



COUNTY COMMISSIONERS

Carolina Mejia-Barahona
District One
Gary Edwards
District Two
Tye Menser
District Three

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Joshua Cummings, Director

Creating Solutions for Our Future

MEMORANDUM

TO: Thurston County Planning Commission
FROM: Maya Teeple, Senior Planner
Ashley Arai, Agriculture Community Program Manager
DATE: August 2, 2023
SUBJECT: Work Session 6: Long-Term Agriculture Designation and Zoning Update

DECISION POINTS

This is work session 6 on the Long-Term Agriculture Designation and Zoning Update. On June 21, 2023 a public hearing was held. On July 5 and July 19, 2023, the Planning Commission provided direction on some decision points:

- No additional public hearing or comment period at this point, but ensure new people affected by any revised options are contacted early and before any Board review
- Clustering will be done at time of periodic comp plan update
- Exclude existing mines
- Revise co-designation policy to limit accessory mining uses to non-prime soils rather than require they be off LTA parcels
- Review Farmlands of Statewide Importance more thoroughly at time of periodic comp plan update
- Use refined soils list for map series
 - Exclude soils of a land capability classification 5 and below.
 - Exclude soils of a land capability classification 4w.
- Revise some agricultural designation criteria:
 - Require a parcel have 75% or more prime farmlands to be included.
 - Maintain a predominant parcel size of 20 acres.
 - Reduce the agricultural block size requirement to 40 acres.

Additional decision points for this meeting are:

- Recommendation on code changes to increase flexibility and clarify standards for agricultural operators?

- Exclude 4s soils, or exclude 4s soils if National Commodity Crop Productivity Index (NCCPI) productivity rating is below 0.5?

DRAFT MOTION FOR CONSIDERATION

A draft motion is available for consideration.

“Move to recommend approval of the agriculture zoning update and amendment to designation criteria as discussed by previous PC decision points. Further move to recommend approval of associated code changes to Chapters 20.03, 20.08A, 20.08G, and 20.54 to increase flexibility for agricultural operators, streamline permit processes, and clarify procedures.”

DRAFT FINDINGS FOR PLANNING COMMISSION CONSIDERATION

The following list of draft findings is for the Planning Commission to consider including in the final recommendation. Please bring additional findings to the August 2nd meeting.

1. This item was included on the 2022-2023 Comprehensive Plan Docket as Item # CPA-16.
2. This item was first docketed in 2020.
3. The Thurston County Planning Commission held a duly noticed public hearing on June 21, 2023, as required by Thurston County Code Chapter 2.05 Growth Management Public Participation.
4. The Planning Commission’s recommendation reflects consideration of significant written and oral public comment received and extensive review of the proposed amendment.
5. The Board of County Commissioners will hold an additional public hearing on agriculture zoning update to receive further input on any revised options.
6. Delay of review of the clustering concept until the time of the periodic comprehensive plan update will allow the county to review the concept holistically with required updates to the housing element and consider other concepts, like density bonuses.
7. Review of Farmlands of Statewide Importance until the time of the periodic comprehensive plan update will allow a thorough review and the county to consider other innovative options to protect agriculture beyond the Long-Term Agriculture designation and zoning.
8. Existing mines that are classified as “pits, gravel” may have soil surveys that predate use as a mining operation. Farmland soils are unlikely to be conserved properly onsite unless the reclamation plan is specific to agriculture.
9. Accessory uses to mining operations should be allowed to locate on the same property as a mining operation in the event of co-designated mineral and agricultural land. Underlying agricultural soils should be protected.
10. After extensive review of public comment and stakeholder group work, the Planning Commission finds that revision to some agricultural designation criteria, like the soils list,

percentage of a parcel that must have prime soils and agricultural block size criteria should be revised to consider alternatives in order to conserve the appropriate lands for agricultural lands of long-term commercial significance.

11. A refined soils list using land capability classification, land capability classification suffix, and productivity levels based on the National Commodity Crop Productivity Index (NCCPI) rating was used to inform the Planning Commission's decision on which soils should be protected as Long-Term Agriculture for long-term commercial significance. This refined soils list further excludes some prime farmland soil types based on severe limitations to agricultural production without intensive management and additional inputs.
12. The Planning Commission finds that zoning as long-term agriculture is one tool to protect agricultural lands for future us, and that other incentives and protections for farming are equally or more important, to include reducing regulatory burden, streamlining permit processes, reducing startup costs and permitting fees, increasing availability of processing and farm equipment, and more. While this docket item is narrow in scope and not intended to address all other tools that to support agricultural operations, it is important that the County continues to improve in other areas to support agriculture in order to maintain and enhance the local agricultural industry.

Commented [MT1]: Pending discussion August 2, 2023

ATTACHMENTS

Attachment A – Draft Recommendation Letter and Findings

Attachment B – Updated Agriculture Code Language



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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

August 2, 2023

Thurston County Board of commissioners
3000 Pacific Avenue SE, 100
Olympia WA 98501

Subject: Planning Commission Recommendation on Agriculture Zoning Update, a component of CPA-16 Community Driven Review of Agriculture

Thurston County is required under the Washington State Growth Management Act (RCW 36.70a.040) to designate agricultural lands and adopt development regulations to conserve these areas.

The Planning Commission reviewed this item over 6 work sessions and a public hearing on June 21, 2023. The Planning Commission received fifty-six (56) written comments regarding the Agriculture Zoning Update and twenty (20) oral comments at the hearing.

The Planning Commission made several decision points on the July 5, July 19, and August 2 meetings before producing a final recommendation. These decision points were made by a threshold vote, polling for a majority of Planning Commission votes to move forward. Some items received consensus, but not all.

