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# THURSTON COUNTY A-27 NONCONFORMING CODE UPDATE

PLANNING COMMISSION – APRIL 20, 2022



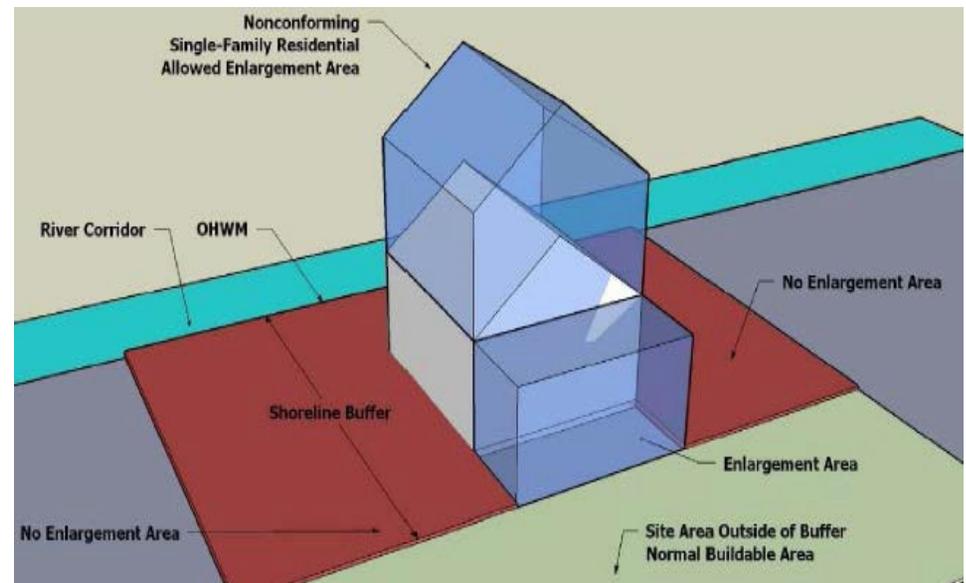
Critical Areas Ordinance Code Update:  
Existing Nonconforming Uses, Structures and Lots

## PROJECT OVERVIEW

- CAO Chapter 24.50 regulates existing nonconforming uses, structures and lots
- Majority of alterations / expansions currently trigger Hearings Examiner review via a Reasonable Use Exception
- Proposed amendments expand administrative review of small-scale projects and include revised definitions, updated references, and process improvement changes:
  - Clarify difference between alteration, expansion and replacement
  - Clearly define ‘related appurtenances’ and update definition for ‘impervious surface’
  - Expand administrative review of small-scale projects
  - Clearly identify when buffer mitigation and restoration plans are required
  - Update surety bond requirements to be consistent with TCC 24.70

## CONTINUING DISCUSSION

- Expected number of applications per year and cumulative impact
- Basis for exempting functionally disconnected buffers
- Allowances for vertical additions and deck, patio and porch enclosures
- Clarifying when nonconforming structures can be replaced
- Removing valuation from the definition of 'alteration'



## QUESTIONS?

### Project Page

Nonconforming Code Update

<https://www.thurstoncountywa.gov/planning/Pages/devcode.aspx>

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## MOTION

- *“Move to schedule a public hearing on May 18, 2022 for ‘Development Code Docket item A-27, Nonconforming Code Update,’ which amends the Thurston County Code, Chapters 24.03 and 24.50 related to existing nonconforming uses, structures and lots in the Critical Areas Ordinance.”*