

Thurston County Community Planning and Economic Department  
Community Planning Division

THURSTON COUNTY-LACEY  
PLANNING COMMISSION DRAFT

**ZONING DISTRICTS AND BOUNDARIES**

**Chapter: 21.09 (Attachment D) – Amend**

Deleted Text: ~~Strikethrough~~

Proposed Changes: Underlined

Staff Comments: *Italics*

Unaffected Omitted Text ...

*This proposed code amendment is associated with the Lacey Joint Plan update. Repeal of the existing Low Density Residential 0-4 (TCC 21.12) and Low Density Residential 3-6 (TCC 21.13) zones is a recommended implementation action within the Lacey Joint Plan. Changes will result in Low Density Residential 0-4 and Low Density Residential 3-6 zones being replaced with Low Density Residential 0-6 (TCC 21.12).*

## **Attachment D – Lacey Urban Growth Area Zoning (Title 21)**

*The proposed repeal of Chapter 21.12 TCC will result in a full repeal of the existing Chapter that was adopted under Ordinance 11274 in 1996, Ordinance 11499 in 1997, Ordinance 12290 in 2000, Ordinance 12761 in 2002 and Ordinance 15390 in 2016. This change will create a minor amendment to TCC 21.09.010.*

### **Chapter 21.09 ZONING DISTRICTS AND BOUNDARIES**

#### **21.09.010 Land use or zoning districts established.**

To carry out the purpose of this title, the Lacey UGA is divided into the following districts: agricultural, McAllister Springs geologically sensitive area residential district, ~~low-density residential (0—4), low-density residential (3—6), low-density residential (0-6),~~ moderate-density residential (6—12), high-density residential (6—20), mixed use moderate density corridor, mixed use high density corridor, Hawks Prairie district, village center, neighborhood commercial, community commercial, central business districts (6), business park, light industrial, mineral extraction, open space/institutional, environmentally sensitive areas (overlay), planned industrial park development (overlay).

(Ord. 11274 § 1 (part), 1996)

#### **21.09.020 Zoning map.**

- A. The districts are bounded as shown on a map entitled Official Zoning Map for the North County urban growth areas, and signed by the chairman of the board of Thurston County commissioners, and is adopted by reference and declared to be a part of this title and shall be located on file in the office of the department.
- B. The zoning map shows zoning for the entire Lacey UGA. This area includes both incorporated and unincorporated land. The city of Lacey in adopting this zoning map adopts that portion inside the city as its city zoning. The county in adopting this map adopts that portion that is unincorporated as its zoning for the Lacey UGA.
- C. If changes are made on the zoning map, such changes shall be entered on the zoning map after such changes are approved by the Lacey city council if inside the city of Lacey or after approval through a joint planning process by both the Lacey city council and the board of county commissioners if the change is outside the city of Lacey. No amendment shall become effective until such change has been entered upon the zoning map.

(Ord. 11274 § 1 (part), 1996)

#### **21.09.040 Interpretation of zoning district boundaries.**

When uncertainty exists as to the boundaries as shown on the zoning map, the hearings examiner shall interpret the boundaries, and the examiner's interpretation shall be final.

(Ord. 11274 § 1 (part), 1996)

### **21.09.050 Interpretation of uses.**

The several zoning districts permit certain specific uses and similar or related uses. The determination of similarity or relatedness to the specific uses shall be made by the department, in accordance with Section 21.81.080. Upon making a determination, the director shall provide notice in writing to the party requesting the interpretation. Any such determination may be appealed to the hearing examiner in accordance with Section 21.81.070.

(Ord. 11499 § 2, 1997; Ord. 11274 § 1 (part), 1996)

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Thurston County Community Planning and Economic Department  
Community Planning Division

THURSTON COUNTY-LACEY  
PLANNING COMMISSION DRAFT

**LOW-DENSITY RESIDENTIAL (0-4)**

**Chapter 21.12**

**Chapter: 21.12 (Attachment D) – Repeal**

Deleted Text: ~~Strikethrough~~

Proposed Changes: Underlined

Staff Comments: *Italics*

Unaffected Omitted Text ...