1. No additional public hearing or comment period at Planning Commission level, but ensure new people affected by any revisions are contacted early before the Board's review.
2. Delay clustering concept until time of periodic comprehensive plan update.
3. Exclude existing mines based on USDA NRCS comment that existing mines are classified as "pits, gravel".
4. Revise policy language that determines where accessory uses can occur on co-designated lands.
5. Review Farmlands of Statewide Importance more thoroughly at the time of the periodic comprehensive plan update.
6. Use refined soils list for map series and agricultural designation.
 - Exclude soils of a land capability classification 5 and below.
 - Exclude soils of a land capability classification 4w.

- (pending) Exclude soils of a land capability classification 4s if productivity is below 0.5 on the National Commodity Crop Productivity Index (NCCPI) rating.
- 7. Revise designation criteria for agricultural lands of long-term commercial significance.
 - Require that properties include 75% or more prime soils using refined list to be included.
 - Maintain a predominant parcel size of 20 acres.
 - Reduce the agricultural block size to 40 acres.
- 8. (pending) Recommend approval of the code changes that increase flexibility for agricultural operators, streamline regulations, and clarify procedures.

The Planning Commission produced the following recommendation on August 2, 2023.

*recommendation
pending
8/2/2023
discussion*

“Move to recommend approval of the agriculture zoning update and amendment to designation criteria as discussed by previous PC decision points. Further move to recommend approval of associated code changes to Chapters 20.03, 20.08A, 20.08G, and 20.54 to increase flexibility for agricultural operators, streamline permit processes, and clarify procedures.”

The Planning Commission produces the following findings of fact.

1. This item was included on the 2022-2023 Comprehensive Plan Docket as Item # CPA-16.
2. This item was first docketed in 2020.
3. The Thurston County Planning Commission held a duly noticed public hearing on June 21, 2023, as required by Thurston County Code Chapter 2.05 Growth Management Public Participation.
4. The Planning Commission’s recommendation reflects consideration of significant written and oral public comment received and extensive review of the proposed amendment.
5. The Board of County Commissioners will hold an additional public hearing on agriculture zoning update to receive further input on any revised options.
6. Delay of review of the clustering concept until the time of the periodic comprehensive plan update will allow the county to review the concept holistically with required updates to the housing element and consider other concepts, like density bonuses.
7. Review of Farmlands of Statewide Importance until the time of the periodic comprehensive plan update will allow a thorough review and the county to consider other innovative options to protect agriculture beyond the Long-Term Agriculture designation and zoning.
8. Existing mines that are classified as “pits, gravel” may have soil surveys that predate use as a mining operation. Farmland soils are unlikely to be conserved properly onsite unless the reclamation plan is specific to agriculture.
9. Accessory uses to mining operations should be allowed to locate on the same property as a mining operation in the event of co-designated mineral and agricultural land. Underlying agricultural soils should be protected.
10. After extensive review of public comment and stakeholder group work, the Planning Commission finds that revision to some agricultural designation criteria, like the soils list, percentage of a parcel that must have prime soils and agricultural block size criteria

should be revised to consider alternatives in order to conserve the appropriate lands for agricultural lands of long-term commercial significance.

11. A refined soils list using land capability classification, land capability classification suffix, and productivity levels based on the National Commodity Crop Productivity Index (NCCPI) rating was used to inform the Planning Commission's decision on which soils should be protected as Long-Term Agriculture for long-term commercial significance. This refined soils list further excludes some prime farmland soil types based on severe limitations to agricultural production without intensive management and additional inputs.
12. The Planning Commission finds that zoning as long-term agriculture is one tool to protect agricultural lands for future us, and that other incentives and protections for farming are equally or more important, to include reducing regulatory burden, streamlining permit processes, reducing startup costs and permitting fees, increasing availability of processing and farm equipment, and more. While this docket item is narrow in scope and not intended to address all other tools that to support agricultural operations, it is important that the County continues to improve in other areas to support agriculture in order to maintain and enhance the local agricultural industry.

If you have any questions, please feel free to contact me.

Sincerely,

Eric Casino, Chair

Attachment B

OVERVIEW OF PROPOSED CHANGES				
Section	Chapter Name	Current Language	Proposed Update(s)	Reason for change
I	Chapter 20.03, Structure, Interpretations and Definitions	Some ag. definitions included in 20.03.	Add new and revise existing definitions for agricultural uses referenced in rural zoning districts.	<ul style="list-style-type: none"> • Provide further clarity for some existing definitions. • Define new ag. uses added to other Chapters. • Add definition for “ag. accessory use” to streamline other sections of code.
II	Chapter 20.08A, Long-Term Agriculture District (LTA)	<p>Allows for ag uses, ag accessory uses, single family homes, greenhouses, farm housing and farm stands.</p> <p>New non-residential structures often require Hearings Examiner review.</p>	<p>Include new ag. support uses: composting, services, production, horse boarding, slaughtering, aquaculture, fish processing and hatcheries, farm kitchen, and nurseries.</p> <p>List secondary uses permitted on non-prime soils, including crop production facility, supply sales, biochar facility, home-based industries, nursery and greenhouse retail, renewable energy facilities, and stockyards.</p> <p>Allow administrative review for new non-residential structures under 20,000 square feet.</p>	<ul style="list-style-type: none"> • Add new permitted and secondary uses to improve flexibility for agricultural operators and support long-term economic viability of agricultural sector • Clarify development standards to allow for administrative review
III	Chapter 20.08G, Agritourism Overlay District (AOD)		Repeal and replace chapter.	<ul style="list-style-type: none"> • Clarified list of permitted uses • Clearer and more objective development standards •

<p>IV</p>	<p>Chapter 20.54, Special Uses</p>	<p>Current special uses allowed in LTA include: commercial composting, family day care, farm housing, farm stands, greenhouses (retail), home-based industry, home occ, major energy generators, mineral extraction, public utilities, temporary sawmills, temporary uses, WCF.</p>	<p>Removes two current special uses from special use permit process to an allowed use in LTA: retail greenhouses and home-based industries. No other changes to current special uses.</p> <p>Adds new special uses in LTA zoning including feed lots, forest management activities, kennels, riding arenas, sawmills, and commercial smokehouses.</p>	<ul style="list-style-type: none"> • New uses added to support long term economic viability for agricultural sector, consistent with other counties ag zones • Two uses moved from special use permit process to allowed use under LTA zoning district
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Deleted Text:

~~Strikethrough~~

Proposed Changes:

Underlined

Staff Comments:

Italics

Unaffected Omitted Text

...

