on a parcel, and that conservation subdivisions with a density bonus provision be allowed.

**16.** The Board reviewed Thurston 2045 prior to holding a public hearing over a series of 7 work sessions that focused on element updates of the Comprehensive Plan and 1 work session focused on public comment received.

**17.** The Board held a public hearing on November 4, 2025. Following the public hearing, the Board held 1 work session to provide preliminary direction on major policy decisions.

**18.** The Board concurs with the Planning Commission’s recommendation. The Board further recognizes that attaining an approximate five percent share of countywide growth in the rural area during the next planning period depends on actions by external partners—including the cities, regional service providers, and other agencies and therefore should not be construed as a standard of strict compliance. Accordingly, the Comprehensive Plan shall express this as an aspirational objective to strive toward approximately five percent rural growth, while preserving flexibility to adjust strategies and tools if partner actions or market conditions prevent achievement of that level.

**19.** A SEPA Determination of Significance was issued on July 18, 2024 (Project No. 2024102629). A draft SEIS was issued on February 13, 2025. A Final SEIS was issued on December 5, 2025.

**20.** Pursuant to RCW 36.70A.106, a notice of intent to adopt (ID 2025-S-8490) was sent to the Washington State Department of Commerce on August 11, 2025.

**21.** Associated development regulations reflect the Planning Commission’s recommendation and the Board’s clarification and amend Title 18 and Title 20 to implement policy changes of the Comprehensive Plan.

**22.** The Board finds that changes to the associated development regulations will increase types of housing availability, respond to projected housing deficits for the low income 0-80% income bracket in Grand Mound, provide for transitional and emergency housing, improve compatibility with the neighboring military installation Joint Base Lewis-McChord, and forward climate mitigation efforts.

**23.** The Board finds the amendments are consistent with other sections of the Thurston County Code.

**24.** The Board finds the amendments are consistent with the Thurston County Comprehensive Plan.

## **C. FINDINGS**

### **MINOR LAND USE AND ZONING CORRECTIONS**

**1.** Thurston County GeoData annually conducts a review of the land use and zoning layer to identify and address misalignments from the parcel boundaries that warrant correction.

**2.** Misalignments between land use, zoning, and parcel boundaries may occur when the parcel fabric is updated.

**3.** Corrections of split land use and zoning designations were made on parcels to conform land use designation and zoning boundaries with current parcel boundaries and to provide uniform land use and zoning across the property.

**4.** All corrections of split zoning designations as contained in this ordinance are displayed in the Official Zoning Map, Thurston County, Washington and the Official Zoning Map Thurston County, Washington North County Urban Growth Areas.

**5.** All corrections contained in this ordinance are implemented on map L-1 Future Land Use, and the future land use maps of Urban Growth Areas, as applicable, through the corrections adopted under corresponding Resolution.

## **D. FINDINGS**

### **FORT EATON PARK ZONING MAP AMENDMENT**

1. Thurston County GeoData annually conducts a review of the land use and zoning layer to identify and address misalignments from the parcel boundaries that warrant correction.
2. In 2022, Thurston County Development Services and Thurston County GeoData identified the area zoned as Public Parks at parcels 21706130101, 21706130102, 21706130103, 21706130104, 21706130105, 21706130106, 21706130107, 21706130108, 21706130109, 21706130111, and 77000600200 (collectively, east parcels) as an error that should be corrected to McAllister Geologically Sensitive Area and an error at parcel 09610023015 (west parcel) that should be corrected to Public Park.
3. The east parcels were previously identified as a “public park” prior to 2015 through a parks layer and was designated and zoned as such when the public parks zoning district was first created. In 2015, the eastern portion of the park was removed from the parks layer, but the eastern portion of the property was not re-designated back to residential.
4. The western portion of the park was never appropriately designated or zoned as a public park.
5. The land use and zoning designation of the eastern parcels are corrected to match their existing uses – residential within the McAllister Geologically Sensitive Area.
6. This correction is reflected on the Official Zoning Map, Thurston County Washington.
7. All corrections contained in this Ordinance are implemented in the Official Zoning Map, Thurston County Washington, adopted under the corresponding Resolution.

## **E. FINDINGS**

### **GRAND MOUND ZONING MAP AMENDMENT**

1. Regional analysis conducted through the TRPC Thurston County 2020-2045 Housing Need Allocations by Income (December 2024) shows capacity and needs. TRPC forecasts 54,356 net new homes countywide (2020–2045). The rural county is assigned 7,531 homes by 2045 and does not show any deficit by income bracket. Grand Mound is assigned 310 units through 2045 and shows a deficit of units in the 0-80% income bracket of approximately 222 units.
2. Thurston County is obligated under the Growth Management Act to plan for and accommodate housing affordable to all income levels—including emergency housing, emergency shelters, and permanent supportive housing—identify sufficient land capacity at appropriate densities (primarily within UGAs), specify programs and actions to achieve housing availability, and review and remove policies that cause racially disparate impacts, displacement, or exclusion, consistent with RCW 36.70A.070(2).
3. Changes made within the Comprehensive Plan adopted by corresponding Resolution and within associated development regulations under Section B of this Ordinance provide for housing within Grand Mound in the 0-80% income bracket, including Accessory Dwelling Units and Low-Rise Multifamily, as well as other types of multi-family housing. They also increase densities.

4. This ordinance updates the titles of the zoning districts consistent with other amendments adopted by this ordinance and corresponding resolution. Residential 3–6 units per acre is updated to Residential 5–12 units per acre, and Residential 4–16 units per acre is updated to Residential 8–24 units per acre. The Arterial Commercial district does not have a name change, but consistent with code changes in Section B of this Ordinance now allows residential up to 24 units per acre with higher minimums to support compact, sewer-served urban form.

## **F. FINDINGS**

### **BLACK LAKE QUARRY ZONING MAP AMENDMENT**

1. The Black Lake Quarry Land Use Amendment and Associated Rezone updates the Official Zoning Map Thurston County, Washington. It also updates the Thurston County Future Land Use Map in corresponding Resolution.

2. The Thurston County Official Zoning Map Thurston County, Washington is amended to change the land use designation of approximately 270 acres (Parcels 12718310000, 1371344000, 13724110000, 13724140000) at 4741 88<sup>th</sup> Ave SW from Rural One Dwelling per 20 Acres (R 1/20) to Rural Resource Industrial (RRI).

3. Public outreach for the amendment was conducted and included a community open house held in April 2025, a webpage that included staff contact information and engagement options, a postcard sent to property owners of parcels within 500 feet of the subject parcels, notices and updates via webmail, a social media post, a project fact sheet, and general solicitation of written comments.

4. The Thurston County Planning Commission reviewed the proposed amendment over four work sessions in 2025 on June 4, June 18, July 2, and September 3. A public hearing with the Planning Commission was held on August 6, 2025. The Planning Commission voted 6-3 to recommend denial of the requested amendment on September 3, 2025.

5. Pursuant to RCW 36.70A.106, a notice of intent to adopt (2025-S-10987) was sent to the Washington State Department of Commerce on October 10, 2025.

6. A SEPA Mitigated Determination of Non-significance was issued on September 18, 2025 for the Black Lake Quarry property (SEPA Folder No. 25-112064) under SEPA (RCW 43.21C) for the changes therein. The SEPA comment period ended October 2, 2024 with thirty-two public comments received. The SEPA appeal period ended on October 9, 2025 with no appeals of the determination received.

7. The Board held a briefing on the proposed land use amendment and rezone on October 15, 2025 and a follow up briefing on October 21, 2025

8. On October 21, 2025 the Board scheduled a public hearing for November 12, 2025.

9. The Board considered public testimony and recommendations by the Planning Commission in light of GMA, including its goals, the Thurston County Comprehensive Plan, and other related plans.

10. The Board has determined that the proposed land use and rezone amendment provides land use and zoning for rural resource industries that support natural resources and the rural economy, without increasing or requiring urban services, and is consistent with rural character.

11. The Board has determined that the amendments contained in this resolution are consistent with the Thurston County Comprehensive Plan and Thurston County Code (TCC).

**SECTION 2. THURSTON COUNTY ZONING ORDINANCE AMENDMENTS.** In accordance with the provisions of this ordinance, the Thurston County Zoning Ordinance (Title 18 and 20) is hereby amended as shown in Attachment A to this Ordinance.

**SECTION 3. MINOR ZONING CORRECTIONS.** In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington and the Official Zoning Map for Thurston County, Washington North County Urban Growth Areas is hereby amended as shown in Attachment B to include reflected minor zoning corrections.

**SECTION 4. FORT EATON ZONING CORRECTION.** In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington is hereby amended as shown in Attachment C.

**SECTION 5. GRAND MOUND ZONING DISTRICT RENAMING.** In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington is hereby amended as shown in Attachment D, and renames Residential 3-6/1 to Residential 5-12/1 and Residential 4-16/1 to Residential 8-24/1.

**SECTION 6. BLACK LAKE QUARRY ZONING AMENDMENT.** In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington is hereby amended as shown in Attachment E.

**SECTION 7. MILITARY INFLUENCE AREA OVERLAY ZONING OVERLAY.** In accordance with the provisions of this ordinance, the Official Zoning Map of Thurston County, Washington is hereby amended to show a new Military Influence Area Overlay as shown in Attachment F.

**SECTION 8. SEVERABILITY.** If any section, subsection, sentence, clause, phrase or other portion of this resolution or its application to any person is, for any reason, declared invalid, illegal or unconstitutional in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

**SECTION 9. CORRECTIONS.** Upon approval of the Prosecuting Attorney's Office, the Clerk of the Board is authorized to make any necessary corrections to any map, mapped boundary, section, subsection, sentence, clause, phrase or other portion of this resolution for scrivener or clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

**SECTION 10. EFFECTIVE DATE.** This ordinance shall take effect immediately upon adoption.

ADOPTED: December 16, 2025

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
Thurston County, Washington

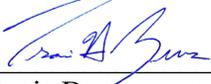
\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Chair

APPROVED AS TO FORM:

JON TUNHEIM  
PROSECUTING ATTORNEY

\_\_\_\_\_  
Vice-Chair

  
\_\_\_\_\_  
Travis Burns,  
Deputy Prosecuting Attorney

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Commissioner

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Commissioner

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Commissioner

# ATTACHMENT A

## THURSTON 2045 CODE PACKAGE

Deleted Text:           ~~Strikethrough~~           Proposed Changes:           Underlined  
Staff Comments:       *Italics*                   Unaffected Omitted Text     ...

*The amendments contained within this packet are part of the 2024-2025 Official Comprehensive Plan Docket Item, Thurston 2045. Changes included are requirements under state law, or to implement new policies and meet goals in the periodic comprehensive plan update, Thurston 2045.*

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

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

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#### **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 20.03 – STRUCTURE, INTERPRETATIONS, AND DEFINITIONS, shall be amended to read as follows:**

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

...

**20.03.040 Definitions.**

...

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.

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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.

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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.

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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.

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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.

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.

...

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.

...

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.

...

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.

...

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.

...

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).

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.

...

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.

...

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.

...

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.

...

**III. Thurston County Code, Title 20 (ZONING), Chapter 20.07 – LOT, YARD, USE, AND STRUCTURE REGULATIONS, 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~~R 5-12/1, R 8-24/1, MGSA.

**IV. Thurston County Code, Title 20 (ZONING), Chapter 20.08A – LONG-TERM AGRICULTURE DISTRICT (LTA), shall be amended to read as follows:**

**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;
- ~~4~~3. Chapter 20.34, Accessory Uses and Structures;
- ~~5~~4. Chapter 20.40, Signs and Lighting;
- ~~6~~5. Chapter 20.44, Parking and Loading;
- ~~7~~6. Chapter 20.45, Landscaping and Screening;
- ~~8~~7. Chapter 20.54, Special Use.

**V. Thurston County Code, Title 20 (ZONING), Chapter 20.08C - NISQUALLY AGRICULTURE DISTRICT (NA), shall be amended to read as follows:**

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

...

**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.

**VI. Thurston County Code, Title 20 (ZONING), Chapter 20.08D LONG-TERM FORESTRY DISTRICT (LTF), shall be amended to read as follows:**

**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;
- ~~2~~1. Chapter 20.34, Accessory Uses and Structures;
- ~~3~~2. Chapter 20.40, Signs and Lighting;
- ~~4~~3. Chapter 20.44, Parking and Loading;
- ~~5~~4. Chapter 20.45, Landscaping and Screening.

**VII. Thurston County Code, Title 20 (ZONING), Chapter 20.08E PUBLIC PARKS, TRAILS AND PRESERVES DISTRICT (PP), shall be amended to read as follows:**

**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;
- ~~2~~1. Chapter 20.34, Accessory Uses;
- ~~3~~2. Chapter 20.40, Signs and Lighting;
- ~~4~~3. Chapter 20.45, Landscaping and Screening.

**VIII. Thurston County Code, Title 20 (ZONING), Chapter 20.08F MILITARY RESERVATION DISTRICT (MR), shall be amended to read as follows:**

**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;
- ~~2~~1. Chapter 20.34, Accessory Uses and Structures;
- ~~3~~2. Chapter 20.40, Signs and Lighting;
- ~~4~~3. Chapter 20.44, Parking and Loading;
- ~~5~~4. Chapter 20.45, Landscaping and Screening.

**IX. Thurston County Code, Title 20 (ZONING), Chapter 20.09 RURAL RESIDENTIAL—ONE DWELLING UNIT PER FIVE ACRES (RR 1/5), shall be amended to read as follows:**

**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;
- ~~2~~1. Chapter 20.32, Open Space;
- ~~3~~2. Chapter 20.34, Accessory Uses and Structures;
- ~~4~~3. Chapter 20.40, Signs and Lighting;
- ~~5~~4. Chapter 20.44, Parking and Loading;
- ~~6~~5. Chapter 20.45, Landscaping and Screening.

**X. Thurston County Code, Title 20 (ZONING), Chapter 20.09A RURAL RESIDENTIAL/RESOURCE—ONE DWELLING UNIT PER FIVE ACRES (RRR 1/5), shall be amended to read as follows:**

**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);
64. 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;
- ~~114.~~ Chapter 20.23, McAllister Geologically Sensitive Area District; and
- ~~121.~~ Title 24, Thurston County Critical Areas Ordinance.

**XI. Thurston County Code, Title 20 (ZONING), Chapter 20.09B RURAL—ONE DWELLING UNIT PER TWENTY ACRES (R 1/20), shall be amended to read as follows:**

**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;~~

- ~~e. 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;
- ~~114.~~ Title 24, Thurston County Critical Areas Ordinance.

**XII. Thurston County Code, Title 20 (ZONING), Chapter 20.09C RURAL—ONE DWELLING UNIT PER TEN ACRES (R 1/10), shall be amended to read as follows:**

**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;~~

- e. ~~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;
- ~~114.~~ Title 24, Thurston County Critical Areas Ordinance.

**XIII. Thurston County Code, Title 20 (ZONING), Chapter 20.09D URBAN RESERVE—ONE DWELLING UNIT PER FIVE ACRES (UR 1/5), shall be amended to read as follows:**

**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;
- ~~1110.~~ Title 24, Thurston County Critical Areas Ordinance.

**XIV. Thurston County Code, Title 20 (ZONING), Chapter 20.10A RESIDENTIAL LAMIRD—ONE DWELLING UNIT PER TWO ACRES (RL 1/2), shall be amended to read as follows:**

**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~~1. Chapter 20.32, Open Space;
- ~~3~~2. Chapter 20.34, Accessory Uses and Structures;
- ~~4~~3. Chapter 20.40, Signs and Lighting;
- ~~5~~4. Chapter 20.44, Parking and Loading;
- ~~6~~5. Chapter 20.45, Landscaping and Screening.

**XV. Thurston County Code, Title 20 (ZONING), Chapter 20.11A RESIDENTIAL LAMIRD—ONE DWELLING UNIT PER ACRE (RL 1/1), shall be amended to read as follows:**

**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;
- ~~2~~ Chapter 20.32, Open Space;
- ~~3~~ Chapter 20.34, Accessory Uses and Structures;
- ~~4~~ Chapter 20.40, Signs and Lighting;
- ~~5~~ Chapter 20.44, Parking and Loading;
- ~~6~~ Chapter 20.45, Landscaping and Screening.

**XVI. Thurston County Code, Title 20 (ZONING), Chapter 20.13A RESIDENTIAL LAMIRD—TWO DWELLING UNITS PER ACRE (RL 2/1), shall be amended to read as follows:**

**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;
- ~~2~~1. Chapter 20.32, Open Space;
- ~~3~~2. Chapter 20.34, Accessory Uses and Structures;
- ~~4~~3. Chapter 20.40, Signs and Lighting;
- ~~5~~4. Chapter 20.44, Parking and Loading;
- ~~6~~5. Chapter 20.45, Landscaping and Screening.

**XVII. Thurston County Code, Title 20 (ZONING), Chapter 20.15 RESIDENTIAL—THREE TO SIX DWELLING UNITS PER ACRE (R 3—6/1), shall be renamed and amended to read as follows:**

**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-~~risedensity~~ 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 twelvesix 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 twelvesix 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: ~~twelve~~six 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.

**XVIII. Thurston County Code, Title 20 (ZONING), Chapter 20.21A RESIDENTIAL—FOUR TO SIXTEEN DWELLING UNITS PER ACRE (R 4—16/1), shall be renamed and amended to read as follows:**

**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-foursixteen 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: ~~eightfour~~ dwelling units per acre within the Grand Mound urban growth area;
2. Maximum: ~~twenty-foursixteen~~ 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;
43. 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~~<sup>four</sup> to ~~twenty-four~~<sup>sixteen</sup> 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~~<sup>five</sup> thousand square feet ~~single-family and duplex;~~
  - b. ~~Cluster subdivision lot—no requirement;~~
  - be. 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;~~
  - eb. Nonresidential uses:

- i. Interior lot—fifty feet;
  - ii. Corner lot—fifty feet
3. Minimum district size for purpose of zoning map amendments—~~one~~<sup>four</sup> acres;
4. Maximum building height—~~forty~~<sup>thirty</sup>-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.

**XIX. Thurston County Code, Title 20 (ZONING), Chapter 20.22 NEIGHBORHOOD CONVENIENCE DISTRICT (NC), shall be amended to read as follows:**

**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.

**XX. Thurston County Code, Title 20 (ZONING), Chapter 20.23 MCALLISTER GEOLOGICALLY SENSITIVE AREA DISTRICT (MGSA), shall be amended to read as follows:**

**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;
- ~~2~~1. Chapter 20.32, Open Space;
- ~~3~~2. Chapter 20.34, Accessory Uses and Structures;
- ~~4~~3. Chapter 20.40, Signs and Lighting;
- ~~5~~4. Chapter 20.44, Parking and Loading;
- ~~6~~5. Chapter 20.45, Landscaping and Screening.

**XXI. Thurston County Code, Title 20 (ZONING), Chapter 20.24 RURAL COMMERCIAL CENTER DISTRICT (RCC), shall be amended to read as follows:**

**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;
- ~~2~~1. Chapter 20.34, Accessory Uses and Structures;
- ~~3~~2. Chapter 20.40, Signs and Lighting;
- ~~4~~3. Chapter 20.44, Parking and Loading;
- ~~5~~4. Chapter 20.45, Landscaping and Screening.

**XXII. Thurston County Code, Title 20 (ZONING), Chapter 20.24 RURAL COMMERCIAL CENTER DISTRICT (RCC), shall be amended to read as follows:**

**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—2416/1.
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;
- ~~2~~1. Chapter 20.32, Open Space;
- ~~3~~2. Chapter 20.34, Accessory Uses and Structures;
- ~~4~~3. Chapter 20.36, Grand Mound Design Guidelines
- ~~5~~4. Chapter 20.37, Site Plan Review;
- ~~6~~5. Chapter 20.40, Signs and Lighting;
- ~~7~~6. Chapter 20.44, Parking and Loading;
- ~~8~~7. Chapter 20.45, Landscaping and Screening.

**XXIII. Thurston County Code, Title 20 (ZONING), Chapter 20.26 HIGHWAY COMMERCIAL DISTRICT (HC), shall be amended to read as follows:**

**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;
- ~~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.

**XXIV. Thurston County Code, Title 20 (ZONING), Chapter 20.27 PLANNED INDUSTRIAL PARK DISTRICT (PI)\*, shall be amended to read as follows:**

**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;
- ~~2~~1. Chapter 20.36, Grand Mound Design Guidelines;
- ~~3~~2. Chapter 20.37, Site Plan Review;
- ~~4~~3. Chapter 20.40, Signs and Lighting;
- ~~5~~4. Chapter 20.44, Parking and Loading;
- ~~6~~5. Chapter 20.45, Landscaping and Screening.

**XXV. Thurston County Code, Title 20 (ZONING), Chapter 20.28 LIGHT INDUSTRIAL DISTRICT (LI)\*, shall be amended to read as follows:**

**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;
- ~~2~~1. Chapter 20.34, Accessory Uses and Structures;
- ~~3~~2. Chapter 20.36, Grand Mound Design Guidelines;
- ~~4~~3. Chapter 20.37, Site Plan Review;
- ~~5~~4. Chapter 20.40, Signs and Lighting;
- ~~6~~5. Chapter 20.44, Parking and Loading;

**XXVI. Thurston County Code, Title 20 (ZONING), Chapter 20.29 RURAL RESOURCE INDUSTRIAL DISTRICT (RRI), shall be amended to read as follows:**

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

...

**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;
- ~~2~~1. Chapter 20.34, Accessory Uses and Structures;
- ~~3~~2. Chapter 20.40, Signs and Lighting;
- ~~4~~3. Chapter 20.44, Parking and Loading;
- ~~5~~4. Chapter 20.45, Landscaping and Screening.

**XXVII. Thurston County Code, Title 20 (ZONING), Chapter 20.30 PLANNED RESIDENTIAL DEVELOPMENT (PRD), shall be amended to read as follows:**

**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).

...

**XXVIII. Thurston County Code, Title 20 (ZONING), Chapter 20.30A PLANNED RURAL RESIDENTIAL DEVELOPMENT (PRRD), shall be amended to read as follows:**

**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).  $25 \text{ (acres)} \div 5 \text{ (1 unit/5 acre base density)} = 5 \times 1.35 \text{ (35\% bonus)} = 6.75, \text{ resulting in 6 dwelling units}$

(B).  $25 \text{ (acres)} \div 5 \text{ (1 unit/5 acre base density)} = 5 \times 1.60 \text{ (60\% bonus)} = 8, \text{ resulting in 8 dwelling units}$

ii. EXAMPLE: 40 Acre Property:

(A).  $40 \text{ (acres)} \div 5 \text{ (1 unit/5 acre base density)} = 8 \times 1.35 \text{ (35\% bonus)} = 10.8, \text{ resulting in 10 dwelling units}$

(B).  $40 \text{ (acres)} \div 5 \text{ (1 unit/5 acre base density)} = 8 \times 1.60 \text{ (60\% bonus)} = 12.8, \text{ resulting in 12 dwelling units}$

- 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</u> <u>(excludes attached garages)</u>	<u>Density Bonus Within Rural</u> <u>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>

...

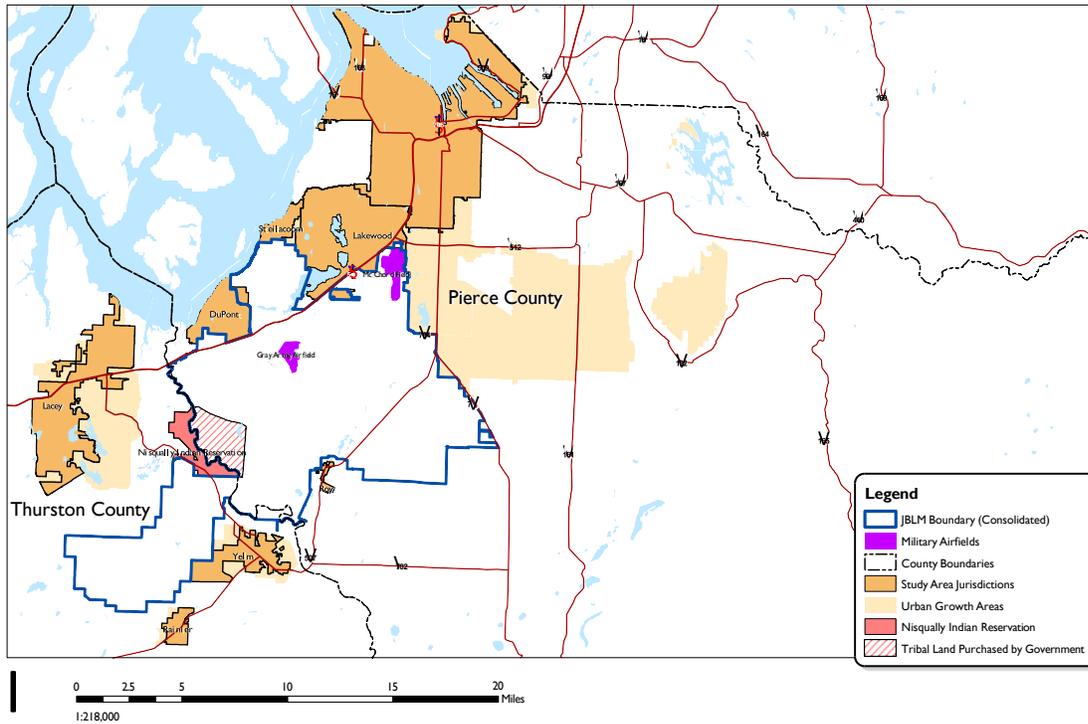
**XXIX. Thurston County Code, Title 20 (ZONING) shall be amended to add a new chapter, Chapter 20.30E – MILITARY INFLUENCE AREA OVERLAY (MIAO) DISTRICT, that reads as follows:**

**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, [December 16, 2025], 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.
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.
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].

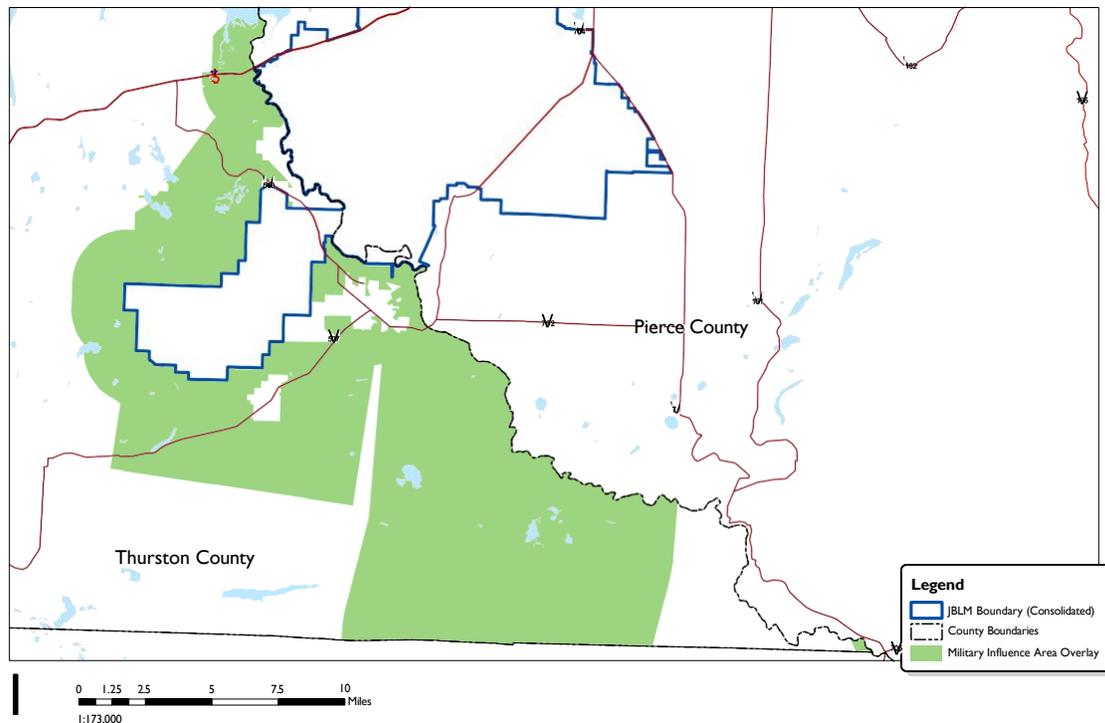
### 20.30E.030 Administration.

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.

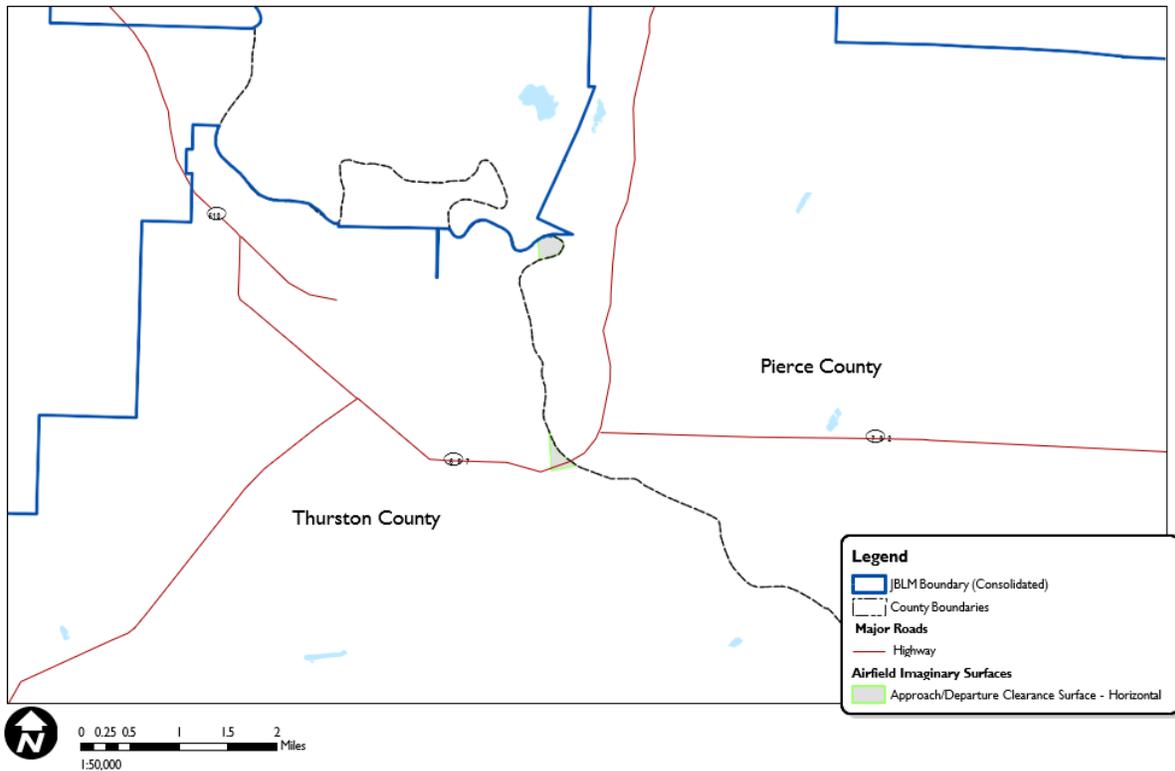
### **20.30E.060 Permit Notices to Property Owners.**

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,
  - 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.

**XXX. Thurston County Code, Title 20 (ZONING), Chapter 20.31 MOBILE HOME PARK STANDARDS AND REGULATIONS, shall be amended to read as follows:**

**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-~~65-12~~/1 and R 4-~~168-24~~/1;

...

**XXXI. Thurston County Code, Title 20 (ZONING), Chapter 20.32 OPEN SPACE, shall be amended to read as follows:**

**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.

**XXXII. Thurston County Code, Title 20 (ZONING), Chapter 20.33 WIRELESS COMMUNICATION FACILITIES AND ANTENNA SUPPORT STRUCTURES, shall be amended to read as follows:**

**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~~R 5-12/1), Residential-~~Four to Sixteen~~Eight to Twenty-Four Dwelling Units Per Acre (~~R4-16~~R 8-24/1), and McAllister Geologically Sensitive Area District (Title 20);

...

**XXXIII. Thurston County Code, Title 20 (ZONING), Chapter 20.34 ACCESSORY USES AND STRUCTURES, shall be amended to read as follows:**

**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 counts 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 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 one 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. The Director may approve an increase to this distance requirement if there are limiting factors on the property that prevent it from being within 100 ft of the primary dwelling unit, such as the location of well, septic, or drain field, or critical areas. Increases to the distance shall be subject to a Type I review process. (Section 20.60 TCC)

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 shall~~ share ~~or have a secondary~~ a 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.~~
  - c. ~~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 ~~84-2416/1~~ 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.

...

**XXXIV. Thurston County Code, Title 20 (ZONING), Chapter 20.36 - GRAND MOUND DESIGN GUIDELINES, shall be renamed and amended to read as follows:**

**Chapter 20.36 - GRAND MOUND DESIGN STANDARDSGUIDELINES**

**20.36.010 Purpose.**

1. The intent of these standardsguidelines 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 standardsguidelines 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 ~~84-2416~~ Units/Acre.
2. These standardsguidelines 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 standardsguidelines; provided, that all guidelinesstandards 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 guidelinesstandards. "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.

...

**20.36.050 Sign guidelinesstandards.**

- 1. General Provisions. Sign guidelinesstandards as listed under Section 20.36.040 TCC are additional to sign regulations within Chapter 20.40 TCC.

...

- 2. Permitted Signs.

...

- c. Residential Uses within Residential 3-65-12 and Residential 4-168-24 Units/Acre Districts.

...

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 guidelinesstandards.

**20.36.060 Parking lot guidelinesstandards.**

1. General Provisions.

- a. The landscape guidelinesstandards in Section IV shall also be incorporated into the parking lot design.

...

**20.36.070 Landscape guidelinesstandards.**

...

3. Landscaping along District Boundaries.

...

- 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.

...

**20.36.080 General site design guidelinesstandards.**

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~~d. 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.

cd. 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.~~
- cd. 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.

