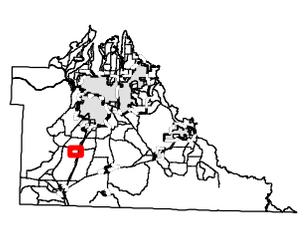




Area being considered for land use plan and zoning amendment from RRR1/5 to RRI.

Beaver Creek Rezone
Applicant: Beaver Creek Farm, LCC
Amendment: From Rural Residential/Resource RRR1/5 to Rural Resource Industrial District RRI
Project Info: +/- 389 acres



Zoning

- OS
Open Space
- RRI
Rural Resource Industrial
- RRR 1/5
Rural Residential Resource
1 Unit Per 5 Acres



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RURAL RESIDENTIAL / RESOURCE 1/5

The purpose of Rural Residential / Resource 1/5 (one dwelling unit per five acres) is to encourage residential development that maintains the county's rural character; provides opportunities for compatible agricultural, forestry and other rural land uses; is sensitive to the site's physical characteristics; protects sensitive environmental areas and creates open space corridors; enables efficient road and utility systems; and does not create demands for urban level services.

PERMITTED USES



AGRICULTURE USES

- . Ag Farm Practices
- . Forest Practices
- . Pasturage, Dairying,
- . Poultry and Livestock
- . Horticulture
- . Wholesale Greenhouses



RESIDENTIAL USES

- . Single Family Dwelling
- . Two-family Dwelling
- . Accessory Dwelling Units
- . Farm House Unit*
- . Large Plat, Long Plat, or Short Plat

* Number of units vary based on size of property.



HOME OCCUPATIONS

- . Antique and Gift Shops *This is not a complete list. More Home Occupation uses are permitted.*
- . Auto repair
- . Blacksmith Shop
- . Furniture Repair or Refinishing
- . Pottery Shop
- . Small Restaurants for Ten or Fewer Patrons
- . Woodworking Shop

DESIGN STANDARDS

Density: one dwelling unit per five acres

- . Subtracting from the parcel area:
 - . High Groundwater
 - . Wetlands
 - . Floodplain
 - . Marine Bluff Hazard Areas
 - . Landslide Hazard Areas
 - . Shoreline Master Program
- . Critical Area Buffers are Not Subtracted

Maximum Building Coverage:

- . 6,000 Square Feet Parcels 5 to 10 Acres
- . 20,000 Square Feet for Parcels over 11 Acres

Maximum Coverage by Hard Surfaces:

- . 10% for Parcels 2.5 Acres or greater
- . 60% or 6,000 Square Feet for Parcels 2.4 Acres or less, whichever is less

Setback Standards:

- . Front: 20 Feet, 25 Feet Arterial
- . Side: 5 Feet
- . Rear: 5 Feet

Maximum Building Height: 35 Feet

Subdivision Alternatives: Large Lot or short plats in conformance with PRRD

**Additional Requirements on Vegetation Retention Within the Green Cove Creek Drainage Basin in the Rural Residential/ Resource 1/5 (RRR 1/5) chapter **

ADDITIONAL REGULATIONS

The following provisions may apply or supplement regulations in the Rural Residential/ Resource 1/5 (RRR 1/5) chapter.

- . Chapter 20.30A, Planned Rural Residential Development
- . Chapter 20.34, Accessory Uses and Structures
- . Chapter 20.40, Signs and Lighting
- . Chapter 20.44, Parking and Loading
- . Chapter 20.45, Landscaping and Screening

Articles III and IV of the Thurston County Sanitary Code
Chapter 15.05, Drainage Design and Erosion Control Manual
Chapter 17.15, Agricultural Activities Critical Areas Ordinance
Chapter 20.23, McAllister Geologically Sensitive Area District
Title 24, Thurston County Critical Areas Ordinance



Community Planning
3000 Pacific Avenue
Olympia, WA 98501
<http://www.thurstonplanning.org/>

Learn more on Rural
Residential/ Resource
1/5 (RRR 1/5)



RURAL RESOURCE INDUSTRIAL (RRI)

The purpose of the Rural Resource Industrial District (RRI) is to provide areas for natural resource based industrial uses, located near agriculture, forest and mineral resource lands; industrial uses that involve the processing, fabrication, wholesaling and storage of products associated with natural resource uses; and industrial uses that are functionally and visually compatible with the character of the rural area.