The proposed amendments contained herein are included on the 2022-2023 Official Comprehensive Plan Docket as Item CPA-16. Comprehensive Plan Docket Item CPA-16 is a legislative proposal to update policies, programs, and related regulations to support agriculture. Specifically, this code package is being reviewed with one component of CPA-16: the Agriculture Zoning Update. This proposal is comprised of one (1) chapter that would be repealed and replaced and three (3) chapters that would be amended.

I. Thurston County Code Chapter 20.03 TCC (STRUCTURE, INTERPRETATIONS AND DEFINITIONS) shall be amended to read as follows to include new and revised definitions for agricultural uses:

Chapter 20.03 – STRUCTURE, INTERPRETATIONS AND DEFINITIONS

20.03.040 – Definitions

The following definitions shall be used in the interpretation and administration of this title. The definition of various terms as presented in this section does not necessarily represent the same definitions as may be found for the same terms in other chapters of the Thurston County Code.

...

2.7 “Agricultural accessory use” means a use that shall predominantly serve the principal use of the farm, but may also serve other farms. It shall be considered accessory to an agricultural use if it is located on either the same lot or other lots that collectively or in singular comprise a principal use of a farm or farm held or leased by a farm manager or their immediate family.

2.7.3 "Agricultural composting" means on farm composting of agricultural waste resulting from the production of farm or agricultural products, including but not limited to, wastes from the raising or growing of plants or animals, manure and animal bedding, and feedstock that contributes to the microbial degradation of organic agricultural wastes and the production of a nuisance-free finished product. Natural materials from land clearing activity are permitted feed stocks. Feed stocks used in agricultural composting shall not include wood pieces or particles containing paint, laminates, bonding agents or chemical preservatives such as creosote, pentachlorophenol, or copper-chrome-arsenate.

2.7.6 “Agricultural crop production facility” means the primary processing, packaging, and storage of agricultural products. Examples include fruit and vegetable packing and shipment plants, warehouses, fruit and vegetable cold storage plants, and other uses involved in the harvesting and primary processing of locally grown agricultural products.

2.8 "Agricultural home stay" means a farm or farmhouse that has eight or fewer guest accommodations such as standalone structures, tree houses, and campsites. The agricultural home stay must be located on and be a part of a farm that produces agricultural products as a primary source of income. Meals and light foods or snacks may be served to registered guests of an agricultural home stay at any time. The maximum length of stay shall be thirty days per visit and the maximum number of overnight guests per day shall be limited to sixteen. ~~means a farm or farm house that has eight or fewer guestrooms. The agricultural home stay must be located on and be a part of a farm that produces agricultural products as a primary source of income. Meals and light foods or snacks may be served to registered guests of an agricultural home stay at any time.~~

2.9 "Agricultural land" means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees, timber and forest products, finish in upland

hatcheries, agroforestry products, aquaculture, or livestock, and that has long-term commercial significance for agricultural production.

2.9.3 "Agricultural product" means those plants and animals useful to humans and includes, but is not limited to, forages and sod crops, dairy and dairy products, poultry and poultry products, livestock, including breeding, grazing, and recreational equine use, fruits, vegetables, flowers, seeds, grasses, trees, freshwater fish and fish products, apiaries, equine and other similar products, or any other products which incorporates the use of food, feed, fiber, or fur.

2.9.5 "Agricultural services" means uses that support the agricultural industry and operate primarily outside an office setting. Typical uses include soil preparation and soil testing services, farm and farm labor management services, blacksmithing, farriers, landscape and crop fertilizing services, livestock veterinary services, and other commercial services which typically provide the personnel and equipment necessary to maintain agricultural productivity.

2.9.7 "Agricultural supply sales" means retail storage and sale of feed, grain, fertilizers, and small farming equipment sales, service, and repair. Accessory uses may also include retail sales of fencing, small domestic pets and livestock, and livestock and pet supplies and equipment.

~~3. "Agriculture" means the use of a tract of land for (a) the tilling of the soil; (b) the raising, harvesting and processing of crops or plant growth of any kind, including forest practices; (c) pasturage; (d) horticulture including wholesale greenhouses; (e) dairying; (f) raising of poultry and livestock; (g) shellfish or fish farming, including finfish in upland hatcheries; or (h) raising, harvesting and processing of clams, oysters and mussels.~~ means the current employment of land for the primary purpose of obtaining a profit by raising, harvesting and selling crops or the feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. An individual agricultural use on a farm shall have its maximum square footage measured separately, one use to another. Agriculture includes:

- a. preparation, storage and disposal by marketing or otherwise of the products or by-products raised on such land for human or animal use.
- b. current employment of land for the primary purpose of obtaining a profit by stabling or training equines including but not limited to providing riding lessons, training clinics, and boarding.
- c. on-site construction and maintenance of equipment and facilities used for the activities described in this definition.

...

3.3 "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.

~~Uses permitted within the AOD include, but are not limited to agricultural home stays, farm kitchens and bakeries, educational and interpretive seminars, you pick operations (Christmas trees, pumpkin patches, berry picking etc.), day tours, cooking and food preservation classes, elder hostels, petting zoos, horseback riding, zip lines/aerial rope slide courses, photography, nature watching, temporary gatherings, farm weddings and festivals, country inns, small scale wineries, craft distilleries and micro breweries. Non-listed agritourism uses within the AOD are subject to the standards of Chapter 20.08G TCC, unless such uses are specifically exempt from Thurston County review and approval.~~

...