**XXXV. Thurston County Code, Title 20 (ZONING), Chapter 20.37 SITE PLAN REVIEW, shall be amended to read as follows:**

**Chapter 20.37 SITE PLAN REVIEW**

...

**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);

...

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

**Chapter 20.38 COTTAGE HOUSING**

...

**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.

**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.

...

**XXXVII. Thurston County Code, Title 20 (ZONING), Chapter 20.44 PARKING AND LOADING\*, shall be amended to read as follows:**

**Chapter 20.44 PARKING AND LOADING\***

...

**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:

...

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>	<u>Duplex, Triplex, Fourplex, Townhome</u> <del>Two-family</del>	<u>1</u> <del>2</del>	Dwelling unit
<b>iii.</b>	Multifamily <u>(5+ units):</u> <del>3</del> <del>bedrooms+</del>	<u>0</u> <del>2</del>	Dwelling unit
<del>iv.</del>	<del>Multifamily: 1—2 bedrooms</del>	<del>1</del> <del>½</del>	<del>Dwelling unit</del>
<b>iv.</b>	Efficiency	1	Dwelling unit
<b>vi.</b>	Senior housing	1	2 dwelling units, plus 1 guest space for every 10 units

<u>vi.</u>	<u>Congregate housing</u>	<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:

...

7. All parking spaces shall be ~~eight~~nine 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.

**XXXVIII. 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	RR1	PI	NC	RCC	AC	HC	SL	MGSA	LTA	NA	LTF	PP	MR	AOD	MEI
...																										
21. Mineral extraction	X	X	X	X		X	X				X	X	X		X					X	X	X		X		
21.3 Mobile or manufactured home parks (two — four mobile/manufactured homes per lot)			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 Solar PV energy system, (non-residential/commercial, ground mounted, medium)	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 Solar PV energy system, (non-residential/commercial, ground mounted, large)	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														
...																										

...

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.

...

**XXXIX. 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 changing 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>

- 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.

**XXXX. 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.

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

**Chapter 20.60 – ADMINISTRATIVE PROCEDURES**

...

**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	✓			
...								

...

**XXXXIII. 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.

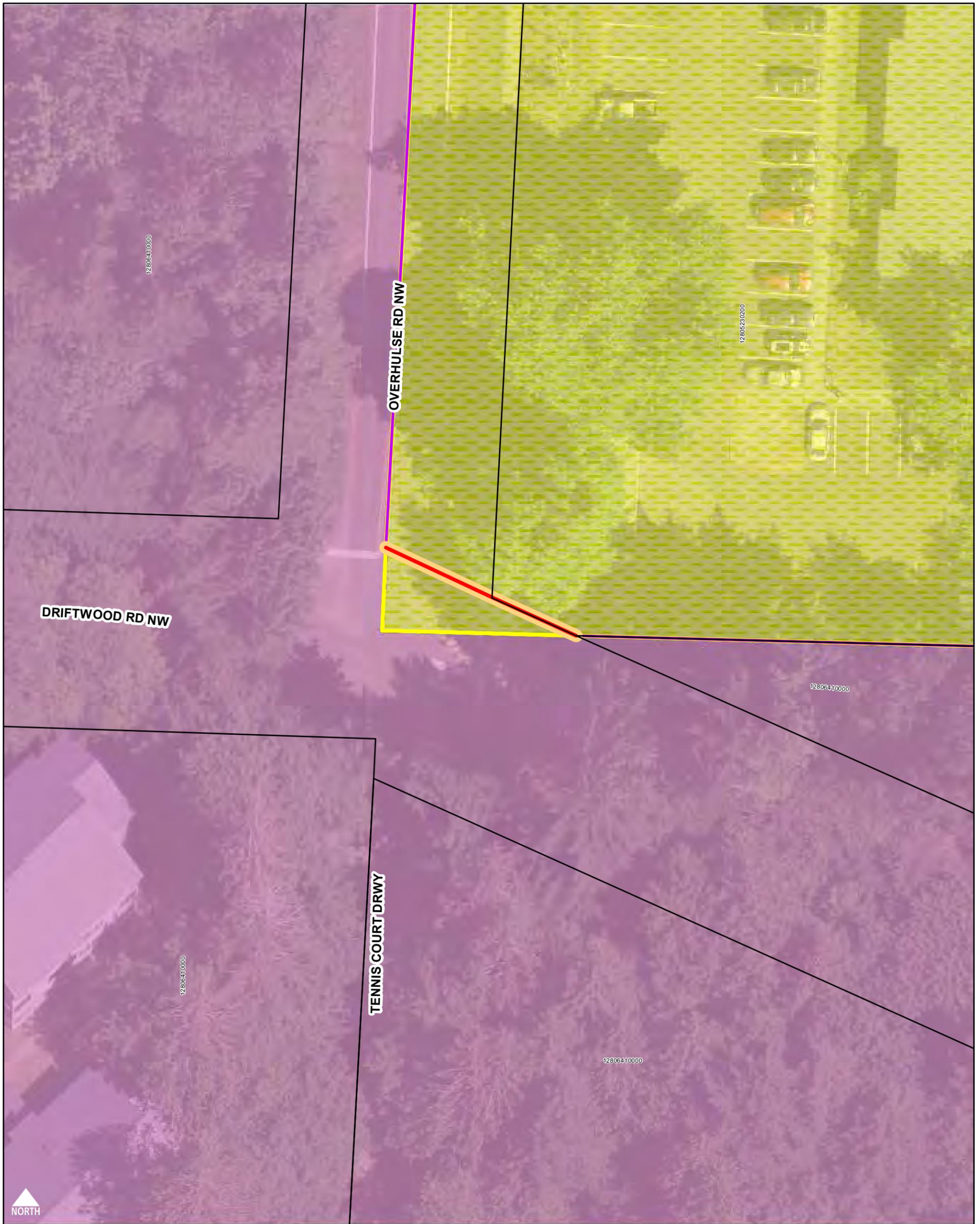
1. Chapter 20.08A, Long-Term Agriculture District (TDR sending area);
2. Chapter 20.15, Residential ~~Three to Six~~ Five to Twelve Dwelling Units Per Acre (TDR receiving area);
3. Chapter 20.21A, Residential ~~Four to Sixteen~~ Eight to Twenty-Four Dwelling Units Per Acre (TDR receiving area).

THURSTON 2045  
ADOPTING ORDINANCE

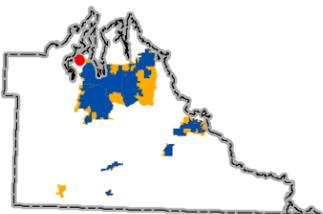
**ATTACHMENT B**

December 16, 2025

Issue: Zoning not aligned w UGA. UGA in ROW and follows Parcels.  
 Error in Feet: 21  
 Recommended Action: Move Zone to Match UGA and Parcels.



### Map Location



### Review Areas



### Zoning Designation



### Base Data



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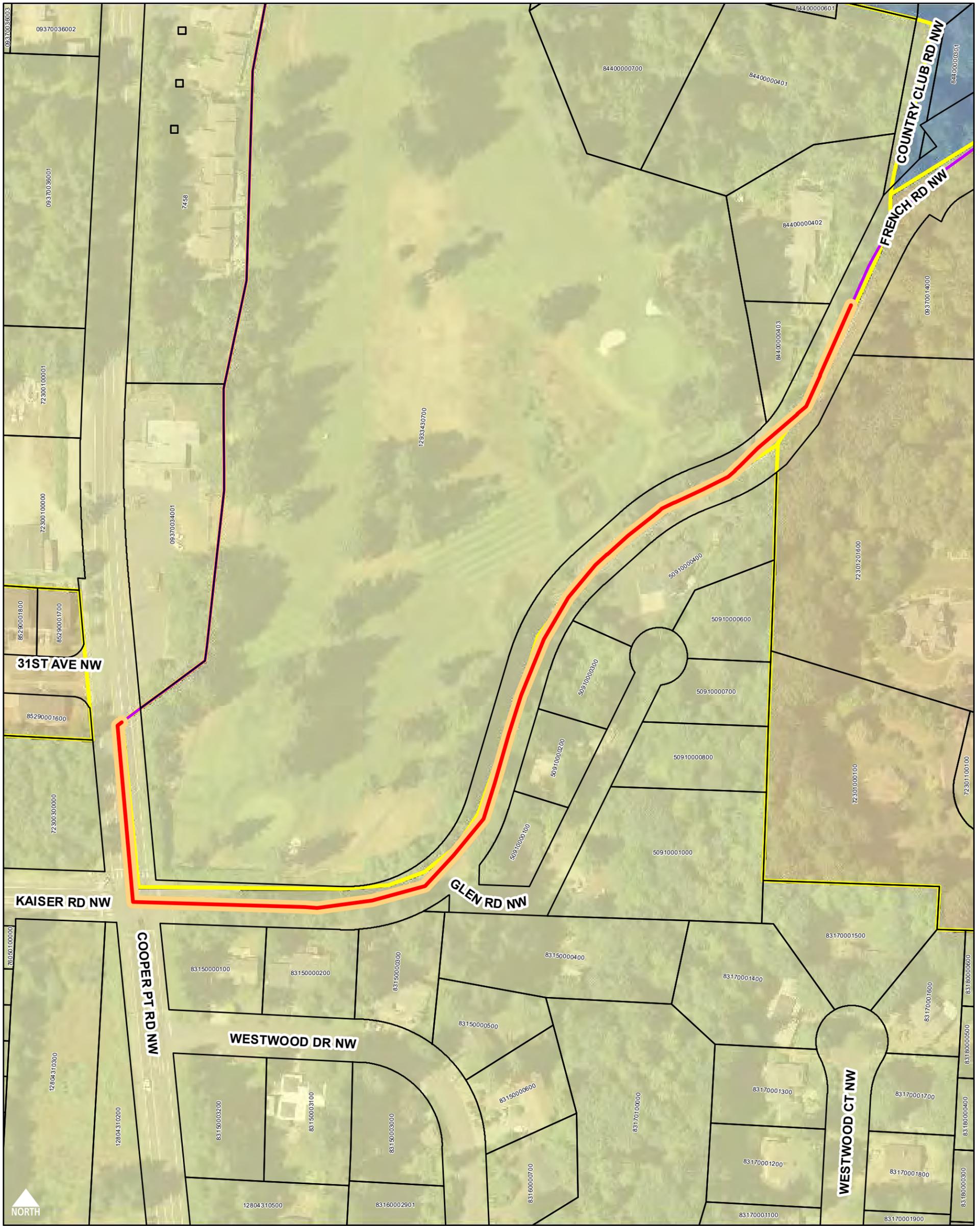


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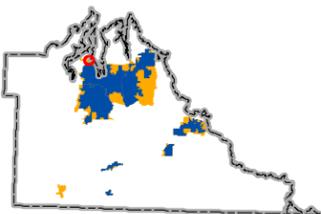
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Issue: Zone not aligned w UGA. UGA in ROW.  
 Error in Feet: 25  
 Recommended Action: Move Zone to Match UGA



### Map Location



### Review Areas



### Zoning Designation

- R 1/5
- RL1/1
- R-4
- RRR1/5

### Base Data

- Urban Growth Area Boundary
- Zoning Boundary

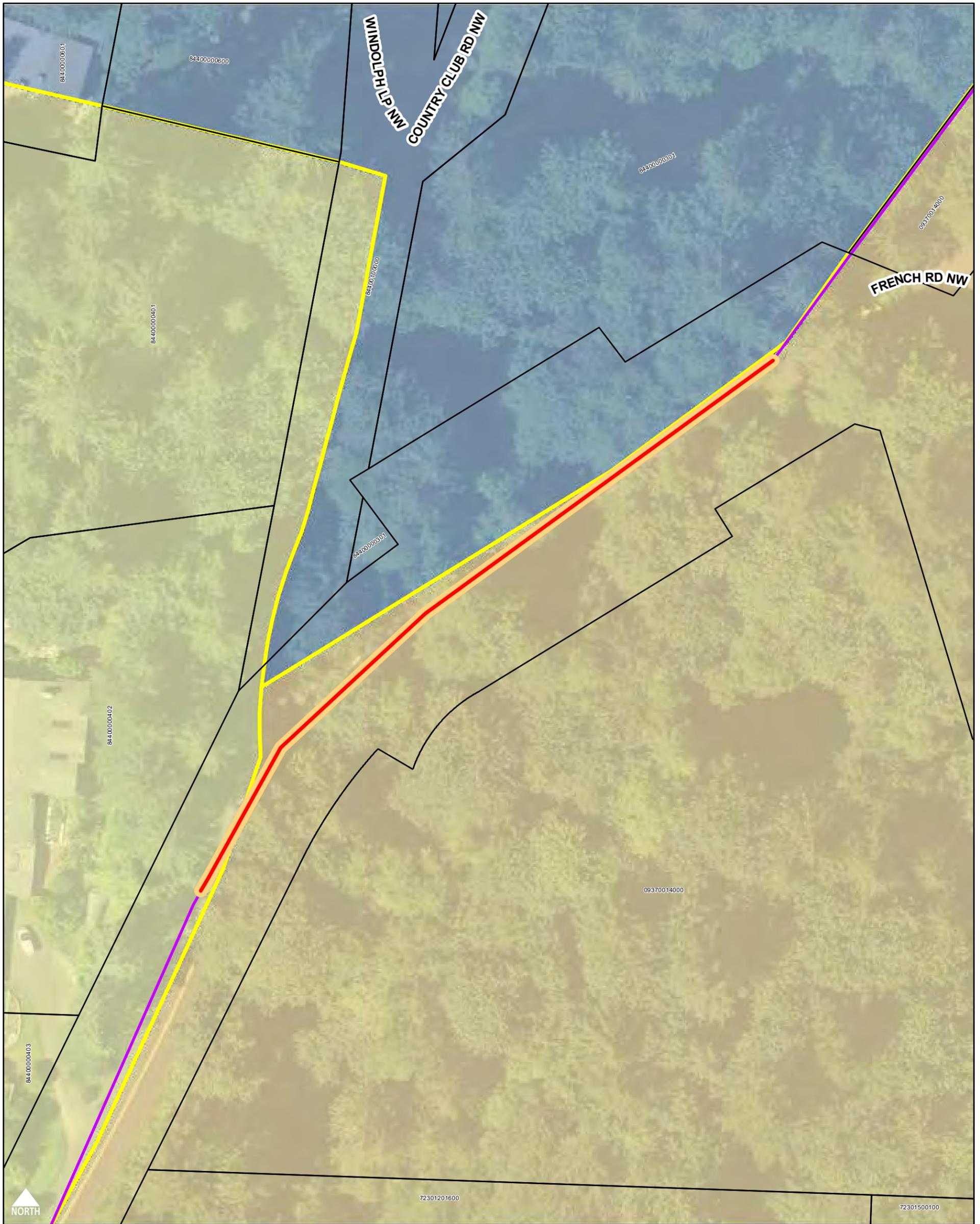
0 100 Feet



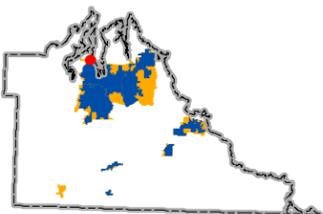
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Issue: Zone not aligned w UGA. UGA in ROW.  
 Error in Feet: 24  
 Recommended Action: Move Zone to Match UGA



### Map Location



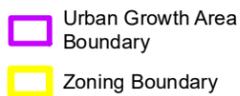
### Review Areas



### Zoning Designation



### Base Data



0 30 Feet

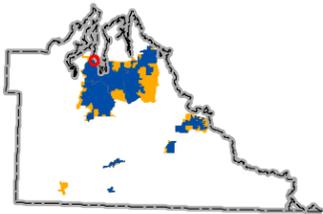
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Issue: City and Zone cuts into Parcels  
 Error in Feet: 100  
 Recommended Action: Move City & Zone to ROW. Unknown annexation, may not be able to adjust.



### Map Location



### Review Areas



### Zoning Designation



### Base Data

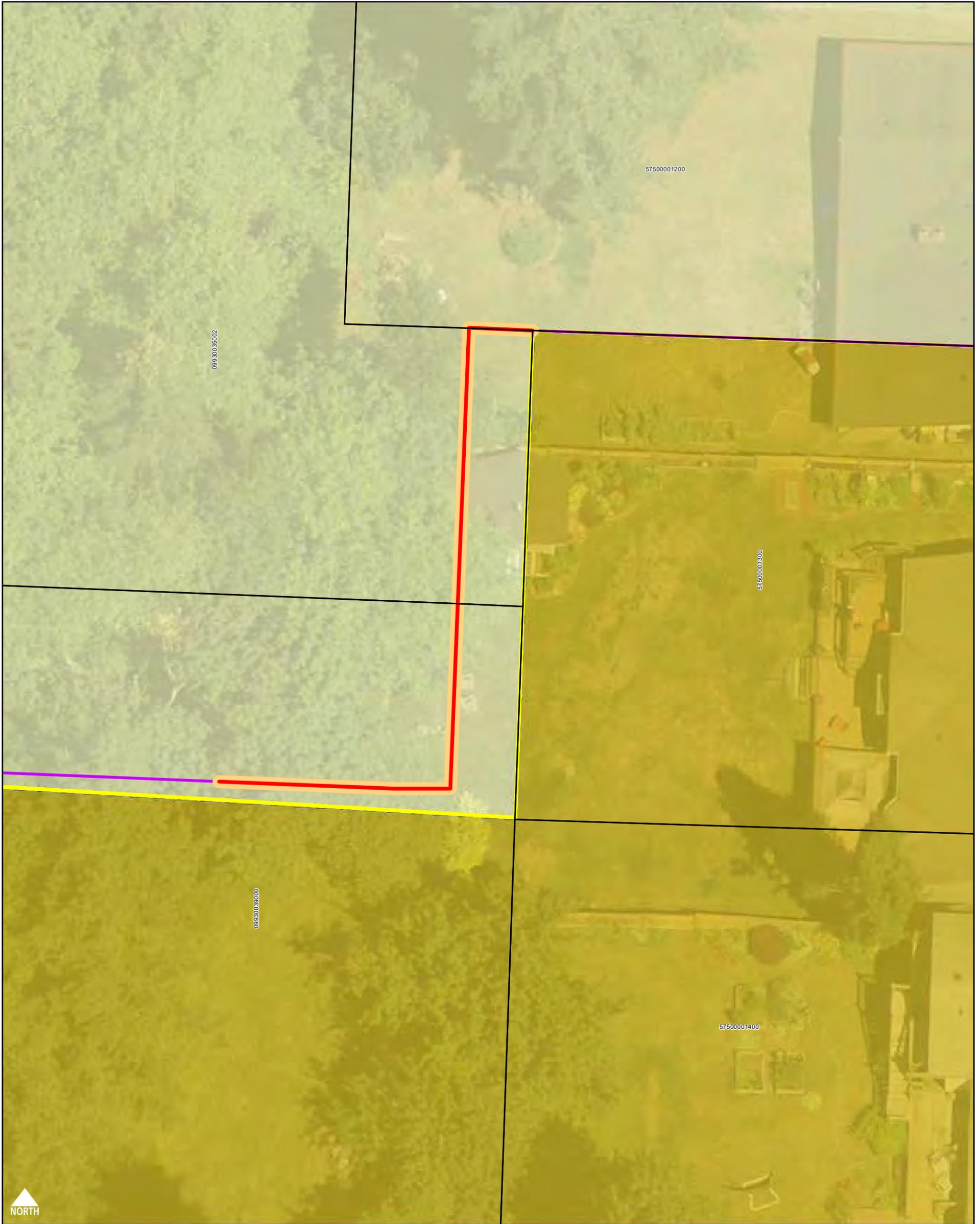
- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 75 Feet

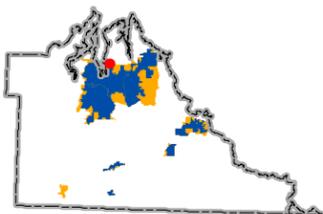
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Issue: Zone not aligned with UGA. Zoning follows Parcels.  
 Error in Feet: 10.5  
 Recommended Action: Move R 4-8 zoning on south side to match UGA boundary line. No change to zoning running north/south that matches parcel.



### Map Location

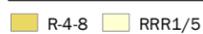


### Review Areas



Error

### Zoning Designation



R-4-8 RRR1/5

### Base Data



Urban Growth Area Boundary



Zoning Boundary

0 10 Feet



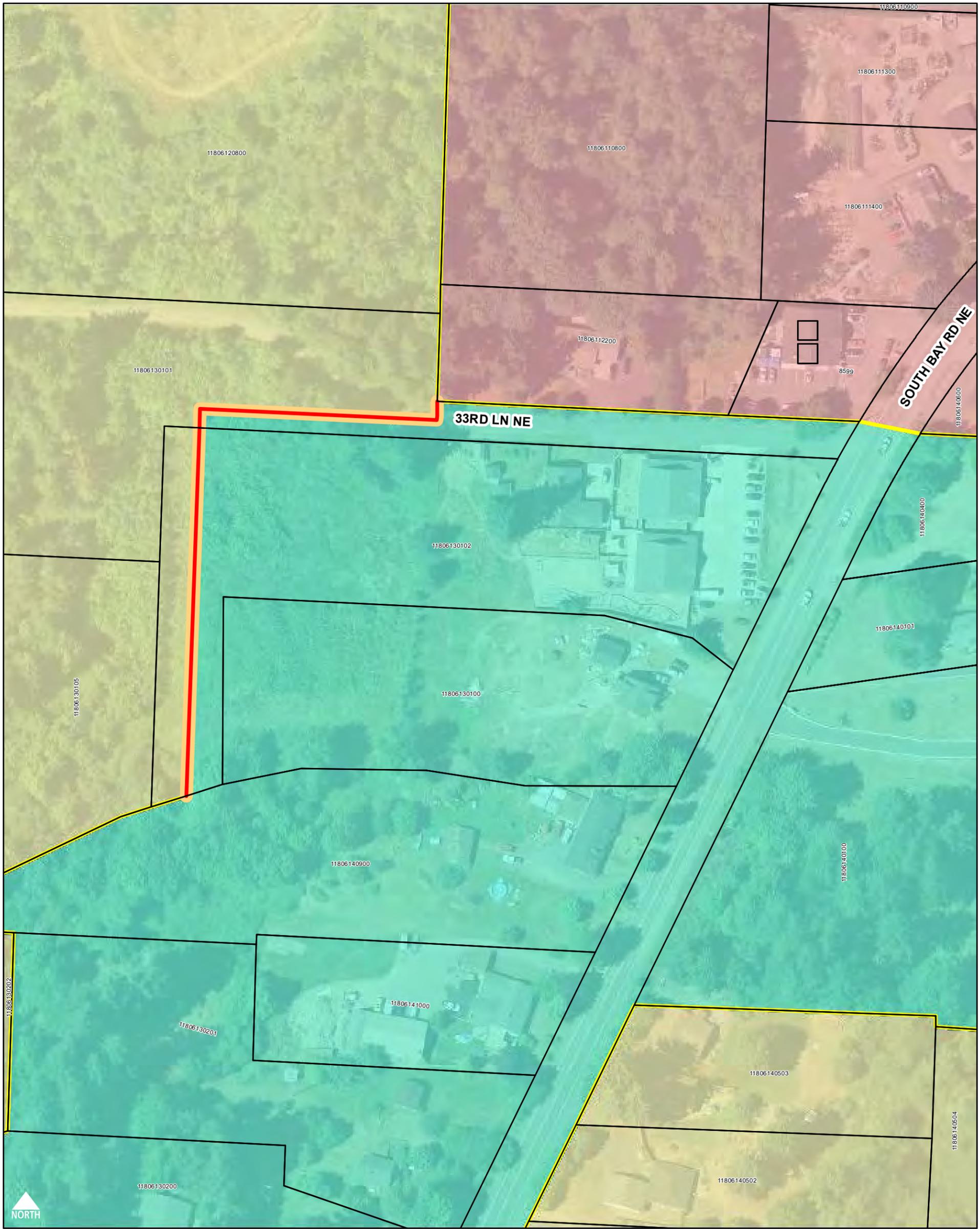
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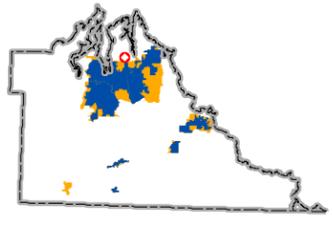


Created by SLS and LTR on 6/10/2024

Issue: Zone not aligned to parcels  
 Error in Feet: 36  
 Recommended Action: Move Zone to Match Parcels. Consider following E and N boundaries of parcel 11806130102 to South Bay Rd ROW.



**Map Location**



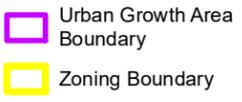
**Review Areas**



**Zoning Designation**



**Base Data**

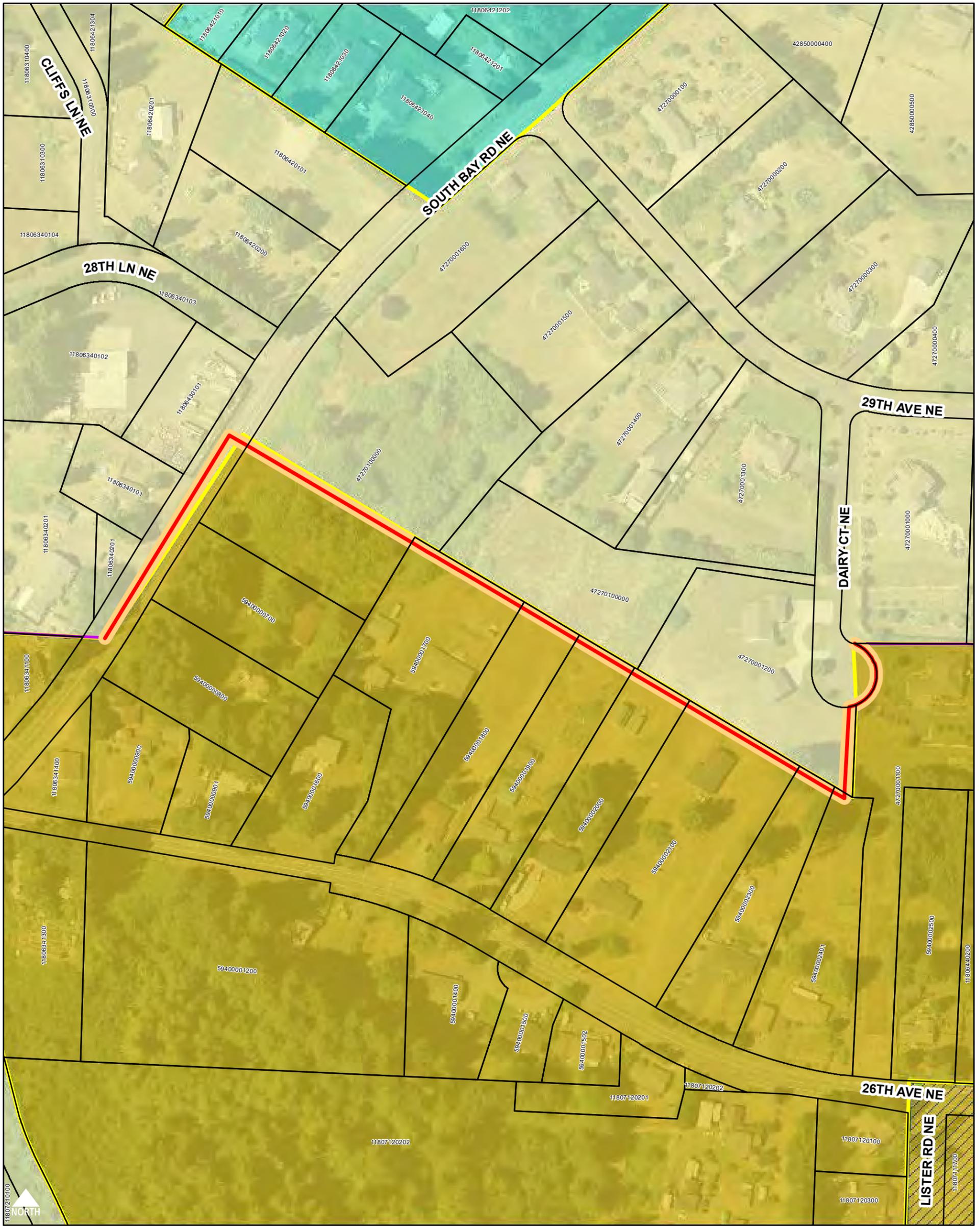


0 75 Feet

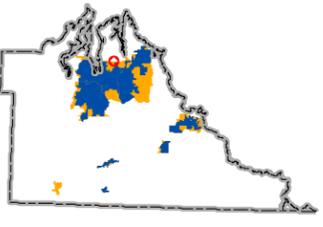
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**Issue:** Zone not aligned with UGA. Zoning follows Parcels.  
**Error in Feet:** 16  
**Recommended Action:** On West: Move R 4-8 to match UGA boundary. On North UGA boundary running east-west and East UGA boundary running north-south: No change. Zoning matches parcels. In Culdesac: move zone to match UGA boundary/parcel boundary



**Map Location**



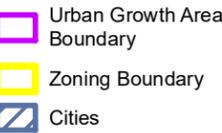
**Review Areas**



**Zoning Designation**



**Base Data**

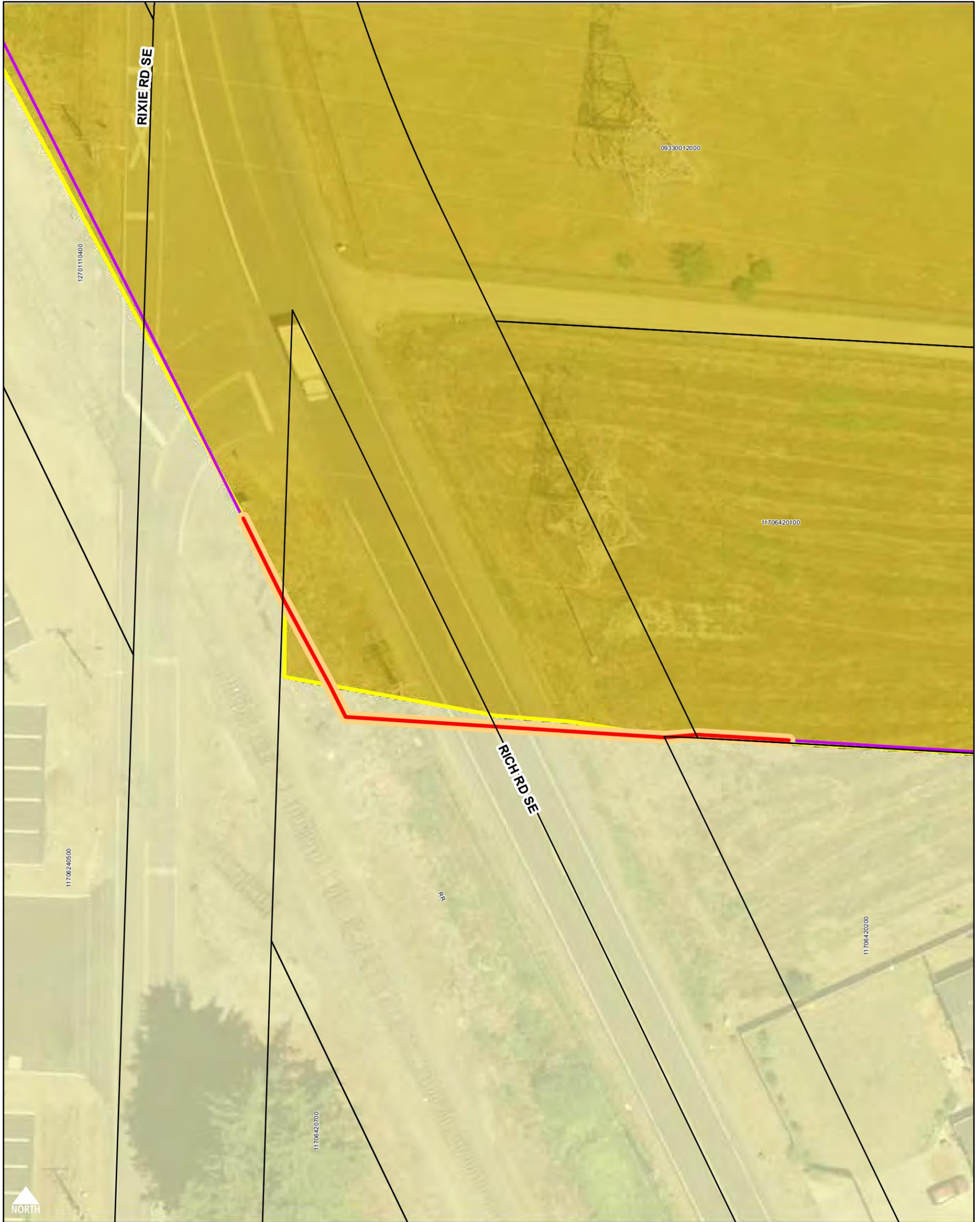


0 100 Feet

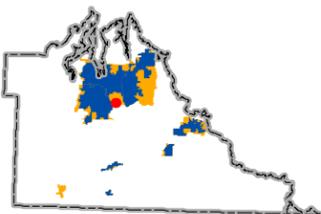
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Issue: Zone not aligned w UGA. UGA in ROW and RR  
 Error in Feet: 12  
 Recommended Action: Move Zone to Match UGA



### Map Location



### Review Areas

Error

### Zoning Designation

R-4-8 RRR1/5

### Base Data

Urban Growth Area Boundary

Zoning Boundary

0 25 Feet



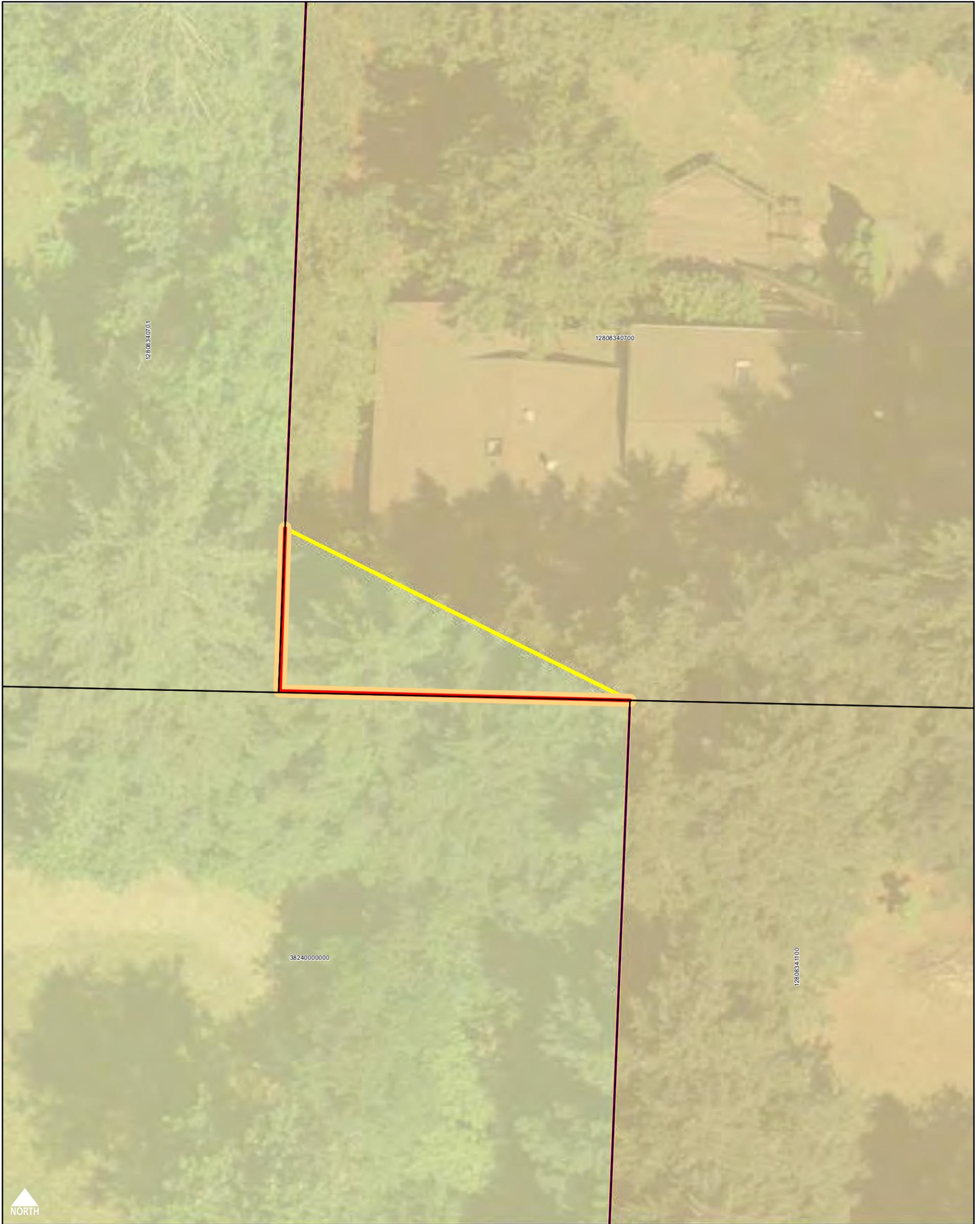
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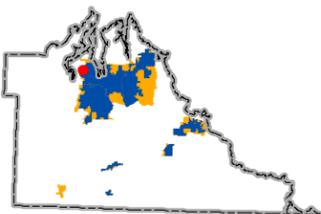




Issue: Zoning not aligned w UGA. UGA follows Parcels.  
 Error in Feet: 22  
 Recommended Action: Move Zone to Match UGA and Parcels.



