

ORDINANCE NO. 16092

AN ORDINANCE IMPLEMENTING CHANGES TO THE THURSTON COUNTY COMPREHENSIVE PLAN AND THE THURSTON COUNTY/TUMWATER JOINT PLAN, AMENDING THE THURSTON COUNTY CODE INCLUDING THE THURSTON COUNTY ZONING ORDINANCE (TITLE 20 TCC) BY AMENDING CHAPTER 20.03 AND ADDING A NEW CHAPTER 20.30D; THE TUMWATER UGA ZONING ORDINANCE (TITLE 22 TCC) BY AMENDING CHAPTER 22.04, REPEALING AND REPLACING CHAPTER 22.32 AND BY REPEALING CHAPTERS 22.21 AND 22.28; AND FULFILLING THE REQUIREMENTS OF THE WASHINGTON STATE GROWTH MANAGEMENT ACT BY AMENDING THE OFFICIAL ZONING MAPS FOR THURSTON COUNTY, SECTION 20.06.010 AND SECTION 22.06.020, AND TO PROVIDE TO OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), which contains fourteen goals that are intended to guide the development and adoption of comprehensive plans, which relate to urban growth, rural development, reduced sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, historic preservation, and shoreline management act goals and policies; and

WHEREAS, the GMA requires the comprehensive plan and development regulations to demonstrate and uphold the concepts of internal consistency, conformity, and concurrency; and

WHEREAS, the GMA also requires a process of early and continuous citizen participation for amending comprehensive plans and development regulations; and

WHEREAS, the development regulations and the official zoning map in Thurston County adopted under the GMA must be consistent with the Thurston County Comprehensive Plan Future Land Use Map and associated Joint Plans; and

WHEREAS, the Board of County Commissioners (Board) has made findings of fact relating to the amendments to the Thurston County Code (TCC) supporting said amendments which are set forth below for adoption.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, AS FOLLOWS:

SECTION 1. FINDINGS. For the purposes of effective land use planning, the Board of County Commissioners of Thurston County adopts the following legislative findings of fact for adopted amendments:

A. GENERAL FINDINGS

1. Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), and has performed professional review, public notice, and comment with respect to these amendments; and

2. The GMA requires counties to adopt county-wide planning policies to guide the adoption of comprehensive plans and associated development regulations. The principal purpose of these policies is to ensure that the comprehensive plans and development regulations of counties and the cities within them are coordinated with each other; and

3. The Thurston County Comprehensive Plan, as amended, collectively includes joint plans with the cities of Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, Yelm, and other subarea plans, with chapters on land use, natural resource lands, housing, transportation, capital facilities, utilities, economic development, the natural environment, archeological and historic resources that govern development throughout unincorporated Thurston County and comply with GMA requirements for comprehensive plans; and

4. The Cities of Lacey, Olympia, and Tumwater and Thurston County initially agreed upon the process of joint planning in the 1988 Memorandum of Understanding: An Urban Growth Management Agreement. This agreement established short and long-term urban growth areas for the Cities of Lacey, Olympia, and Tumwater and outlined a process for Thurston County to jointly plan for these areas with each City; and

5. To ensure successful implementation of the Joint Plan, Thurston County and the Cities of Lacey, Olympia, and Tumwater entered into an agreement in 1995 titled Memorandum of Understanding: Urban Growth Area Zoning and Development Standards; and

6. In 2020 the Board added the Thurston County/Tumwater Joint Plan Update amendment to the 2020-2021 Official Comprehensive Plan Docket as Docket Item CPA-1. The Thurston County/Tumwater Joint Plan Update was included on previous Official Comprehensive Plan dockets prior to 2020, under the Thurston County Comprehensive Plan update item. The scope of the Tumwater Joint Plan update included five (5) land use and zoning amendments and an amendment to the Airport Hazard Overlay zone, as well as associated code amendments; and

7. This item was maintained on the official comprehensive plan docket in early 2021, and the Board prioritized Docket Item CPA-1 Joint Plan Updates at 4 out of 7 board-initiated amendments; and

8. The amendments adopted by this ordinance are consistent with and are intended to implement Comprehensive Plan amendments adopted by resolution; and

9. The City of Tumwater and Thurston County staff worked on the Joint Plan, including related land use zoning and Airport Hazard Overlay code amendments in 2016 and 2017 and then again from 2020 to the present; and

10. The Thurston County Planning Commission with Tumwater Planning Commission, reviewed the Thurston County/Tumwater Joint Plan and related land use and zoning code amendments over three joint work sessions on March 31, April 15, and May 20, 2021 and held a duly noticed public hearing on May 20, 2021; and

11. On May 20, 2021, the Thurston County Planning Commission unanimously (7 yays, 0 nays and 1 absent) voted to recommend approval to update the Thurston County/Tumwater Joint Plan with all land use and zoning amendments, the Airport Hazard Overlay zoning amendment, and associated development regulation amendments; and

12. On May 20, 2021, the City of Tumwater Planning Commission also voted unanimously to recommend approval of the Thurston County/Tumwater Joint Plan with all land use and zoning

amendments, the Airport Hazard Overlay zoning amendment, and associated development regulation amendments; and

13. In formulating their recommendations, the Planning Commissions considered public comments received through public hearings and the public process; and

14. The Tumwater General Government Committee held briefings on April 14, 2021 and June 9, 2021; and

15. The Tumwater City Council held work sessions on Jun 22 and July 27, 2021 and passed Resolution R2021-004 on August 2, 2021 accepting the Thurston County/Tumwater Joint Plan and recommending the Thurston Board adopt the plan as part of the County's Comprehensive Plan, including the land use and zoning amendments and associated development regulations; and

16. The Planning Commission recommendations and the Tumwater City Council recommendation were presented to the Board at a work session on August 12, 2021; and

17. The Board held a duly noticed public hearing on September 28, 2021 with a subsequent work session to review public comment on October 20, 2021; and

18. The Board considered public testimony and recommendations by the Planning Commissions in light of GMA, including its goals, the Thurston County Comprehensive Plan, and the Thurston County/Tumwater Joint Plan; and

19. Preliminary direction was provided by a majority of the Board (2-1) on November 2, 2021 to finalize the Thurston County/Tumwater Joint Plan as consistent with the City of Tumwater Planning Commission and City Council recommendation. This includes Section 11.1.7, *Recommended Amendments to the Thurston County Code to Improve Consistency with the Tumwater Municipal Code* (in previous drafts numbered as Section 11.1.6), 5 land use and zoning amendments and 1 zoning amendment to the Airport Hazard Overlay, associated code amendments and associated map amendments; and

20. The majority of the Board concurs with the City of Tumwater Planning Commission and City Council recommendation for the reasons stated herein and the information provided during the public process; and

21. The County uses several methods to ensure early and continuous public participation and open discussion in the review of proposed amendments including but not limited to direct mailing, email lists, internet information pages, and posted public notices; and

22. Pursuant to RCW 36.70A.106, the State of Washington Department of Commerce was notified of the proposed change on August 18, 2021; and

23. The adoption must be processed in compliance with the requirements of the State Environmental Policy Act (SEPA); and

24. A SEPA Determination of Non-Significance was issued June 4, 2021 (SEPA No. 2021102336) under SEPA (Chapter 43.21C RCW) for the changes contained in this amendment. The SEPA comment period ended on June 18, 2021 with no public comments received. The SEPA appeal period ended on June 25, 2021 with no appeal of the determination received; and

25. This ordinance will amend the Thurston County Code, including the Thurston County Zoning Ordinance (Title 20) and the Tumwater Urban Growth Area Zoning Ordinance (Title 22); and

26. This ordinance will amend the Official Zoning Map for Thurston County, Washington, under section 20.06.010 TCC and will amend the Official Zoning Map for North County Urban Growth Areas, Thurston County, WA under section 22.06.020; and

27. Policy changes corresponding to the regulation changes contained in this ordinance are adopted by resolution and are consistent with the Comprehensive Plan and Thurston County/Tumwater Joint Plan policies; and

28. In formulating the development regulations adopted by this ordinance, the Board has considered the goals contained in the GMA. The Board has weighed the goals as they apply to the subject matter of this ordinance; and

29. The findings below and the record generated in the public hearing and review process and at the adoption of this ordinance show that the amendments are consistent with GMA goals; and

30. The Board believes adopting the amendments are necessary for the preservation of the public health, safety, and general welfare of Thurston County residents; and

31. The same findings of fact that support the comprehensive plan amendments contained in the corresponding resolution are also relevant to the specific amendments to the official zoning map contained in this ordinance and are incorporated herein by this reference.

B. FINDINGS

RELATING TO AMENDMENTS TO THE THURSTON COUNTY ZONING ORDINANCE (TITLE 20) AND THE TUMWATER URBAN GROWTH AREA ZONING ORDINANCE (TITLE 22)

1. The Thurston County/Tumwater Joint Plan Update includes 5 land use and zoning amendments, and one amendment to the Airport Hazard Overlay zone. Some of these amendments have associated amendments to the Thurston County Code; and

2. With two of the zoning amendments under this ordinance, two zoning districts will no longer exist within the Tumwater Urban Growth Area, the Business Park district and the Commercial Development district. The City of Tumwater has already repealed both districts in the City of Tumwater Municipal Code and has requested that Thurston County also repeal these zoning districts within the Urban Growth Area; and

3. Repealing the two zoning districts from the Tumwater Urban Growth Area zoning ordinance will improve consistency with the city of Tumwater. This ordinance will repeal the Commercial Development Chapter (22.21 TCC) and the Business Park Chapter (22.28 TCC) from the Tumwater UGA Zoning Ordinance (Title 22); and

4. The amendment to the Airport Hazard Overlay zone would extend into some areas of the Tumwater UGA, and also extend the overlay into unincorporated rural Thurston County; and

5. Development regulations for the Airport Hazard Overlay zone exist in the Tumwater Urban Growth Area Zoning Ordinance (Title 22), but do not currently exist within the Thurston County Zoning Ordinance (Title 20); and

6. The amendments contained in this ordinance will update definitions related to the Airport Hazard Overlay (Chapters 20.03 and 22.04 TCC), add a new Chapter to the Thurston County Zoning Ordinance containing regulations for the Airport Hazard Overlay in unincorporated rural Thurston County (New Chapter 20.30D TCC), and repeal and replace existing regulations for the Airport Hazard Overlay within the Tumwater UGA Zoning Ordinance (Chapter 22.32 TCC); and

7. The Board believes adopting the amendments are necessary for the preservation of the public health, safety, and general welfare of Thurston County residents and will better ensure consistency between the City of Tumwater and the Tumwater Urban Growth Area zoning regulations.