3.4 “Animal Production, Boarding, and Slaughtering” means commercial raising or boarding of animals or production of animal products, such as eggs or dairy products produced on-site, but excluding the slaughtering and processing of animals unless conducted in a mobile slaughter unit which is operated in accordance with local, state and federal regulations. Examples include grazing, ranching, dairy farming, commercial stables, and breeding programs.

3.4.5 “Aquaculture, Fish Processing, and Hatcheries” means the raising, production and processing or sales of finfish, shellfish, or other aquatic or marine animal or plant species.

...

14.5 "Buildings housing animals" means buildings and enclosed areas, such as stables, kennels, catteries, hen houses, barns or other structures or paddocks, that are designed or used to house animals. “Buildings housing animals” shall not include pastures for rotational grazing.

...

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.

...

46.2.5 “Farm” means the land and structures used, or capable of being used, for the raising, harvesting or distribution of agricultural products, without regard to whether such lands and structures are contiguous, adjacent, or non-adjacent, provided that such property or properties are under a single ownership, lease agreement, or management agreement. A "farm" is defined as a tract of land cultivated for the purpose of agricultural production devoted to the raising of crops and/or domestic animals and where the farmer or farm family participates in the day-to-day labor and management of the farm, and owns or leases its productive assets.

46.2.6 “Farm Kitchen” means a building or portion of a building on a farm used or designated to be used for the baking, cooking or preparation of food for distribution, sale and consumption of agricultural products on or off the farm site, provided that at least one ingredient is grown in Thurston County and the kitchen contains any two of the following: a kitchen-type sink, refrigerator, range, or 220 H2 outlet.

...

51.5 "Forest practice" means any activity conducted on or directly pertaining to forest land and relating to growing, harvesting or processing timber, including but not limited to:

- a. Road and trail construction;
- b. Harvesting, final and intermediate;
- c. Precommercial thinning;
- d. Reforestation;
- e. Fertilization;
- f. Prevention and suppression of diseases and insects;
- g. Salvage of trees;
- h. Brush control;
- i. Scientific research related to forest lands management; and
- j. Agroforestry, silviculture, and the gathering of forest products (e.g., bark, berries, nuts and mushrooms).

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

...

86.2 Mobile Slaughter Unit means a self-contained slaughter and meat processing facility that meets local, state and federal operating standards that can travel from site to site or be located at an aggregate site.

...

~~115. "Riding stable, arena, academy" means premises where six or more horses are kept for rental purposes, or where six or more horses are used at any one time for prearranged events, such as training classes, exhibitions or shows, five or more times per year. This shall not include stable facilities used solely for boarding or breeding of horses. "Riding arena and event facility" means a facility where equine training clinics, rodeos, or shows are hosted with six or more off-site horses participating in the event. This shall not include stable facilities or arenas used solely for providing riding lessons, horse training, or breeding of horses.~~

127.2 "Slaughter house" means a permanent structure or establishment designed to accommodate the confinement and slaughtering of live animals in accordance with local, state and federal regulations. This includes the assembly, cutting, and packing of meats from carcasses but excludes temporary, mobile or other on-farm systems for dispatching animals.

...

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

II. Thurston County Code Chapter 20.08A (LONG-TERM AGRICULTURE DISTRICT) shall be amended to read as follows:

Chapter 20.08A LONG-TERM AGRICULTURE DISTRICT (LTA)

20.08A.010 Purpose.

It is intended that agriculture be the primary use in this district and that other uses be sited so as to minimize their impact on, or conflicts with, surrounding agricultural uses. This district is not intended to preclude farming in other areas of the county. The purpose of this district is to:

1. Conserve agricultural lands of long-term commercial significance used for the production of crops, livestock, or other agricultural products;
2. Protect agricultural lands from incompatible development;
3. Encourage the continued economic viability of agriculture;
4. Encourage property owners to maintain property in agriculture uses; and
5. Promote and protect agriculture and its dependent rural community through the enhancement, protection, and perpetuation of the ability of the private sector to produce food and fiber.

(Ord. 11398 § 3 (part), 1997; Ord. 10398 § 3 (part), 1993)

20.08A.020 Primary uses.

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

1. Agriculture.
2. Agricultural Accessory Uses.
3. Agricultural Composting.
4. Agricultural Services.
5. Animal Production, Boarding, and Slaughtering.
6. Aquaculture, Fish Processing, and Hatcheries.
7. Farm housing accessory to a farm residence to accommodate agricultural workers and their families employed on the premises, as provided:
 - a. For legal lots between five and 19.99 acres in size, as of the effective date of this chapter, one farm housing unit is permitted.
 - b. For legal lots between twenty and 39.99 acres in size, two farm housing units are permitted.
 - c. For legal lots between forty and 59.99 acres in size, three farm housing units are permitted.
 - d. For legal lots between sixty and 79.99 acres in size, four farm housing units are permitted.
 - e. For legal lots eighty acres or larger in size, additional farm housing units are permitted based on the same formula, subject to approval of a special use permit.

f. These housing units may only be leased, sold or subdivided subject to the density provision of Section 20.08A.040(1); otherwise, the maximum density provisions of Section 20.08A.020(5)(a) through (e) apply to farm housing units.

g. The sewage disposal and water supply shall be approved by the environmental health department.