### Map Location



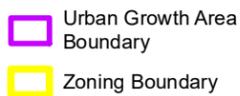
### Review Areas



### Zoning Designation



### Base Data

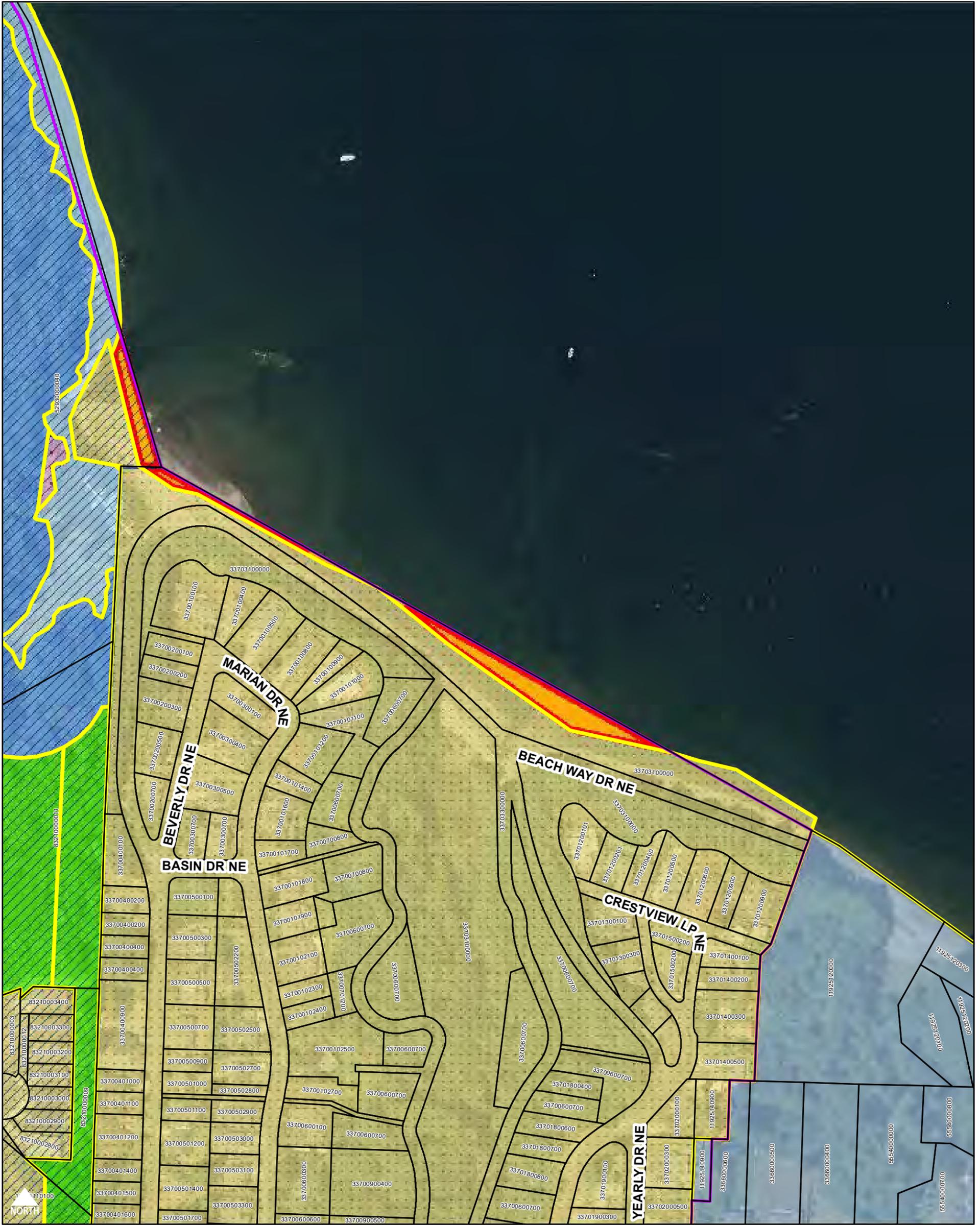


0 10 Feet

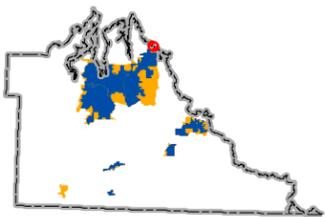
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Issue: Zoning not aligned w UGA. UGA follows Parcels. Marine shoreline.  
 Error in Feet: 67  
 Recommended Action: Move Zone to Match UGA



### Map Location



### Review Areas



### Zoning Designation

- AQUATC
- OS-I
- LD, LOW DENSITY
- RL1/1
- NATURL
- URBCON

### Base Data

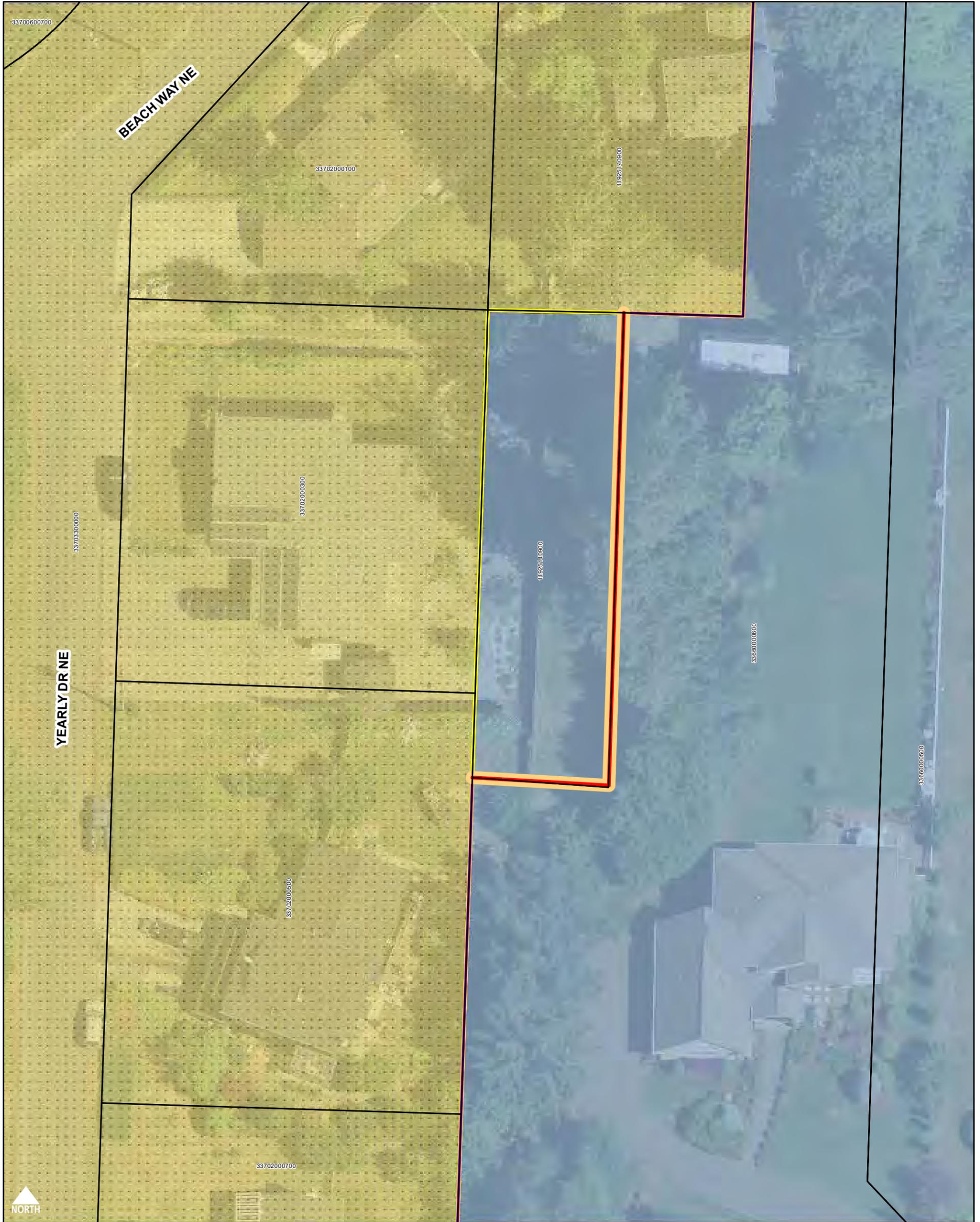
- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

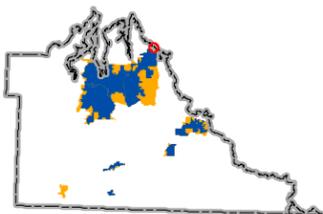
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Issue: No Zoning break at UGA boundary.  
 Error in Feet: 40  
 Recommended Action: Move LD zone to match UGA boundary, applying to parcel 11925140900. No RL 1/1 in UGA.



### Map Location



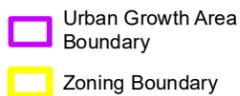
### Review Areas



### Zoning Designation



### Base Data

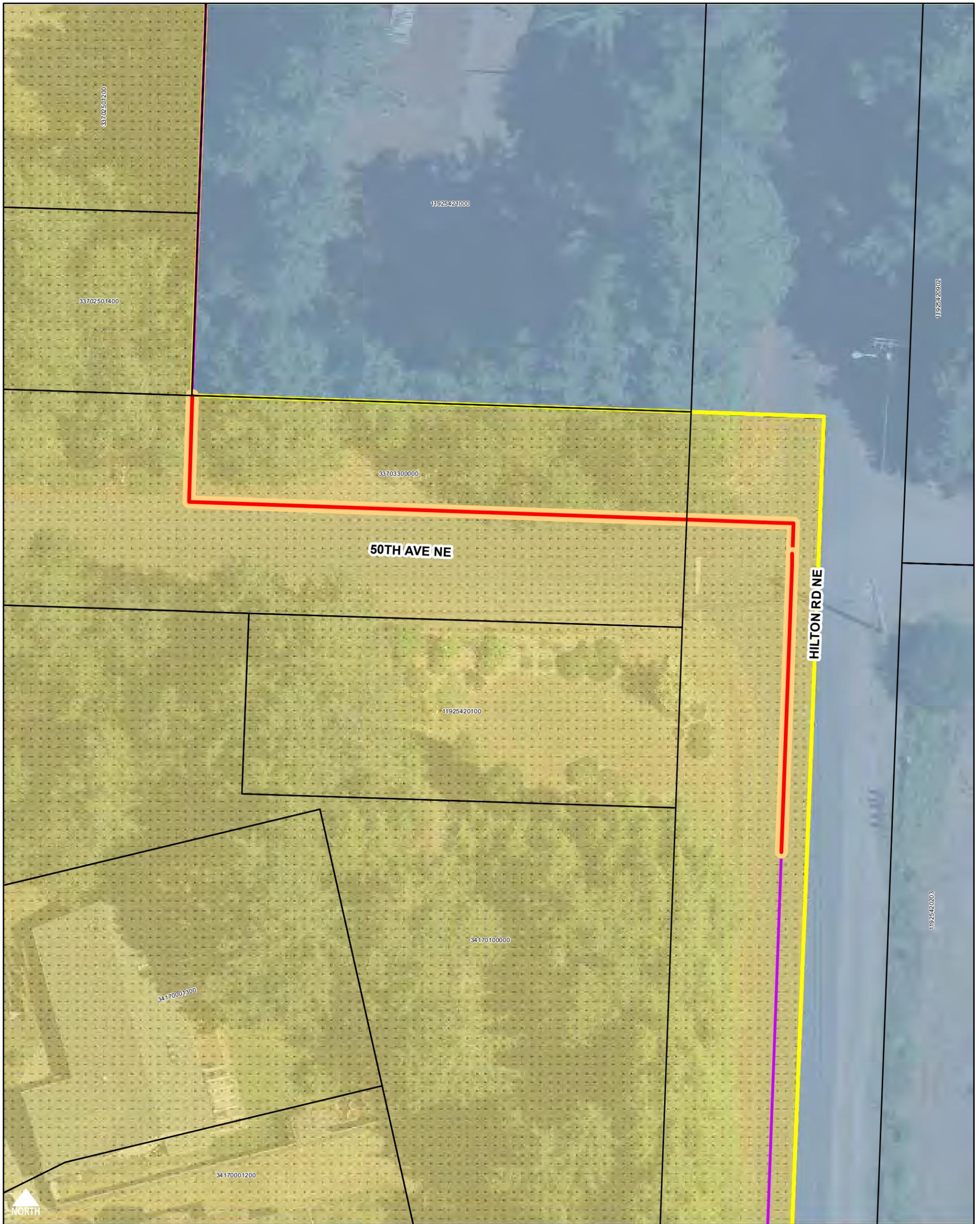


0 20 Feet

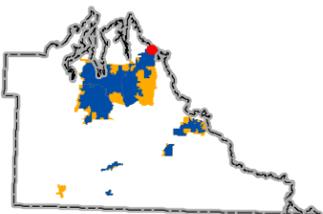
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Issue: Zone not aligned w UGA. UGA in ROW.  
 Error in Feet: 29  
 Recommended Action: Move Zone to Match UGA



### Map Location



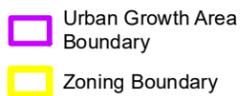
### Review Areas



### Zoning Designation



### Base Data

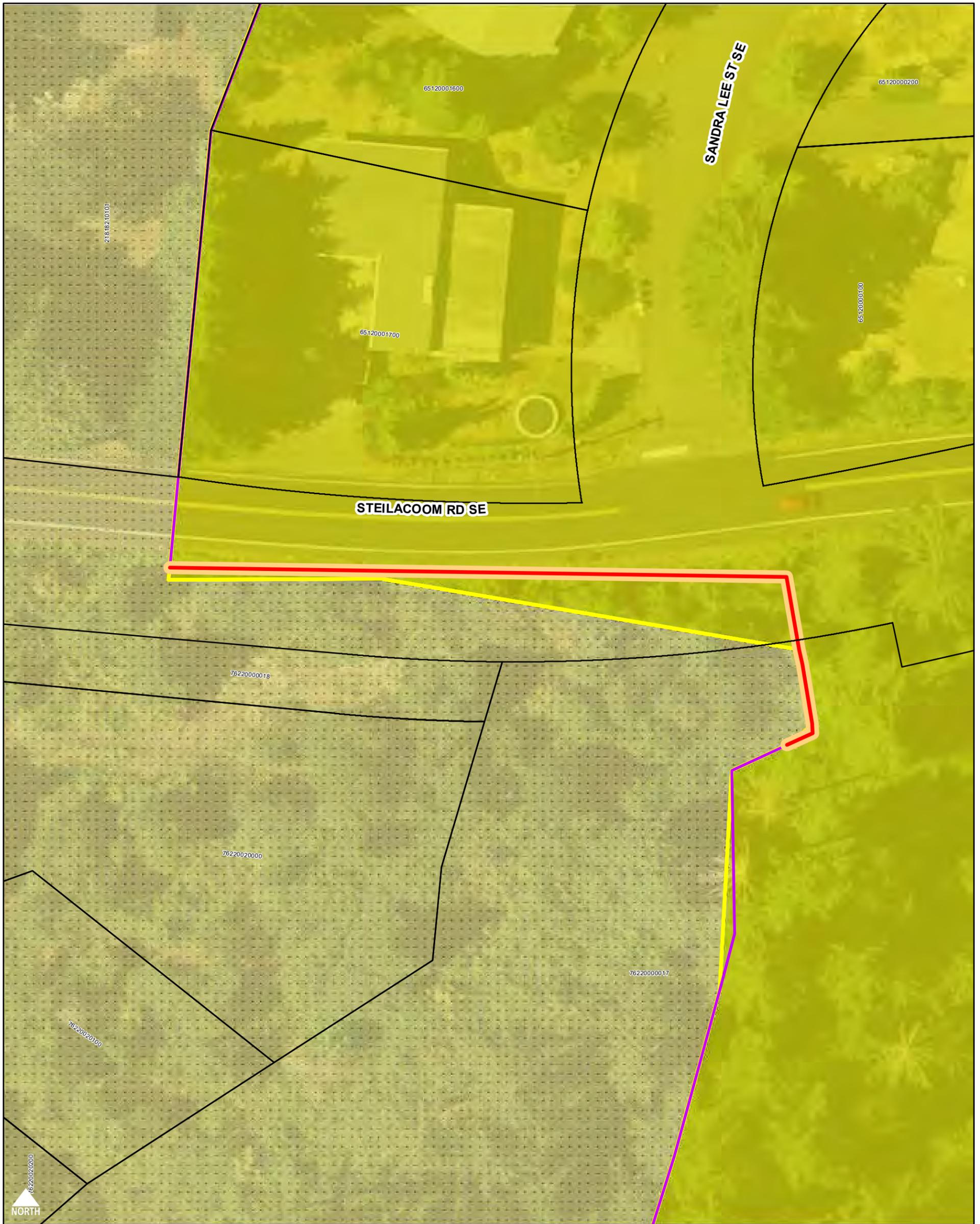


0 20 Feet

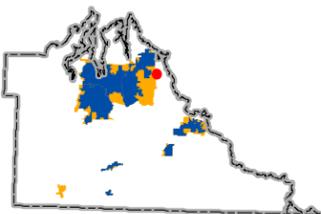


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### Map Location



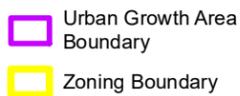
### Review Areas



### Zoning Designation



### Base Data



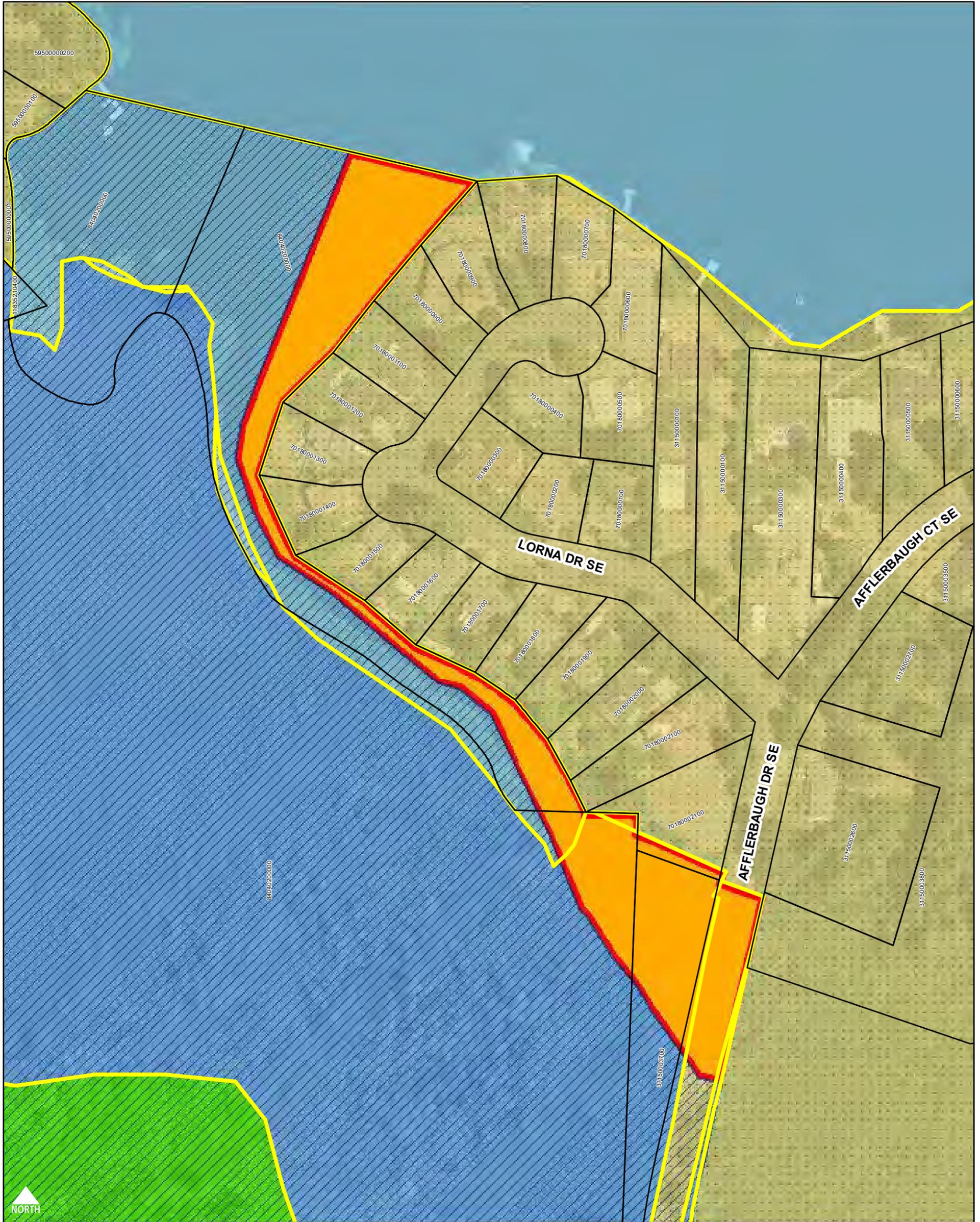
0 25 Feet



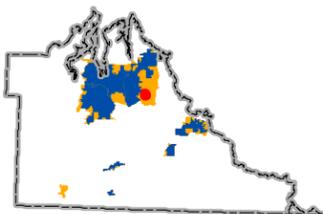
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Issue: Zone not aligned with City. City follows parcels. Zoning mostly in ROW. Error in Feet: 200  
 Recommended Action: Clean up County city layer to match what Lacey city layer is reviewing annexation. If no change to city layer move Zone to Match City.



### Map Location



### Review Areas



### Zoning Designation

- AQUATC
- NATURL
- LAKE
- OS-I
- LD, LOW DENSITY
- SHORES

### Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 90 Feet

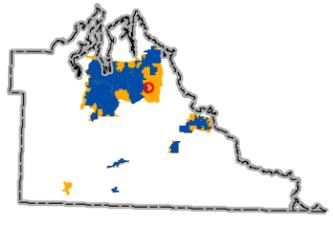
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Issue: Zoning not aligned with Parcels. Lake shoreline.  
 Error in Feet: 26  
 Recommended Action: Move Zone to Match Parcels. Parcels appear to follow shoreline more accurately than Zoning boundary.



### Map Location



### Review Areas



### Zoning Designation

- LAKE
- OS-I
- LD, LOW DENSITY
- SHORES

### Base Data

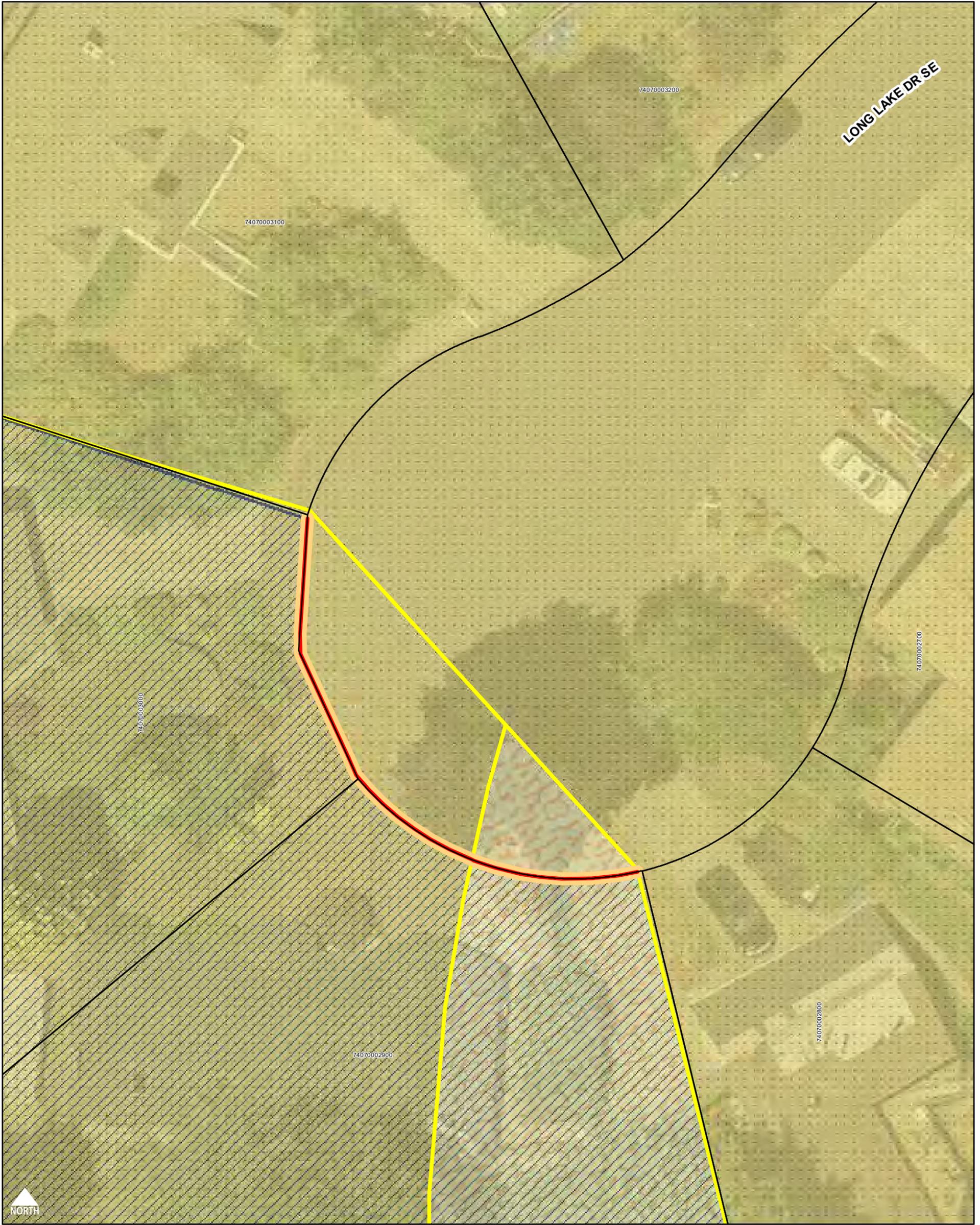
- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 75 Feet

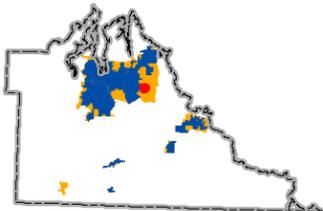
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Issue: Zone not aligned to City. City follows parcels.  
 Error in Feet: 24  
 Recommended Action: Move Zone to Match City & Parcels



Map Location



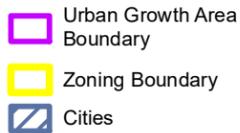
Review Areas



Zoning Designation



Base Data

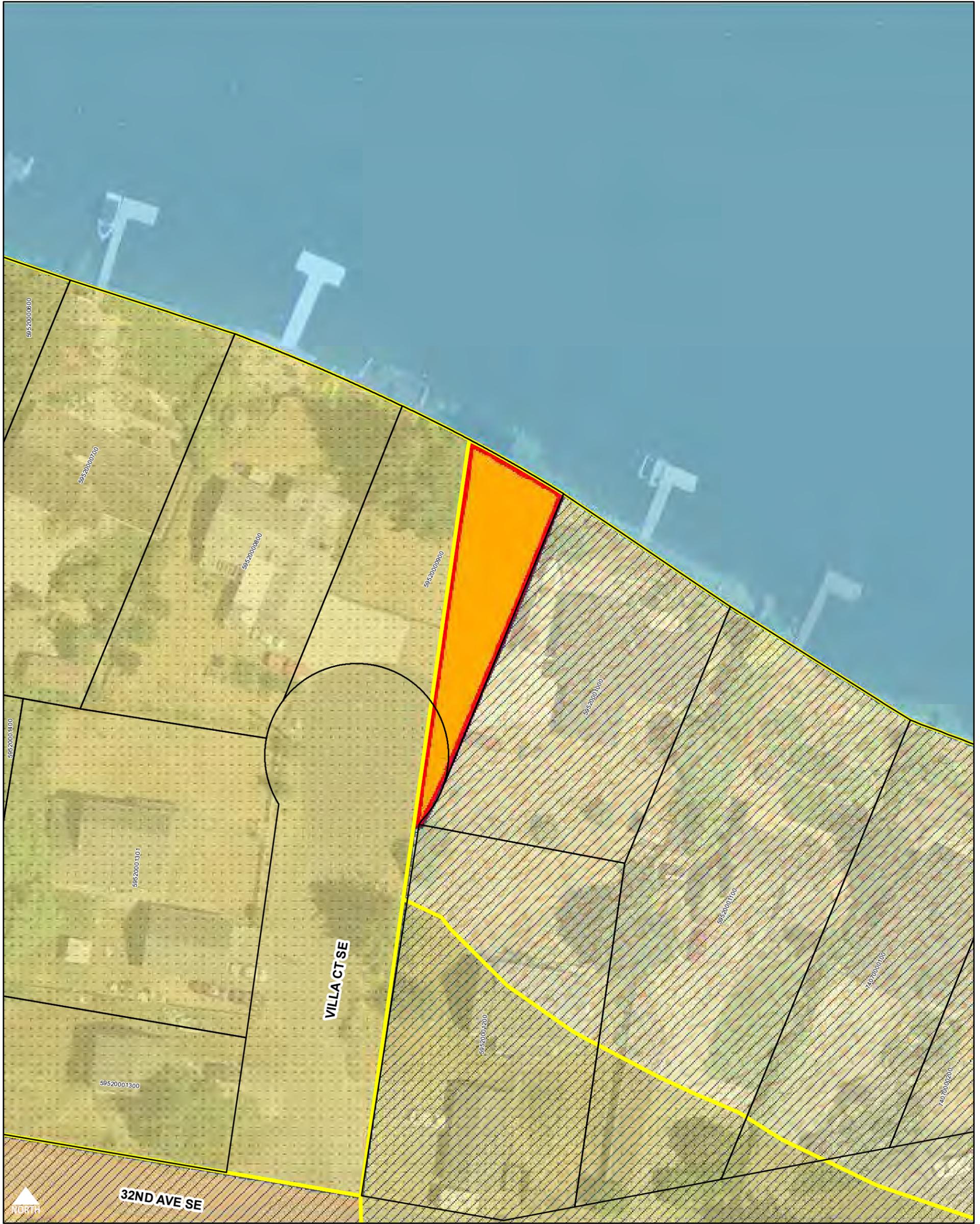


0 10 Feet

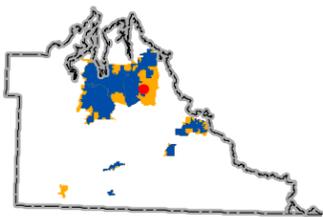


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### Map Location



### Review Areas



### Zoning Designation



### Base Data



0 30 Feet

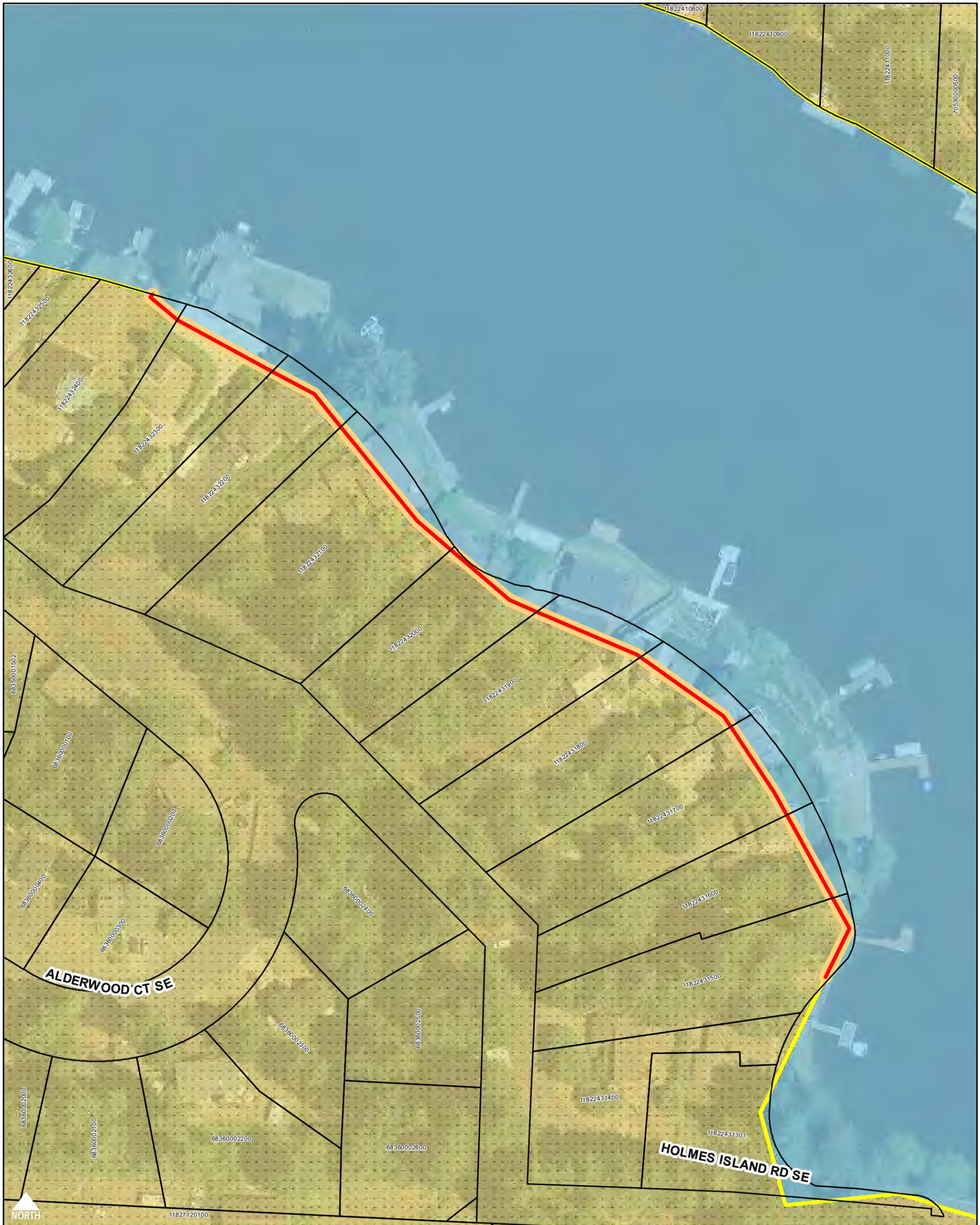


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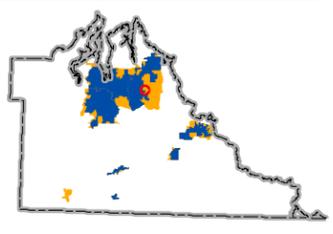
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Issue: Zone doesn't follow Parcels. Lake shoreline.  
 Error in Feet: 23  
 Recommended Action: Move Zone to Match Parcel. Land extends beyond mapped parcel into Aquatic zone.