*This proposed code amendment is associated with the Lacey Joint Plan update. Repeal of the existing Low Density Residential (0-4) zone (TCC 21.12) is a recommended implementation action within the Lacey Joint Plan. Changes will result in Low Density Residential (0-4) zone being replaced with Low Density Residential (0-6) (TCC 21.12).*

## **Attachment D – Lacey Urban Growth Area Zoning (Title 21)**

*The proposed repeal of Chapter 21.12 TCC will result in a full repeal of the existing Chapter that was adopted under Ordinance 11274 in 1996, Ordinance 11499 in 1997, Ordinance 12290 in 2000, Ordinance 12761 in 2002 and Ordinance 15390 in 2016.*

### **~~Chapter 21.12 LOW-DENSITY RESIDENTIAL DISTRICT 0—4~~**

#### **~~21.12.010 Intent.~~**

~~It is the intent of this chapter to:~~

- ~~A. Enhance the residential quality of the Lacey UGA by providing a high standard of development for single-family residential areas;~~
- ~~B. Provide a single-family residential designation with an appropriate lower density and larger lot size for development adjacent to environmentally sensitive areas;~~
- ~~C. Provide a single-family residential designation with lot sizes compatible and more easily integrated into neighborhoods with adjacent older subdivisions with larger lots;~~
- ~~D. Designate certain areas in which single-family structures on individual lots are the dominant type of dwelling unit;~~
- ~~E. Guide residential development to those areas where:
  - ~~1. Public sewers are in place prior to residential building construction; or~~
  - ~~2. Where sewers can be extended at minimal cost; or~~
  - ~~3. Where new technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;~~~~
- ~~F. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation.~~

~~(Ord. 11274 § 1 (part), 1996; Ord. No. 15390, § 1(Att. A, § D), 11-29-2016)~~

#### **~~21.12.020 Permitted uses.~~**

##### **~~A. Specific Types Permitted in the Low-Density Residential District:~~**

- ~~1. Single-family detached structures on individual lots up to four dwelling units per acre dependent upon environmental sensitivity. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit pursuant to Section 21.12.035 of this chapter;~~
- ~~2. Planned residential developments as provided in Chapter 21.60 of this title;~~
- ~~3. Townhouse developments as provided in Chapter 21.61 of this title;~~
- ~~4. Housing for people with functional disabilities.~~

##### **~~B. Other or Related Uses Permitted:~~**

- ~~1. Accessory buildings or structures clearly incidental to the residential use of the lot such as storage of personal property or for the pursuit of avocational interests;~~
- ~~2. Small scale agricultural uses as limited under Section 21.12.040C of this chapter;~~
- ~~3. Home occupations as provided in Chapter 21.69 of this title;~~
- ~~4. Accessory dwelling as defined in Section 21.06.055 of this title;~~
- ~~5. Special uses as provided in Chapter 21.66 of this title, subject to site plan review;~~
- ~~6. Family day care homes as provided in Chapter 21.65 of this title.~~

~~(Ord. 12761 § 31, 2002; Ord. 12290 § 10, 2000; Ord. 11499 § 3, 1997; Ord. 11274 § 1 (part), 1996)~~

~~(Ord. No. 15390, § 1(Att. A, § D), 11-29-2016)~~

#### ~~21.12.030 Prohibited uses.~~

~~Uses other than those identified or described in Section 21.12.020 are prohibited.~~

~~(Ord. 12761 § 32, 2002; Ord. 11274 § 1 (part), 1996)~~

#### ~~21.12.035 Density.~~

~~Densities of up to four units per acre are permitted. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit; provided such lot could be provided with the infrastructure needed to support the lots being created; and further provided that created lots are not less than the average lot size of adjacent developed lots. Permitted density on properties with critical areas shall be adjusted as shown in Chapter 21.53.~~