C. FINDINGS

RELATING TO ZONING MAP AMENDMENTS TO THE OFFICIAL ZONING MAP OF THURSTON COUNTY, WASHINGTON AND THE OFFICIAL ZONING MAP FOR NORTH COUNTY URBAN GROWTH AREAS, THURSTON COUNTY, WASHINGTON

1. As part of the Thurston County/Tumwater Joint Plan Update, the City and County considered 5 associated zoning amendments, and one zoning overlay amendment to the Airport Hazard Overlay; and

2. The 5 associated zoning amendments include: two parcels TPN 12832232102 and 12832320205 approximately 2.32 acres at Black Lake Belmore Rd. and 49th Avenue SW changing from Neighborhood Commercial to Single Family Medium Density Residential; two parcels TPN 12715210100 and 12715210201 approximately 7.6 acres at Center St. and 83rd Ave SW changing from Neighborhood Commercial to General Commercial; one parcel TPN 09520005000 approximately 75.36 acres at 85th Ave. SW and Interstate-5 changing from Business Park to Light Industrial; a group of 19 parcels of approximately 22.5 acres at Littlerock Road and 73rd Ave SW changing from Commercial Development to Mixed Use; two parcels TPN 12713130000 and 12713420102 at the Enclave at Deschutes River correcting approximately 0.5 acres within the parcels from Open Space to Single Family Low Density Residential; and associated zoning amendments to the Airport Hazard Overlay zone; and

3. The two parcels TPN 12832232102 and 12832320205 at Black Lake Belmore Rd and 49th Avenue SW are currently developed with single family homes. Changing the zoning will align the zoning with the current use. The City of Tumwater recommended the proposed change to the Board under Ordinance No. O2018-006; and

4. For the two parcels TPN 12715210100 and 12715210201 at Center St. and 83rd Ave SW, General Commercial is a more appropriate zoning designation and will align with surrounding uses. The City of Tumwater recommended the proposed change to the Board under Ordinance O2018-006; and

5. The one parcel TPN 09520005000 at 85th Ave. SW and Interstate-5 is the last remaining parcel in the Tumwater urban growth area under the Business Park district. The City

of Tumwater repealed the Business Park zone in 2017 under O2017-017 and requested that Thurston County also replace that designation within the urban growth area. The amendment of this parcel improves consistency of zoning districts between the joint plan area and the city of Tumwater; and

6. The group of 19 parcels at Littlerock Road and 73rd Ave. SW is the last area in the Tumwater urban growth area under the Commercial Development district. The City of Tumwater no longer has a Commercial Development zoning district. Changing the area to Mixed Use is a more appropriate zoning designation and improves consistency of zoning districts between the joint plan area and the city of Tumwater; and

7. The two parcels TPN 12713130000 and 12713420102 at the Enclave at Deschutes River are a county-initiated land use and zoning amendment within the Tumwater Urban Growth Area. The County and City both recognize this as a mapping error and agreed to correct the land use and zoning boundaries with the joint plan update. The Open Space designations are intended to follow the steep slope line above the Deschutes River; and

8. The Airport Hazard Overlay is currently implemented in portions of the Tumwater Urban Growth Area of Thurston County. The amendments to the Official Zoning Map of Thurston County, Washington and the Official Zoning Map for North County Urban Growth Areas, Thurston County, WA adopted by this Ordinance amend the Airport Hazard Overlay to extend into a few additional areas of the Tumwater Urban Growth Area, and into unincorporated rural Thurston County. These amendments improve consistency with the Thurston County Comprehensive Plan, which covers the Airport Hazard Overlay in Chapter 2 – Land Use and with City of Tumwater; and

9. Three of the zoning amendments have corresponding changes to development code standards to improve consistency with current development standards in the City of Tumwater, and are adopted by this Ordinance; and

10. The zoning amendments are consistent with the goals and policies articulated in the Thurston County Comprehensive Plan, the Thurston County/City of Tumwater Joint Plan, and the Zoning Ordinance; and

11. The proposed changes would better align zoning with the existing uses on the properties and would improve consistency with the City of Tumwater.

SECTION 2. THURSTON COUNTY ZONING ORDINANCE (TITLE 20) AMENDMENTS. In accordance with the provisions of this ordinance, the Thurston County Zoning Ordinance is hereby amended to amend Chapter 20.03 TCC and add a new Chapter, 20.30D TCC as shown in Attachment A to this Ordinance.

SECTION 3. TUMWATER URBAN GROWTH AREA ZONING ORDINANCE (TITLE 22) AMENDMENTS. In accordance with the provisions of this ordinance, the Tumwater Urban Growth Area Zoning Ordinance is hereby amended to amend Chapter 22.04 TCC, repeal and replace Chapter 22.32 TCC, and repeal Chapters 22.21 and 22.28 TCC, as shown in Attachment B to this Ordinance.

SECTION 4. OFFICIAL ZONING MAP FOR NORTH COUNTY URBAN GROWTH AREAS, THURSTON COUNTY, WASHINGTON AMENDMENTS. In accordance with the provisions of this ordinance, the Official Zoning Map for North County Urban Growth Areas, Thurston County, WA is hereby amended as shown in Attachment C.

SECTION 5. OFFICIAL ZONING MAP FOR THURSTON COUNTY, WASHINGTON AMENDMENTS. In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington is hereby amended as shown in Attachment D.

SECTION 6. SEVERABILITY. If any section, subsection, sentence, clause, phrase or other portion of this resolution 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.

SECTION 7. CORRECTIONS. Upon approval of the Prosecuting Attorney's Office, the Clerk of the Board is authorized to make any necessary corrections to any map, mapped boundary, section, subsection, sentence, clause, phrase or other portion of this ordinance for scrivener or clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.


SECTION 8. EFFECTIVE DATE. This ordinance shall take effect immediately upon adoption.

ADOPTED: November 30, 2021

ATTEST:

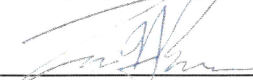

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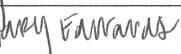
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Thurston County, Washington

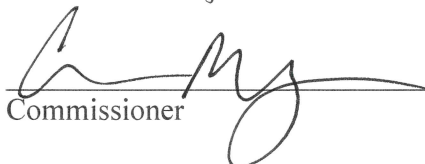

Chair

APPROVED AS TO FORM:

JON TUNHEIM
PROSECUTING ATTORNEY


Travis Burns,
Deputy Prosecuting Attorney

VOTEN NAM
Vice-Chair, 


Commissioner

ATTACHMENT—A: Thurston County Zoning Ordinance (Title 20)

Deleted Text: ~~Strikethrough~~ / Proposed Changes: Underlined / Unaffected Omitted Text: (...)

I. Thurston County Code Chapter 20.03 (“Structure, Interpretations and Definitions”), Section 20.03.040 (“Definitions”) in the Thurston County Zoning Ordinance (Title 20) is hereby amended to read as follows:

...

7. Automobile Service Station. See "Service station."

7.2 “Aviation use” means any runway, taxiway, connector, apron or heliport designed for the landing and taking off of aircraft, transfer of passengers and/or cargo, surface access, and other support facilities typically associated with airports, including: hangars, control towers, communication and maintenance facilities, operations area, airport fueling facilities, fixed-based operators (FBO) and passenger and cargo terminals (including retail and eating and drinking establishments located within a terminal or FBO building).

7.5 "Bare root nursery" means an area for the cultivation and propagation of trees, shrubs, and plants which are grown in the ground and not in containers.

...

116. "Rifle, pistol or archery range" means a facility operated by a community, a club or a professional association for purposes of rifle, pistol or archery practice.

116.2 “Runways”, as applied in the Airport Overlay Zone

(a) “Precision instrument runway” means a runway that is designed to provide an approach path for exact alignment and descent of an aircraft on final approach using vertical and horizontal navigational aid equipment.

(b) “Visual runway” means a runway intended solely for the operation of aircraft using visual approach procedures.

116.5 "Rural character" means the patterns of land use and development established by the rural element of the Thurston County Comprehensive Plan:

(a) In which open space, the natural landscape, and vegetation predominate over the built environment;

(b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;

- (c) That provide visual landscapes that are traditionally found in rural areas and communities;
- (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- (f) That generally do not require the extension of urban governmental services; and
- (g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas

...

II. Thurston County Code Title 20 (“Thurston County Zoning Ordinance”) is hereby amended to add a new Chapter 20.30D TCC (“Airport Hazard Overlay (AH)”) to read as follows:

Chapter 20.30D – AIRPORT HAZARD OVERLAY (AH)

Sections:

20.30D.010 Intent.

20.30D.020 Statutory authority.

20.30D.030 Applicability.

20.30D.040 Description of airport runways.

20.30D.050 Description of overlay zone.

20.30D.060 Preexisting uses.

20.30D.070 Prohibited uses within compatible use zones.

20.30D.080 Development standards.

20.30D.010 Intent.

The intent of the airport hazard overlay zone (AH) district is to identify and establish those areas of the unincorporated rural county which are most affected by the Olympia Airport, to protect the viability of Olympia Regional Airport as a significant resource to the community by encouraging compatible land uses and densities, and to reduce hazards that may endanger the lives and property of the public and aviation users. The airport hazard overlay zone (AH) district identifies a series of compatible use zones designed to minimize such hazards.

20.30D.020 Statutory authority.

This chapter is adopted pursuant to RCW 36.70.547 and 36.70A.510, as written or hereafter amended, that require a county, city or town to enact development regulations to discourage the siting of incompatible land uses adjacent to general aviation airports.

20.30D.030 Applicability.

Provisions of this chapter shall apply to all lands, buildings, structures, natural features and uses located within the airport hazard overlay zone district (AH) as depicted on Figure 20.30D.050, except that the provisions of this chapter shall not apply to any use that is defined as an aviation use pursuant to TCC Chapter 20.03. All uses and activities are at all times subject to the underlying zoning district. Where the requirements and restrictions imposed by the airport overlay zone district conflict with the requirements of the underlying zone district, the more restrictive requirements shall be applied.

20.30D.040 Description of airport runways.

Olympia Regional Airport provides two aircraft runways. Runway characteristics are provided in Figure 20.30D.040.

Figure 20.30D.040 – Runway Characteristics

<u>Runway Identification</u>	<u>Runway Type</u>	<u>Approach/Departure Direction</u>	<u>Runway Length</u>	<u>Runway Width</u>
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<u>Runway Identification</u>	<u>Runway Type</u>	<u>Approach/Departure Direction</u>	<u>Runway Length</u>	<u>Runway Width</u>
<u>17-35</u>	<u>Precision Instrument¹</u>	<u>North/South</u>	<u>5,500 Feet²</u>	<u>150 Feet</u>
<u>8-26</u>	<u>Visual¹</u>	<u>East/West</u>	<u>4,157 Feet</u>	<u>75 Feet</u>

(1) See TCC Chapter 20.03 for the definition of runway types.

(2) Runway pavement length is six thousand one hundred feet.

20.30D.050 Description of overlay zone.

An airport (AP) overlay zone district is applied that is comprised of five compatible use zones. The compatible use zones are established to carry out the provisions of this chapter and to promote land use compatibility on lands within, adjacent to and in the vicinity of Olympia Regional Airport. The five compatible use zones delineated in Figure 20.30D.050 consist of the following:

1. Zone 1: Runway Protection Zone.
2. Zone 2: Inner Approach/Departure Zone.
3. Zone 3: Inner Turning Zone.
4. Zone 4: Outer Approach/Departure Zone.
5. Zone 5: Sideline Zone.

20.30D.060 Preexisting uses.

1. Nothing contained herein shall require any change in the construction or alteration of any structure, if the construction or alteration of such was vested pursuant to TCC prior to the effective date of this chapter.
2. Destruction. The owner of any preexisting use or structure legally constructed prior to the effective date of this chapter which, as a result of fire, explosion or other casualty is destroyed, shall be allowed to rebuild, reconstruct or rehabilitate the same preexisting use of the same size (gross square feet) on the same parcel, provided the use complies with the following:
 - a. The use complies with the height standards of the underlying zoning district;
 - b. The use is permitted in the underlying zoning district.
3. Expansion of Preexisting Uses. Any preexisting use legally constructed prior to the effective date of this chapter may be expanded, altered or otherwise enlarged if the use meets the following:
 - a. The use is not listed as a prohibited use by other sections of this chapter;
 - b. The use complies with the standards set forth in TCC 20.30D.080;

- c. The use complies with the height standards of the underlying zoning district;
- d. The use is permitted in the underlying zoning district.

20.30D.070 Prohibited uses within compatible use zones.

Uses listed in this section are prohibited, except for those uses permitted pursuant to TCC 20.30D.060. A use or building is deemed to be within the applicable compatible use zone if any portion of the use or building touches or extends into the applicable zone. The mere application of the zone on a tract of land upon which such use or building is located or proposed to be located shall not prohibit otherwise authorized development on the portion of the tract outside of the zone.

1. ALL Zones 1-5 – Prohibited Uses.

- a. The following uses are prohibited in all zones:
 - i. Create lighting that diminishes the ability of pilots to distinguish between airport lights and nonairport lights;
 - ii. Create electrical interference with navigational signals or radio communication between the airport and aircraft;
 - iii. Create dust, smoke or other emissions that result in impairment of visibility for pilots.