**Map Location**



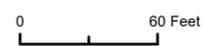
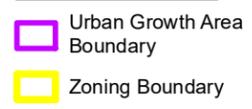
**Review Areas**



**Zoning Designation**



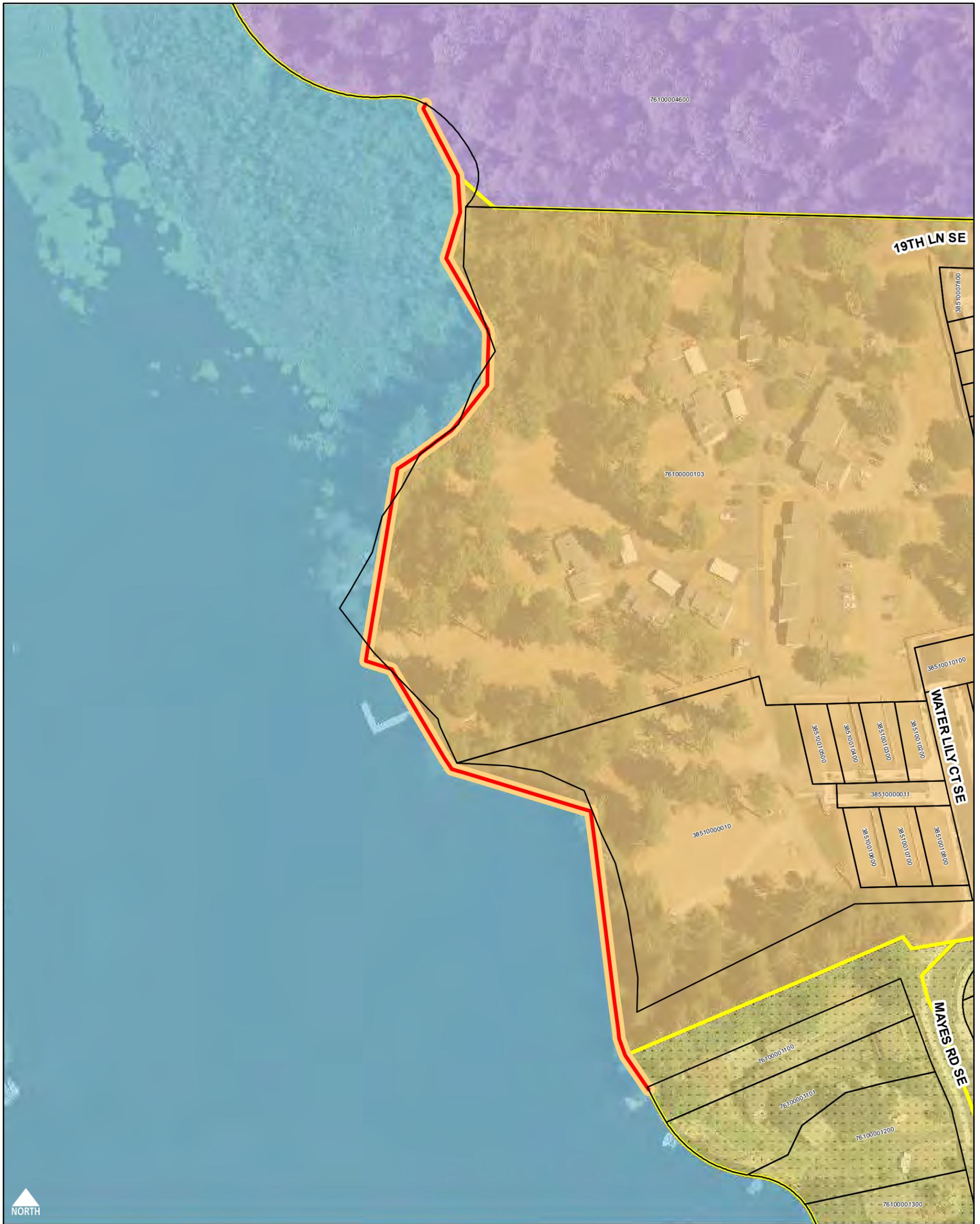
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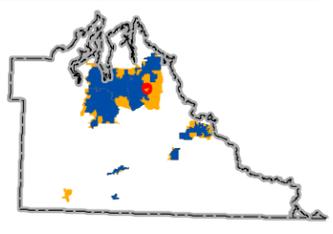
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Issue: Zone doesn't follow Parcels.  
 Error in Feet: 40  
 Recommended Action: Move Zone to Match Parcel



### Map Location



### Review Areas



### Zoning Designation

- LAKE
- LD, LOW DENSITY
- LI & LI2
- MD

### Base Data

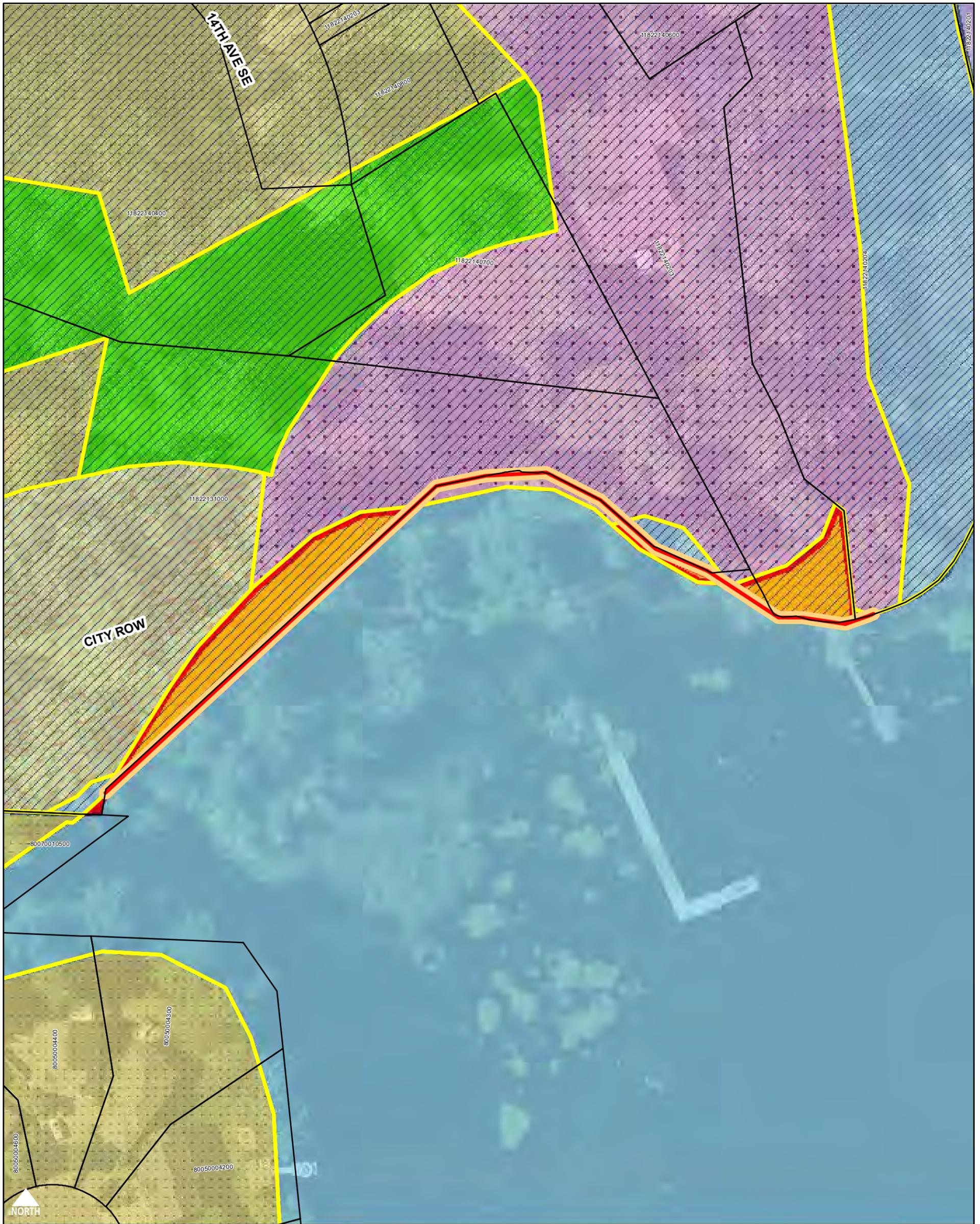
- Urban Growth Area Boundary
- Zoning Boundary

0 90 Feet

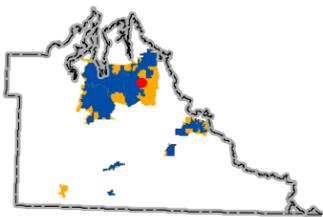
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Issue: Zone not aligned to City  
 Error in Feet: 30  
 Recommended Action: Move Zone to Match City & Parcel. Remaining becomes "lake".



### Map Location



### Review Areas

- Error
- Error

### Zoning Designation

- AQUATC
- LAKE
- LD, LOW DENSITY
- LI & LI2
- OS-1
- SHORES
- URBCON

### Base Data

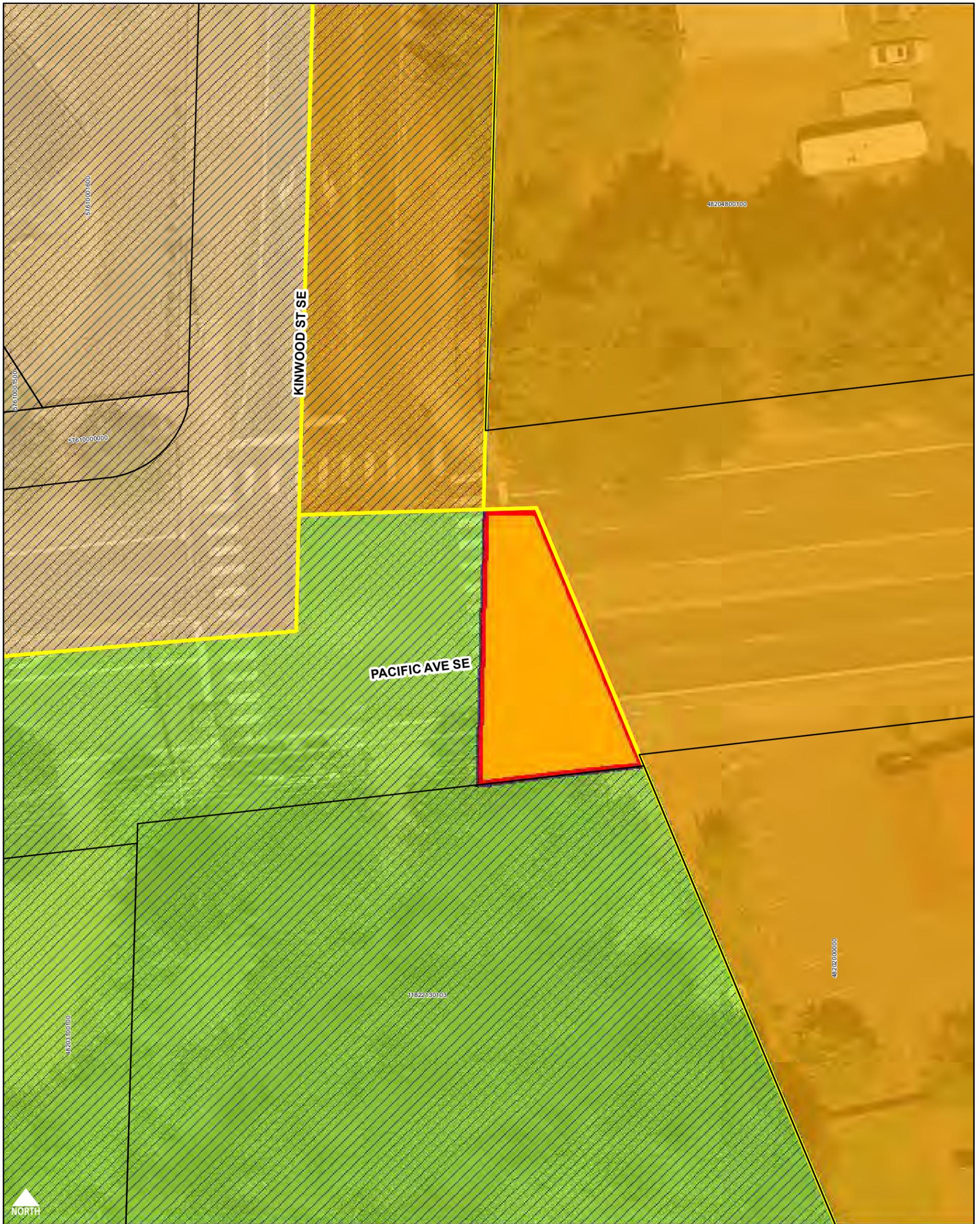
- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 50 Feet

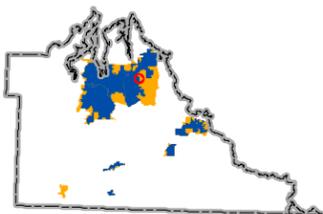
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Issue: Zone not aligned with City. City follows parcels. Zoning in ROW.  
 Error in Feet: 44  
 Recommended Action: Move Zone to Match City



### Map Location



### Review Areas



Error Area

### Zoning Designation



### Base Data

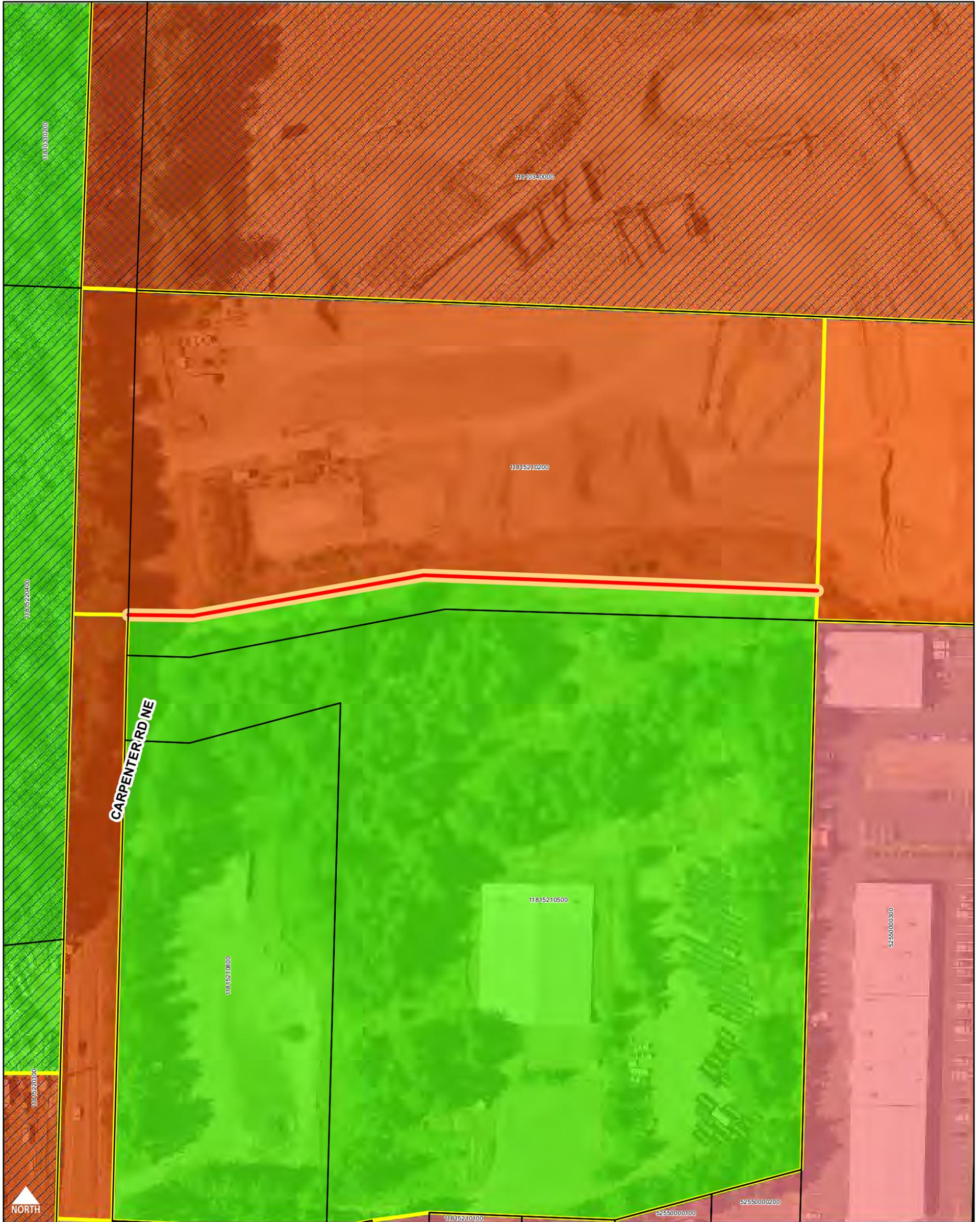


0 20 Feet

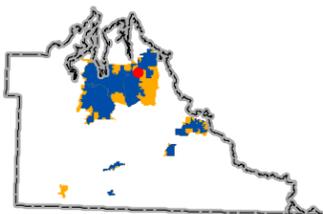
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Issue: Zone doesn't follow Parcels.  
 Error in Feet: 41  
 Recommended Action: Move Zone to Match Parcel



### Map Location



### Review Areas



### Zoning Designation



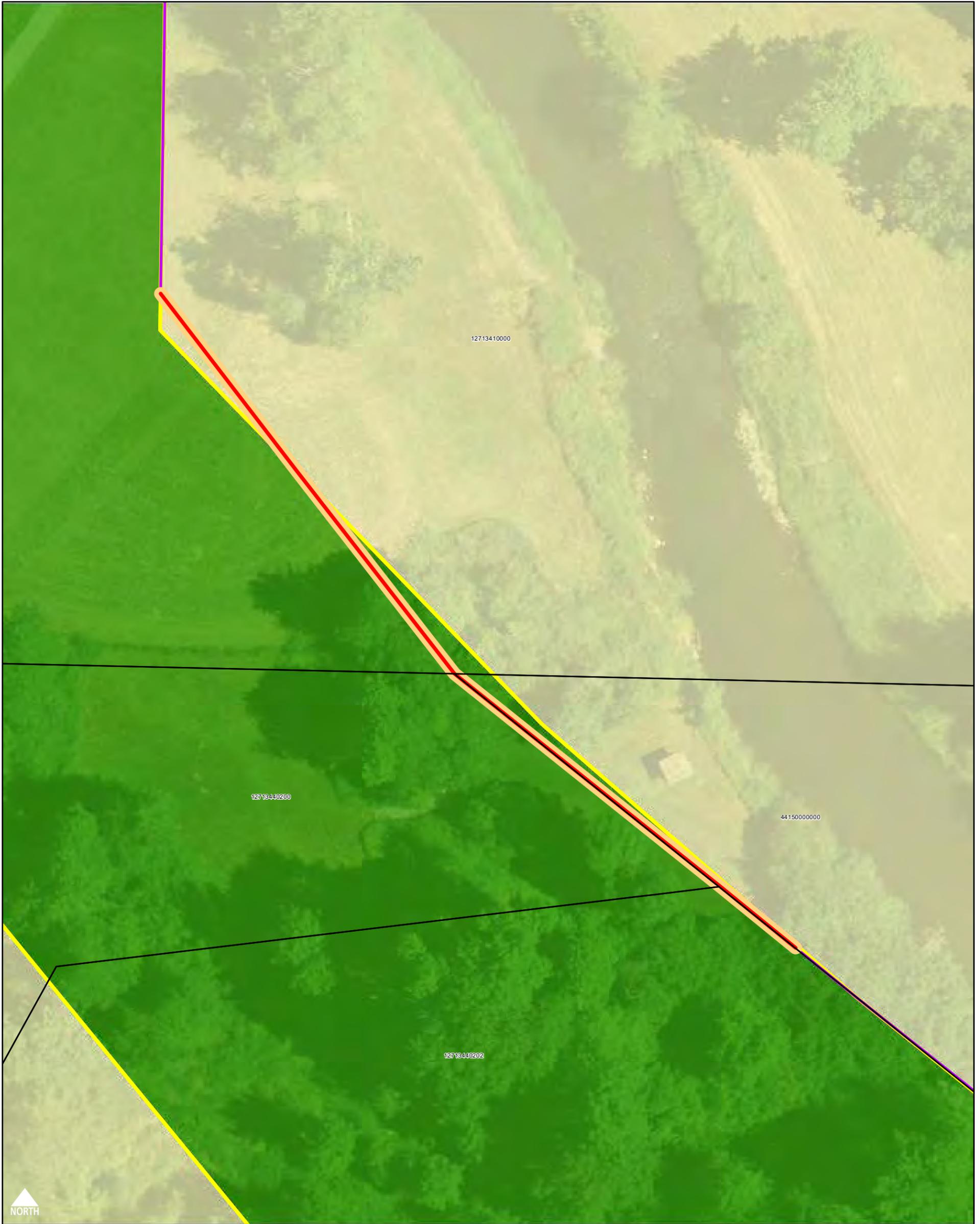
### Base Data



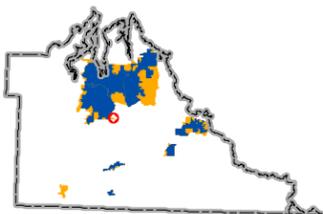
0 80 Feet

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### Map Location



### Review Areas



### Zoning Designation

- OS & OS2
- SFL & SFL2
- RRR1/5

### Base Data

- Urban Growth Area Boundary
- Zoning Boundary

0 30 Feet

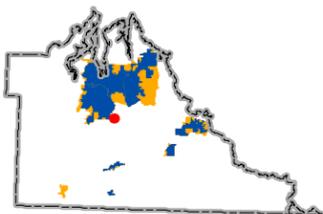
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Issue: Zone not aligned w UGA  
 Error in Feet: 19  
 Recommended Action: Move Zone to Match UGA



### Map Location



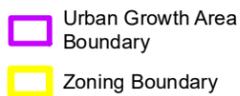
### Review Areas



### Zoning Designation



### Base Data

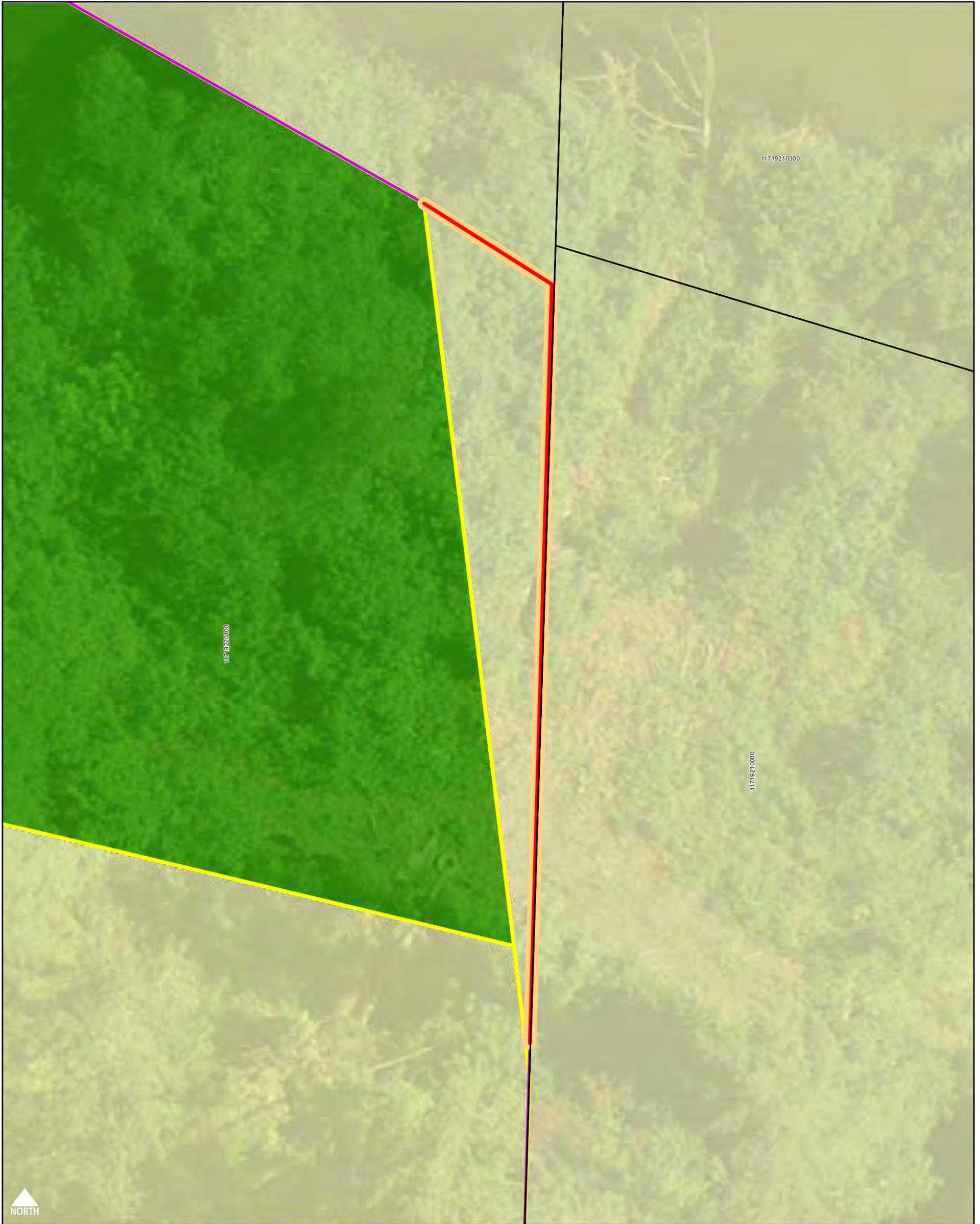


0 10 Feet

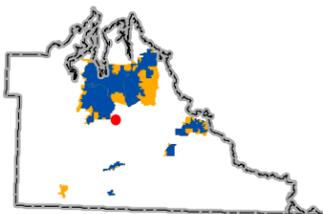
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Issue: Zoning not aligned with UGA. UGA follows Parcels.  
 Error in Feet: 16  
 Recommended Action: Move Zone to Match UGA



### Map Location



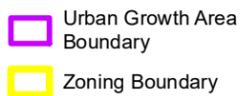
### Review Areas



### Zoning Designation



### Base Data

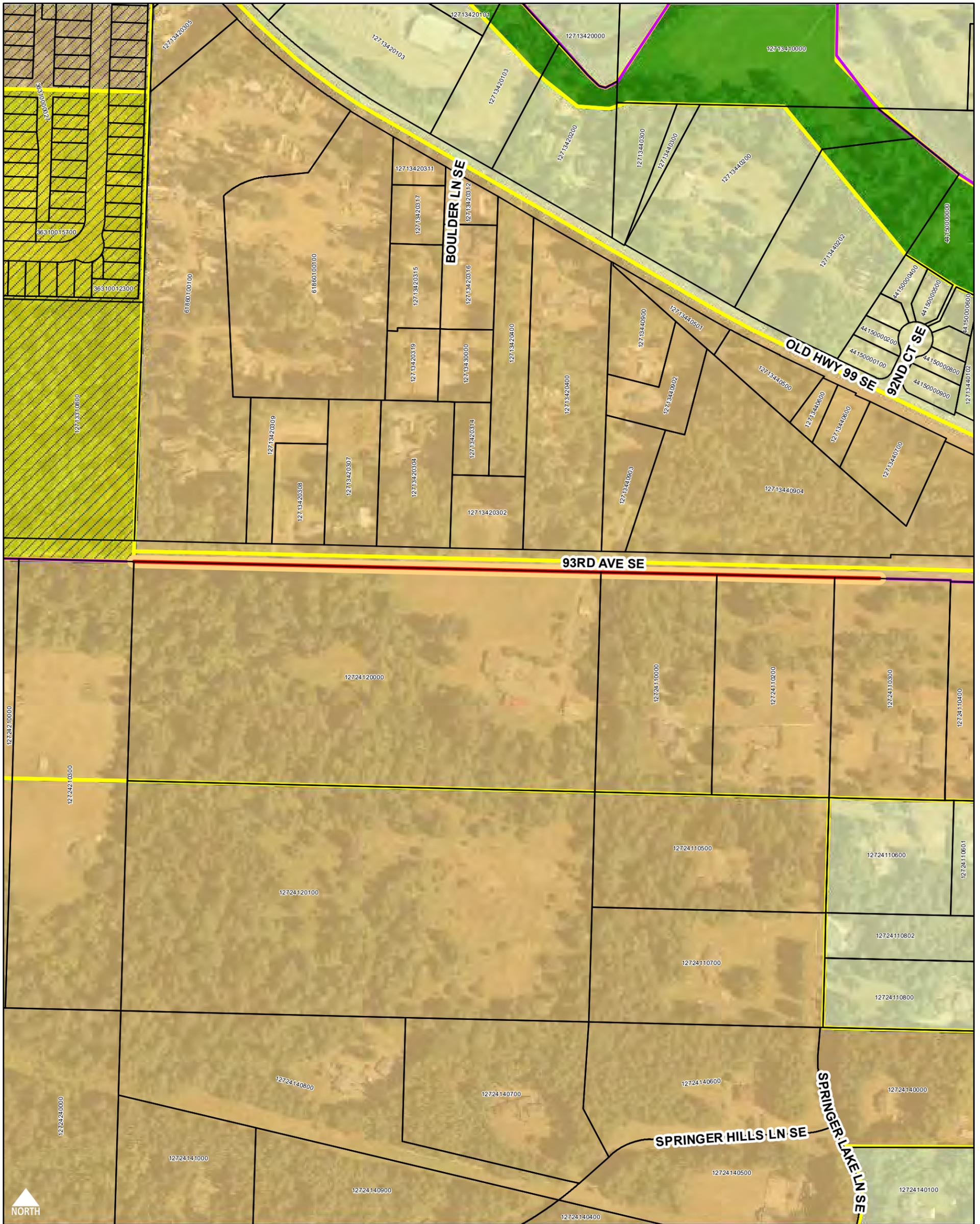


0 9.5 Feet

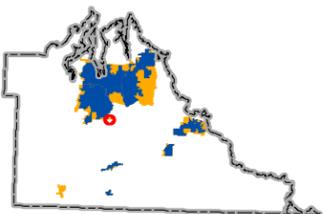
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Issue: Zone not aligned w UGA, Error on ROW  
 Error in Feet: 30  
 Recommended Action: Move Zone to Match UGA