PERMITTED USES



AGRICULTURE USES

- . Feed Stores
- . Farm Management Services
- . Irrigation System Sale, Repair, Storage
- . Veterinary Clinics and Hospitals
- . Wholesale Distribution of Ag Products



FORESTY USES

- . Mills Producing Wood Products
- . Manufacturing Wood Containers and Products
- . Prefabricated Wood Buildings and Components



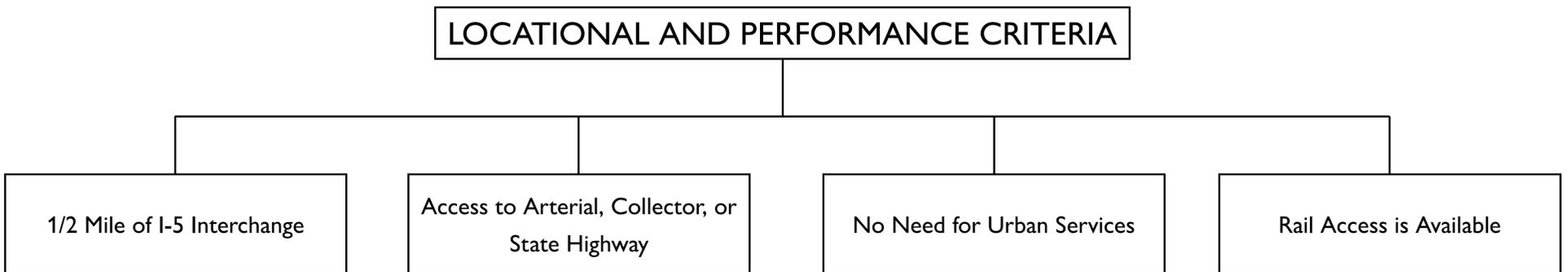
MINERAL USES

- . Stone, Marble and Granite Monument Works
- . Manufacture of Brick, Tile or Terra Cotta
- . Manufacture of Clay Products
- . Manufacture of Concrete Products

PERMITTED USES WITH CONDITIONS

If a proposal can meet the locational and performance criteria, they shall be considered a permitted industrial use.

LOCATIONAL AND PERFORMANCE CRITERIA



- . Assembly and fabrication of sheet metal products
- . Assembly, manufacturing, compounding or treatment of articles or merchandise from previously prepared materials

- . Storage buildings, warehouses, wholesaling and distribution facilities
- . Storage for building materials, contractors' equipment, house moving delivery vehicles and used equipment in operable condition.

DEVELOPMENT STANDARDS

Setback Standards:

- . Front: 10 Feet, 20 Feet Arterial
- . Side: 10 Feet, 30 Feet Abut Res.
- . Rear: 25 Feet, 50 Feet Abut Res.

Minimum Lot Dimensions:

- . Area: 20,000 square feet
- . Width: 100 Feet

Hard Surface Coverage: 60%

Landscaping: All non-developed areas must be landscaped, no less than 10% of developed area. 10 foot landscape buffer to ROW, 25 foot to residential.

PERFORMANCE STANDARDS

External Performance Standards Must Address:

- . Noise, Vibration, Smoke / Particulate Matter, Odor, Heat, and Glare

On-site Performance Standards Must Address:

- . Landscaping, Maintenance, Water, Storage, and Hazardous Materials / Bulk Petroleum Products