~~(Ord. 11499 § 4, 1997; Ord. 11274 § 1 (part), 1996)~~

~~(Ord. No. 14773, § 8(Att. G), 7-24-2012)~~

#### ~~21.12.040 Environmental performance standards.~~

- ~~A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.~~
- ~~B. The construction of accessory buildings shall be encouraged in such a manner as to make them complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.~~
- ~~C. Agricultural uses shall be subject to the requirements of Chapter [21.21A] TCC.~~
- ~~D. Special uses shall comply with the development standards described for such uses in Chapter 21.66 of this title.~~
- ~~E. All uses shall comply with the applicable environmental performance standards of Chapter 21.57 of this title.~~

~~(Ord. 11274 § 1 (part), 1996)~~

~~(Ord. No. 15304, § 2(Att. A), 6-7-2016)~~

## 21.12.050 Lot area.

The size and shape of lots shall be as follows, provided they adhere to the density requirements:

- A. ~~Minimum lot area, six thousand five hundred square feet where alleys are utilized and seven thousand five hundred square feet where alleys are not provided;~~
- B. ~~Minimum lot width, sixty feet where alleys are utilized, seventy feet where alleys are not provided. In the case of infill lots, the minimum street frontage shall also be forty feet when alleys are utilized and fifty feet if alleys are not utilized.~~
- C. ~~Minimum front yard:~~
  - 1. ~~Sixteen feet;~~
  - 2. ~~Garages facing the street, twenty feet;~~
  - 3. ~~On front yard flanking streets, ten feet;~~
  - 4. ~~Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.~~
- D. ~~Minimum side yards:~~
  - 1. ~~Minimum on one side, five feet;~~
  - 2. ~~Minimum total both sides, ten feet~~
- E. ~~Minimum rear yard, twenty feet, provided garages may be within three feet of the rear yard line alley easement or paved surface when adjacent to an alley.~~
- F. ~~Minimum usable yard space:~~
  - 1. ~~Where alleys are utilized, lots shall provide a contiguous yard space equivalent to ten percent of the lot size. Specific yard space requirements:~~
  - 2. ~~Shall feature minimum dimensions of twenty feet on all sides. For example, a sixty-five hundred square foot lot would require a contiguous yard space of at least six hundred fifty square feet, or approximately twenty by thirty three feet in area.~~
  - 3. ~~Such yard space shall not be located within the front yard. (See Tables 21T-73 and 21T-74.)~~
- G. ~~Maximum building coverage, forty percent.~~
- H. ~~Maximum development coverage, fifty-five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is an approved pervious material in accordance with the Thurston County Drainage Design and Erosion Control Manual (TCC Chapter 15.05).~~
- I. ~~Maximum height of buildings:~~
  - 1. ~~Main building and accessory dwelling, thirty-five feet;~~
  - 2. ~~Accessory building, twenty feet;~~
  - 3. ~~An additional two feet in height is permitted for structures with green roofs occupying at least fifty percent of the area of the roof.~~
- J. ~~Accessory buildings. All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is exempt from obtaining a~~

~~building permit under Title 14 TCC, one-story, and is less than two hundred square feet, the following setbacks are permitted:~~

- ~~1. Front yard, fifteen feet,~~
- ~~2. Side yard, five feet,~~
- ~~3. Rear yard, three feet.~~

~~(Ord. 12290 § 11, 2000; Ord. 11274 § 1 (part), 1996)~~

~~(Ord. No. 14773, § 8(Att. G), 7-24-2012; Ord. No. 15390, § 1(Att. A, § D), 11-29-2016)~~

#### ~~21.12.060 Off-street parking.~~

~~Off-street parking shall be provided in accordance with Chapter 21.72 of this title.~~

~~(Ord. 11274 § 1 (part), 1996)~~

#### ~~21.12.070 Landscaping.~~

~~For applicable landscaping requirements, see Chapter 21.80.~~

~~(Ord. 11274 § 1 (part), 1996; Ord. No. 15390, § 1(Att. A, § D), 11-29-2016)~~

#### ~~21.12.080 Stormwater runoff.~~

~~Stormwater management is required and shall be subject to the county's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.~~

~~(Ord. 11274 § 1 (part), 1996; Ord. No. 15390, § 1(Att. A, § D), 11-29-2016)~~



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**LOW-DENSITY RESIDENTIAL (3-6)**

**Chapter 21.13**

**Chapter: 21.13 (Attachment D) – Repeal**

Deleted Text: ~~Strikethrough~~

Proposed Changes: Underlined

Staff Comments: *Italics*

Unaffected Omitted Text ...