### Map Location



### Review Areas



### Zoning Designation

- MFM & MFM2
- OS & OS2
- R 1/10
- RRR1/5
- SFL & SFL2
- SFM, SFM1 & SFM2

### Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

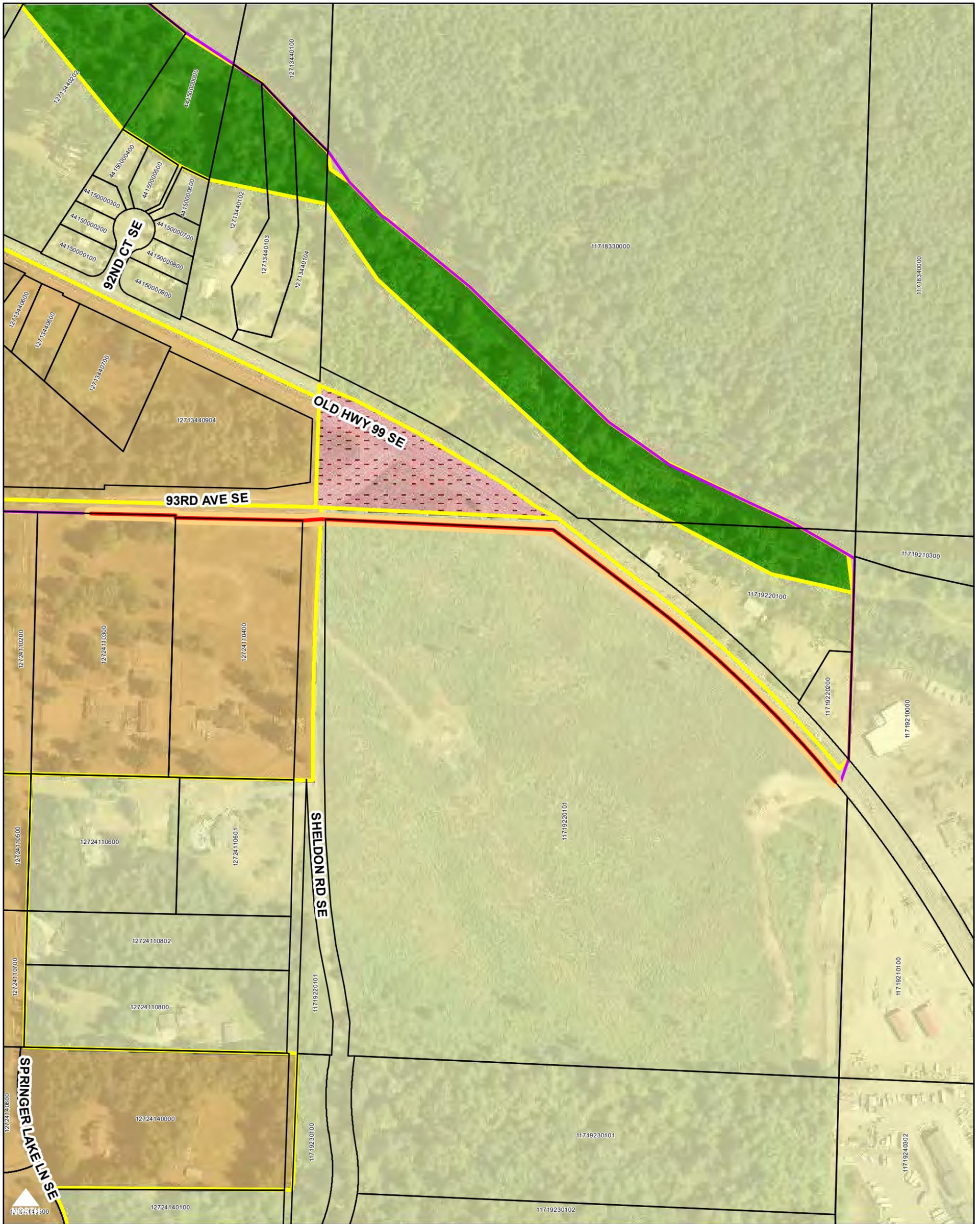
0 200 Feet



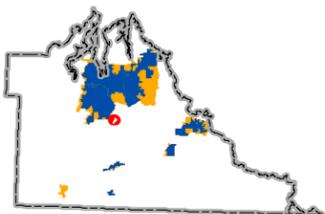
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Issue: Zone not aligned w UGA, Error on ROW  
 Error in Feet: 28  
 Recommended Action: Move Zone to Match UGA



### Map Location



### Review Areas



### Zoning Designation

- MFM & MFM2
- R 1/10
- NC & NC2
- RRR1/5
- OS & OS2
- SFL & SFL2

### Base Data

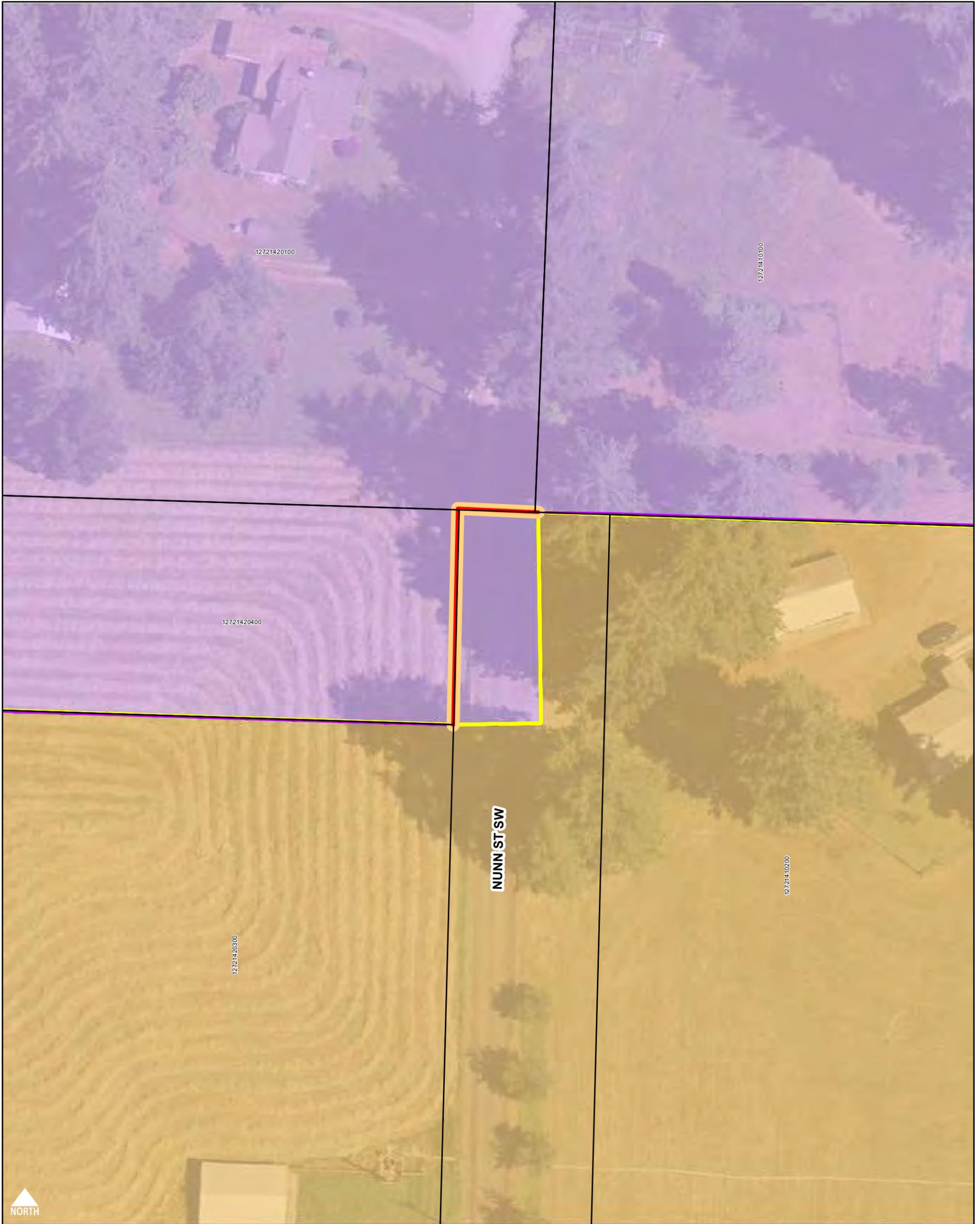
- Urban Growth Area Boundary
- Zoning Boundary

0 100 Feet

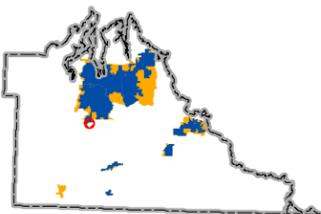
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Issue: Zone not aligned w UGA. UGA follows parcels.  
 Error in Feet: 33  
 Recommended Action: Move Zone to Match UGA



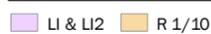
### Map Location



### Review Areas



### Zoning Designation



### Base Data



0 30 Feet

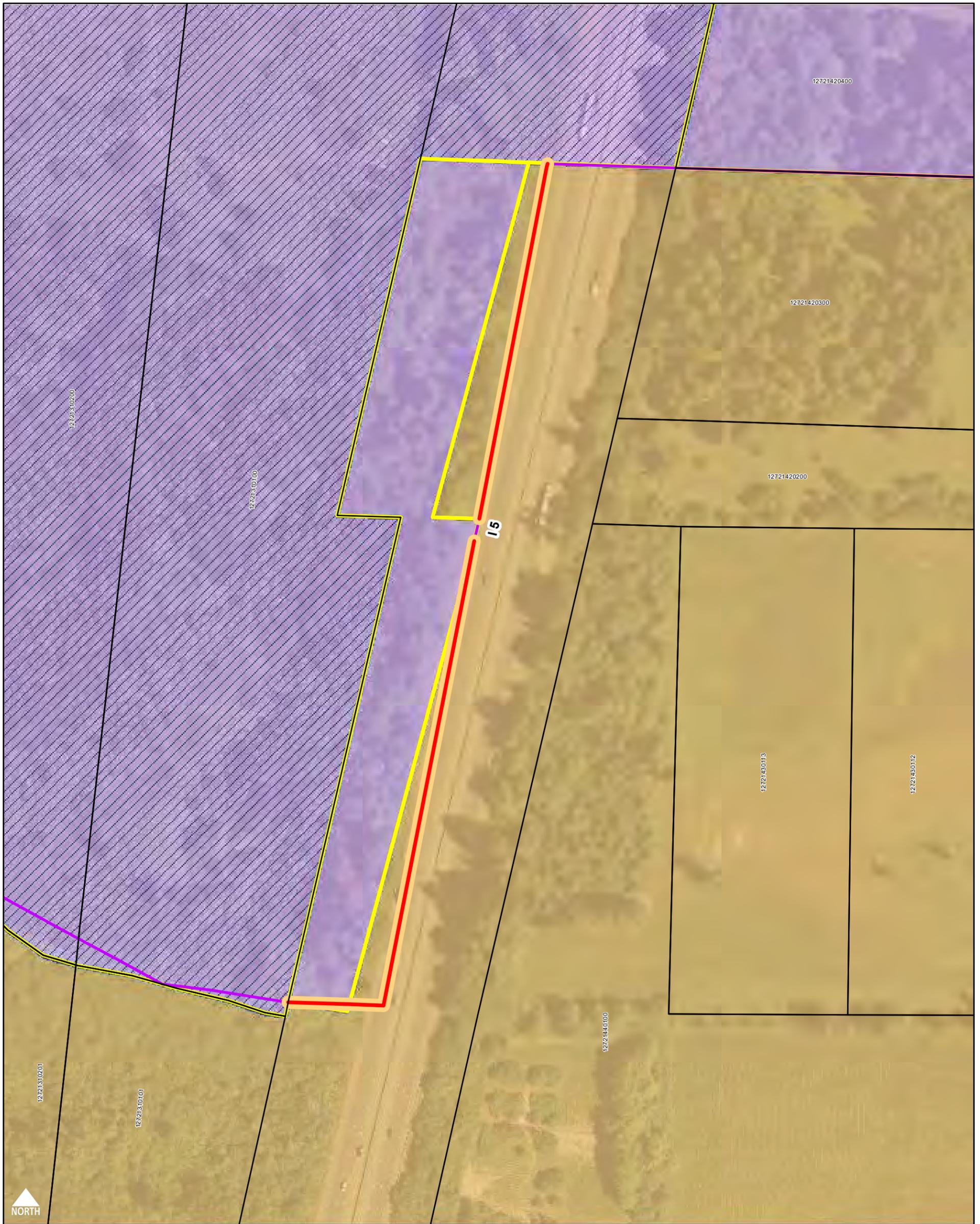
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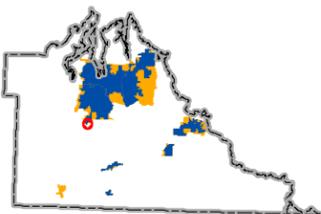


Created by SLS and LTR  
 on 6/10/2024

Issue: Zone not aligned w UGA  
 Error in Feet: 66  
 Recommended Action: Move Zone to Match UGA



### Map Location



### Review Areas



### Zoning Designation



### Base Data



0 100 Feet

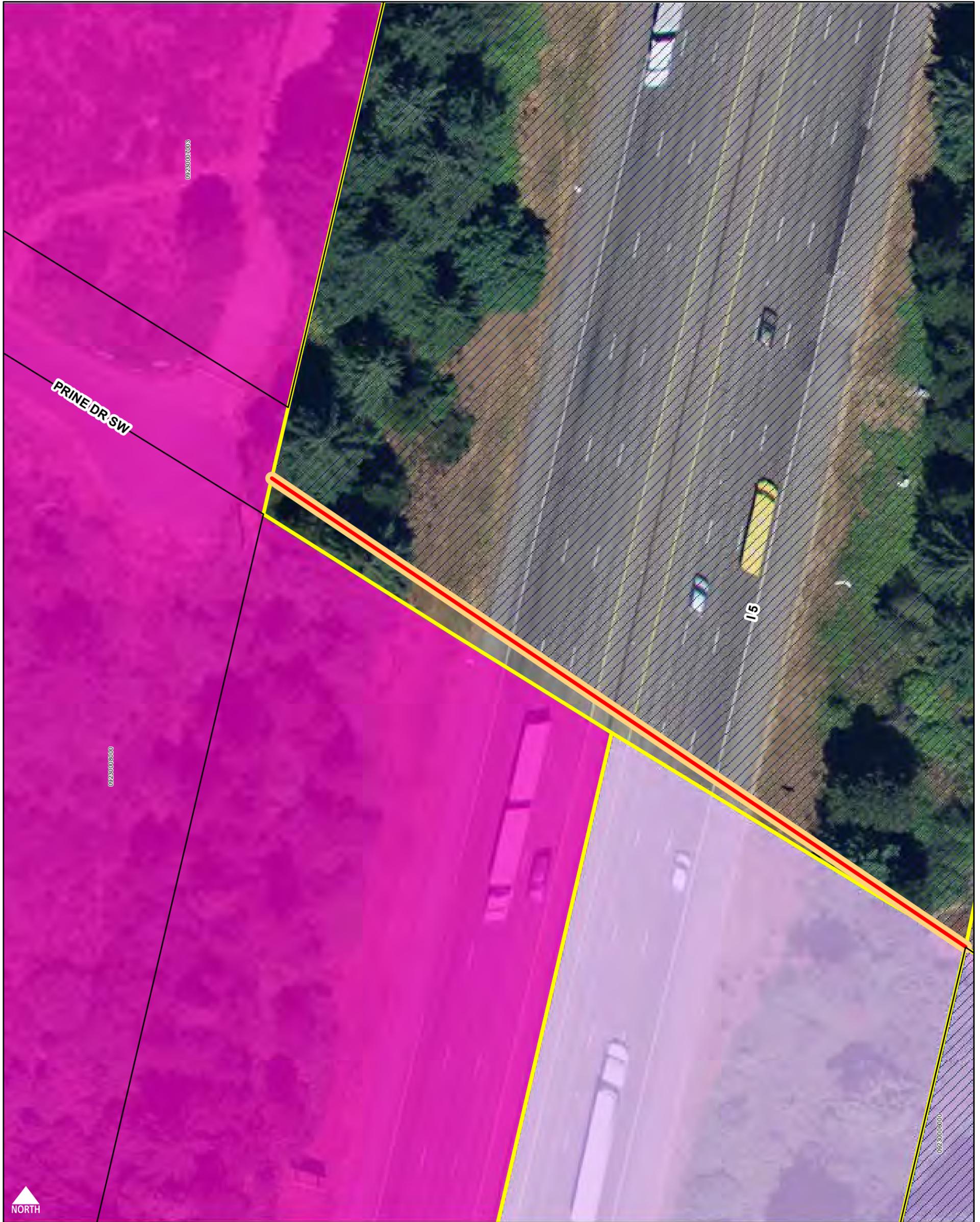


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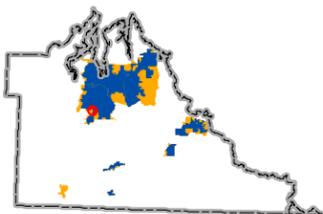
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Created by SLS and LTR  
 on 6/10/2024



### Map Location



### Review Areas



### Zoning Designation



### Base Data

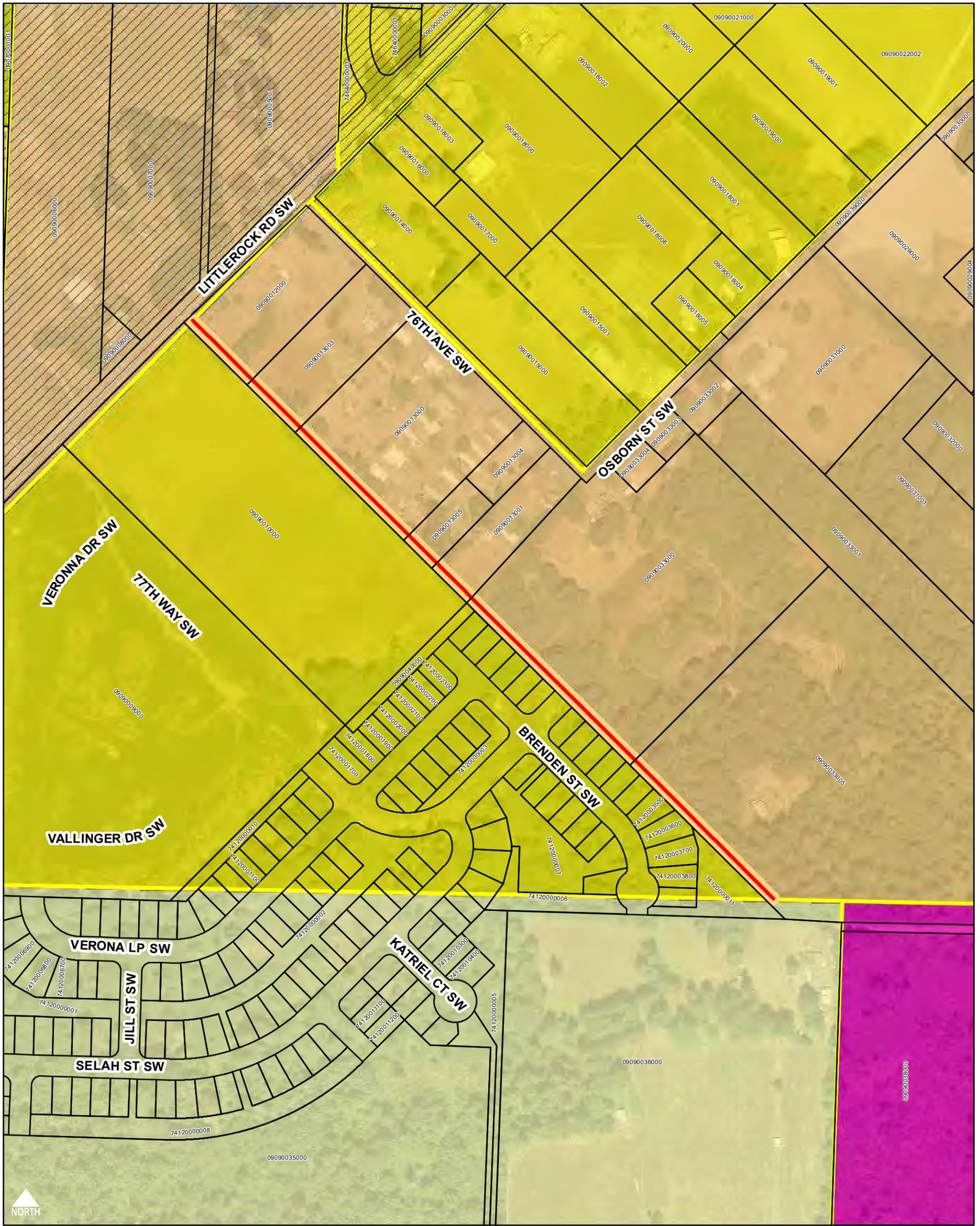


0 30 Feet

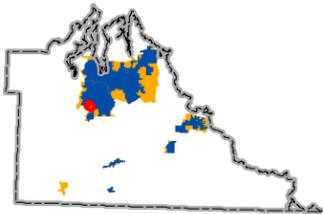
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Issue: Zone not aligned to Parcels.  
 Error in Feet: 18  
 Recommended Action: Move Zone to Match Parcels



### Map Location



### Review Areas



### Zoning Designation

- GC & GC6
- MFM & MFM2
- MU & MU5
- SFL & SFL2
- SFM, SFM1 & SFM2

### Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

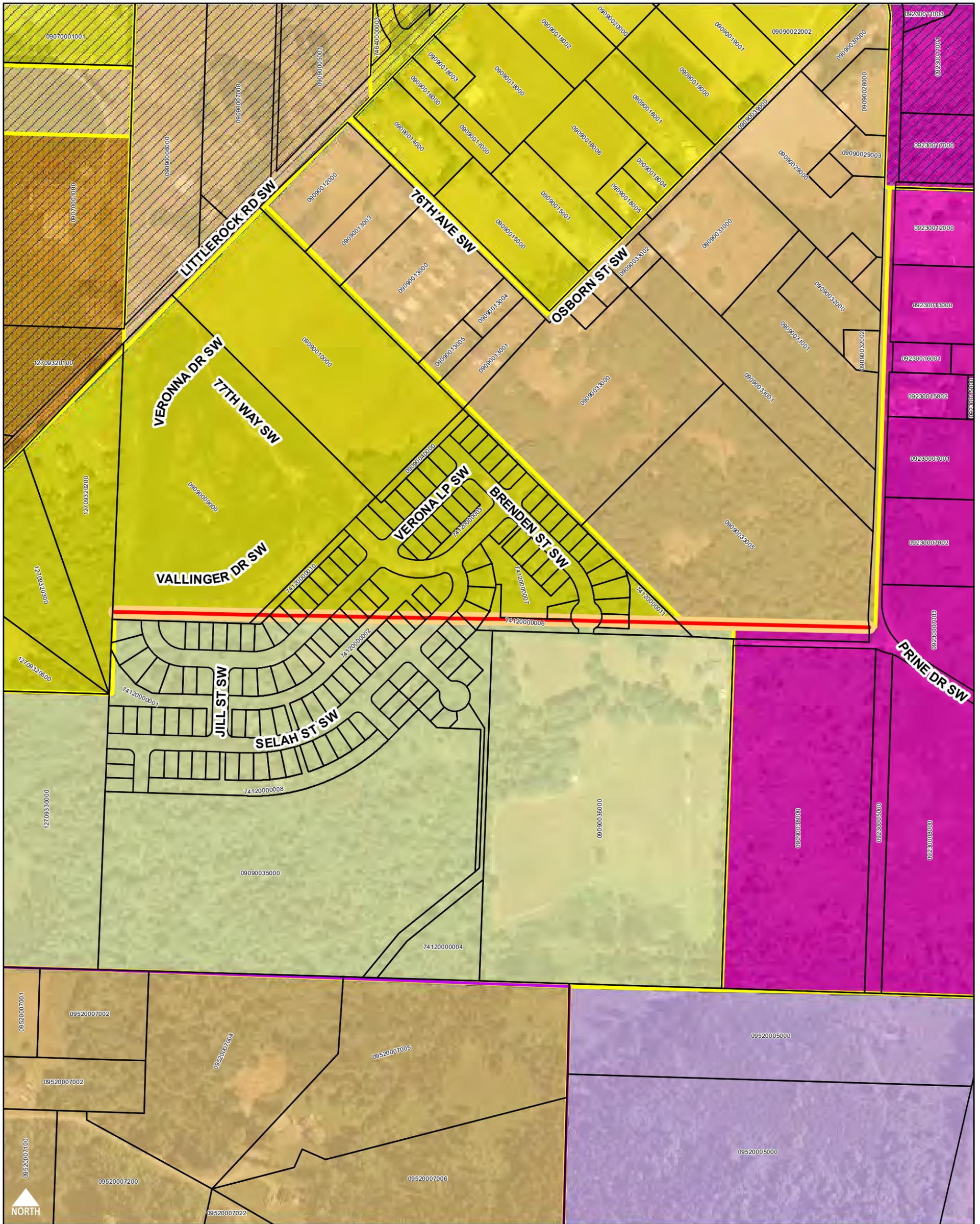
0 100 Feet



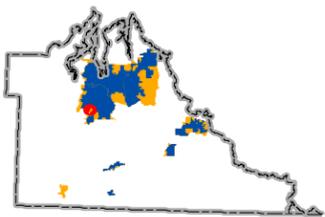
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Issue: Zone not aligned to Parcels.  
 Error in Feet: 54  
 Recommended Action: Move Zone to Match Parcels where appropriate. Some parcels may still have split zoning.



### Map Location



### Review Areas



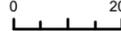
### Zoning Designation

- GC & GC6
- LI & LI2
- MFM & MFM2
- MU & MU5
- R 1/10
- SFL & SFL2
- SFM, SFM1 & SFM2

### Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

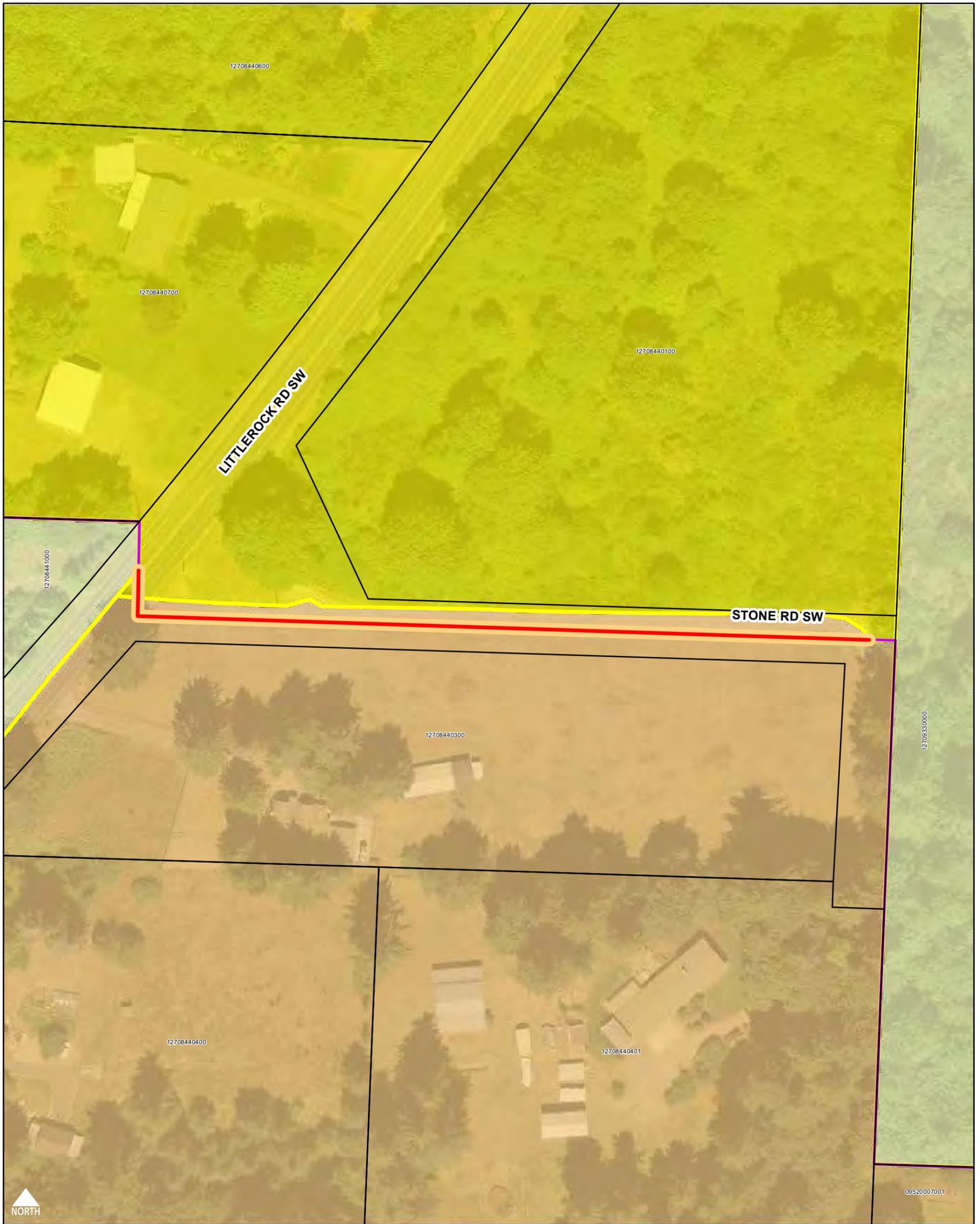
0 200 Feet



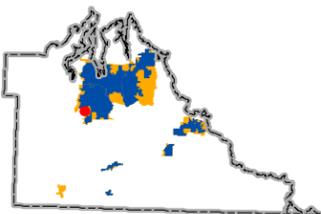
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Issue: Zone not aligned w UGA. UGA in ROW.  
 Error in Feet: 16  
 Recommended Action: Move Zone to Match UGA



### Map Location



### Review Areas



### Zoning Designation

- R 1/10
- SFL & SFL2
- RRR1/5
- SFM, SFM1 & SFM2

### Base Data

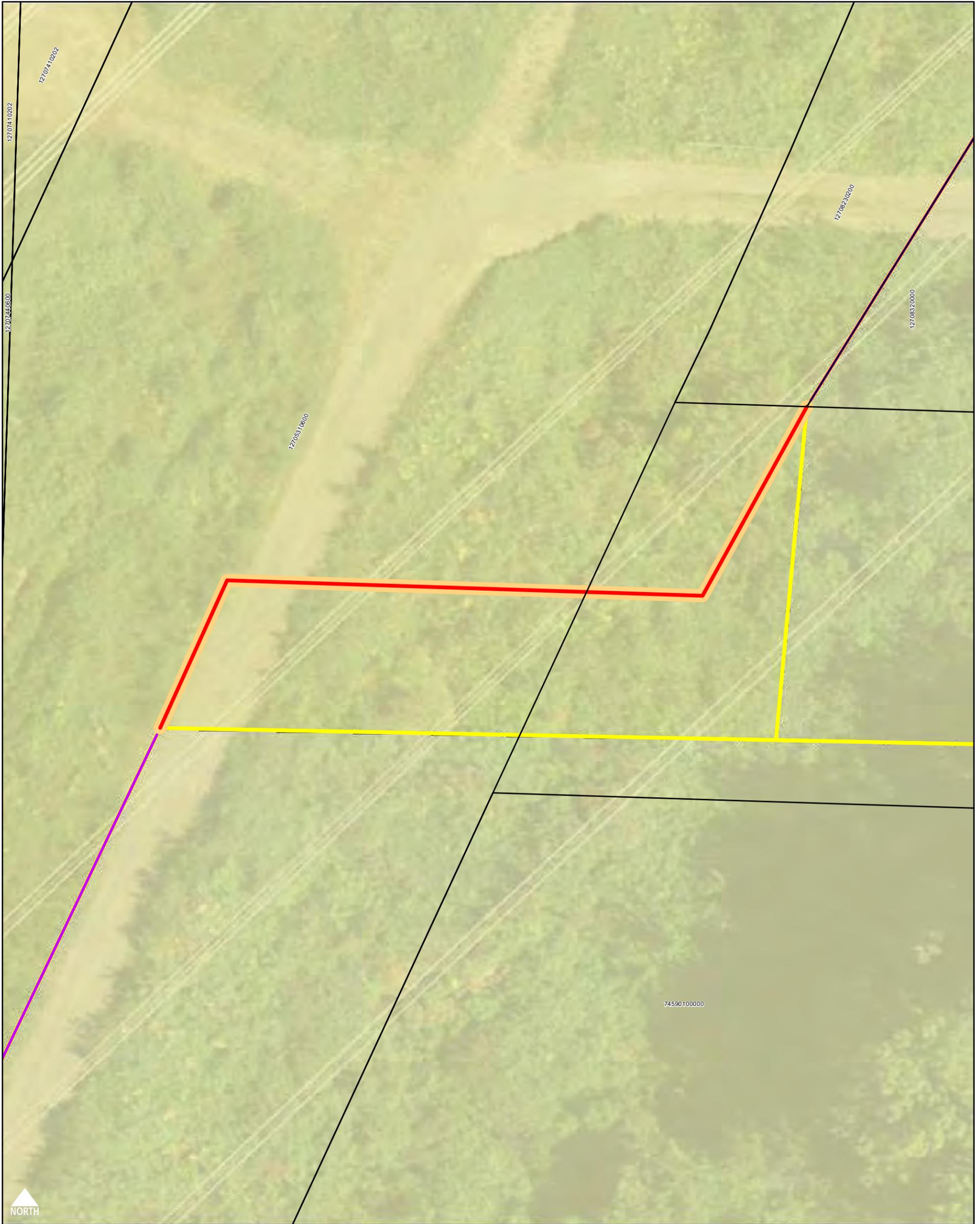
- Urban Growth Area Boundary
- Zoning Boundary