2. Zone 1 – Runway Protection Zone – Prohibited Uses.

- a. Residential dwellings;
- b. Stormwater wet ponds;
- c. Active recreational facilities;
- d. Schools, preschool/child care facilities, child day care centers, churches, hospitals, senior housing facilities, rest homes and group foster homes;

3. Zone 2 – Inner Approach/Departure Zone – Prohibited Uses.

- a. Multifamily dwellings;
- b. Active recreational facilities;
- c. Schools, preschool/child care facilities, child day care centers, churches, hospitals, senior housing facilities, rest homes and group foster homes;

4. Zone 3 – Inner Turning Zone – Prohibited Uses.

- a. Multifamily dwellings;
- b. Active recreational facilities;
- c. Schools, preschool/child care facilities; child day care centers; churches, hospitals, senior housing facilities, rest homes and group foster homes;

5. Zone 4 – Outer Approach/Departure Zone – Prohibited Uses.

- a. Multifamily dwellings;
- b. Schools, preschool/child care facilities; child day care centers; churches, hospitals, senior housing facilities, rest homes and group foster homes;

6. Zone 5 – Sidelane Zone – Prohibited Uses.

- a. Multifamily dwellings;
- b. Schools, preschool/child care facilities; child day care centers; churches, hospitals, senior housing facilities, rest homes and group foster homes;

20.30D.080 Development standards.

Development standards are necessary to protect the health, safety, welfare and quality of life of the general public, property owners, airport operators, and aviation community, and also to ensure compatible land uses in the vicinity of the airport. Development standards imposed within the airport overlay zone district are in addition to the development standards of the underlying zoning district. Where standards imposed by the airport overlay zone district conflict with the standards of the underlying zone district, the more restrictive standard shall be applied. Mixed use development that propose both residential and nonresidential uses must meet applicable standards in both subsections below.

1. Residential Standards. Residential land divisions of one acre or more located within compatible use zones 3, 4 or 5 shall meet the following standards:

- a. The land division is approved as a clustered development with the residential lots located as far away from the runway centerline as possible;
- b. An open space area is provided on the project site. The purpose of this open space area is to provide sites that are suitable for the emergency landing of aircraft. The required minimum size of this open space area is one-half acre or ten percent of the gross site area, whichever is greater. This open space area may be used to fulfill other applicable open space/park requirements for residential developments; provided, that active recreation facilities and aboveground stormwater ponds and infiltration facilities shall not be located in this open space area. This open space area should be contiguous to other open space areas within or adjacent to the project site, and may include wetlands and their buffers and other critical areas.

2. Nonresidential Standards. All nonresidential developments and uses shall meet the following intensity standards; provided, however, that these standards do not apply to preexisting uses as described in TCC 20.30D.060(2). The building code as adopted by Thurston County shall be used for determining the building occupant load factor. For developments proposing two or more uses, the calculation must incorporate the occupant load factor and acreage for the entire development. For developments involving land or buildings split by a compatible use zone boundary, only that portion of the land or building(s) located within the compatible use zone shall be subject to the standards below.

- a. Zone 1: twenty people per acre maximum;

- b. Zone 2: sixty people per acre maximum;
- c. Zone 3: one hundred twenty-five people per acre maximum;
- d. Zone 4: one hundred thirty-five people per acre maximum;
- e. Zone 5: one hundred fifty people per acre maximum;
- f. Intensity Bonus. Land development proposals located in compatible use zones 2, 3, 4, or 5 that exceed the intensity standards set forth in subsections (2)(b) through (e) of this section may be considered for approval through the special use permit process.

People per acre shall be calculated as follows:

Step 1. Building size (gross square feet) divided by occupant load factor (square feet per occupant as set forth in the building code) equals maximum building occupancy.

Step 2. For retail and office uses only: maximum building occupancy multiplied by 0.50 equals adjusted maximum building occupancy.

Step 3. Maximum building occupancy divided by gross site acreage equals people per acre.

Note: A parking structure shall be excluded from the calculation unless the structure is the primary use of the site.

Example:

A single-floor furniture store containing twenty-four thousand square feet of floor area is proposed on a two-acre site. The store consists of fifty percent of floor space dedicated to retail sales and fifty percent for warehousing. Usage intensities are estimated as follows:

Step 1. Twelve thousand square feet retail sales floor area divided by thirty square feet/occupant equals four hundred people maximum occupancy in retail sales area.

Twelve thousand square feet warehouse floor area divided by five hundred square feet/occupant equals twenty-four people maximum occupancy in warehouse area.

Step 2. Assuming typical peak occupancy for retail sales is fifty percent of maximum occupancy for retail sales equals two hundred people maximum expected at any one time. Maximum occupancy for entire use is therefore two hundred twenty-four people (two hundred plus twenty-four).

Step 3. Two hundred twenty-four people divided by two acres equals one hundred twelve people per acre average for the site.

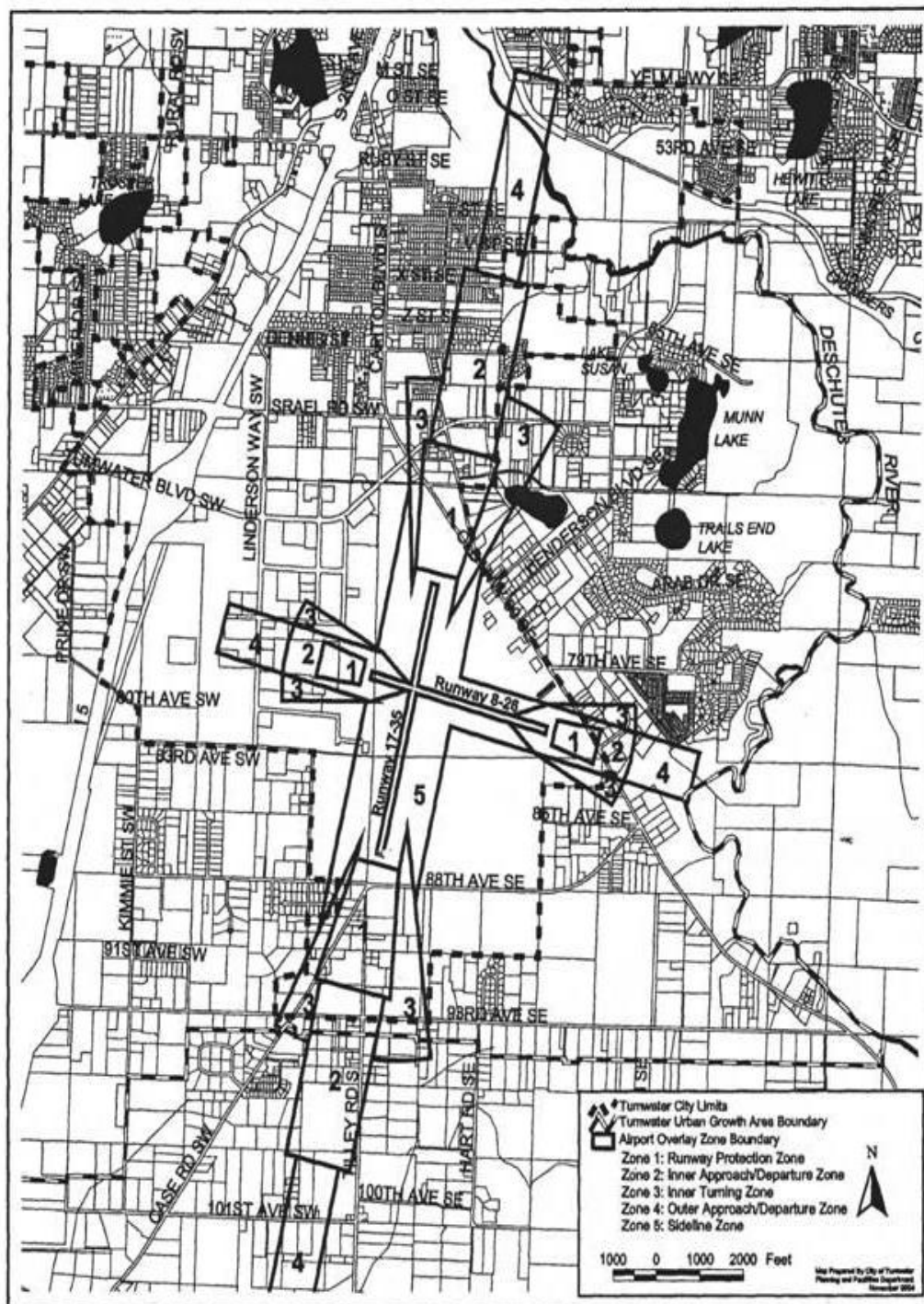
- 3. Flammable and Combustible Materials. Flammable and combustible liquids and specifications for fuel storage shall be in accordance with the fuel and gas code (TCC 14.26) and fire code (14.32) as adopted by Thurston County.
- 4. Disclosure Statement. A disclosure statement shall be recorded with the Thurston County auditor for subdivisions, short subdivisions, binding site plans and building permits for any new building or expansion of an existing building located within the airport overlay zone

district. The disclosure statement shall state that the property is located within the airport overlay zone district in which a variety of aviation activities occur, which may include but are not limited to: noise, vibration, chemicals, odors, hours of operation and other associated activities.

5. Land Divisions.

- a. A new lot proposed to be created by a land division shall not result in an increase in intensity on the newly created lot when the existing lot contains a nonresidential use that exceeds the intensity standards of subsection 2 of this section.
- b. A nonresidential use that complies with the intensity standards of subsection 2 of this section may proceed with a proposed land division if the new lot to be created contains adequate gross site acreage such that the use of the new lot also meets the intensity standards of subsection 2 of this section.

Airport Overlay Zone Figure 20.30D.050



ATTACHMENT—B: Tumwater Urban Growth Area Zoning Ordinance (Title 22)

Deleted Text: ~~Strikethrough~~ / Proposed Changes: Underlined / Unaffected Omitted Text: (...)

I. Thurston County Code Chapter 22.04 (“Definitions”) in the Tumwater Urban Growth Area Zoning Ordinance (Title 22) is hereby amended to read as follows:

22.04.040 - Automobile Wrecking

"Automobile wrecking" means the dismantling or wrecking of used motor vehicles or the storage, sale or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot or parcel of land of five or more motor vehicles, which for a period exceeding thirty days have not been capable of operating under their own power, and from which parts have been or are to be removed for reuse or sale, shall constitute prima facie evidence of an automobile wrecking yard.

22.04.042 - Aviation Use

“Aviation use” means any runway, taxiway, connector, apron or heliport designed for the landing and taking off of aircraft, transfer of passengers and/or cargo, surface access, and other support facilities typically associated with airports, including: hangars, control towers, communication and maintenance facilities, operations area, airport fueling facilities, fixed-based operators (FBO) and passenger and cargo terminals (including retail and eating and drinking establishments located within a terminal or FBO building).

22.04.045 - Base Flood Elevation

"Base flood elevation" means that elevation, expressed in feet above mean sea level, determined by the Federal Insurance Administration, U.S. Department of Housing and Urban Development, to which floodwater, on an average, can be expected to rise on a frequency of once in every one hundred years.

...

22.04.520 – Roominghouse

"Roominghouse" means a dwelling unit having only one kitchen and used for the lodging (with or without meals) for compensation of persons other than the related family members or operator of such dwelling unit.

22.04.522 - Runways

“Precision instrument runway” means a runway that is designed to provide an approach path for exact alignment and descent of an aircraft on final approach using vertical and horizontal navigational aid equipment.

“Visual runway” means a runway intended solely for the operation of aircraft using visual approach procedures.

22.04.525 - School

A. "School" means an institution of learning, whether public or private, which offers instruction in those courses or study required by the Washington Education Code or which is maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, or university.

B. "Nursery school" or "kindergarten" means an institution primarily engaged in educational work with preschool children and in which no child is enrolled on a regular basis for more than eight hours per day.

...