8. Farm Kitchen.
 9. Farm Stand not exceeding two hundred square feet in size
 10. Forest Practices.
 11. Mobile Slaughter Unit
 12. Nurseries/Greenhouses Wholesale.
 13. Single-family and farm residences, in accordance with Sections 20.08A.035, 20.08A.040, and 20.08.045 (limited to one primary residential structure per lot, not including farm housing).
- ~~1. Agriculture, including forest practices;~~
 - ~~2. Single family and farm residences, in accordance with Sections 20.08A.035, 20.08A.040, and 20.08.045 (limited to one primary residential structure per lot, not including farm housing);~~
 - ~~3. Greenhouses — wholesale;~~
 - ~~4. Accessory uses and structures including, but not limited to, a farm residence, barns, garages, storage buildings for crops, feed and equipment sheds, nurseries, shipping, receiving and handling facilities, and retail facilities for the sale of agricultural products primarily produced on the premises and related products;~~
 - ~~4.5 Farm stands for retail sale of agricultural products grown in the Pacific Northwest are permitted as a matter of right, i.e. no land use approval is required, provided the farm stand is a membranous structure (e.g. tent or canopy), does not exceed four hundred square feet if enclosed on one or more sides, or seven hundred square feet if open on all sides and meets the standards contained in Section 20.54.070(11.7)(a). The stand may not be in place for more than six months out of the year. Wood or metal framed structures meeting all applicable Building Code requirements and the standards contained in this section may operate year around.~~
 - ~~4.6 On site advertising signs of no more than four square feet meeting the standards of TCC Section 20.40.035 are exempt from Thurston County review and approval. Larger signs are permitted pursuant to Chapter 20.40 TCC and may require a building permit.~~
 - ~~5. Farm housing accessory to a farm residence to accommodate agricultural workers and their families employed on the premises, as provided:
 - ~~a. For legal lots between five and 19.99 acres in size, as of the effective date of this chapter, one farm housing unit is permitted.~~
 - ~~b. For legal lots between twenty and 39.99 acres in size, two farm housing units are permitted.~~~~

- ~~e. For legal lots between forty and 59.99 acres in size, three farm housing units are permitted.~~
- ~~d. For legal lots between sixty and 79.99 acres in size, four farm housing units are permitted.~~
- ~~e. For legal lots eighty acres or larger in size, additional farm housing units are permitted based on the same formula, subject to approval of a special use permit.~~
- ~~f. These housing units may only be leased, sold or subdivided subject to the density provision of Section 20.08A.040(1); otherwise, the maximum density provisions of Section 20.08A.020(5)(a) through (e) apply to farm housing units.~~
- ~~g. The sewage disposal and water supply shall be approved by the environmental health department.~~

(Ord. 11804 § 42, 1998; Ord. 11398 § 3 (part), 1998; Ord. 10398 § 3 (part), 1993)

(Ord. No. 14678, § 2, 11-15-2011; Ord. No. 14773, § 7(Att. F), 7-24-2012)

20.08A.022 Secondary uses.

Subject to the provisions of this title, the following uses are permitted on lands with nonprime farmland soils. Up to one acre of prime farmland soils can be converted to accommodate a secondary use if nonprime farmland soils are not present on the property or cannot be readily accessed without adversely impacting the primary agricultural use.

1. Agricultural Crop Production Facility.
2. Agricultural Supply Sales.
3. Biochar Production Facility, Commercial.
4. Home-Based Industry in accordance with the special use specific standards set forth in Section 20.54.070(15)
5. Nurseries/Greenhouses Retail.
6. Renewable Energy Facilities.
7. Stockyard.

20.08A.025 Special uses.

1. Special uses shall only be permitted on nonprime farmland soils, ~~unless the applicant demonstrates that the proposed use cannot be accommodated on such soils.~~ Up to one acre of prime farmland soils can be converted to accommodate a secondary use if nonprime farmland soils are not present on the property or cannot be readily accessed without adversely impacting the primary agricultural use.

2. See Chapter 20.54 for special uses permitted in this district.

(Ord. 11398 § 3 (part), 1997; Ord. 10398 § 3 (part), 1993)

20.08A.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.

(Ord. 11804 § 43, 1998; Ord. 11398 § (part), 1997; Ord. 10595 § 10, 1994; Ord. 10398 § 3 (part), 1993)

(Ord. No. 14773, § 10(Att. I), 7-24-2012)

20.08A.035 Subdivision standards.

Any division of land within this district shall comply with the following requirements:

1. The director or hearing examiner shall find that the proposed subdivision meets the purpose and intent of the long-term agriculture district as a prerequisite to approval.
2. Land may be subdivided for agricultural uses, subject to the following requirements:
 - a. Only primary and secondary uses are permitted on lots created pursuant to this section as long as the lots are within this district.
 - b. Minimum lot size is twenty acres for a farm residence; with no dwelling unit, minimum lot size is five acres.
 - c. All divisions of land approved pursuant to this section shall contain a notice of the restriction described in Section 20.08A.035(2)(a) and (b).
3. Land may be subdivided for nonagricultural uses subject to the following requirements:
 - a. The subdivision shall meet the standards established in Chapter 20.30A, Planned Rural Residential Development, to the extent consistent with this

chapter. Where the requirements in Chapter 20.30A conflict with the requirements of this chapter, the more restrictive standards shall apply.

- b. There shall be no minimum lot size for nonagricultural-use lots. The lot size must meet the requirements of the Thurston County Sanitary Code to safely accommodate an approved water supply and on-site sewage disposal system, including space for a reserve drainfield.

(Ord. 11398 § 3 (part), 1997; Ord. 10398 § 3 (part), 1993)

(Ord. No. 14773, § 10(Att. I), 7-24-2012)

20.08A.040 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, new uses are established, and new buildings are constructed:

1. Building Type and Size:

- a. New non-residential uses in structure(s) that include less than 20,000 square feet shall be subject to an Administrative Site Plan Review process (Section 20.60 TCC).
- b. New non-residential uses in structure(s) that include more than 20,000 square feet shall be subject to a Special Use Permit process (Section 20.54 TCC).
- c. New non-residential uses may be located within an existing, nonconforming structure that does not meet the minimum lot size or setback requirements if the director determines the use and all related appurtenances can be accommodated on site.

~~12.~~ Maximum Building Height: thirty-five feet

~~23.~~ Minimum Yard Requirements:

a. Single-Family Residential.

- i. Front yard—see Chapter 20.07;
- ii. Side yard—fifteen feet;
- iii. Rear yard—twenty-five feet;

b. Single-family residential on lots created in accordance with the planned rural residential development chapter: see Chapter 20.30A,

c. All other commercial, industrial and non-residential structures: see Chapters 20.07 and 20.54. ~~All other structures: see Chapters 20.54 and 20.07~~

~~34.~~ Maximum Coverage by Hard Surfaces. Maximum hard surface coverage for new development in this district is as follows (also see Chapter 20.07):

- a. Lots one and one-half acres or greater: Fifteen percent.