*This proposed code amendment is associated with the Lacey Joint Plan update. Repeal of the existing Low Density Residential (3-6) zone (TCC 21.13) is a recommended implementation action within the Lacey Joint Plan. Changes will result in Low Density Residential (3-6) zone being replaced with Low Density Residential (0-6) (TCC 21.12).*

## Attachment D – Lacey Urban Growth Area Zoning (Title 21)

*The proposed repeal of Chapter 21.13 TCC will result in a full repeal of the existing Chapter that was adopted under Ordinance 11274 in 1996, Ordinance 11499 in 1997, Ordinance 12290 in 2000, Ordinance 12761 in 2002 and Ordinance 15390 in 2016.*

### Chapter 21.13 LOW-DENSITY RESIDENTIAL DISTRICT (3—6)

#### 21.13.010 Intent.

It is the intent of this chapter to:

- A. Enhance the residential quality of the Lacey UGA by providing a high standard of development for single-family residential areas of low density;
- B. Designate certain areas in which single-family structures on individual lots are the dominant type of dwelling unit;
- C. Provide designated areas in which certain minimum and maximum densities apply to promote the efficient use of land;
- D. Allow a range of low density options from three to six units per acre to provide a range of single-family land use options including innovative smaller lot uses such as Z-lot concepts;
- E. Guide residential development to those areas where:
  - 1. Public sewers are in place prior to residential building construction, or
  - 2. Sewers can be extended at minimal cost, or
  - 3. New technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;
- F. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;
- G. Guide development in such a manner as to provide protection between noncompatible uses.

(Ord. 11274 § 1 (part), 1996)

#### 21.13.020 Permitted uses.

##### A. Specific Types Permitted in the Low Density Residential District:

- 1. Single-family structures on individual lots with a density of not less than three nor more than six units per acre. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit pursuant to Section 21.13.035;
- 2. Planned residential developments as provided in Chapter 21.60;
- 3. Townhouse developments as provided in Chapter 21.61;
- 4. A limited percentage (up to five percent of total lots) of two and three family units provided design requirements of Chapter 21.70 are satisfied. Duplex and triplex units should not be placed adjacent to one another, but scattered throughout the development;
- 5. Housing for people with functional disabilities.

~~B. Other or Related Uses Permitted:~~

- ~~1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as buildings or structures for storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex;~~
- ~~2. Small-scale agricultural uses as limited under Section 21.13.040(C) of this chapter;~~
- ~~3. Home occupations as provided in Chapter 21.69 of this title;~~
- ~~4. Accessory dwelling as defined in Section 21.06.055 of this title;~~
- ~~5. Special uses as provided in Chapter 21.66 of this title, subject to site plan review;~~
- ~~6. Family day care homes as provided in Chapter 21.65 of this title.~~

~~(Ord. 12761 § 33, 2002; Ord. 12290 § 12, 2000; Ord. 11499 § 5, 1997; Ord. 11274 § 1 (part), 1996)~~

~~21.13.030 Prohibited uses.~~

~~Uses other than those identified or described in Section 21.13.020 are prohibited.~~

~~(Ord. 12761 § 34, 2002; Ord. 11274 § 1, 2002; Ord. 11274 § 1 (part), 1996)~~

~~21.13.035 Densities.~~

~~Densities may range from not less than three to no more than six units per acre. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit; provided such lot could be provided with the infrastructure needed to support the lots being created; and further provided that created lots are not less than the average lot size of adjacent developed lots. Permitted density on properties with critical areas shall be adjusted as shown in Chapter 21.53.~~

~~(Ord. 11499 § 6, 1997; Ord. 11274 § 1 (part), 1996)~~

~~(Ord. No. 14773, § 8(Att. G), 7-24-2012)~~

~~21.13.040 Environmental performance standards.~~

- ~~A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.~~
- ~~B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.~~
- ~~C. Agricultural uses shall be subject to the requirements of Chapter 21.21A TCC.~~
- ~~D. Special uses shall comply with the development standards described for such uses in Chapter 21.66.~~
- ~~E. All uses shall comply with the applicable environmental performance standards of Chapter 21.57.~~