II. Thurston County Code Chapter 22.32 (“Airport Hazard Overlay (AH)”) in the Tumwater Urban Growth Area Zoning Ordinance (Title 22) is hereby repealed and replaced:

~~Chapter 22.32 – AIRPORT HAZARD OVERLAY (AH)~~

~~Sections:~~

~~22.32.010 – Intent.~~

~~The intent of the airport hazard (AH) overlay zone is:~~

- ~~A. To identify and establish those areas of the Tumwater UGA which are most affected by the Olympia Airport activities and to designate those areas on an overlay, adopted as part of the zoning map;~~
- ~~B. To protect the airport users when traveling over the identified airport hazard area in the interests of public health, safety and general welfare; and~~
- ~~C. To provide maximum protection of health and safety for those citizens working and residing within the airport hazard overlay zone.~~

~~22.32.020 – Permitted uses.~~

~~Permitted uses in the AH overlay zone are those of the underlying zoning district, except that no land use shall be permitted which would:~~

- ~~A. Create electrical interference with navigational signals or radio communications between the airport and aircraft;~~
- ~~B. Make it difficult for pilots to distinguish between airport lights;~~
- ~~C. Result in glare in the eyes of pilots using the airport;~~
- ~~D. Impair visibility in the vicinity of the airport or otherwise in any way create a hazard or endanger the landing, takeoff, or maneuvering of aircraft intending to use the airport;~~
- ~~E. Promote or provide for large congregations of people; or~~
- ~~F. Promote or necessitate aboveground storage of flammable substances.~~

Chapter 22.32 - AIRPORT HAZARD OVERLAY (AH)

Sections:

22.32.010 Intent.

22.32.020 Statutory authority.

22.32.030 Applicability.

22.32.040 Description of airport runways.

22.32.050 Description of overlay zone.

22.32.060 Preexisting uses.

22.32.070 Prohibited uses within compatible use zones.

22.32.080 Development standards.

22.32.010 Intent.

The intent of the airport hazard overlay zone (AH) district is to identify and establish those areas of the Tumwater UGA which are most affected by the Olympia Airport, to protect the viability

of Olympia Regional Airport as a significant resource to the community by encouraging compatible land uses and densities, and to reduce hazards that may endanger the lives and property of the public and aviation users. The airport hazard overlay zone district (AH) identifies a series of compatible use zones designed to minimize such hazards.

22.32.020 Statutory authority.

This chapter is adopted pursuant to RCW 36.70.547 and 36.70A.510, as written or hereafter amended, that require a county, city or town to enact development regulations to discourage the siting of incompatible land uses adjacent to general aviation airports.

22.32.030 Applicability.

Provisions of this chapter shall apply to all lands, buildings, structures, natural features and uses located within the airport hazard overlay zone district (AH) as depicted on Figure 22.32.050, except that the provisions of this chapter shall not apply to any use that is defined as an aviation use pursuant to TCC Chapter 22.04. All uses and activities are at all times subject to the underlying zoning district. Where the requirements and restrictions imposed by the airport overlay zone district conflict with the requirements of the underlying zone district, the more restrictive requirements shall be applied.

22.32.040 Description of airport runways.

Olympia Regional Airport provides two aircraft runways. Runway characteristics are provided in Figure 22.32.040.

Figure 22.32.040 – Runway Characteristics

<u>Runway Identification</u>	<u>Runway Type</u>	<u>Approach/Departure Direction</u>	<u>Runway Length</u>	<u>Runway Width</u>
<u>17-35</u>	<u>Precision Instrument¹</u>	<u>North/South</u>	<u>5,500 Feet²</u>	<u>150 Feet</u>
<u>8-26</u>	<u>Visual¹</u>	<u>East/West</u>	<u>4,157 Feet</u>	<u>75 Feet</u>

(1) See TCC Chapter 22.04 for the definition of runway types.

(2) Runway pavement length is six thousand one hundred feet.

22.32.050 Description of overlay zone.

An airport hazard overlay zone district (AH) is applied that is comprised of five compatible use zones. The compatible use zones are established to carry out the provisions of this chapter and to promote land use compatibility on lands within, adjacent to and in the vicinity of Olympia Regional Airport. The five compatible use zones delineated in Figure 22.32.050 consist of the following:

A. Zone 1: Runway Protection Zone.

B. Zone 2: Inner Approach/Departure Zone.

C. Zone 3: Inner Turning Zone.

D. Zone 4: Outer Approach/Departure Zone.

E. Zone 5: Sideline Zone.

22.32.060 Preexisting uses.

A. Nothing contained herein shall require any change in the construction or alteration of any structure, if the construction or alteration of such was vested pursuant to TCC prior to the effective date of this chapter.

B. Destruction. The owner of any preexisting use or structure legally constructed prior to the effective date of this chapter which, as a result of fire, explosion or other casualty is destroyed, shall be allowed to rebuild, reconstruct or rehabilitate the same preexisting use of the same size (gross square feet) on the same parcel, provided the use complies with the following:

1. The use complies with the height standards of the underlying zoning district;
2. The use is permitted in the underlying zoning district.

C. Expansion of Preexisting Uses. Any preexisting use legally constructed prior to the effective date of this chapter may be expanded, altered or otherwise enlarged if the use meets the following:

1. The use is not listed as a prohibited use by other sections of this chapter;
2. The use complies with the standards set forth in TCC 22.32.080;
3. The use complies with the height standards of the underlying zoning district;
4. The use is permitted in the underlying zoning district.

22.32.070 Prohibited uses within compatible use zones.

Uses listed in this section are prohibited, except for those uses permitted pursuant to TCC 22.32.060. A use or building is deemed to be within the applicable compatible use zone if any portion of the use or building touches or extends into the applicable zone. The mere application of the zone on a tract of land upon which such use or building is located or proposed to be located shall not prohibit otherwise authorized development on the portion of the tract outside of the zone.

A. ALL Zones 1-5 – Prohibited Uses.

1. The following uses are prohibited in all zones:

- a. Create lighting that diminishes the ability of pilots to distinguish between airport lights and nonairport lights;
- b. Create electrical interference with navigational signals or radio communication between the airport and aircraft;
- c. Create dust, smoke or other emissions that result in impairment of visibility for pilots.

B. Zone 1 – Runway Protection Zone – Prohibited Uses.

1. Residential dwellings;
2. Stormwater wet ponds;
3. Active recreational facilities;
4. Schools, preschool/child care facilities, child day care centers, churches, hospitals, senior housing facilities, rest homes and group foster homes;

C. Zone 2 – Inner Approach/Departure Zone – Prohibited Uses.

1. Multifamily dwellings;
2. Active recreational facilities;
3. Schools, preschool/child care facilities, child day care centers, churches, hospitals, senior housing facilities, rest homes and group foster homes;

D. Zone 3 – Inner Turning Zone – Prohibited Uses.

1. Multifamily dwellings;
2. Active recreational facilities;
3. Schools, preschool/child care facilities; child day care centers; churches, hospitals, senior housing facilities, rest homes and group foster homes;

E. Zone 4 – Outer Approach/Departure Zone – Prohibited Uses.

1. Multifamily dwellings;
2. Schools, preschool/child care facilities; child day care centers; churches, hospitals, senior housing facilities, rest homes and group foster homes;

F. Zone 5 – Sideline Zone – Prohibited Uses.

1. Multifamily dwellings;
2. Schools, preschool/child care facilities; child day care centers; churches, hospitals, senior housing facilities, rest homes and group foster homes;

22.32.080 Development standards.

Development standards are necessary to protect the health, safety, welfare and quality of life of the general public, property owners, airport operators, and aviation community, and also to ensure compatible land uses in the vicinity of the airport. Development standards imposed within the airport overlay zone district are in addition to the development standards of the underlying zoning district. Where standards imposed by the airport overlay zone district conflict with the standards of the underlying zone district, the more restrictive standard shall be applied. Mixed use development that propose both residential and nonresidential uses must meet applicable standards in both subsections below.

A. Residential Standards. Residential land divisions of one acre or more located within compatible use zones 3, 4 or 5 shall meet the following standards:

1. The land division is approved as a clustered development with the residential lots located as far away from the runway centerline as possible;
2. An open space area is provided on the project site. The purpose of this open space area is to provide sites that are suitable for the emergency landing of aircraft. The required minimum size of this open space area is one-half acre or ten percent of the gross site area, whichever is greater. This open space area may be used to fulfill other applicable open space/park requirements for residential developments; provided, that active recreation facilities and aboveground stormwater ponds and infiltration facilities shall not be located in this open space area. This open space area should be contiguous to other open space areas within or adjacent to the project site, and may include wetlands and their buffers and other critical areas.

B. Nonresidential Standards. All nonresidential developments and uses shall meet the following intensity standards; provided, however, that these standards do not apply to preexisting uses as described in TCC 22.32.060(B). The building code as adopted by Thurston County shall be used for determining the building occupant load factor. For developments proposing two or more uses, the calculation must incorporate the occupant load factor and acreage for the entire development. For developments involving land or buildings split by a compatible use zone boundary, only that portion of the land or building(s) located within the compatible use zone shall be subject to the standards below.

1. Zone 1: twenty people per acre maximum;
2. Zone 2: sixty people per acre maximum;
3. Zone 3: one hundred twenty-five people per acre maximum;
4. Zone 4: one hundred thirty-five people per acre maximum;
5. Zone 5: one hundred fifty people per acre maximum;
6. Intensity Bonus. Land development proposals located in compatible use zones 2, 3, 4, or 5 that exceed the intensity standards set forth in subsections (B)(2) through (5) of this section may be considered for approval through the special use permit process.

People per acre shall be calculated as follows:

Step 1. Building size (gross square feet) divided by occupant load factor (square feet per occupant as set forth in the building code) equals maximum building occupancy.

Step 2. For retail and office uses only: maximum building occupancy multiplied by 0.50 equals adjusted maximum building occupancy.

Step 3. Maximum building occupancy divided by gross site acreage equals people per acre.

Note: A parking structure shall be excluded from the calculation unless the structure is the primary use of the site.

Example:

A single-floor furniture store containing twenty-four thousand square feet of floor area is proposed on a two-acre site. The store consists of fifty percent of floor space dedicated to retail sales and fifty percent for warehousing. Usage intensities are estimated as follows:

Step 1. Twelve thousand square feet retail sales floor area divided by thirty square feet/occupant equals four hundred people maximum occupancy in retail sales area.

Twelve thousand square feet warehouse floor area divided by five hundred square feet/occupant equals twenty-four people maximum occupancy in warehouse area.

Step 2. Assuming typical peak occupancy for retail sales is fifty percent of maximum occupancy for retail sales equals two hundred people maximum expected at any one time. Maximum occupancy for entire use is therefore two hundred twenty-four people (two hundred plus twenty-four).

Step 3. Two hundred twenty-four people divided by two acres equals one hundred twelve people per acre average for the site.