0 60 Feet

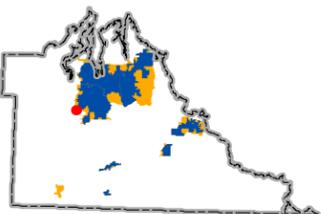
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Issue: Zone not aligned w UGA  
 Error in Feet: 21  
 Recommended Action: Move Zone to Match UGA



### Map Location



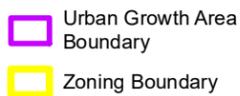
### Review Areas



### Zoning Designation



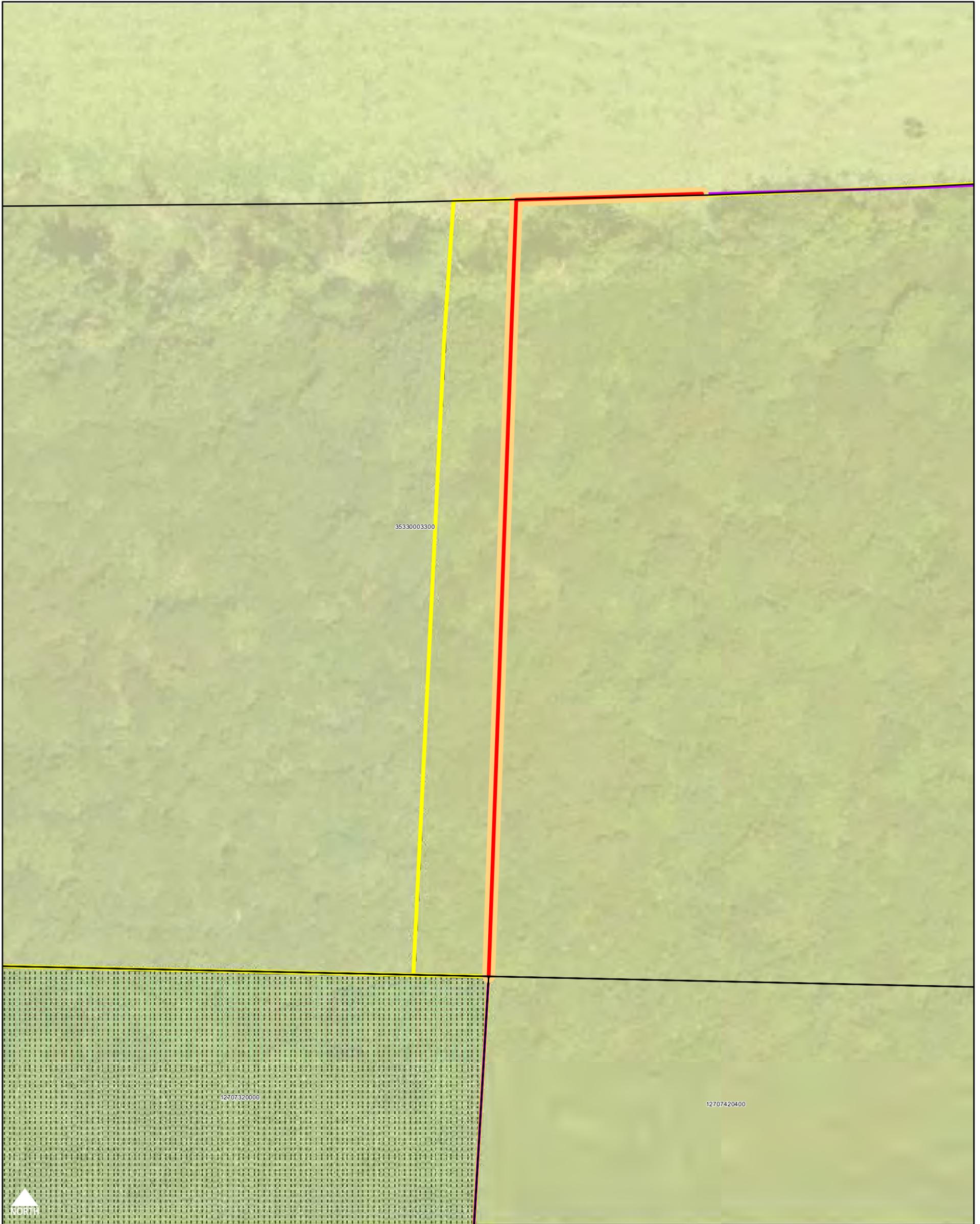
### Base Data



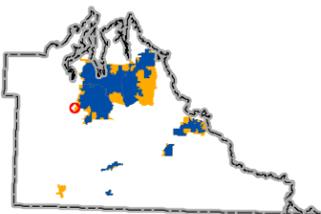
0 10 Feet

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### Map Location



### Review Areas



Error

### Zoning Designation

- R 1/20
- SFL & SFL2
- RRR1/5

### Base Data

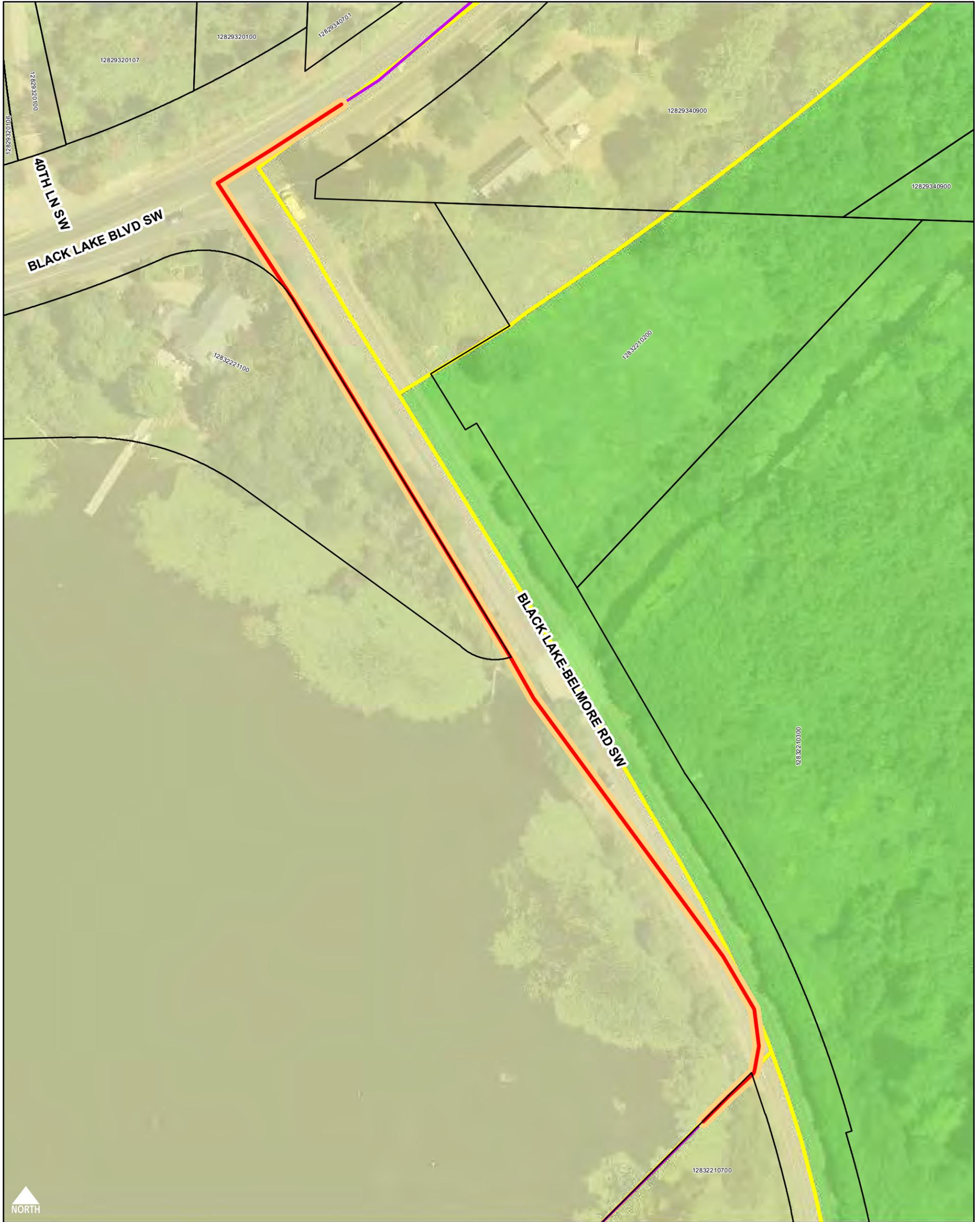
- Urban Growth Area Boundary
- Zoning Boundary

0 25 Feet

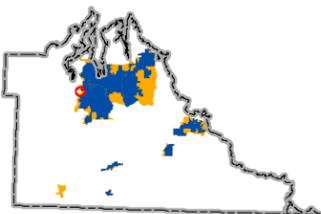
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Issue: Zone not aligned w UGA. UGA in ROW.  
 Error in Feet: 30  
 Recommended Action: Move Zone to Match UGA



### Map Location



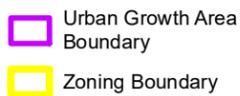
### Review Areas



### Zoning Designation



### Base Data

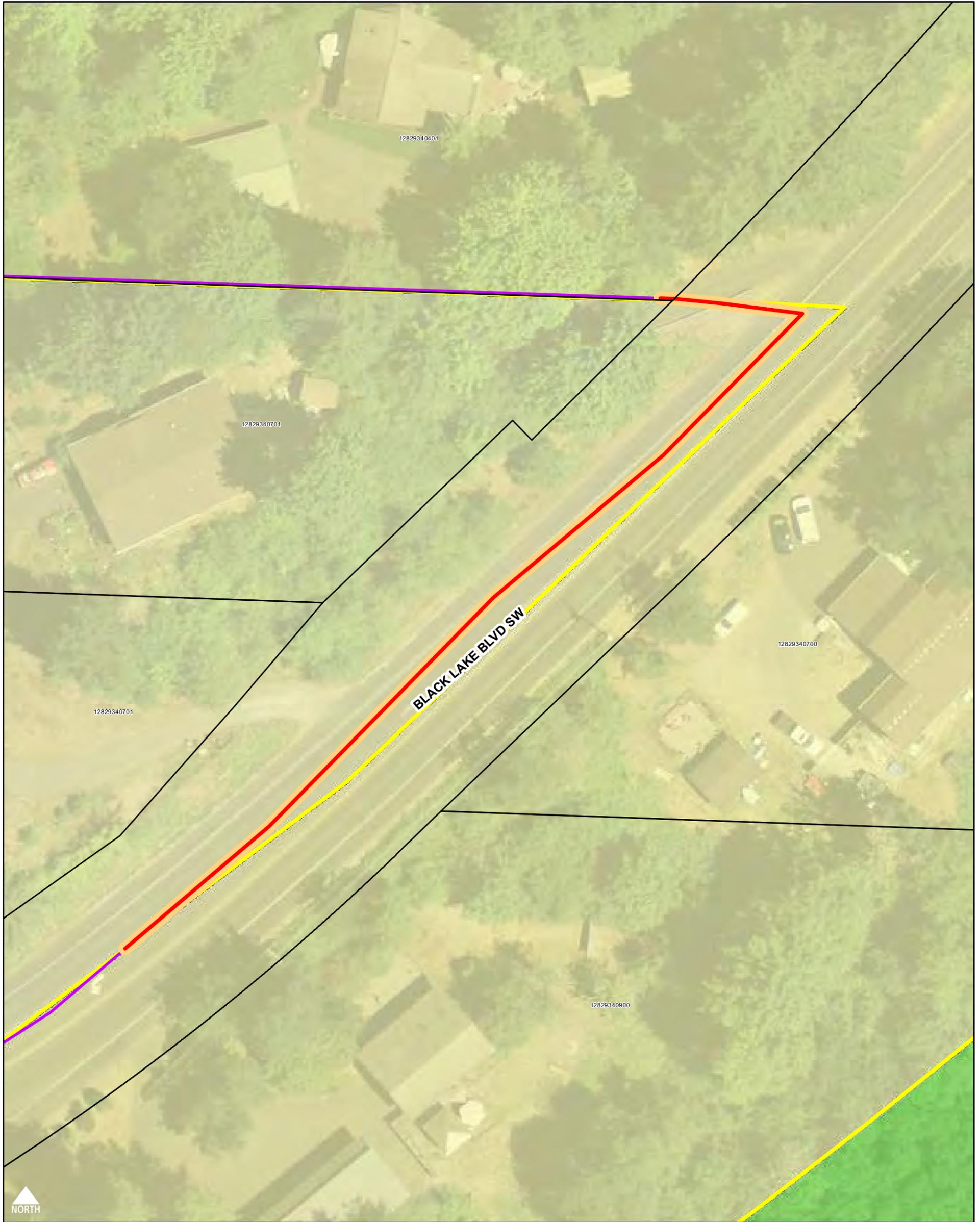


0 50 Feet

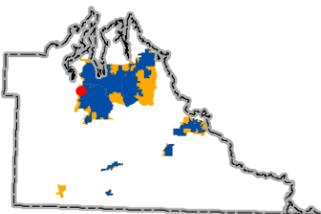
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Issue: Zone not aligned w UGA. UGA in ROW.  
 Error in Feet: 11.6  
 Recommended Action: Move Zone to Match UGA



### Map Location



### Review Areas

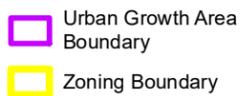


Error

### Zoning Designation



### Base Data



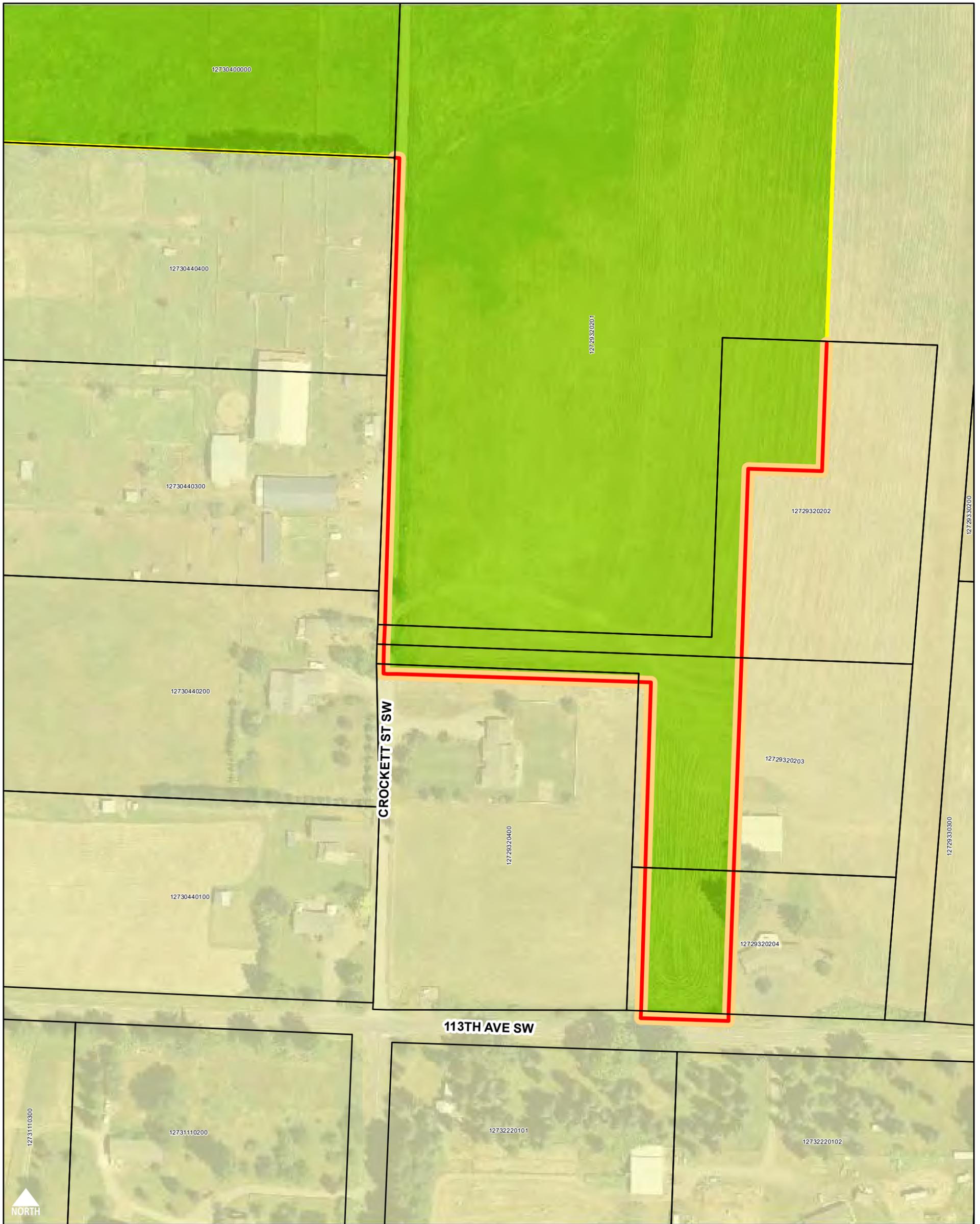
0 25 Feet



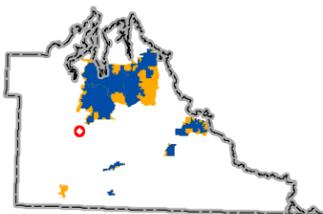
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Issue: Zone doesn't follow Parcels. May be partially intentional.  
 Error in Feet: 20  
 Recommended Action: Move Zone to Match Parcels where appropriate.



Map Location



Review Areas



Zoning Designation



Base Data



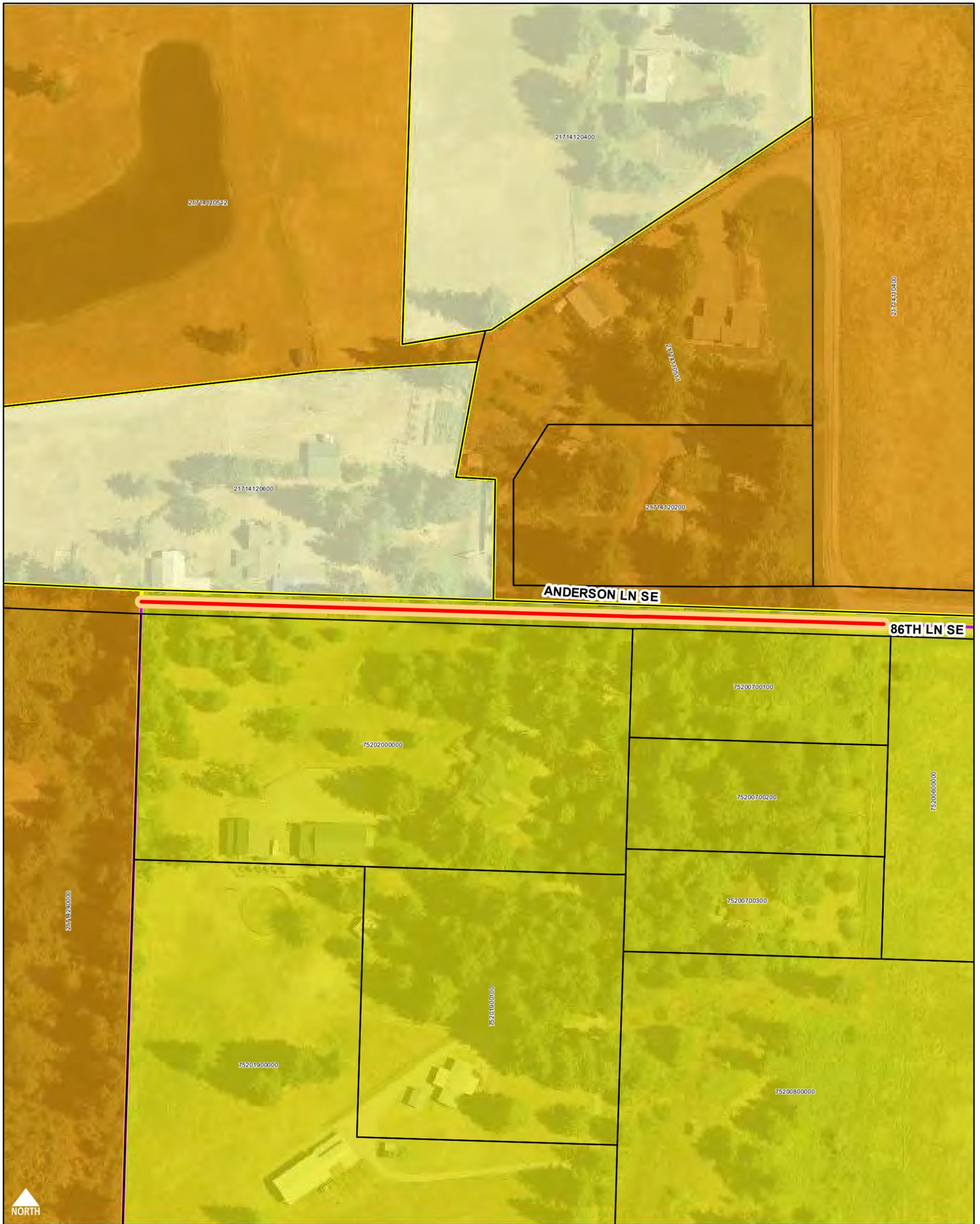
0 100 Feet



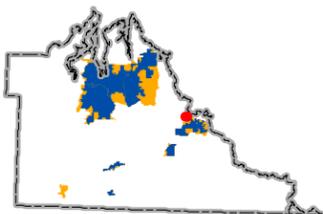
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Issue: Zone not aligned w UGA. UGA in ROW. Zoning follows parcels.  
 Error in Feet: 15  
 Recommended Action: Move Zone to Match UGA



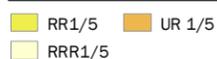
### Map Location



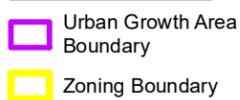
### Review Areas



### Zoning Designation



### Base Data



0 90 Feet

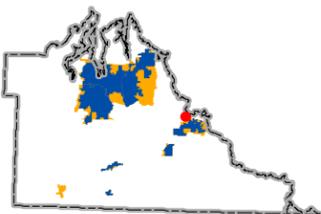
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Issue: Zone not aligned w UGA. UGA in ROW. Zoning follows parcels.  
 Error in Feet: 15  
 Recommended Action: Move Zone to Match UGA



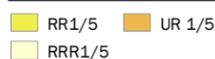
### Map Location



### Review Areas



### Zoning Designation



### Base Data

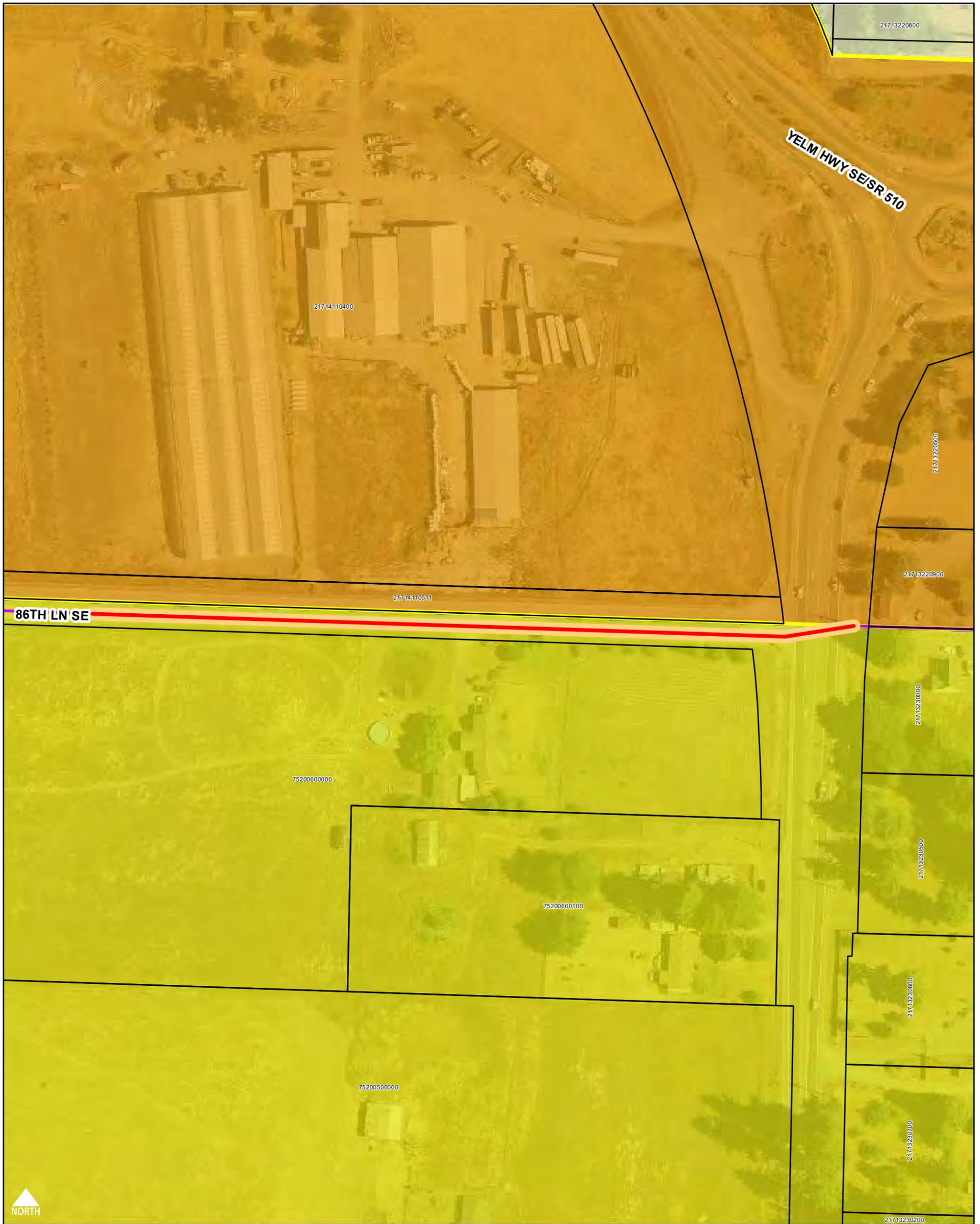


0 80 Feet

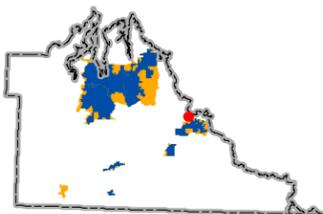
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Issue: Zone not aligned w UGA. UGA in ROW. Zoning follows parcels.  
 Error in Feet: 14  
 Recommended Action: Move Zone to Match UGA



### Map Location



### Review Areas



### Zoning Designation



### Base Data

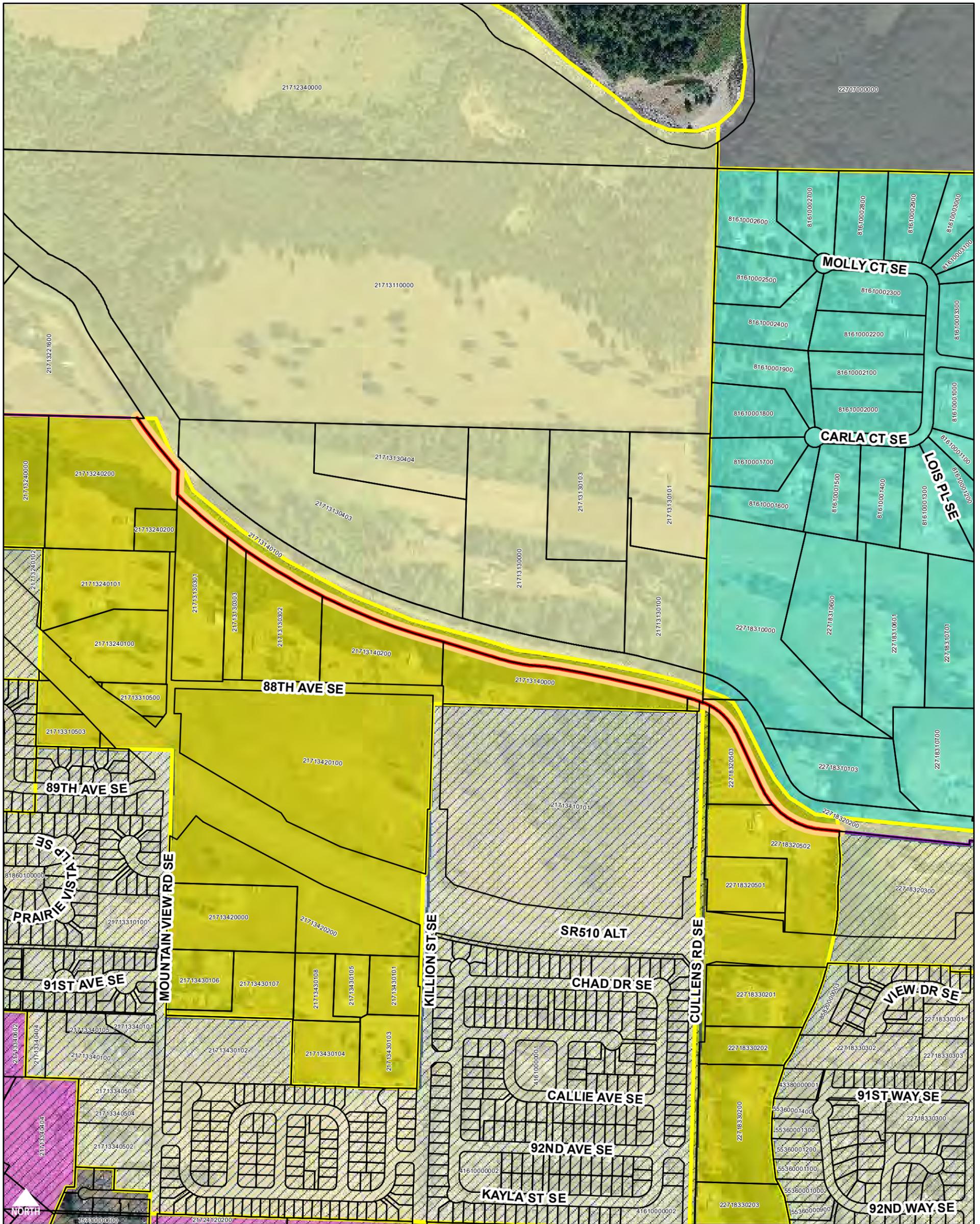


0 80 Feet

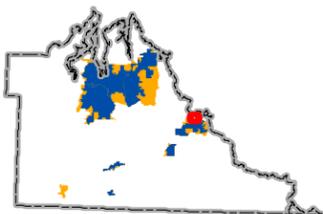
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Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.  
 Error in Feet: 75  
 Recommended Action: Move Zone to Match UGA



### Map Location



### Review Areas

Error

### Zoning Designation

- C-1
- RL1/2
- MR
- RR1/5
- R-4
- RRR1/5
- R-6

### Base Data

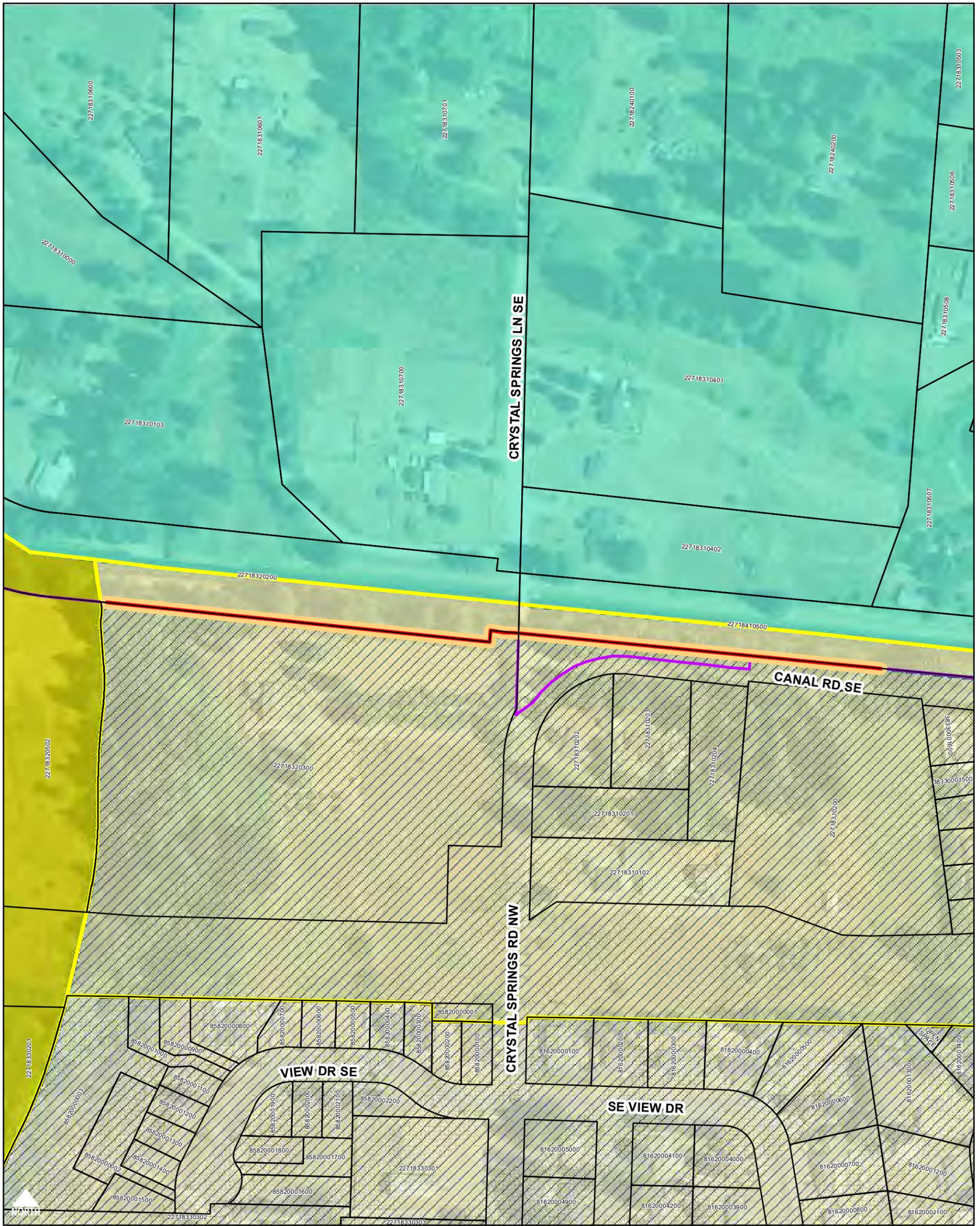
- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 200 Feet