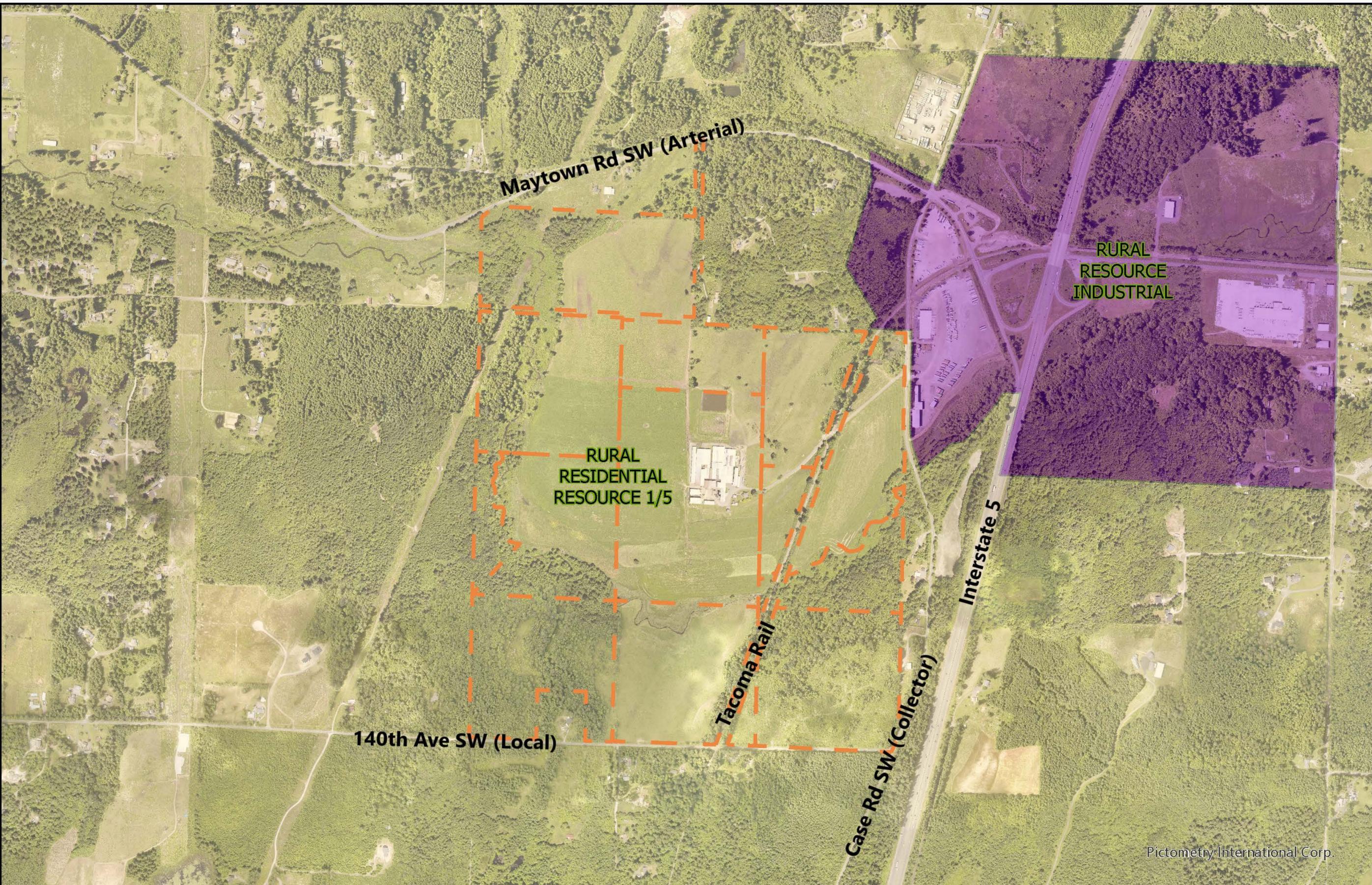
Addition titles and chapters may apply or supplement the regulations defined in the Rural Resource Industrial (RRI) chapter.



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Learn more on Rural
Resource Industrial
(RRI)





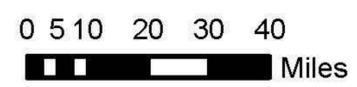
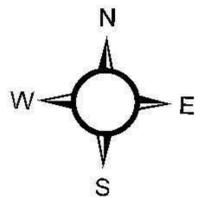
Pictometry International Corp.

Beaver Creek Rezone: Aerial
 Applicant: Beaver Creek Farm, LLC
 Amendment: From Rural Residential/
 Resource (RRR 1/5) to Rural Resource
 Industrial (RRI)
 Project Info: +/- 389 acres



Zoning

- RRI
- RRR1/5



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COMMUNITY PLANNING

COMPREHENSIVE PLAN PROCESS DIAGRAM