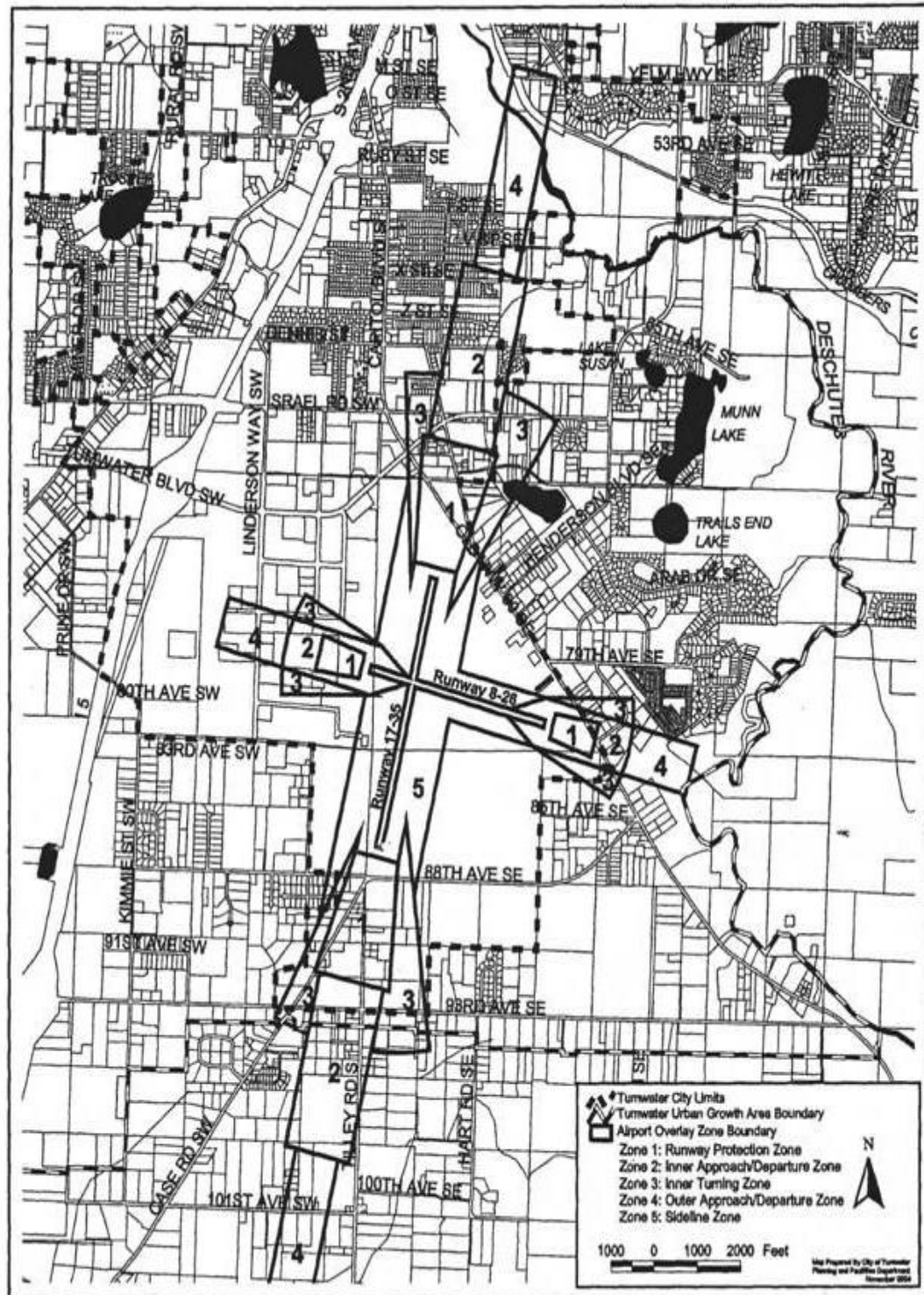
C. Flammable and Combustible Materials. Flammable and combustible liquids and specifications for fuel storage shall be in accordance with the fuel and gas code (TCC 14.26) and fire code (14.32) as adopted by Thurston County.

D. Disclosure Statement. A disclosure statement shall be recorded with the Thurston County auditor for subdivisions, short subdivisions, binding site plans and building permits for any new building or expansion of an existing building located within the airport overlay zone district. The disclosure statement shall state that the property is located within the airport overlay zone district in which a variety of aviation activities occur, which may include but are not limited to: noise, vibration, chemicals, odors, hours of operation and other associated activities.

E. Land Divisions.

1. A new lot proposed to be created by a land division shall not result in an increase in intensity on the newly created lot when the existing lot contains a nonresidential use that exceeds the intensity standards of subsection B of this section.
2. A nonresidential use that complies with the intensity standards of subsection B of this section may proceed with a proposed land division if the new lot to be created contains adequate gross site acreage such that the use of the new lot also meets the intensity standards of subsection B of this section.

Airport Overlay Zone – Figure 22.32.050



III. Thurston County Code Chapter 22.21 (“Commercial Development Zone District (CD)”) in the Tumwater Urban Growth Area Zoning Ordinance (Title 22) is hereby repealed:

~~CHAPTER 22.21—COMMERCIAL DEVELOPMENT ZONE DISTRICT (CD)~~

~~Sections:~~

~~22.21.010—Intent.~~

~~The intent of the commercial development (CD) zone is to establish a new commercial center for the city within this zone, and to preserve areas for those commercial facilities which make use of the close proximity to Interstate 5, while minimizing the undesirable impacts of such uses on the neighborhoods which they serve. Special uses identified in this zone are to be approved only when it is shown that the uses will further the goals of the CD zone in aspects of developing a commercial core and/or landscaping or architectural attractiveness.~~

~~(Ord. 11274 § 2 (part), 1996)~~

~~22.21.020—Permitted uses.~~

~~Uses permitted in the CD district are as follows:~~

- ~~A.—Professional services;~~
- ~~B.—General retail sales;~~
- ~~C.—General offices;~~
- ~~D.—Appliance equipment repair/sales;~~
- ~~E.—Support facilities;~~
- ~~F.—Parks/open space;~~
- ~~G.—Recreational facilities;~~
- ~~H.—Restaurants;~~
- ~~I.—Automobile service stations;~~
- ~~J.—Post offices;~~
- ~~K.—Motels, hotels;~~
- ~~L.—Planned unit development (PUD);~~
- ~~M.—Medical clinics, where the primary structure has a setback of thirty feet or greater from all property lines;~~
- ~~N.—Child day care center; child mini-day care center;~~
- ~~O.—Adult family homes, residential care facilities;~~
- ~~P.—Group foster homes;_____~~

- ~~Q. Private clubs and lodges;~~
- ~~R. Family child care home;~~
- ~~S. Parking lots as separate, primary uses are permitted. The proposed parking lot shall exclusively serve specifically identified uses in or adjacent to the district to accommodate shared employee or customer parking or off-site employee parking. The uses served by the lot may change over time;~~
- ~~T. Parking structures;~~
- ~~U. Park and ride lots;~~
- ~~V. Mixed use; multifamily residential/commercial structure.~~

~~(Ord. 11500 § 13, 1997; Ord. 11274 § 2 (part), 1996)~~

~~22.21.030 Accessory uses.~~

~~Accessory uses in the CD district are as follows:-~~

- ~~A. Off street parking and loading areas;~~
- ~~B. Storage, if less than fifty percent of gross floor area of the primary structure;~~
- ~~C. Energy systems;~~
- ~~D. On-site hazardous waste treatment and storage facilities;~~
- ~~E. Cocktail lounge as an accessory use to restaurants;~~
- ~~F. Living or residential quarters as an accessory use including, but not limited to, security guards' quarters where such quarters are customarily provided for security and/or insurability of the premises and other residential uses directly related to the operation of the primary permitted use.~~

~~(Ord. 11500 § 14, 1997; Ord. 11274 § 2 (part), 1996)~~

~~22.21.040 Special uses.~~

~~Special uses in the CD district are as follows:-~~

- ~~A. Transportation terminals;~~
- ~~B. Medical clinics where the primary structure has less than a thirty-foot setback from any property line;~~
- ~~C. Taverns, cocktail lounges;~~
- ~~D. Animal clinics;~~
- ~~E. Convalescent centers;~~
- ~~F. High-rise residential (five stories or more);~~
- ~~G. Off-premises signs;~~
- ~~H. Public and/or private schools;~~

- ~~I. Mini storage facilities, wholesaling, manufacturing, assembling, warehousing, storing, repairing, fabricating, or other handling of such products and equipment;~~
- ~~J. Auto repair facilities;~~
- ~~K. Boat/marine sales;~~
- ~~L. The following essential public facilities:~~
 - ~~1. State education facilities;~~
 - ~~2. Large scale state or regional transportation facilities;~~
 - ~~3. Prisons, jails and other correctional facilities;~~
- ~~M. Nurseries;~~
- ~~N. Wireless communication facilities and other antenna support structures;~~
- ~~O. Temporary uses.~~

~~(Ord. 13058 § 25, 2003; Ord. 12032 § 87, 1999; Ord. 11867 § 3 (part), 1998; Ord. 11500 § 15 (part), 1997; Ord. 11274 § 2 (part), 1996)~~

~~22.21.050 Density regulations.~~

~~Density regulations in the CD district are as follows:~~

- ~~A. Site area: no minimum, except the lot shall be adequate to provide for required parking, yards and landscaping;~~
- ~~B. Lot coverage: no maximum, except adequate space must be provided for required parking, yards and landscaping;~~
- ~~C. Structure height: no maximum;~~
- ~~D. Yards:*~~
 - ~~1. Front: ten feet minimum setback on all street frontages;~~
 - ~~2. Side: no minimum;~~
 - ~~3. Rear: no minimum.~~

~~Where any structures or portions of structures are adjacent to any residential zoning district, the minimum setback shall be twenty feet. Where structures are constructed over one story, the setback from the adjacent property line or lines shall be increased by ten feet for every story above the ground level story of the proposed new building, and shall be screened from view in accordance with Chapter 22.47.~~

~~(Ord. 12761 § 75, 2002; Ord. 11804 § 134, 1998; Ord. 11500 § 15 (part), 1997; Ord. 11274 § 2 (part), 1996)~~

~~* See Section 22.04.670.~~

IV. Thurston County Code Chapter 22.28 (“Business Park Zone District (BP)”) in the Tumwater Urban Growth Area Zoning Ordinance (Title 22) is hereby repealed:

~~Chapter 22.28—BUSINESS PARK ZONE DISTRICT (BP)~~

~~**Sections:**~~

~~22.28.010—Intent.~~

~~The intent of the business park (BP) zone district is to provide for the establishment of business parks which permit a wider variety of uses than other commercial zones and a greater degree of protection to the surrounding community due to coordinated development of large parcels of land.~~

~~(Ord. 11274 § 2 (part), 1996)~~

~~22.28.020—Permitted uses.~~

~~Permitted uses in the BP district are as follows:~~

- ~~A.— Business and professional offices, including financial institutions;~~
- ~~B.— Wholesale business establishments, including warehousing and storage located entirely within an enclosed building but not more than fifty percent of any one building;~~
- ~~C.— Restaurants;~~
- ~~D.— Manufacturing, assembly, processing and/or fabrication activities conducted entirely within an enclosed building and ancillary to the primary office use (less than twenty-five percent of the floor area of the building);~~
- ~~E.— All public and utility facilities;~~
- ~~F.— Child day care center; child mini day care center;~~
- ~~G.— Planned unit development not including residential uses;~~
- ~~H.— Park and recreation facilities.~~

~~(Ord. 11274 § 2 (part), 1996)~~

~~22.28.030—Accessory uses.~~

~~Accessory uses in the BP district are as follows:~~

- ~~A.— Residential;~~
- ~~B.— Off street parking and loading;~~
- ~~C.— Energy systems;~~
- ~~D.— On-site hazardous waste treatment and storage facilities.~~

~~(Ord. 11274 § 2 (part), 1996)~~

~~22.28.035—Special uses.~~

~~Special uses in the BP district are as follows:~~

~~A.—The following essential public facilities:~~

- ~~1.—Large scale or regional transportation facilities;~~
- ~~2.—Sewage treatment facilities (not including individual or community waste water treatment systems);~~

~~B.—Wireless communication facilities and other antenna support structures;~~

~~C.—Temporary uses.~~

~~(Ord. 13058 § 30, 2003; Ord. 12032 § 91, 1999; Ord. 11867 § 3 (part), 1998; Ord. 11274 § 2 (part), 1996)~~

~~22.28.040—Prohibited uses.~~

~~Prohibited uses in the BP district are as follows:~~

~~A.—Any use not specified in this chapter;~~

~~B.—Outdoor storage areas other than a designed parking area used for short term parking of vehicles regularly used by a business;~~

~~C.—Any outdoor storage of materials and/or equipment;~~

~~D.—Extractive industries.~~

~~(Ord. 11274 § 2 (part), 1996)~~

~~22.28.050—Development regulations.~~

~~Development regulations in the BP district are as follows:~~

~~A.—Site Area.~~

- ~~1.—All development shall be consistent with a master plan for the property approved in accordance with Chapter 22.36 pertaining to PUD's.~~
- ~~2.—Business park master plans shall cover not less than ten acres.~~