~~(Ord. 11274 § 1 (part), 1996)~~

~~(Ord. No. 15304, § 2(Att. A), 6-7-2016)~~

21.13.050 Lot area.

A. ~~The size and shape of single-family detached lots shall be as follows, provided they adhere to the density requirements:~~

1. ~~Minimum lot area, four thousand five hundred square feet, where alleys are utilized; five thousand square feet where alleys are not provided;~~
2. ~~Minimum lot width, forty feet where alleys are utilized; fifty feet where alleys are not provided;~~
3. ~~Minimum front yard:~~
  - a. ~~Sixteen feet;~~
  - b. ~~In addition, setbacks are encouraged to be staggered as provided in Section 21.12.050(D) for the purpose of modulating the streetscape and providing more convenient opportunities for offsetting windows for privacy of individual homes and other desired design outcomes;~~
  - c. ~~Garages facing the street, twenty feet.~~
  - d. ~~On front yard flanking streets, ten feet;~~

~~Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.~~

4. ~~Minimum side yards:~~

- a. ~~Minimum on one side, five feet;~~
5. ~~Alternative lot configurations may be approved provided they comply with all of the following:~~
  - a. ~~Other applicable standards in this chapter.~~
  - b. ~~The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features.~~
6. ~~Minimum rear yard, twenty feet provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.~~

B. ~~Lots intended for attached single-family development shall be reviewed and approved through a subdivision, townhouse, or PRD process where the concept is identified and the project is reviewed and approved subject to design requirements of Section 21.70.080.~~

C. ~~Development of Lots Not on Sewer. Areas without sewer must be developed in a manner that maintains long term potential to achieve minimum required densities and efficient provision of sewer once sewer becomes available. Areas developing without sewer must meet the following requirements:~~

1. ~~The health department must review and approve plans for alternative sewage disposal.~~
2. ~~Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development.~~
3. ~~Clustered lots must be between five thousand and ten thousand eight hundred ninety square feet.~~
4. ~~Excluding the reserve parcel, clustered lots must meet density requirements of Section 21.13.020.~~
5. ~~Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area clustered lots shall hook up to sewer at each lot owner's expense. Such requirement shall also be provided for in protective covenants.~~

~~D.—Other Lot Standards for All Uses:~~

~~1.—Minimum usable yard space:~~

~~Where alleys are utilized, lots shall provide a contiguous yard space equivalent to ten percent of the lot size. Specific yard space requirements:~~

~~Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to ten feet by the department if it determines the space is designed with features that make it more inviting, private and usable. Design for reduction of the minimum dimension must include at least two of the following techniques:~~

- ~~a.—A pergola or other architectural feature with landscaping;~~
- ~~b.—An improved patio area with features for associated use such as sitting or barbeque;~~
- ~~c.—Other design features and improvements that add to the usability, privacy and desirability of the private space.~~

~~As an example, a forty five hundred square foot lot would require a contiguous open space of at least four hundred fifty square feet, or approximately fifteen feet by thirty feet in area for a standard dimension, or ten feet by forty five feet if the dimension is reduced and design features added.~~

~~Such yard space shall not be located within the front yard.~~

~~For duplexes and triplexes, each dwelling unit must have direct access to its own usable yard space. (See Tables 21T-75 and 21T-76.)~~

~~2.—Maximum building area coverage, fifty percent.~~

~~3.—Maximum development coverage, sixty five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered an approved pervious material in accordance with the Thurston County Drainage Design and Erosion Control Manual (TCC Chapter 15.05).~~

~~4.—Maximum height:~~

- ~~a.—Main building and accessory dwelling, thirty five feet,~~
- ~~b.—Accessory building, twenty feet;~~
- ~~c.—An additional two feet in height may be permitted for structures with green roofs occupying at least fifty percent of the area of the roof.~~