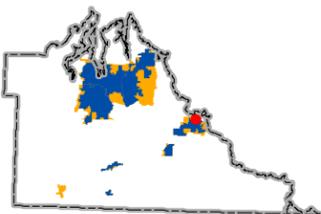
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Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.  
 Error in Feet: 67  
 Recommended Action: Move Zone to Match UGA



### Map Location



### Review Areas



### Zoning Designation



### Base Data

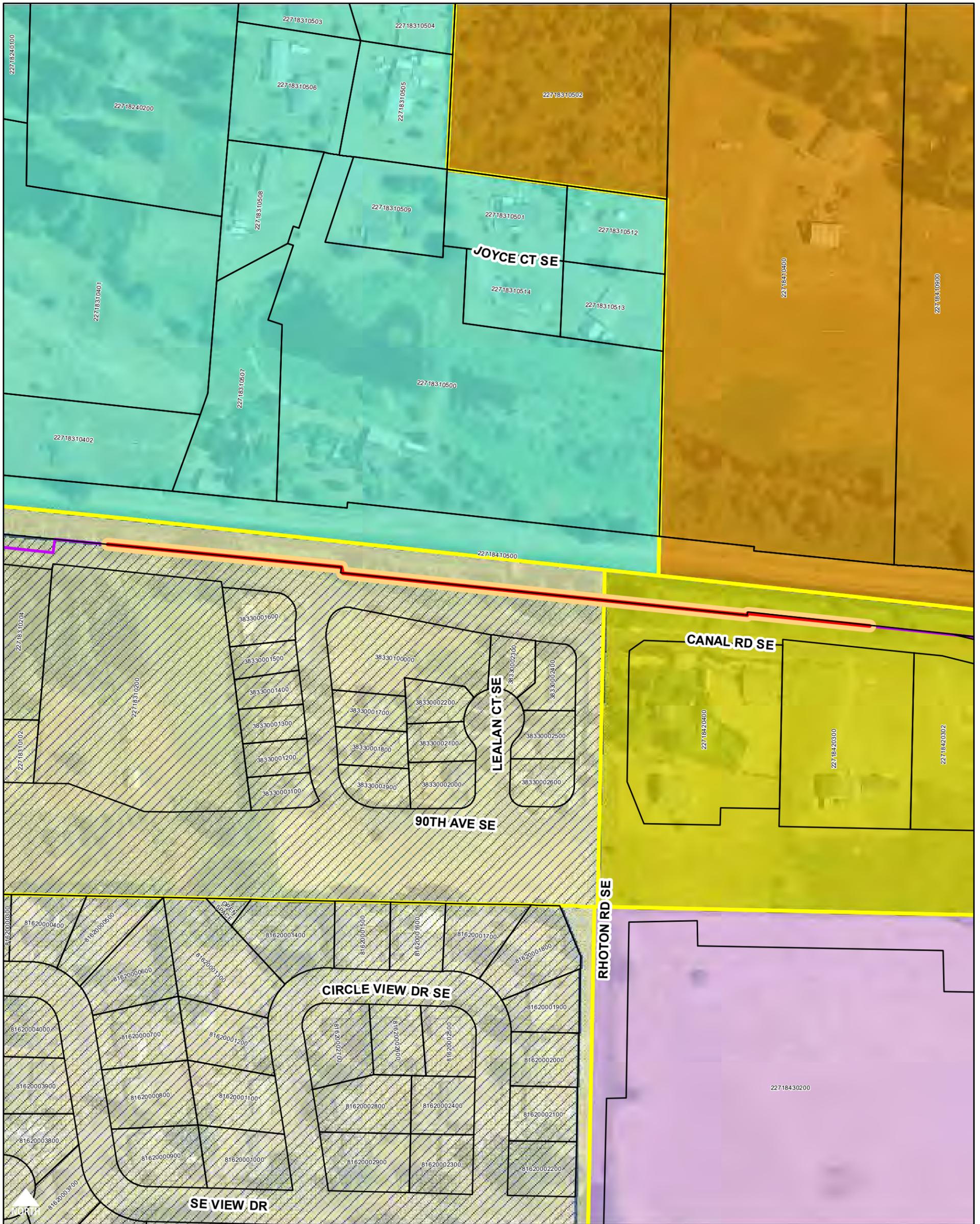


0 100 Feet

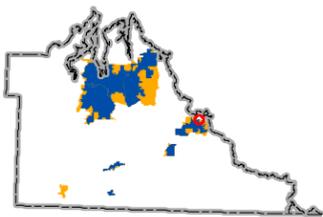
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Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.  
 Error in Feet: 53  
 Recommended Action: Move Zone to Match UGA



### Map Location



### Review Areas



### Zoning Designation

- LI & LI2
- R-4
- R-6
- RR1/5
- UR 1/5

### Base Data

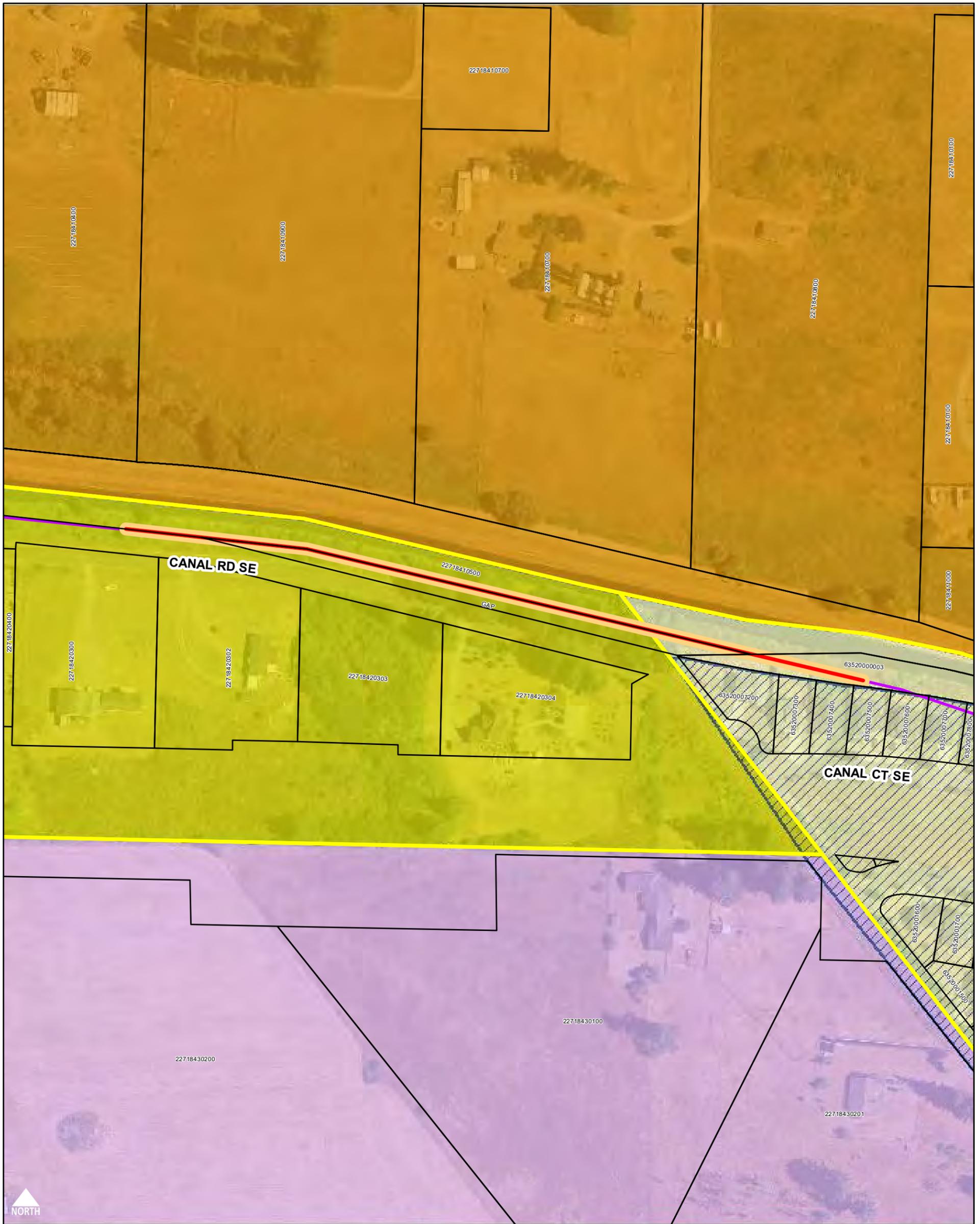
- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

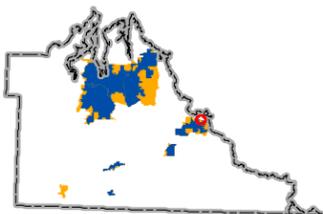
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Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.  
 Error in Feet: 46  
 Recommended Action: Move Zone to Match UGA



### Map Location



### Review Areas



### Zoning Designation

- LI & LI2
- RR1/5
- R-4
- UR 1/5

### Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

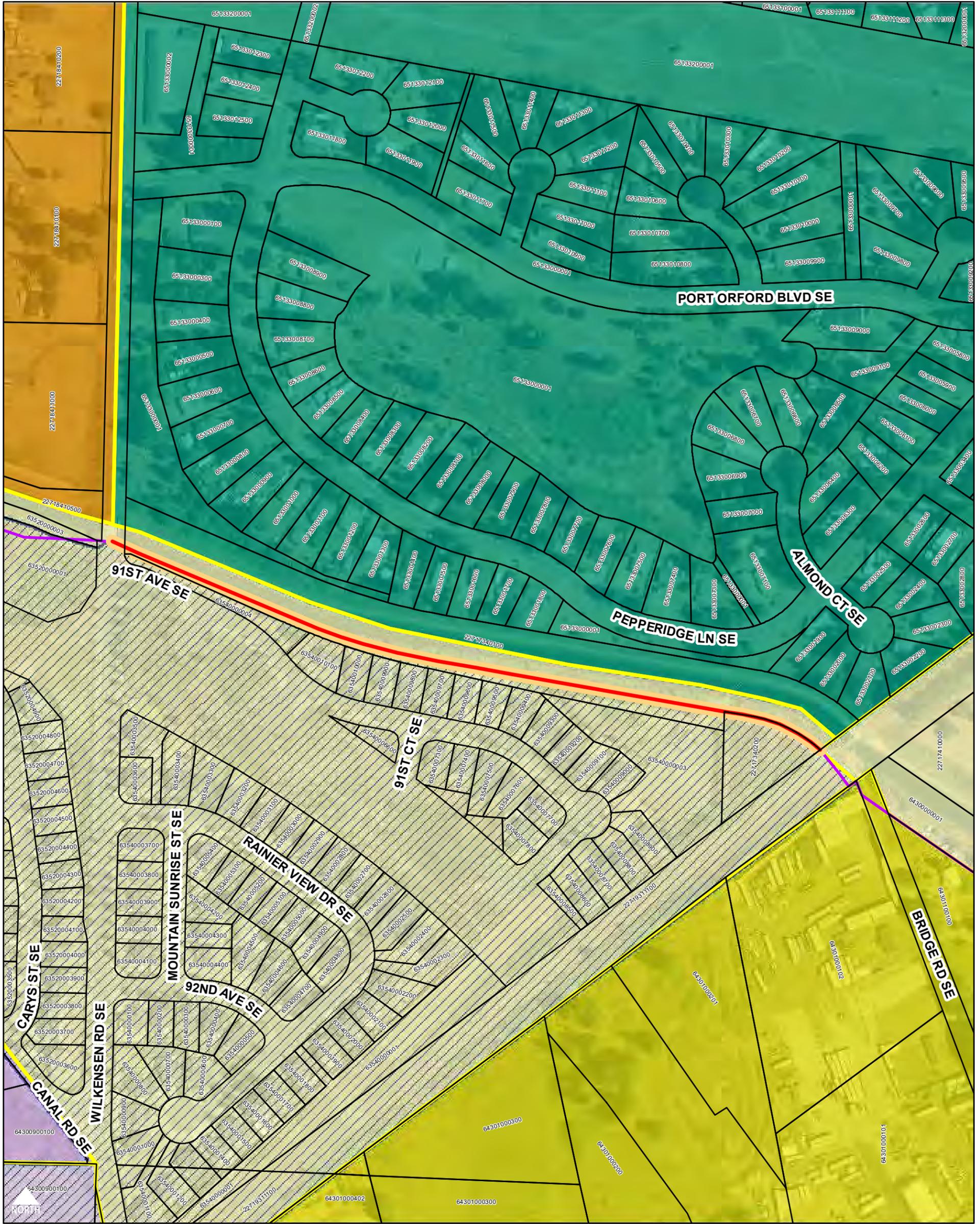
0 100 Feet

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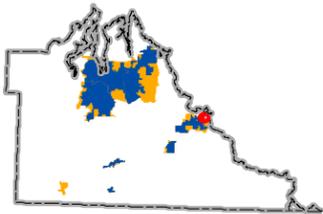
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Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.  
 Error in Feet: 49  
 Recommended Action: Move Zone to Match UGA



### Map Location



### Review Areas

Error

### Zoning Designation

- I
- LI & LI2
- R-4
- RL2/1
- RR1/5
- RRR1/5
- UR 1/5

### Base Data

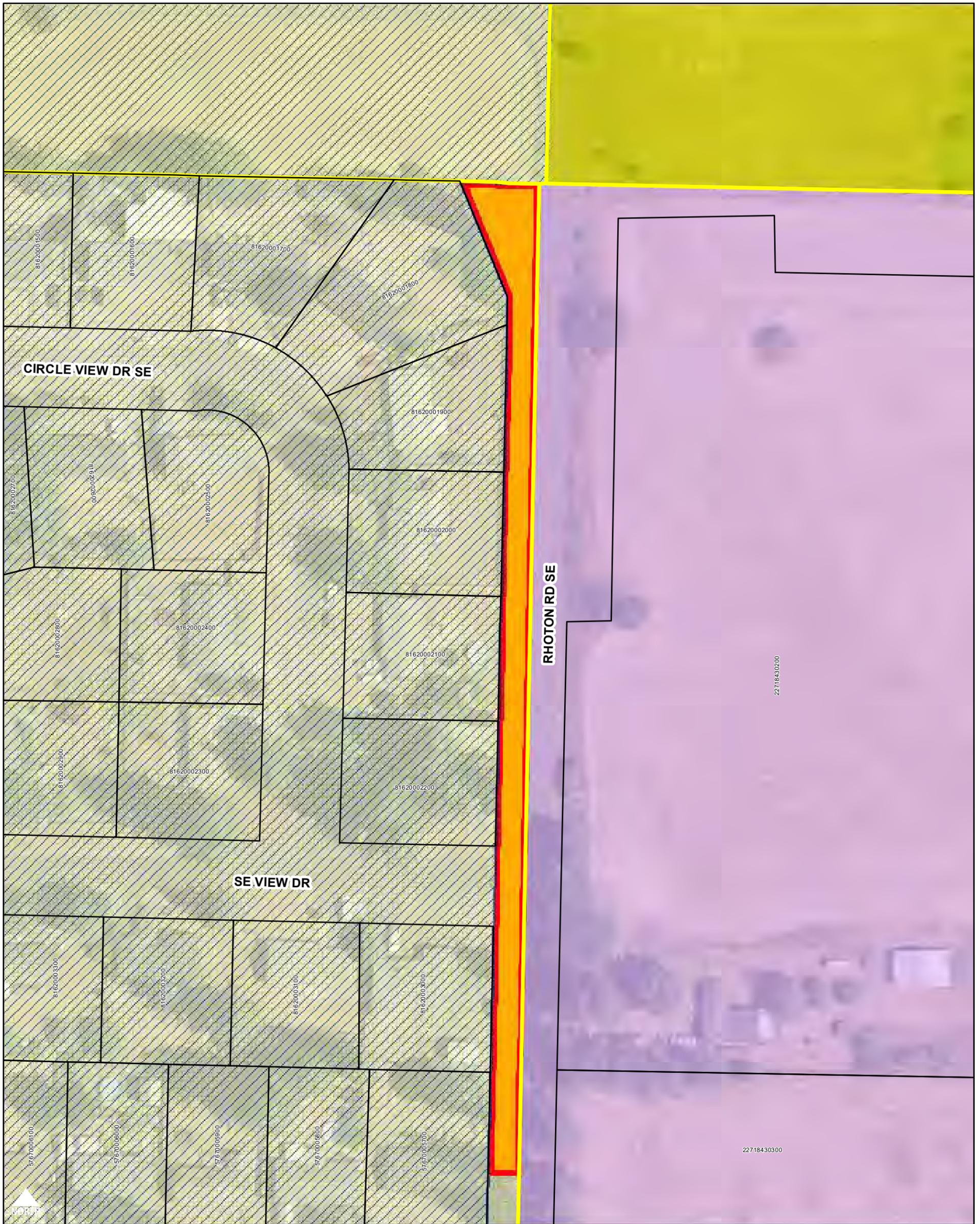
- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

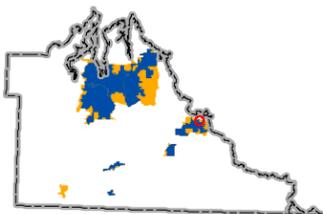
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Issue: Zone not aligned with City. City follows parcels. Zoning in ROW.  
 Error in Feet: 60  
 Recommended Action: Move Zone to Match City



### Map Location



### Review Areas



Error

### Zoning Designation



### Base Data



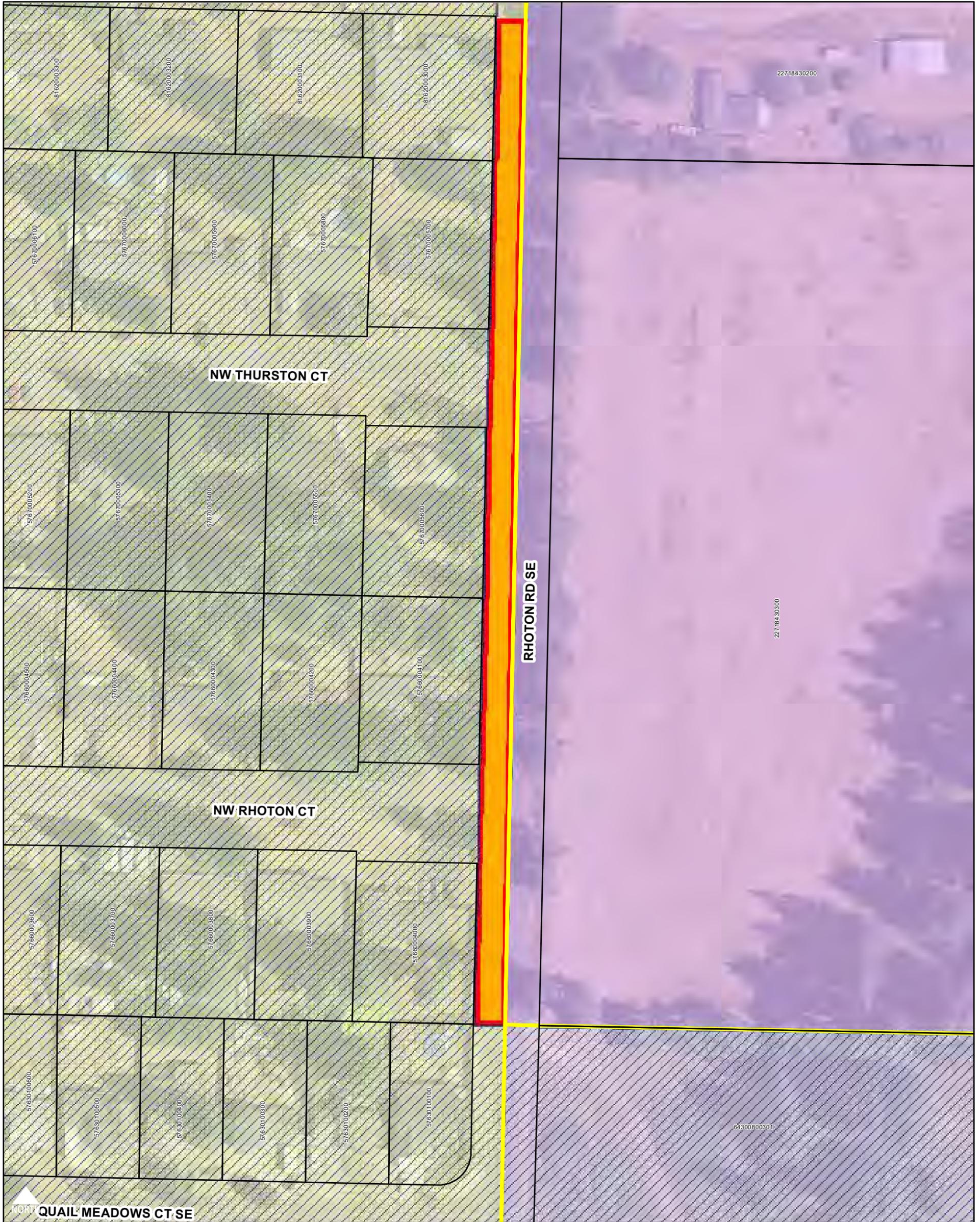
0 50 Feet



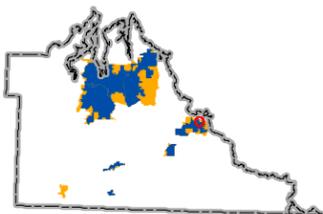
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Issue: Zone not aligned with City. City follows parcels. Zoning in ROW.  
 Error in Feet: 24  
 Recommended Action: Move Zone to Match City



### Map Location



### Review Areas



### Zoning Designation



### Base Data



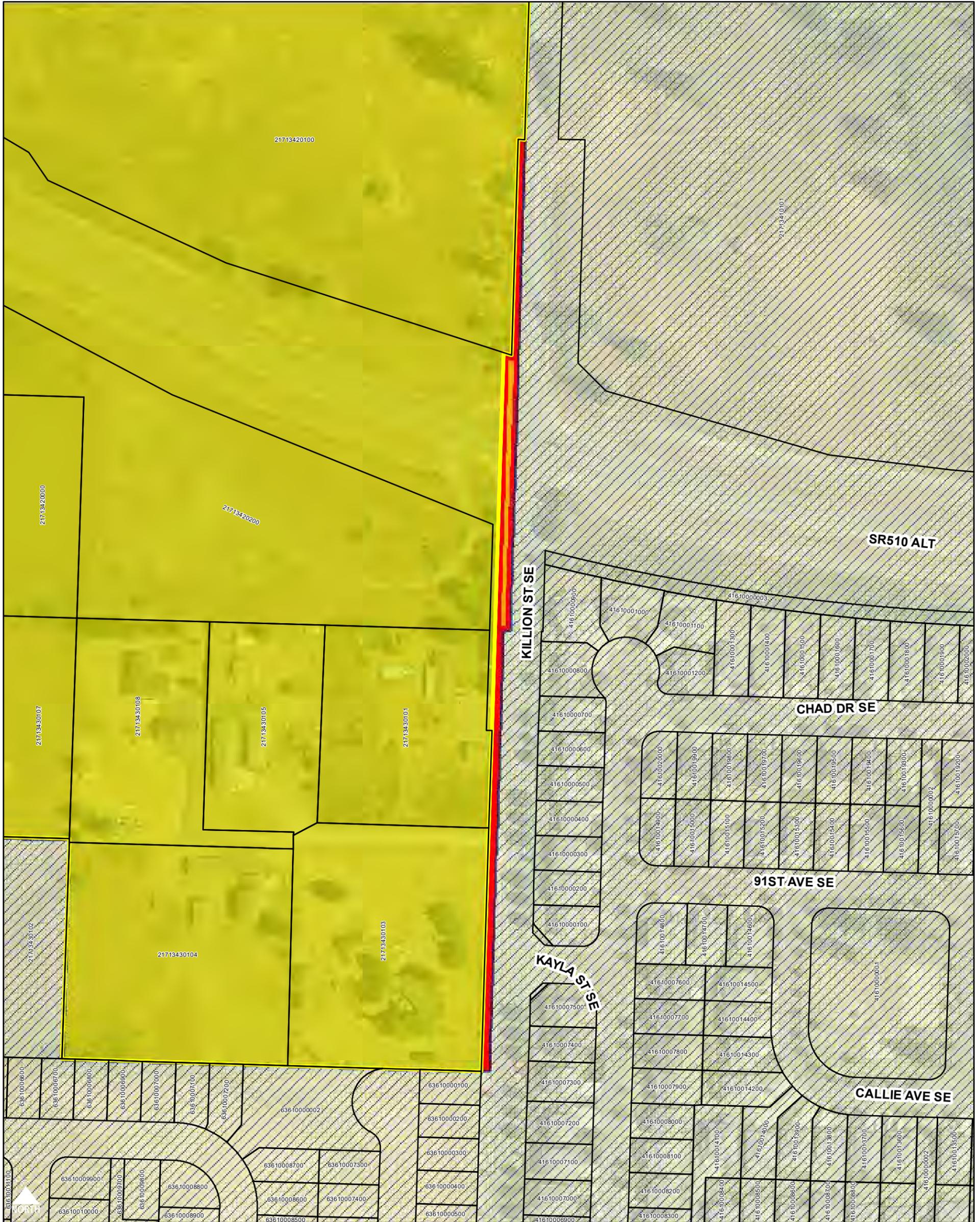
0 50 Feet



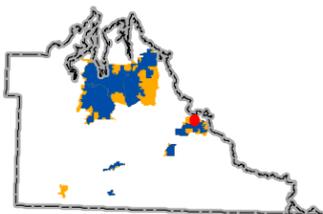
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Issue: Zone not aligned with City. City follows parcels. Zoning in ROW.  
 Error in Feet: 22  
 Recommended Action: Move Zone to Match City



### Map Location



### Review Areas



### Zoning Designation



### Base Data

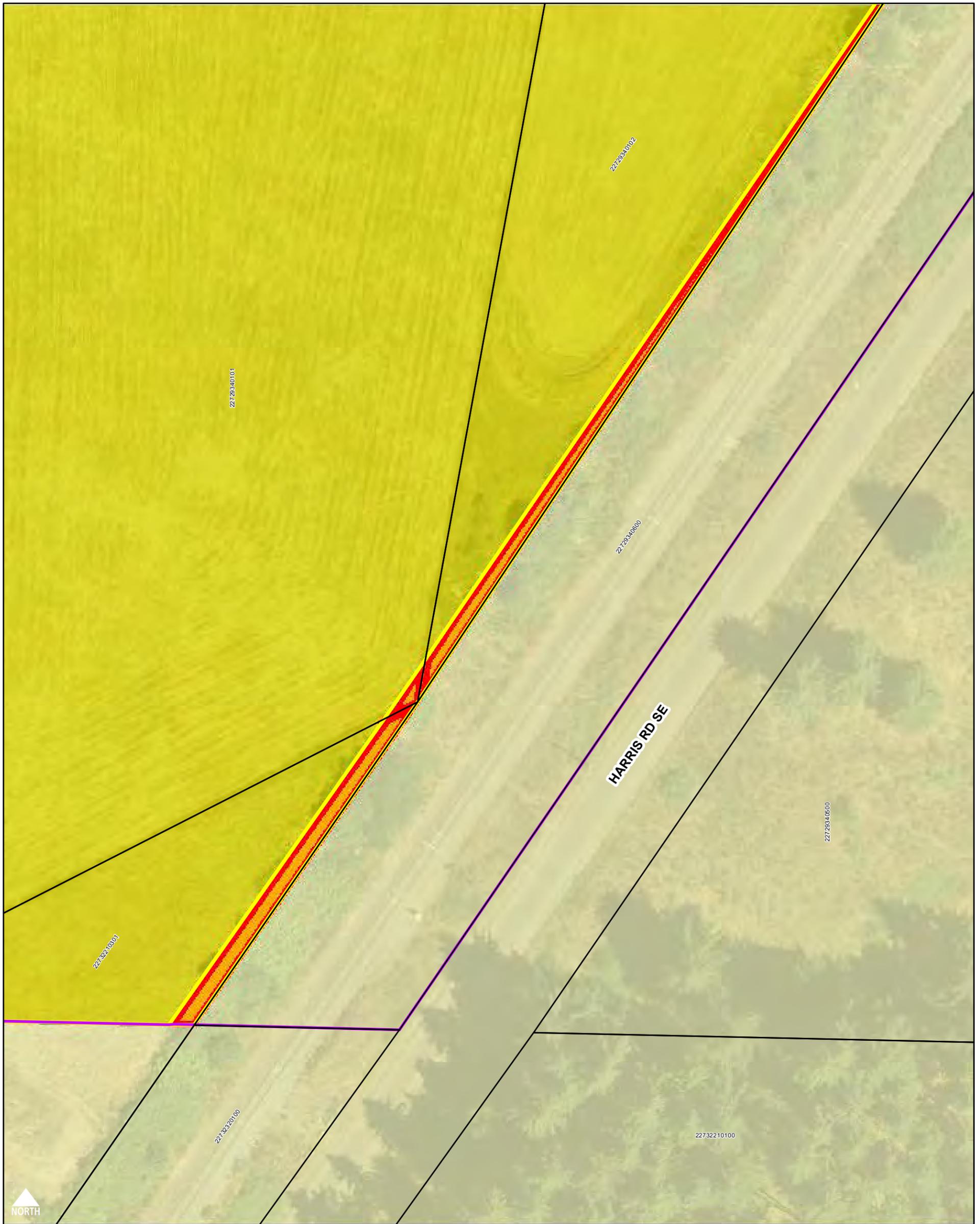


0 100 Feet

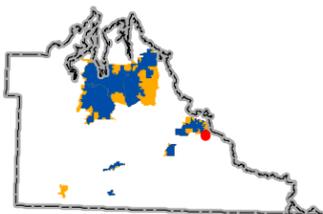
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Issue: Gap between Zones  
 Error in Feet: 13  
 Recommended Action: Move zone to parcel boundary.