-
- b. Lots less than one and one-half acres: Sixty percent or ten thousand square feet, whichever is less.

(Ord. 11398 § 3 (part), 1997; Ord. 10398 § 3 (part), 1993)

(Ord. No. 14773, § 7(Att. F), 7-24-2012; Ord. No. 15355, 1(Att. A, § P), 10-18-2016)

20.08A.045 Density.

1. The maximum density shall not exceed one unit per twenty acres. For farm housing, see Section 20.08A.020(5); 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, as amended, from the area of the parcel and, then applying the allowed zoning density in Section 20.08A.045(1).

(Ord. No. 14773, § 7(Att. F), 7-24-2012)

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 20.34, 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; and
7. Chapter 20.54, Special Use.

(Ord. 11398 § 3 (part), 1997; Ord. 10398 § 3 (part), 1993)

III. Thurston County Code Chapter 20.08G (AGRITOURISM OVERLAY DISTRICT (AOD)) shall be repealed and replaced, to read as follows:

Chapter 20.08G AGRITOURISM OVERLAY DISTRICT (AOD)

20.08G.010 Purpose statement.

The purpose of the agritourism overlay district (AOD) is:

1. To preserve working lands and support the agricultural industry of Thurston County as a viable economic activity.
2. To discourage the conversion of lands used for agriculture to other incompatible uses by supporting agricultural viability and economic activity.
3. To provide clear legislative authority for agricultural landowners to launch agritourism activities in specific rural areas of Thurston County to supplement their income, educate visitors about their way of life, and share their agricultural heritage with others.
4. To protect and promote agriculture as an important component of the Thurston County economy.
4. To implement the goals and objectives of the Thurston County Comprehensive Plan, which recognizes the economic, environmental, and cultural benefits of our agricultural and working lands.
5. To empower farmers and other rural landowners to start new, entrepreneurial endeavors that augment, and highlight the importance of local agriculture.
6. To entice visitors to rural Thurston County to see and experience the value of local agricultural lands to our culture, economy, landscape, and local food supply.
7. To boost agricultural commerce in rural Thurston County by establishing a broad overlay district that reduces barriers and inconsistencies among the base zoning districts, while maintaining and promoting the high quality of the environment and the economy in rural

(Ord. No. 14725, § 2(Att. B), 3-13-2012)

20.08G.015 - Conflicts with other regulations.

If a specific AOD standard or regulation conflicts with other specific development standards in the Thurston County Zoning Ordinance (Title 20 TCC), the AOD rules and standards shall apply. Additionally, if any section, subsection, sentence, clause, phrase or other portion of this ordinance 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.

(Ord. No. 14725, § 2(Att. B), 3-13-2012)

20.08G.020 General AOD use standards.

General use standards for all AOD uses identified in this chapter shall be as follows:

1. Rural theme. AOD uses shall incorporate a rural theme in terms of building style and design. This means that AOD uses involving new structures shall complement or enhance, rather than detract from the rural environment.
2. Agricultural use protections. New AOD uses shall be located, designed, and operated so as not to interfere with normal agricultural practices on and off-site. Where feasible, AOD uses shall be located on lands with non-prime farmland soils.
3. Compliance with other standards. AOD uses shall comply with all other applicable county regulations, including but not limited to health, land use, environmental, building/construction, and public works requirements and standards, as well as any applicable state and federal requirements.
4. Design standards. Unless otherwise authorized by this Chapter, impervious surface coverage, building height and building setback standards for AOD uses shall be the same as the underlying zoning district.
5. Parking, landscaping, and signage standards. Unless otherwise authorized by this Chapter, all AOD uses shall provide parking and loading, landscaping and screening, signs and lighting in accordance with Chapters 20.40, 20.44, and 20.45 TCC.
7. Noise standards. All AOD uses generating noise detectible off-site shall observe Chapter 10.36 TCC, Public Disturbance Noise.

(Ord. No. 14725, § 2(Att. B), 3-13-2012)

20.08G.030 Exempt AOD uses.

Exempt AOD uses are those uses permitted as a matter of right under this chapter subject to the use standards contained in Section 20.08G.020 and any other local, state, or federal permit requirements. Exempt AOD uses are limited to the following except as otherwise authorized by the Director:

1. An accessory commercial or retail use offering direct sale of agricultural products grown and/or produced on-site involving two hundred or less square feet of floor area, subject to all other applicable local, state, and federal requirements. This shall include, but not be limited to roadside farmstands, cottage food operations, and farm bakeries.
2. Manned and unmanned you-pick operations, including, but not limited to vegetable and berry picking, pumpkin patches, and similar uses.
3. Christmas tree sales.
4. Hayrides/sleigh rides.

5. Farm tours and agricultural clinics, seminars or classes, organized group activities such as nature watching or star gazing with no permanent overnight accommodations.
6. Farmers markets operating under the guidelines of the Washington State Farmers Market Association as amended, where no permanent structures are involved.
7. Agricultural home stays where no permanent structures are involved.
8. Activities and uses defined as nature tourism, geo-tourism, culinary tourism, art tourism, or eco-tourism, where no permanent structures are involved. This shall include, but not be limited to activities such as photography classes, art exhibits, archery ranges, guided fishing, and hunting.
9. Agriculturally related experiences occurring on a farm where no structure is involved. This shall include, but not be limited to corn/crop mazes, hay bale sculptures, and similar crop art installations, animal feeding, petting zoos, archery ranges, fee fishing, and similar low-intensity activities.
10. Short-term, agritourism events including, but not limited to food and wine festivals, art shows, weddings and similar temporary gatherings are permitted subject to the Special Use requirements of TCC Section 20.54.070, subsection 41.5(d). Short-term agritourism events shall be allowed up to twenty-one days per year and shall be limited to three consecutive days per event, with a minimum of seven days between events unless otherwise approved by the Director. For temporary events lasting two or more days with an expected daily attendance exceeding two hundred individuals, the on-site manager or owner shall notify all adjacent neighbors bordering the subject property in writing of the date, time, duration, and description of the event. Notification shall occur at least five business days prior to the beginning of the event.