~~5.—Accessory Buildings. All accessory buildings must comply with the current buildings setbacks as stated in this chapter; provided, however, if the accessory building is exempt from obtaining a building permit under Title 14 TCC, one story, and is less than two hundred square feet, the following setbacks are permitted:~~

- ~~a.—Front yard, fifteen feet,~~
- ~~b.—Side yard, five feet,~~
- ~~c.—Rear yard, three feet.~~

~~(Ord. 12290 § 13, 2000; Ord. 11274 § 1 (part), 1996)~~

~~(Ord. No. 14773, § 8(Att. G), 7-24-2012; Ord. No. 15390, § 1(Att. A, § E), 11-29-2016)~~

~~21.13.060 Off-street parking.~~

~~Off-street parking shall be provided in accordance with Chapter 21.72 of this title.~~

~~(Ord. 11274 § 1 (part), 1996)~~

~~21.13.070 Landscaping.~~

~~For applicable landscaping requirements, see Chapter 21.80.~~

~~(Ord. 11274 § 1 (part), 1996; Ord. No. 15390, § 1(Att. A, § E), 11-29-2016)~~

~~21.13.080 Stormwater runoff.~~

~~Stormwater management is required and shall be subject to the county's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.~~

~~(Ord. 11274 § 1 (part), 1996; Ord. No. 15390, § 1(Att. A, § E), 11-29-2016)~~

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PLANNING COMMISSION DRAFT

**LOW-DENSITY RESIDENTIAL (0-6)**

**Chapter 21.12**

**Chapter: 21.12 (Attachment D) – Proposed**

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Unaffected Omitted Text ...

*This proposed code amendment is associated with the Lacey Joint Plan update. Repeal of the existing Low Density Residential 0-4 (TCC 21.12) and Low Density Residential 3-6 (TCC 21.13) zones is a recommended implementation action within the Lacey Joint Plan. Changes will result in Low Density Residential 0-4 and Low Density Residential 3-6 zones being replaced with Low Density Residential 0-6 (TCC 21.12).*

## **Attachment D – Lacey Urban Growth Area Zoning (Title 21)**

*The proposed repeal and replacement of Chapters 21.12 and 21.13 TCC will result in a full repeal of the existing Chapters that were adopted under Ordinance 11274 in 1996, Ordinance 11499 in 1997, Ordinance 12290 in 2000, Ordinance 12761 in 2002 and Ordinance 15390 in 2016.*

### **Chapter 21.12 LOW DENSITY RESIDENTIAL DISTRICT 0-6**

#### **21.12.010 Intent.**

It is the intent of this chapter to:

- A. Enhance the residential quality of the urban growth area by providing a high standard of development;
- B. Allow a broad range of housing options;
- C. Guide residential development to those areas where:
  - 1. Public sewers are in place prior to residential building construction;
  - 2. Sewers can be extended; or
  - 3. New technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;
- D. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;
- E. Guide development in such a manner as to provide protection between noncompatible uses.

#### **21.12.020 Permitted uses.**

- A. Specific types permitted in the low-density residential district:
  - 1. Single-family detached structures on individual lots with a density of not more than six units per acre;
  - 2. Cottage housing developments as provided in TCC 21.62 and subject to the design criteria in TCC 21.70;
  - 3. Planned residential developments as provided in TCC 21.60;
  - 4. Townhouse development as provided in TCC 21.61;
  - 5. Housing for people with functional disabilities.
- B. Other related uses permitted:
  - 1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as buildings or structures for storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex.
  - 2. Urban agricultural uses as permitted and limited under TCC 21.13.040 and TCC 21.21A;
  - 3. Home occupations as provided in TCC 21.69;
  - 4. Accessory dwelling units as defined in TCC 21.06.055;
  - 5. Special uses as provided in TCC 21.66 of this title, subject to site plan review;
  - 6. The keeping of common household animals or pets; provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
  - 7. Family day care homes as provided in TCC 21.65.