### Map Location



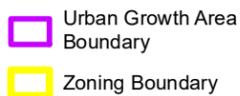
### Review Areas



### Zoning Designation



### Base Data

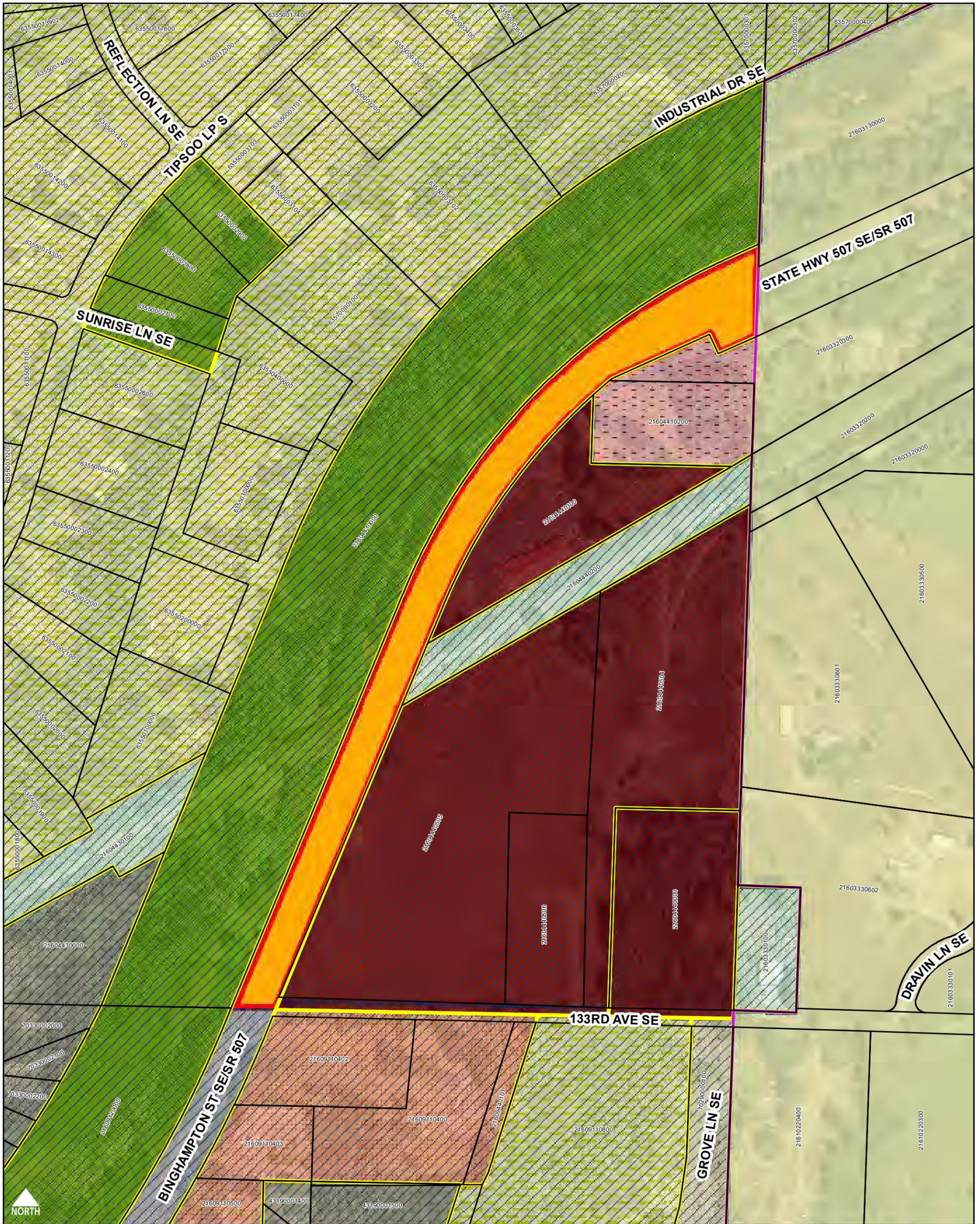


0 40 Feet

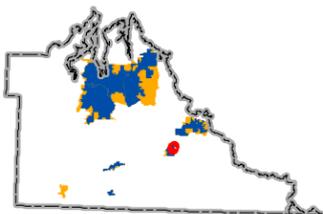
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Issue: Zone has wrong jurisdiction assigned  
 Error in Feet: 222  
 Recommended Action: Create zone area for ROW area in UGA



### Map Location



### Review Areas

Error

### Zoning Designation

- HC
- NC & NC2
- PF
- R6/8
- REN - 0.25
- REN - 1.00
- ROW
- RRR1/5
- SC
- T/OS/P

### Base Data

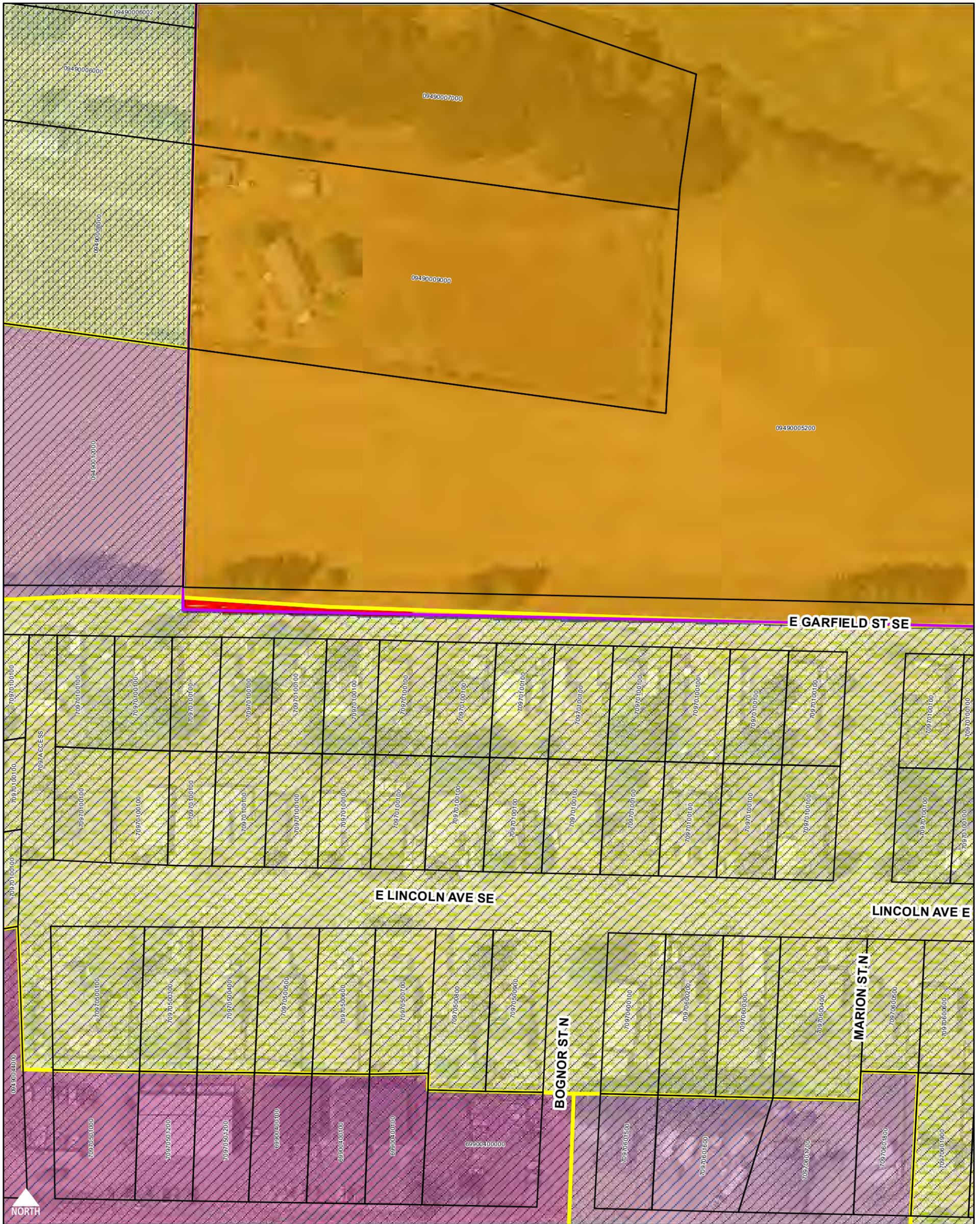
- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

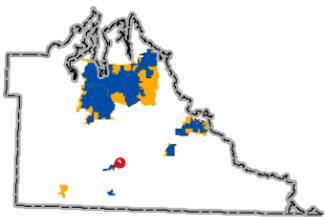
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Issue: Zone not aligned with City. City and Zoning in ROW.  
 Error in Feet: 12  
 Recommended Action: Move Zone to Match City



### Map Location



### Review Areas



### Zoning Designation



### Base Data



0 80 Feet

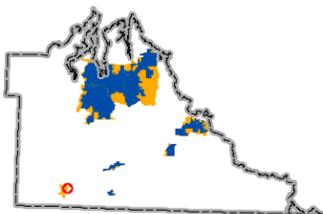
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Issue: Zone not aligned w UGA across ROW. Splits 1 parcel tip.  
 Error in Feet: 27  
 Recommended Action: Move Zone to Match UGA



Map Location



Review Areas



Zoning Designation



Base Data



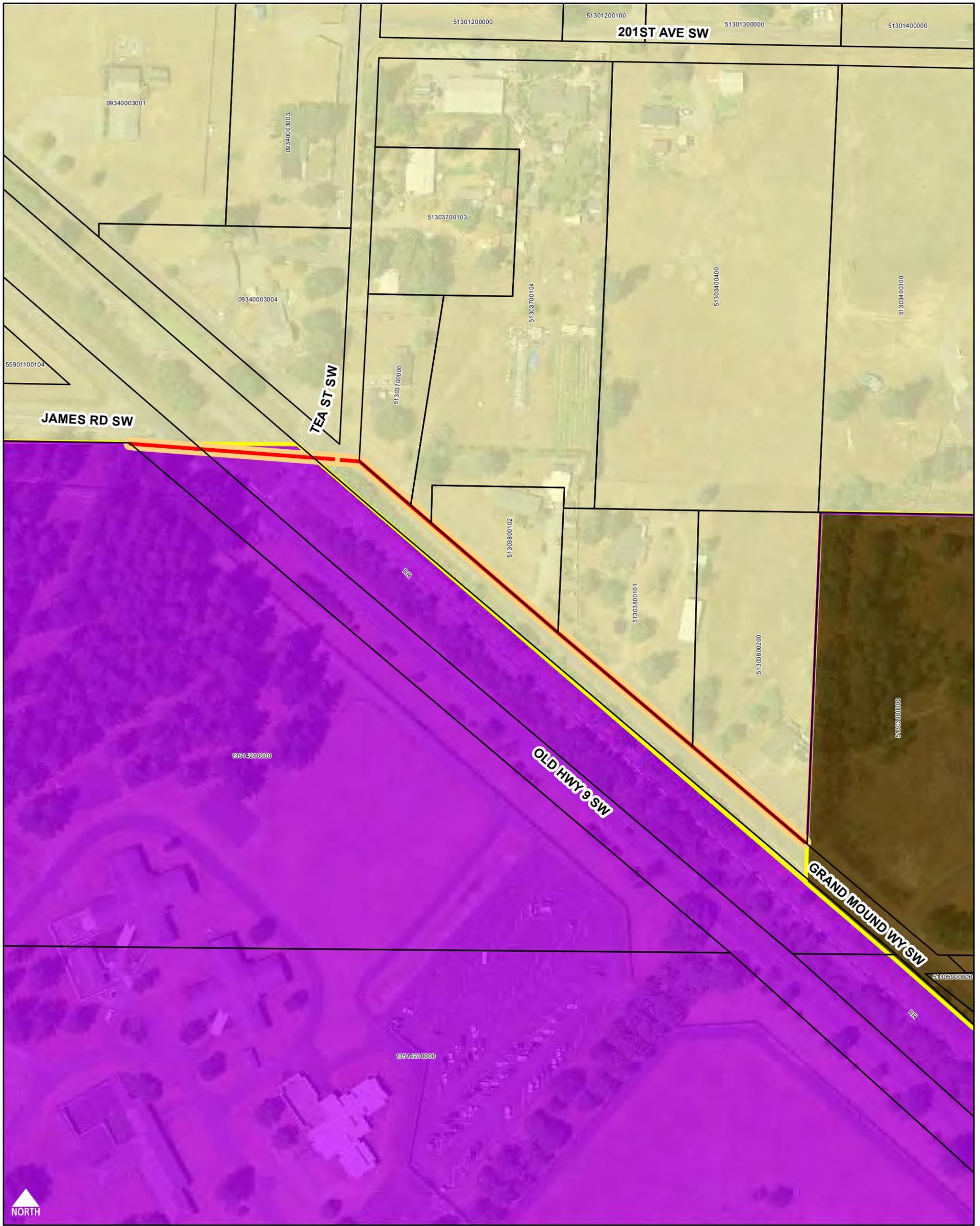
0 20 Feet



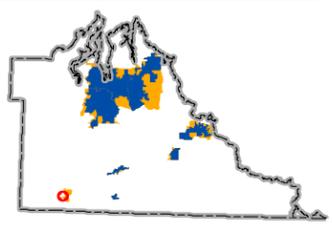
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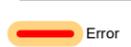
Issue: Zoning not aligned w UGA. UGA follows Parcels.  
 Error in Feet: 45  
 Recommended Action: Extend Zoning over ROW to Match UGA. Adjust North end of Zoning to align with UGA over the RR parcel.



### Map Location



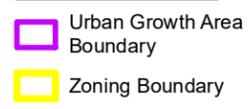
### Review Areas



### Zoning Designation



### Base Data



0 100 Feet

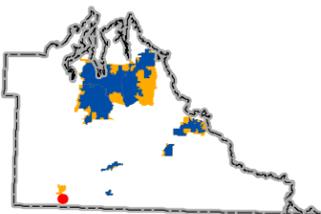
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Issue: Zoning not aligned w UGA. UGA mapped at center of ROW.  
 Error in Feet: 40  
 Recommended Action: Move Zone to Match UGA



### Map Location



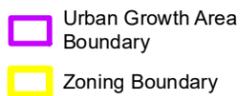
### Review Areas



### Zoning Designation



### Base Data

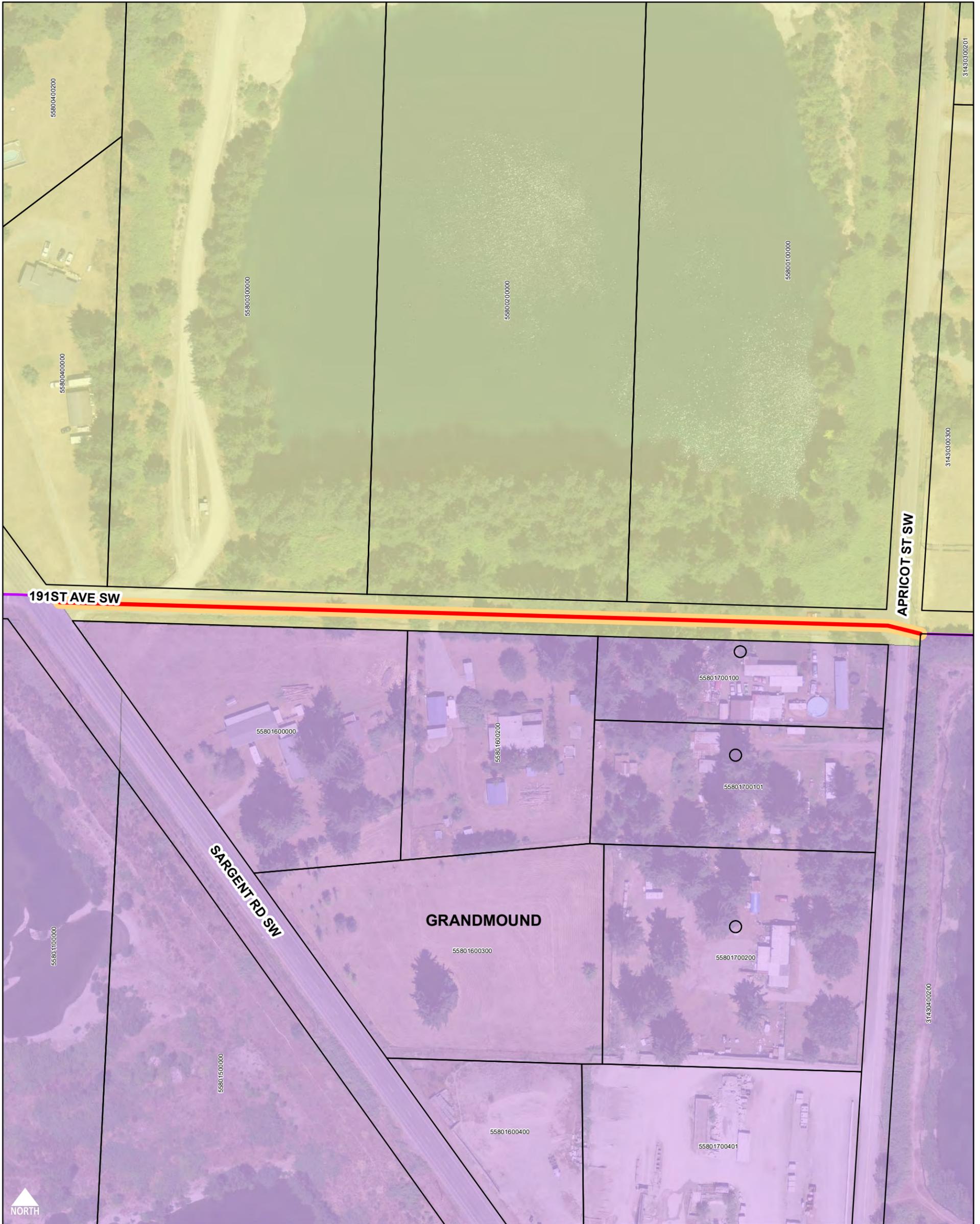


0 30 Feet

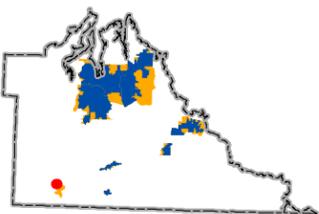
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Issue: Zoning not aligned w UGA. UGA mapped at center of ROW.  
 Error in Feet: 23  
 Recommended Action: Move Zone to Match UGA



**Map Location**



**Review Areas**



**Zoning Designation**



**Base Data**

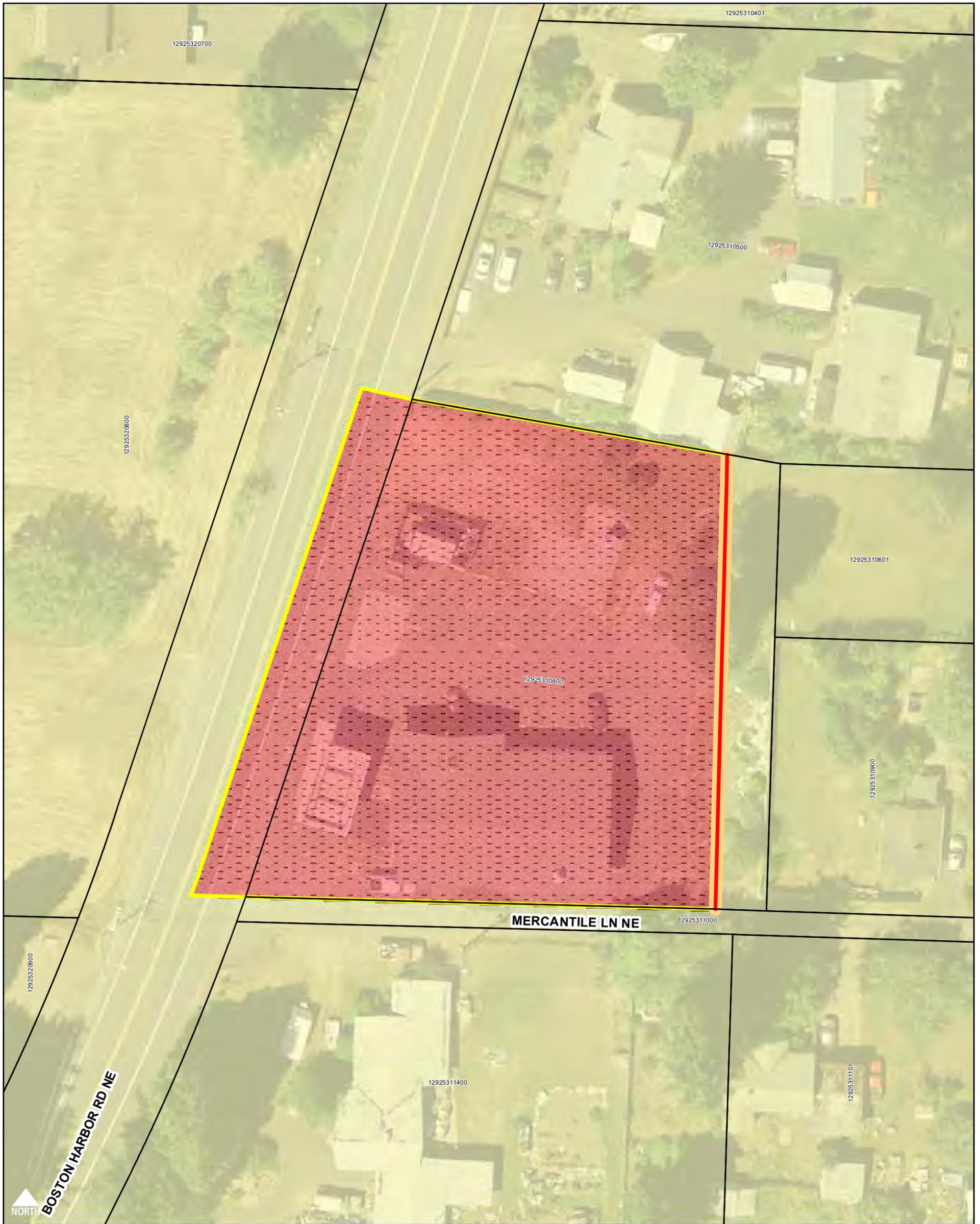


0 90 Feet

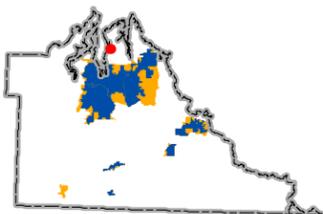
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Issue: Zone not aligned to Parcel  
 Error in Feet: 19  
 Recommended Action: Move Zone to Match Parcel



### Map Location



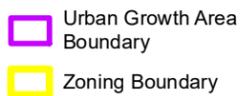
### Review Areas



### Zoning Designation



### Base Data

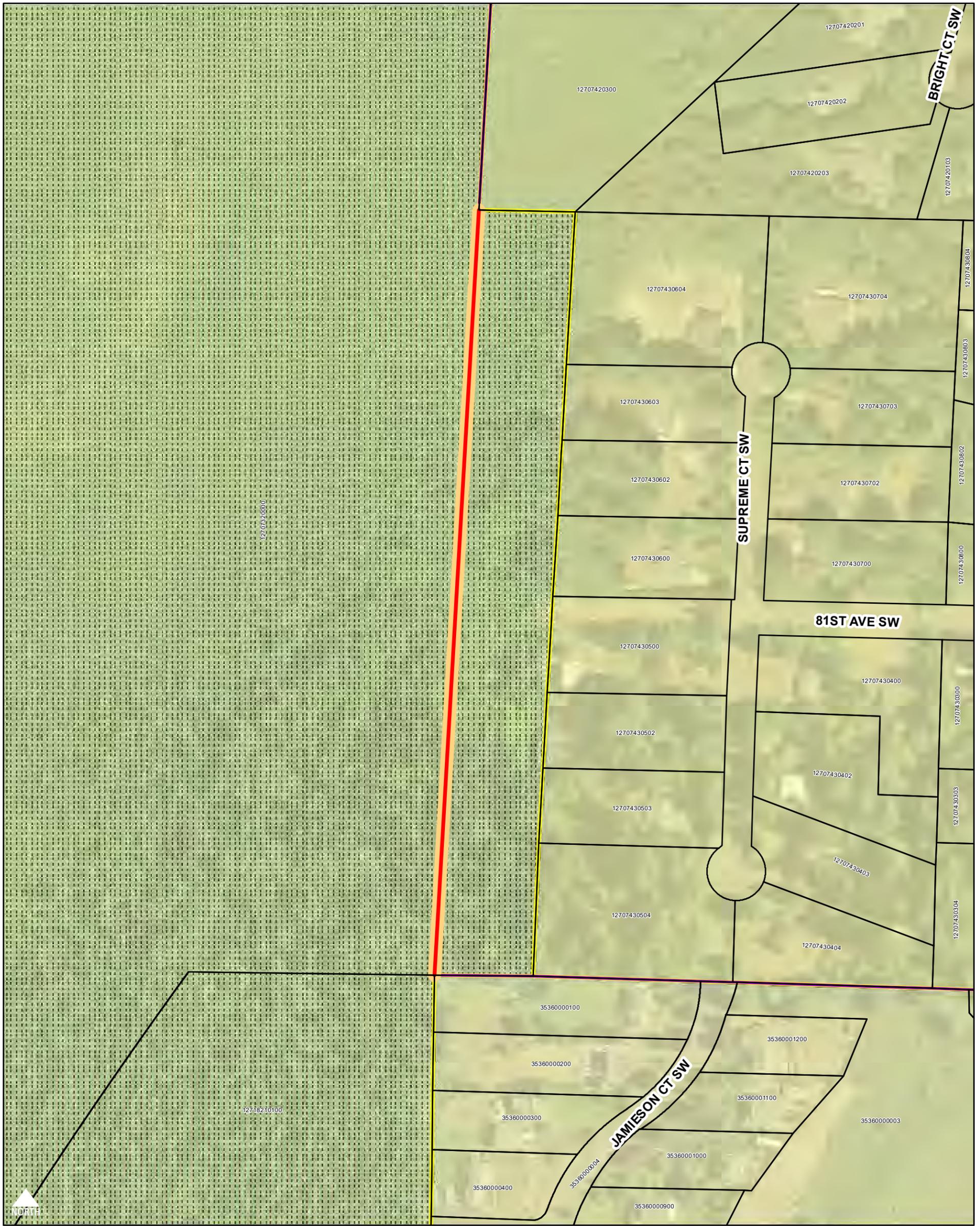


0 30 Feet

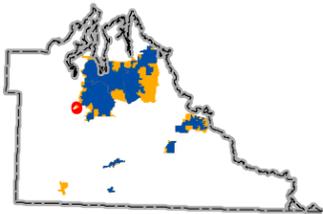
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Issue: Part of Zone extends Beyond UGA  
 Error in Feet: 165  
 Recommended Action: Cut Zoning Area to assign parcel 12707320000 to Tumwater UGA.  
 Zoning codes remain as mapped.



### Map Location



### Review Areas

Error

### Zoning Designation

R 1/20    SFL & SFL2  
 RRR1/5

### Base Data

Urban Growth Area Boundary  
 Zoning Boundary

0 100 Feet

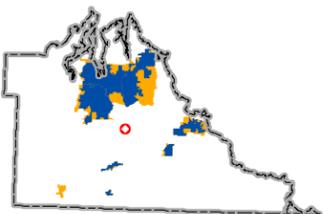
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Issue: Zone cuts through Parcels  
 Error in Feet: 53  
 Recommended Action: Move Zone to Match Parcels



### Map Location



### Review Areas



### Zoning Designation



### Base Data



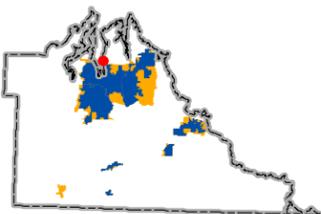
0 50 Feet

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### Map Location



### Review Areas



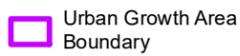
Error Area

### Zoning Designation



R-4-8 RRR1/5

### Base Data



Urban Growth Area Boundary



Zoning Boundary



Cities

0 40 Feet



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Created by SLS and LTR  
 on 6/10/2024

THURSTON 2045  
ADOPTING ORDINANCE

ATTACHMENT C

December 16, 2025

Lake Saint Clair

LACEY

MERIDIAN RD SE

YELM HWY SE

09610023015

21706130102

21706130103

21706130104

21706130105

21706130106

21706130107

77000600200

21706130108

21706130109

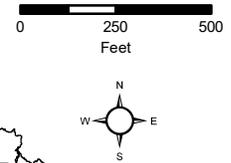
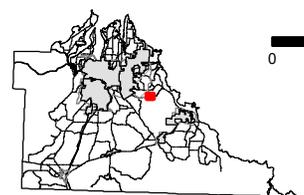
21706130101

21706130111

### Public Parks Correction

- Zoning**
-  McAllister Geologically Sensitive (MGSA)
  -  Public Parks, Trails & Preserves (PP)
  -  Neighborhood Convenience (NC)
- Other**
-  Urban Growth Area (UGA)
- [2025 CPAs Ordinance 12-16-2025 p. 178 of 184](#)

Parcel 09610023015 corrected to PP. Parcels 21706130101, 21706130102, 21706130103, 21706130104, 21706130105, 21706130106, 21706130107, 21706130108, 21706130109, 21706130111, and 77000600200 corrected to MGSA.



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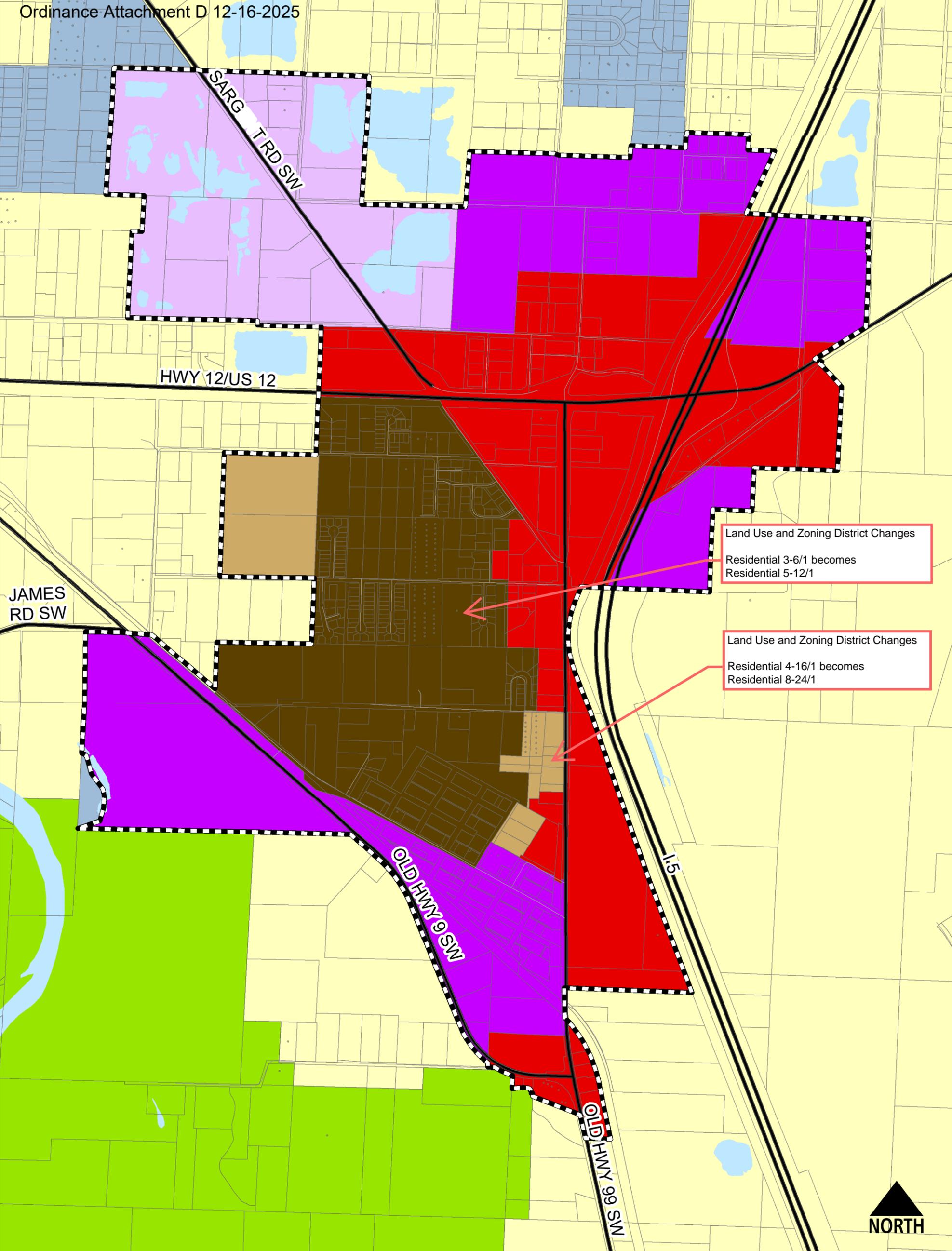
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**ATTACHMENT D**

December 16, 2025



Land Use and Zoning District Changes

Residential 3-6/1 becomes Residential 5-12/1

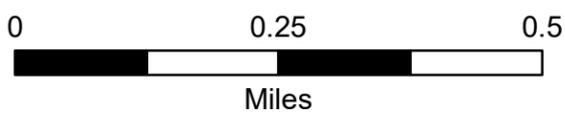
Land Use and Zoning District Changes

Residential 4-16/1 becomes Residential 8-24/1



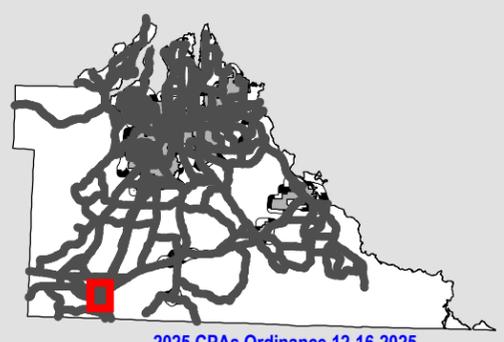
### Grand Mound Future Land Use

- |  |   |
|--|---|
| Urban Growth Area (UGA)                                    | R 8-24/1<br>Residential - 8-24 Units Per 1 Acre |
| <b>Zoning</b>  | LTA<br>Long-Term Agriculture                    |
| RL 1/1<br>Residential LAMIRD - 1 Unit Per 1 Acre           | AC<br>Arterial Commercial                       |
| RRR 1/5<br>Rural Residential/Resource - 1 Unit Per 5 Acres | PI<br>Planned Industrial Park                   |
| R 5-12/1<br>Residential - 5-12 Units Per 1 Acre            | LI<br>Light Industrial                          |



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ATTACHMENT E

December 16, 2025

# Black River Refuge

BLACK RIVER

CHARMONT LN SW

88TH AVE SW

93RD AVE SW

BURLINGTON NORTHERN (RAILBANK)

LITTLEROCK RD SW

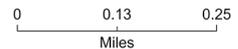
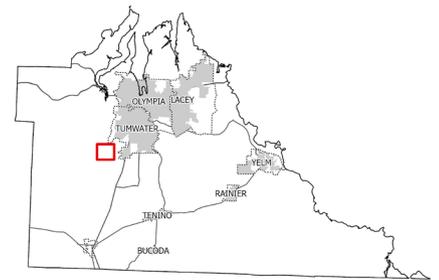
97TH CT SW

Amend the land use and associated zoning from Rural 1/20 to Rural Resource Industrial (RRI).

## Black Lake Quarry (Littlerock) Rezone Proposal

**Applicant:** Black Lake Quarry LLC  
**Amendment:** From Rural 1/20 to Rural Resource Industrial  
**Project Info:** +/-270 acres

-  Study Area
-  RRI - Rural Resource Industrial (Proposed Change from R 1/20)
-  NC - Neighborhood Convenience Commercial
-  R 1/10 - Rural 1/10
-  R 1/20 - Rural 1/20
-  RL1/2 - Residential LAMIRD 1/2
-  RRR1/5 - Rural Residential Resource 1/5
-  Parks



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December 16, 2025

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# Military Influence Area Overlay District

-  Military Influence Area Overlay\*
-  Military Coordination and Notice Area\*\*
-  Imaginary Surfaces\*\*
-  Joint Base Lewis-McChord
-  City Limits
-  Urban Growth Areas

\*This area is a proposed overlay to the Official Zoning Map for Thurston County, Washington  
 \*\*Military Influence Area Overlay Report, May 2019, SSMCP