~~B.—Lot Coverage. Buildings shall occupy no more than fifty percent of a lot zoned BP. Buildings, structures, parking, maneuvering and other surfaced areas shall, in total, occupy no more than seventy five percent of a tract zoned BP.~~

~~C.—Building Height Limit. The building height limit is fifty five feet maximum.~~

~~D.—Yards.~~

- ~~1.—Front: fifteen percent of the property depth to a maximum requirement of thirty feet;~~

- ~~2. Side: none;~~
- ~~3. Rear: none;~~
- ~~4. Any yard, front, side or rear, adjoining significant waterways shall be a minimum of one hundred feet from the building line to the top of the bank (if this provision conflicts with TCC Title 24, the more restrictive provision shall apply);~~
- ~~5. No building shall be located closer than one hundred feet from external roads.~~
- ~~E. Access. All access to business within a business park shall be from an internal road network. Direct access to arterial streets shall be through a limited number of public streets designed to provide adequate traffic flow. No individual business shall access streets external to the business park.~~
- ~~F. Open Space/Park Area. For developments of ten acres or more, the minimum usable open space/park area shall be five percent of the total site. Open space/park area shall at a minimum meet the standards shown in Section 18.47.040 TCC; provided, however, a land division which includes a master plan that provides for an open space/park area meeting the intent of this provision shall be considered to have fulfilled this requirement.~~

~~(Ord. 11804 § 137, 1998; Ord. 11500 § 21, 1997; Ord. 11274 § 2 (part), 1996)~~

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

ATTACHMENT C

Amendments to Official Zoning
Map for North County Urban
Growth Areas Thurston County,
WA

Adopted: November 30, 2021

Ordinance Attachment C
November 30, 2021
Amendments to Official Zoning Map for
North County UGAs Thurston County,
WA

BLACK LAKE

BLACK LAKE-BELMORE RD SW

49TH AVE SW

TUMWATER

Area of land use plan and
zoning amendment from NC
to SFM.

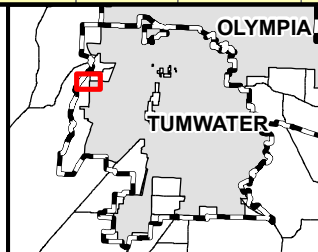
Black Lake Belmore and 49th Avenue SW

Applicant: City of Tumwater

Project: Tumwater Joint Plan Update
(Black Lake Neighborhood Commercial)

Amendment: From Neighborhood Commercial to
Single Family Medium

Project Info: 2.32 acres



Zoning

- NC Neighborhood Commercial
- SFL Single-Family Low Density Residential
(4-7 Units Per Acre)
- SFM Single-Family Medium Density Residential
(6-9 Acres Per Unit)
- MFM Multi-Family Medium Density Residential
(9-15 Units Per Acre)
- Cities



0 0.05 Miles

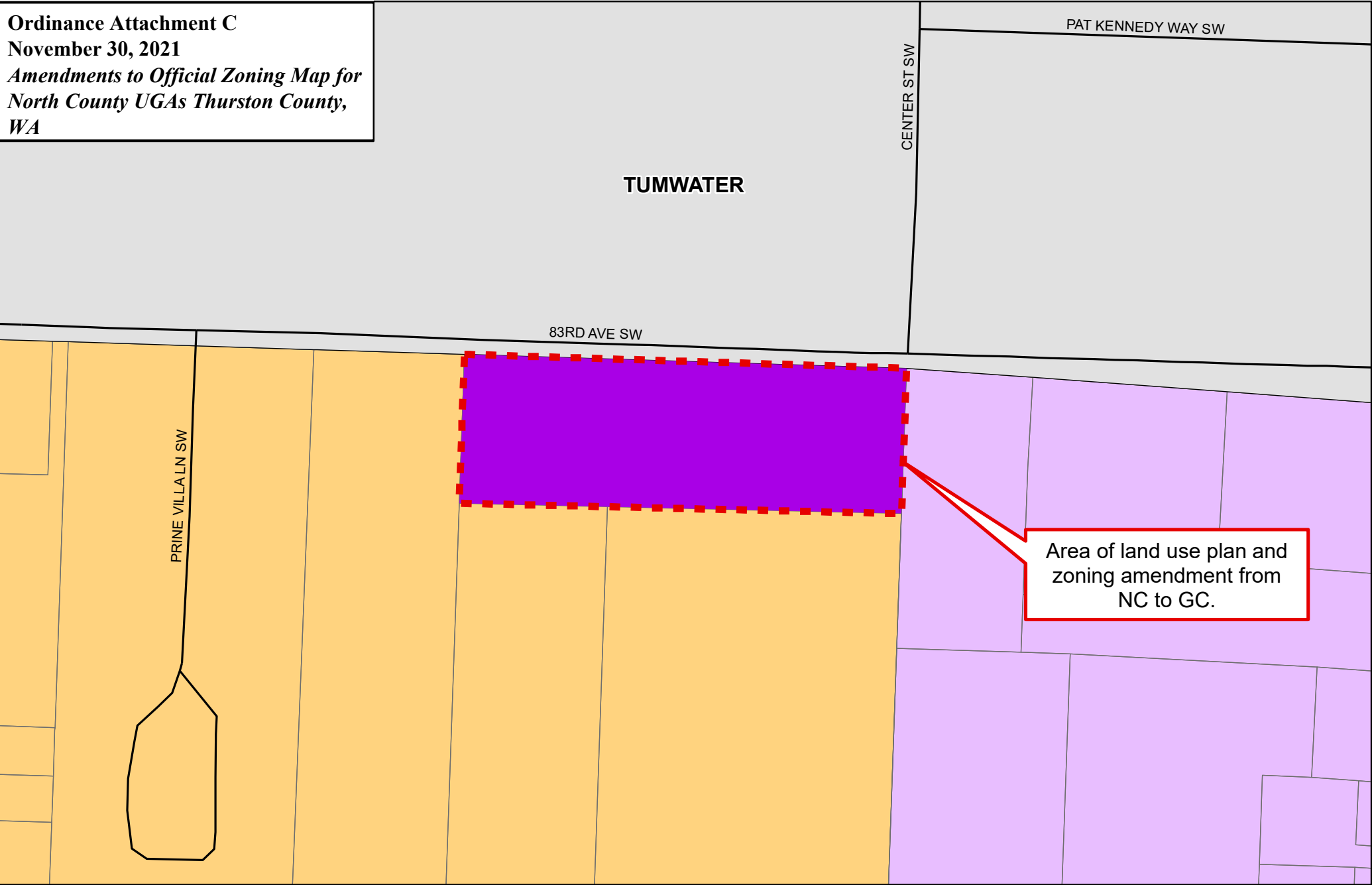


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To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

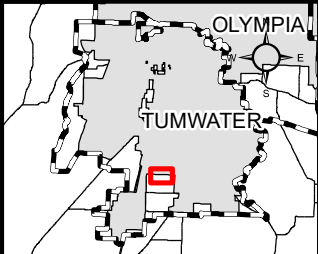
Ordinance Attachment C
November 30, 2021
Amendments to Official Zoning Map for
North County UGAs Thurston County,
WA



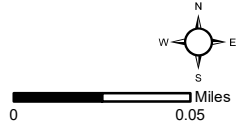
Area of land use plan and zoning amendment from NC to GC.

Central Street and 83rd Avenue SW

Applicant: City of Tumwater
Project: Tumwater Joint Plan Update (Heck Rezone)
Amendment: From Neighborhood Commercial to General Commercial
Project Info: 29.83 acres



- Zoning**
- MFM Multi-Family Medium Density Residential (9-15 Units Per Acre)
 - GC General Commercial
 - LI Light Industrial
 - Cities

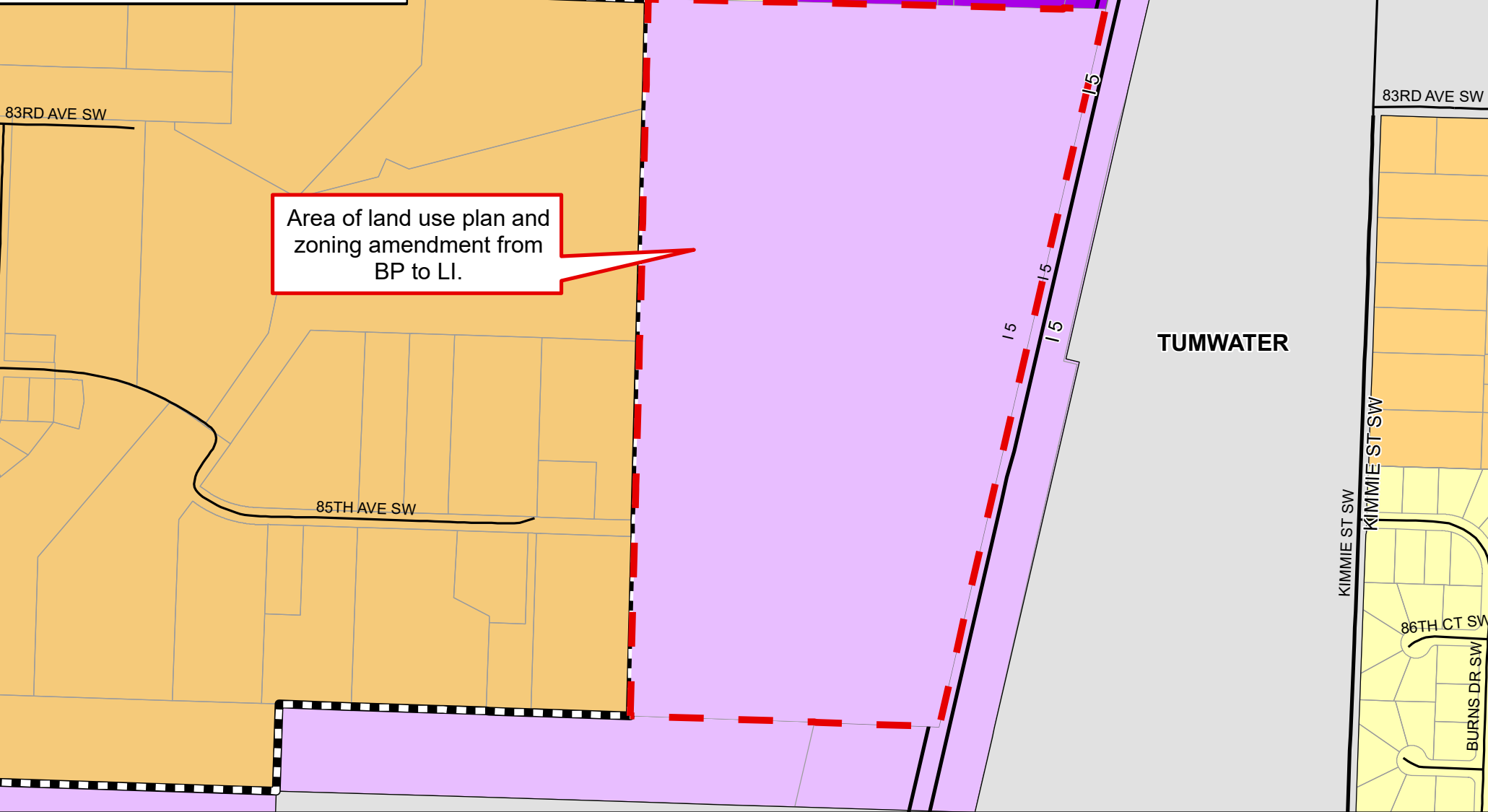


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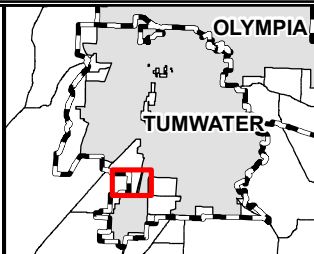
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Ordinance Attachment C
November 30, 2021
Amendments to Official Zoning Map for
North County UGAs Thurston County,
WA