#### 21.12.030 Prohibited uses.

- A. Kennels
- B. Uses other than those identified or described in TCC 21.12.020

#### 21.12.035 Densities and infill.

Densities shall not exceed six units per acre; provided that duplexes or triplexes either created by remodeling an existing single-family dwelling or constructed on an existing vacant lot of record are not subject to the maximum density limits. Every detached single-family dwelling, with the exception of an accessory dwelling meeting the requirements of TCC 21.06.055 and every duplex or triplex, shall be located on its own lot. Creation of said lot shall meet all requirements of TCC Title 18 the subdivision code. Permitted density on properties with critical areas shall be adjusted as shown in Chapter 21.53.

#### 21.12.040 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are of a quality or quantity not normally associated with residential use.
- B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.
- C. Special uses shall comply with the development standards described for such uses in TCC 21.66.
- D. All uses shall comply with the applicable environmental performance standards of TCC 21.57.

21.12.050 Development standards.

<u>Minimum lot area</u>	<u>4,500 square feet where alleys are utilized</u> <u>5,000 square feet where alleys are not provided</u>
<u>Minimum lot width</u>	<u>40 feet where alleys are utilized</u> <u>50 feet where alleys are not provided</u>
<u>Minimum front yard<sup>1, 2</sup></u>	<u>16 feet</u>
<u>Garages facing the street</u>	<u>20 feet</u>
<u>Front yard on flanking street</u>	<u>10 feet</u>
<u>Minimum side yards<sup>3</sup></u>	<u>5 feet</u>
<u>Minimum rear yard</u>	<u>15 feet<sup>4</sup></u>
<u>Setbacks for accessory buildings<sup>5, 6</sup></u>	<u>Same as primary structure</u>
<u>Minimum usable open space<sup>7, 8</sup></u>	<u>10% of total lot area and must be contiguous</u>
<u>Maximum building area coverage</u>	<u>50%</u>
<u>Maximum development coverage</u>	<u>65%</u>
<u>Maximum height<sup>9</sup></u>	<u>25 feet</u>

General Note: Alternative lot configurations may be approved provided they comply with both of the following:

- Other applicable standards in this chapter
- The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design or public and/or private open space opportunities and natural features.

Footnotes:

1. In the case of subdivision development, setbacks are encouraged to be staggered to modulate the streetscape and to provide opportunities for more privacy.
  2. Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area, with no dimension less than six feet.
  3. For detached accessory dwelling units more than one story: 10 feet.
  4. Garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.
  5. Setbacks for accessory buildings less than 200 square feet: front – 16 feet; side – 5 feet; rear – 3 feet.
  6. Such open space must not be located within front yard.
  7. For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.
  8. For primary and accessory buildings. Accessory building shall be limited to the height of the primary building.
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- A. Lots intended for attached single-family development shall be reviewed and approved through a subdivision, townhouse, or PRD process where the concept is identified and the project is reviewed and approved subject to design requirements of TCC 21.70.080.
  - B. Development of lots not on sewer. Areas without sewer must be developed in a manner that maintains long-term potential to achieve minimum required densities and efficient

provision of sewer once sewer becomes available. Areas without sewer must meet the following requirements:

1. The health department must review and approve plans for alternative sewage disposal.
2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development.
3. Clustered lots must be between five thousand and ten thousand eight hundred ninety square feet.
4. Excluding the reserve parcel, clustered lots must meet density requirements of TCC 21.12.035.
5. Subdivisions and short subdivisions must have a statement on the face of the plat that, when sewer becomes available to the area, clustered lots shall hook up to the sewer at each lot owner's expense. Such requirements shall also be provided for in protective covenants.

21.12.060 Off-street parking.

<u>Single-family</u>	<u>2 per dwelling unit</u>
<u>Accessory dwelling unit</u>	<u>1 per dwelling unit</u>
<u>Manufactured home parks</u>	<u>1.5 per dwelling unit</u>

21.12.070 Landscaping.

All requirements of TCC 21.80 shall be satisfied.

21.12.080 Stormwater runoff.

Stormwater management is required and shall be subject to the county's review and approval and shall comply with the current Thurston County Drainage Design and Erosion Control Manual. Stormwater generated on site shall not cause pollution to any surface or ground waters, or violate local, state, or federal standards governing the quality of such waters.