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# THURSTON COUNTY LOW IMPACT DEVELOPMENT (LID)

STORM & SURFACE WATER ADVISORY BOARD – NOVEMBER 18, 2021



Low Impact Development (LID) Code Amendment

## A-7: LOW IMPACT DEVELOPMENT (LID) CODE AMENDMENT

- 2020-21 Official Development Code Docket
- Background
  - Low Impact Development Regulations adopted in 2016 (Ordinance # 15355)
  - Issues have been identified since adoption in 2016
    - Challenges with implementing specific parts of the regulations, particularly impervious surface limits for small lots
  - April 23, 2020 - BoCC specified four (4) aspects to address:
    - Allow hard surface credits to be applied for lots 2.5 acre or less;
    - Lots needing long access driveways;
    - Ken Lake Special Overlay District; and
    - 10% impervious surface limits on large rural lots.
  - Included with these amendments are new definitions, updated references, and process improvement changes that will simplify the overall review process for the property owner.

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### Title 20, Chapter 20.03 Structure, Interpretations and Definitions

- New Definitions:
  - Effective Impervious Surface
  - Full dispersion
  - Hard surface
  - Impervious surface
  - Ineffective Impervious Surfaces
- The definitions refer to DDECM directly, and should reduce the need for future amendments to the definitions within Title 20 if the definition changes in the DDECM.

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### Title 20, Chapter 20.07 Lot, Yard, Use and Structure Regulations

- Changes to Chapter:
  - Hard and Impervious Surface Limits' would add ineffective impervious surfaces as area to not be included under the total for hard surfaces
  - Add references to the DDECM manual
  - Update standard wording
  - Reformat sections for a new content hierarchy

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### Title 20, Chapter 20.30 Planned Residential Development

#### ■ Changes to Chapter:

- 5. Maximum Coverage. ~~Individual lots within a PRD are exempt from building and hard surface coverage limits established for the underlying zone, however, the PRD as a whole, including streets, access ways and other paved surfaces~~ Individual lots shall not exceed the percentage permitted by the underlying zone.

### Title 20, Chapter 20.30A Planned Rural Residential Development (PRRD)

#### ■ Changes to Chapter:

- 3. Maximum Coverage by ~~Individual lots within a PRRD are exempt from building and hard surface coverage limits established for the underlying zone, however, the PRRD as a whole, including streets, access ways and other paved surfaces~~ Individual lots shall not exceed the percentage permitted by the underlying zone.

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## Title 23, Chapter 23.04 Residential Districts

### ■ Changes to Chapter:

Table 4.04

District	R-5	RLI 2—4	R4	R 4—8	R 6—12	MR 7—13	MR 10—18	RM-18	Additional Regulations
Maximum housing density (in units per acre)	1/5	4	4	8	12	24	30	24	23.04.080A
...									
Maximum hard surface	45% or 10,000 sf (whichever is less) 6% = lots 4 acres or more	2,500 SF provided that up to 6% coverage may be granted by conditional use permit	45% 70% = Townhouses	55% = 0.25 acre or less 50% = 0.26 acre or more 70% = Townhouses	65% = 0.25 acre or less 50% = 0.26 acres or more 70% = Townhouses	70%	70%	70%	

\* Properties in the Ken Lake Impervious Surface Overlay District shall follow the building coverage, [hard surface coverage](#), and impervious surface limits of the R-5 zoning district (Section 23.04.085 TCC).

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### Title 23, Chapter 23.04 Residential Districts

- Changes to Chapter:
  - C. Standards. The maximum building coverage, [hard surface coverage](#), and impervious surface coverage limits shall be the same as the Residential One Unit per Five Acre (R-5) zoning district.

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### **Review of Proposed Changes**

- To arrive at the proposed amendments, the following departments were involved in review:
  - Review with Public Works
  - Review with Development Services
  - Review with Community Planning (Stormwater Program Coordinator)



## QUESTIONS?

### Project Page

Up Castle Land Use & Rezone Amendment

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

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