85th Avenue SW and I-5
Applicant: City of Tumwater
Project: Tumwater Joint Plan Update
 (Business Park Rezone)
Amendment: From Business Park to General
 Commercial
Project Info: 75.36 acres



- Zoning**
- BP Business Park
 - SFL Single-Family Low Density Residential
(4-7 Units Per Acre)
 - MFM Multi-Family Medium Density Residential
(9-15 Units Per Acre)
 - GC General Commercial
 - LI Light Industrial
 - Cities



0 0.1 Miles

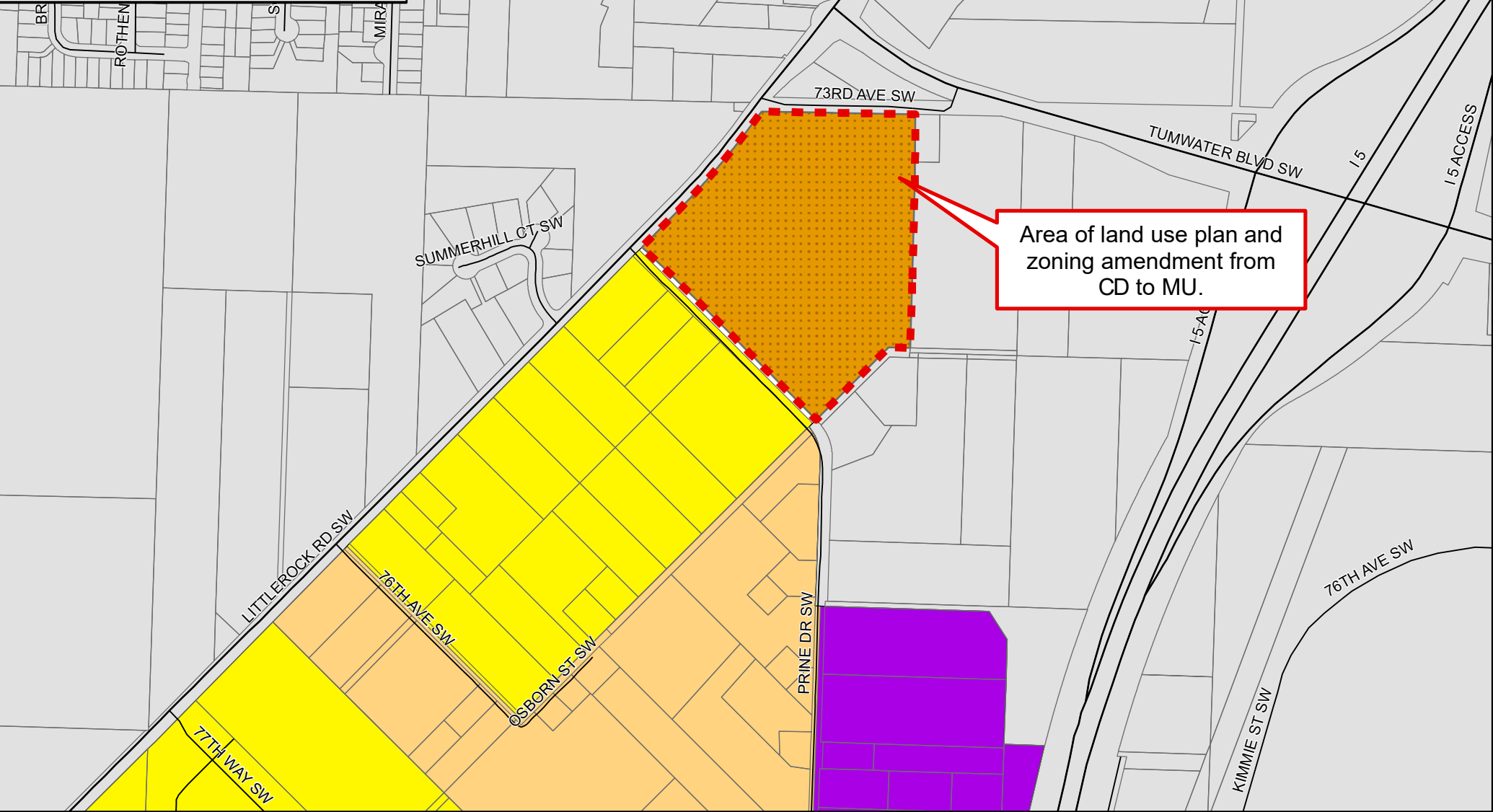


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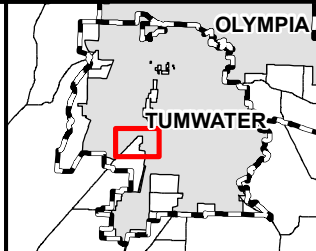
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November 30, 2021
Amendments to Official Zoning Map for
North County UGAs Thurston County,
WA



Littlerock Road and 73rd Avenue SW
Applicant: City of Tumwater
Project: Tumwater Joint Plan Update
 (Commercial Development Rezone)
Amendment: From Commercial Development to
 Mixed Use
Project Info: 22.5 acres



- Zoning**
- SFM Single-Family Medium Density Residential
(6-9 Acres Per Unit)
 - MFM Multi-Family Medium Density Residential
(9-15 Units Per Acre)
 - GC General Commercial
 - MU Mixed Use
 - Cities

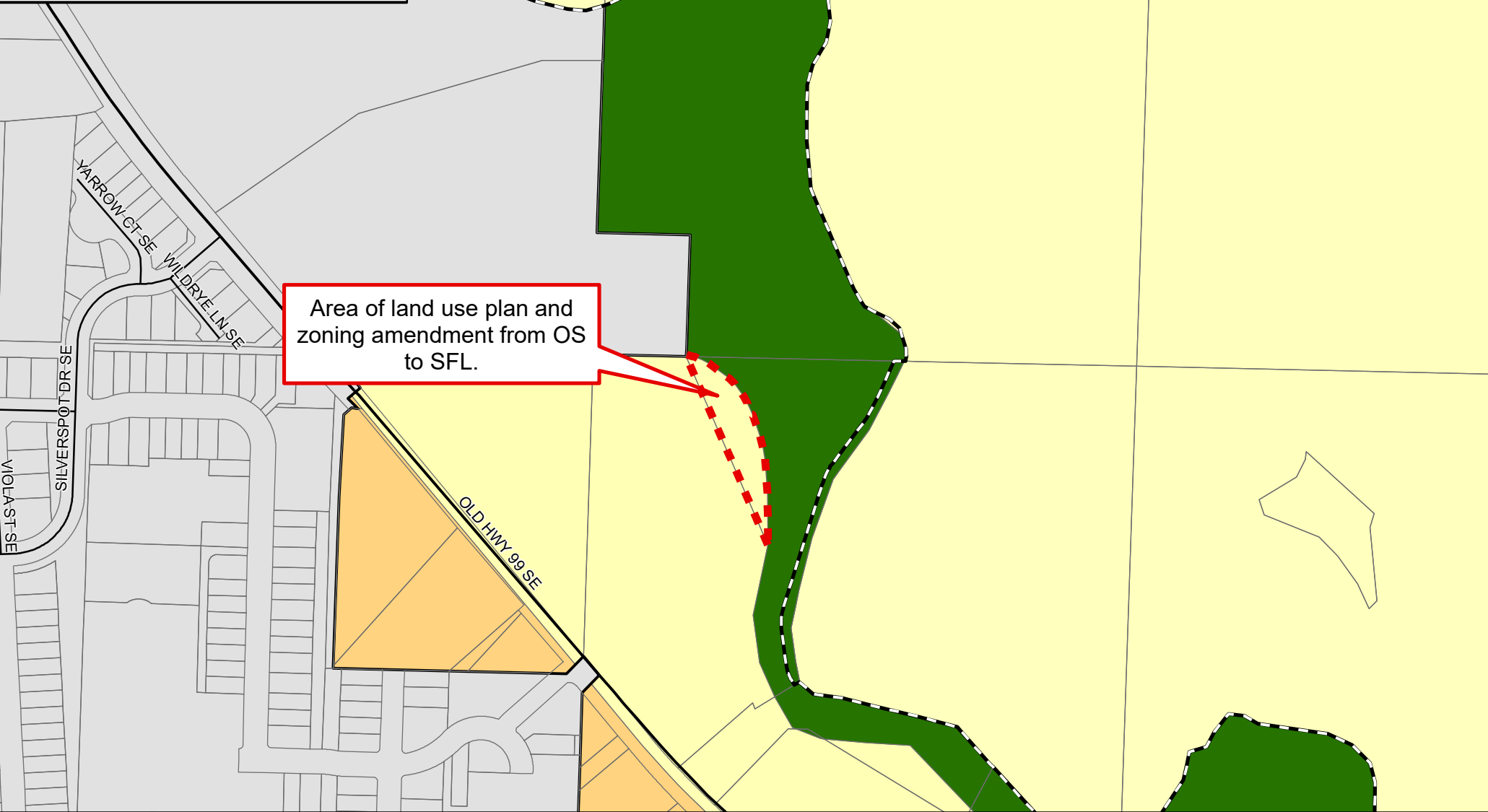


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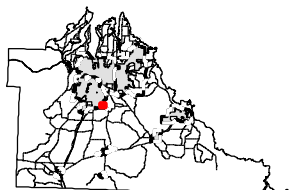
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Ordinance Attachment C
November 30, 2021
Amendments to Official Zoning Map for
North County UGAs Thurston County,
WA



The Enclave at Deschutes River
Applicant: Evergreen Heights, LLC
Project: Tumwater Joint Plan Update
 (Enclave Rezone)
Amendment: Mapping correction from OS to SFL
Project Info: 0.72 acres



Zoning

- SFL: Single-Family Low Density Residential
(4-7 Units Per Acre)
- OS: Open Space
- Cities
- Urban Growth Areas