(Ord. No. 14725, § 2(Att. B), 3-13-2012)

20.08G.040 Permitted uses and siting standards.

The following AOD uses are permitted subject to the development standards contained in Section 20.08G.020 and the requirements provided in this Section.

1. Permitted Uses – General Siting Standards.
 - a. Establishment of any permitted use provided for in this section shall be subject to an Administrative Site Plan Review process (Section 20.60 TCC).
 - b. Any proposal to increase the allowable square footage of a permitted use provided for in this Section shall be subject to a Special Use Permit process (Section 20.54 TCC).
 - c. Permitted uses may be located within an existing, nonconforming structure that does not meet the square footage or setback requirements of the underlying zoning district if the director determines the use and all related appurtenances can be accommodated on site and are compatible with the rural theme of surrounding development.

- d. Permitted uses shall be limited to lands with non-prime farmland soils. Up to one acre of prime farmland soils can be converted for a permitted use if non-prime farmland soils are not present on the property or cannot be readily accessed without adversely impacting a primary agricultural use.
 - e. New structures and parking areas shall be located to minimize adverse impacts to adjacent residential uses. In addition to the standards set forth in Chapter 20.44 TCC, parking areas shall be set back a minimum of twenty-five feet from external property lines and landscaped to soften the visual appearance from adjacent residential uses and public rights-of-way.
2. Permitted Uses - Specific Siting Standards
- a. Farmers markets operating under the guidelines of the Washington State Farmers Market Association as amended, where one or more permanent structures are involved totaling less than 8,000 square feet.
 - b. Accessory nonagricultural commercial or retail uses involving a building or structure greater than 200 square feet and less than 1,600 square feet in size where the primary use of the property is agriculture.
 - c. Small scale wineries, microbreweries, cider mills, craft distilleries, and similar small scale craft beverage production facilities less than 8,000 square feet in size, including any associated tasting room and retail space.
 - d. Country inns less than 8,000 square feet in size located a minimum of 100 feet from all property lines. Country inns shall be accessed from a paved road, located a minimum of one-half mile from a county arterial or collector, and spaced a minimum of one air mile from another country inn or neighborhood convenience use.
 - e. Agricultural home stays where the size of individual guest accommodations shall be limited to six hundred square feet of area, totaling no more than 2,400 square feet for the entire project site.
 - f. Activities and uses defined as nature tourism, geo-tourism, culinary tourism, art tourism or eco-tourism, where there are one or more permanent structures involved totaling less than 8,000 square feet.

(Ord. No. 14725, § 2(Att. B), 3-13-2012; Ord. No. 14985, §§ 2—4(Att. A), 1-28-2014)

IV. Thurston County Code Chapter 20.54 (SPECIAL USE) shall be amended to read as follows:

Chapter 20.54 SPECIAL USE*

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—6/1	R 4—16/1	LI	RRI	PI	NC	RCC	AC	HC	SL ¹	MGSA ²	LTA	NA	LTF	PP	MR	AOD	MEI	
1.	Academic schools*	X	X	X	X	X	X	X	X	X	X									X								
1. 5	Agritourism (see 20.08G TCC)																										X	
2.	Airfields and landing strips*	A/ X	A/ X	A/ X	A/ X		A/ X																					
3.	Animal/bone black, rendering, bone distillations											X																
3. 1	Asphalt production (outside of a gravel mine)**			X								X	X												X			
3. 1	Asphalt production (with a gravel mine)		X	X	X							X	X												X			
3. 5	Athletic facilities	X	X	X	X	X	X	X	X	X	X																	
4.	Boat launch	X	X	X	X	X	X	X	X	X	X									X			X					
5.	Camp or recreation ground	X	X	X																			X					X
6.	Cemeteries			X	X		X	X	X	X	X																	
7.	Churches	X	X	X	X	X	X	X	X	X	X									X								X
8.	Community	X	X	X	X	X	X	X	X	X	X									X								

	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—6/1	R 4—16/1	LI	RRI	PI	NC	RCC	AC	HC	SL ¹	MGSA ²	LTA	NA	LTF	PP	MR	AOD	MEI
	center/community club																										
9.3	Commercial Composting facilities	X	X	X	X							X	X								X	X	X				X
9.5	Country inns	X	X	X	X		X	X	X																		
10.	Day-care center	X	X	X	X	X	X	X	X	X	X					X	X	X		X							
11.	Drive-in theaters																	X									
11.4	Family day care provider	A	A	A	A	A	A	A	A	A	A				A	A	A	A		A	A	A	A				
11.5	Farm housing (five or more units)	X	X	X		X															X						
11.7	Farm stands (retail)	A/ X									A/ X	A/ X	A/ X	A/ X													
12.	Feed lots	X	X	X	X		X	X													X						
12.2	Forest management activities	X	X	X																	X						X
12.5	Garages																		X								
13.	Golf facilities	X	X	X	X		X	X	X	X	X																X
14.	Greenhouses—retail	X	X	X	X	X	X	X	X	X	X										X						A/ X
14.5	Greenhouses—wholesale	A	A			X																X					X
15.	Home-based industry	X	X	X	X	X	X	X	X											X	X	X					
16.	Home occupations	A	A	A	A	A	A	A	A	A	A									A	A	A	A				

	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—6/1	R 4—16/1	LI	RRI	PI	NC	RCC	AC	HC	SL ¹	MGSA ²	LTA	NA	LTF	PP	MR	AOD	MEI
17	Hospitals									X	X						X	X									X
17.5	Jails*			X	X							X		X		X	X										
18	Junk yards			X	X		X					X	X				X										
18.5	Juvenile detention facilities*			X	X							X		X		X											
19	Kennels—11 + dogs	X	X	X	X		X	X												X	X						
20	Major energy trans./generators*	X	X	X	X	X	X	X	X	X	X					X	X	X			X		X		X		
21	Mineral extraction	X	X	X	X		X	X				X	X			X					X	X	X		X		
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	X		X	X	X	X	X						X										
22	Neighborhood convenience commercial			X	X	X	X	X	X	X	X																
23	Nonprofit handicapped workshop	X	X	X	X	X	X	X	X	X	X																
23.5	Nonresidential use in rural area (expansion)	X	X	X	X	X	X																				

	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—6/1	R 4—16/1	LI	RRI	PI	NC	RCC	AC	HC	SL ¹	MGSA ²	LTA	NA	LTF	PP	MR	AOD	MEI
24	Nursing/convalescent home*	X	X		X	X	X	X	X	X	X																
25	Off-site treatment and storage facility*												X		X												
25.5	Parks, trails and preserves (public) ³	X	X	X	X	X	X	X	X	X	X		X		X					X			X	X ₃	X		
26	Petroleum products/processing storage											X															
27	Plastics, paints, commercial, chemical—manufacture											X															
27.5	Prison/prerelease*	X	X	X	X																		X				
29	Public facilities (not schools)*		X	X	X	X	X	X	X	X	X		X		X					X			X	X	X		
30	Public utilities*	X	X	X	X	X	X	X	X	X	X				X					X	X	X	X		X		X
32	Railroad rights-of-way*	X	X	X	X	X	X	X	X	X	X						X			X					X		
32.5	Recycling processing centers	X	X	X	X								X														
33	RV/boat storage—com.	X	X	X	X	X	X	X																			
34	Residential care facilities*			X	X	X	X	X	X	X	X																
34.3	Resorts and retreat facilities			X																							
35	Riding arena/event facility/stables/arenas/academies	X	X	X	X		X	X													X						X

	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—6/1	R 4—16/1	LI	RRI	PI	NC	RCC	AC	HC	SL ¹	MGSA ²	LTA	NA	LTF	PP	MR	AOD	MEI
36	Rifle/pistol/archery ranges	X	X	X	X		X	X												X							
37	Sawmills, lumber/planing mills, molding plants											X									X		X				
38	Sawmills—large																						X				
39	Sawmills—temporary on-site	X	X	X	X	X	X	X													X						X
39	Secure Community Transition Facilities*	X	X	X	X							X	X	X		X	X						X		X		X
40	Slaughterhouses											X	X														
40	Smokehouse, commercial	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														
41	Temporary uses	A/ X	A/ X	A/ X	A/ X	A/ X	A/ X	A/ X	A/ X		A/ X	A/ X	A/ X					A/ X									
42	Travel trailer parks/commercial campgrounds	X	X	X	X		X																				
43	Veterinary clinics	X	X	X	X	X	X	X		X																	X
44	Wireless communication facilities (WCFs)—attached or co-located	A/ X		A/ X		A/ X	A/ X	A/ X	A/ X	A/ X	A/ X			A/ X	A/ X	A/ X	A/ X			A/ X	A/ X						
44	WCFs/antenna support structures—remote freestanding*																					A/ X			A/ X		
44	(WCFs)/antenna	X	X	X	X	X	X	X		X		X	X	X	X	X	X			X	X	X	X			X	X

	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—6/1	R 4—16/1	LI	RRI	PI	NC	RCC	AC	HC	SL ¹	MGSA ²	LTA	NA	LTF	PP	MR	AOD	MEI	
.6	support structures-freestanding*																											
45	Work release*	X	X	X									X															

X = Special use permit (approval authority is hearing examiner)

A = Administrative special use permit (approval authority is staff)

1 = Summit Lake overlay zone, Chapter 20.30

2 = Except as prohibited or limited in Chapter 20.23

3 = Applies to uses related to public parks, trails and preserves and not otherwise permitted in Chapter 20.08E

* May qualify as an essential public facility; refer to TCC 20.54.065

** = Asphalt batch plants are allowed in these zones only when they have an asphalt plant special use permit.

20.54.070 Use—Specific standards.

The following standards apply to specific special uses and are in addition to those established in other sections of this chapter. The zoning districts in which a special use is authorized are identified in Table 1.

...

9.3 Commercial Composting Facilities.

- a. Purpose. To allow facilities which import, process, package, and distribute products derived from composting yard wastes, other biosolids, and organic waste;
- b. Standards.
 - 1. Minimum lot size—twenty acres,
 - 2. Maximum building site coverage—ten percent,
 - 3. Minimum structural setback—one hundred feet from property line,
 - 4. Direct access to the operation shall be from a collector or arterial road,
 - 5. The entire composting operation must be conducted under a roof,
 - 6. The operation shall be effectively screened from view by using a solid screen six feet high. Screening may include fences, walls, vegetation, berms with vegetation, combinations of these, or other methods, all of which must provide a permanent solid screen barrier to prohibit visibility from rights-of-way and adjacent and nearby properties. Vegetation used for screening must be of sizes, types, numbers, and siting adequate to achieve one hundred percent opacity within three years. All vegetation used for screening shall be maintained in a healthy condition. Vegetation used for screening that dies shall be replaced within six months. Fences and walls over six feet high require a building permit,
 - 7. The operation shall meet all state noise and air quality control standards,
 - 8. The operation shall obtain and maintain a solid waste permit from Thurston County environmental health.

...

35. ~~Riding Stables, Arenas or Academies~~ Riding Arena and Event Facility.

- a. A lot area of not less than ten acres shall be required.
- b. Visual screening, increased setback, increased lot size, appropriate manure management, and other conditions may be required taking into account safety, noise, and odor factors.
- c. If the facility is to contain food service facilities or is intended to be used for exhibitions or shows, additional parking shall be provided as required.