0 0.05 Miles

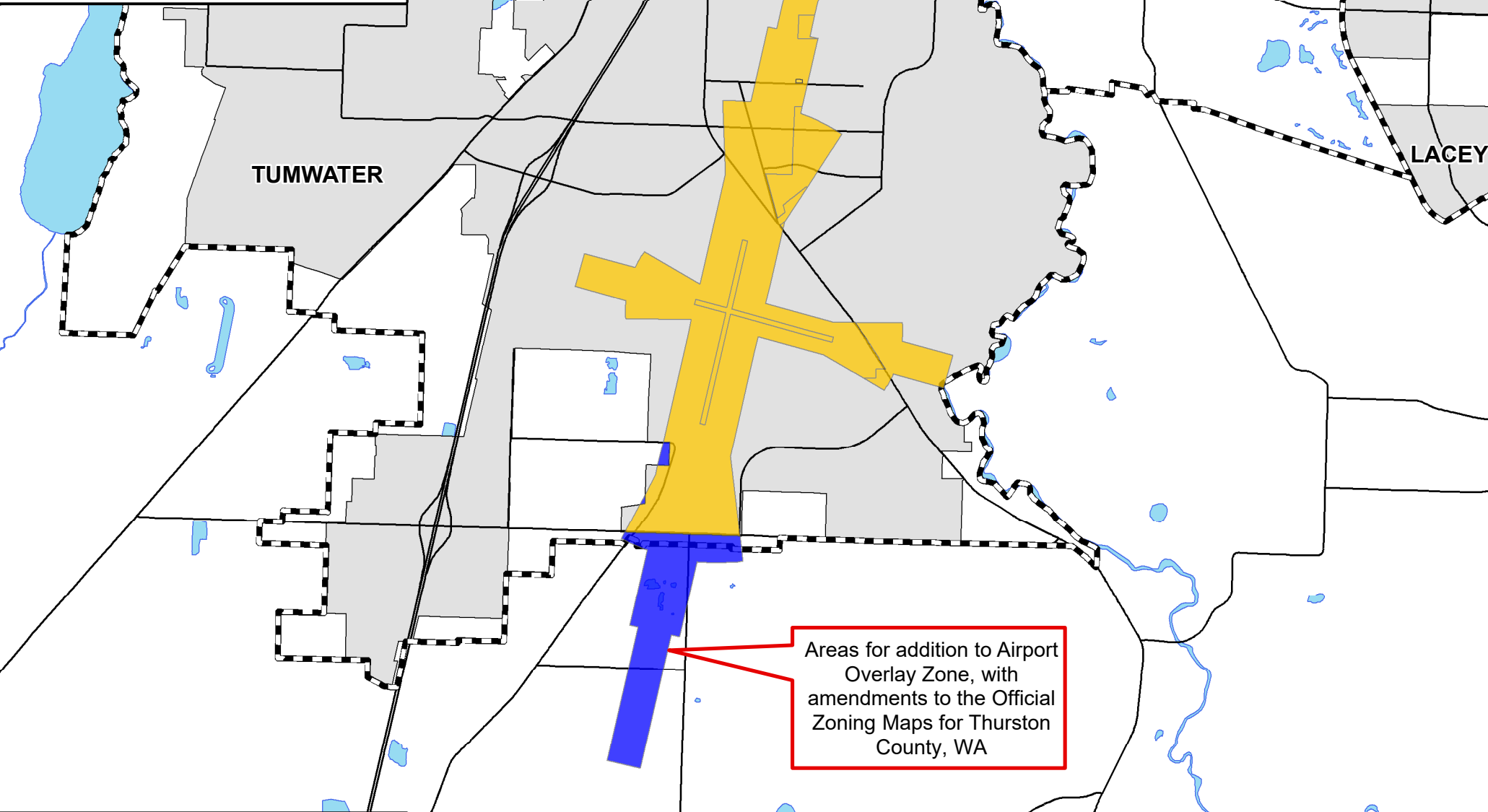


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Ordinance Attachment C
November 30, 2021
Amendments to Official Zoning Map for
North County UGAs Thurston County,
WA



Tumwater Airport Overlay Zone

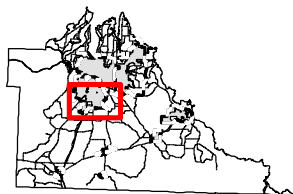
Project: Tumwater Joint Plan Update

Project Info:

Existing Overlay District: 1096.1 acres

Addition: 224.4 acres

Total Overlay District: 1320.5 acres



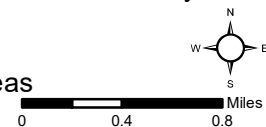
Airport Overlay Zone District

 Officially Adopted Overlay Zone

 Amendment - Additions to Overlay Zone

 Cities

 Urban Growth Areas

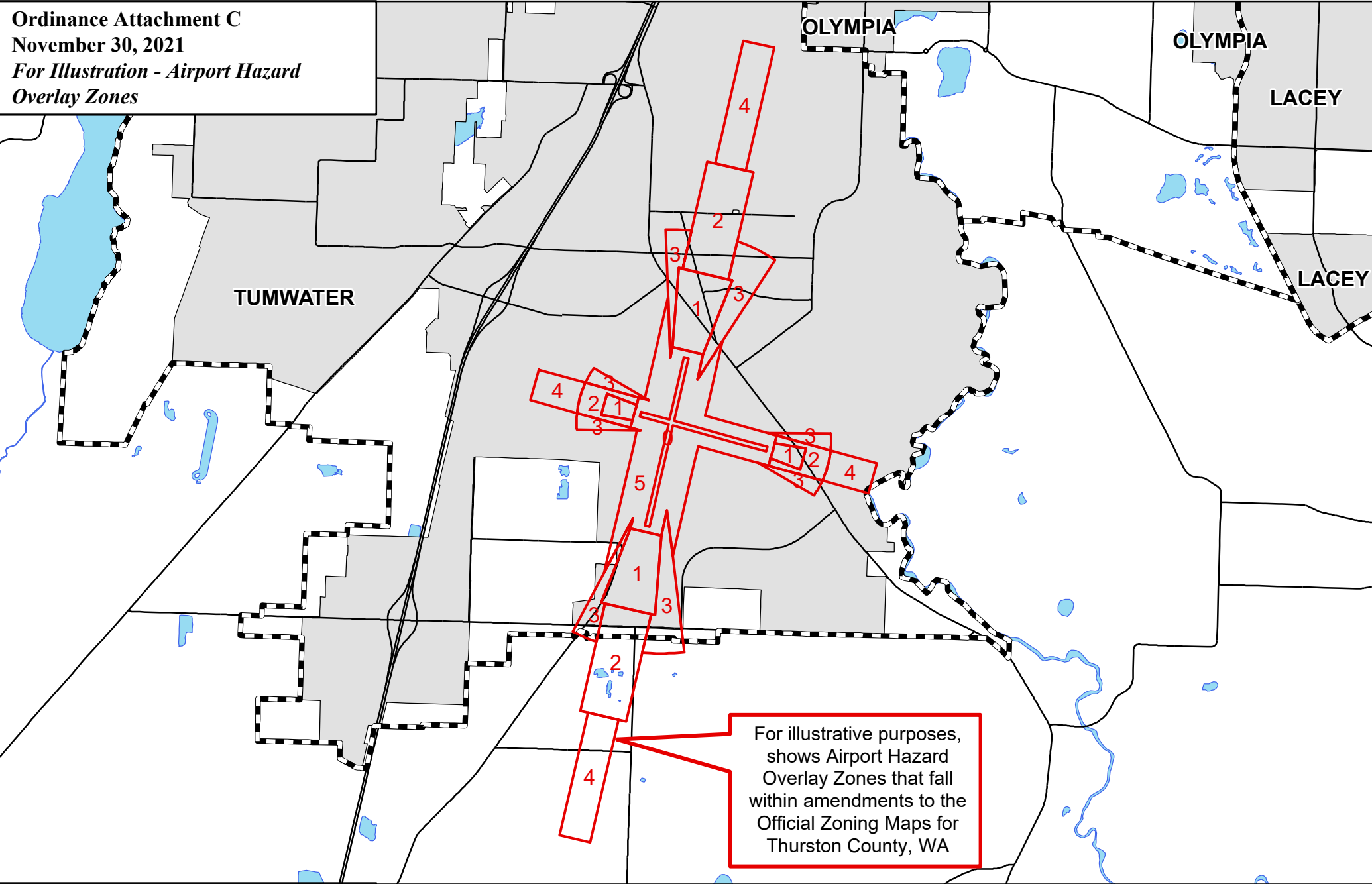


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Ordinance Attachment C
November 30, 2021
For Illustration - Airport Hazard
Overlay Zones

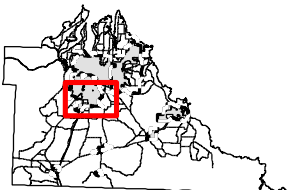


Tumwater Airport Overlay Zone

Project: Tumwater Joint Plan Update

Project Info:

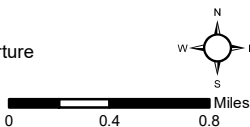
Existing Overlay District: 1096.1 acres
Addition: 224.4 acres
Total Overlay District: 1320.5 acres



Airport Overlay Zone Boundary

- Zone 1: Runway Protection Zone
- Zone 2: Inner Approach/Departure Zone
- Zone 3: Inner Turning Zone
- Zone 4: Outer Approach/Departure Zone
- Zone 5: Sideline Zone

- Cities
- Urban Growth Areas



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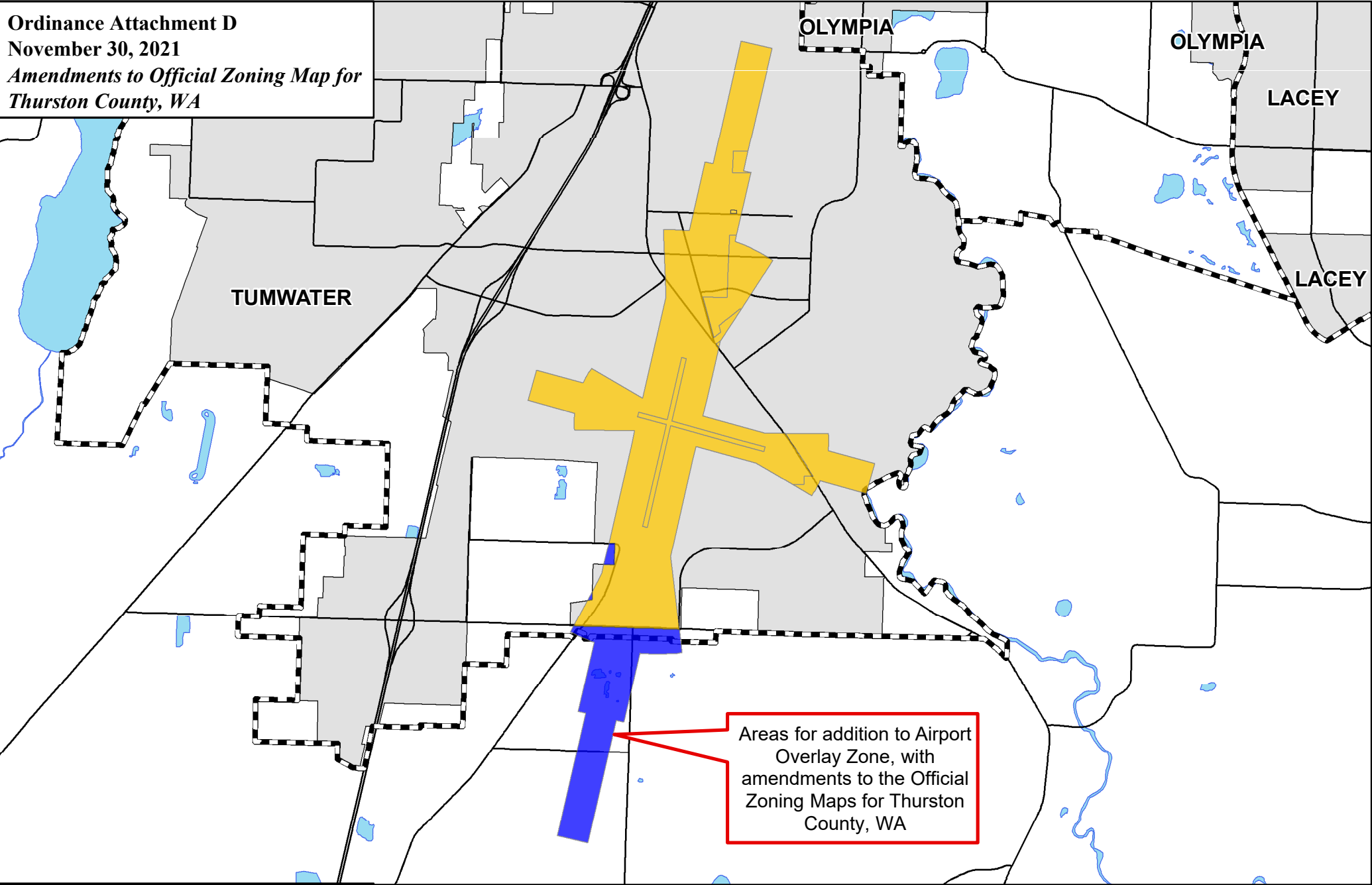
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ATTACHMENT D

Amendments to the Official
Zoning Map Thurston County,
WA

Adopted: November 30, 2021

Ordinance Attachment D
November 30, 2021
Amendments to Official Zoning Map for
Thurston County, WA



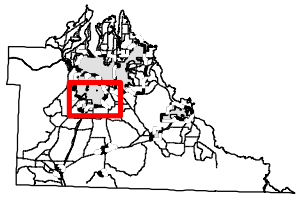
Areas for addition to Airport Overlay Zone, with amendments to the Official Zoning Maps for Thurston County, WA

Tumwater Airport Overlay Zone

Project: Tumwater Joint Plan Update

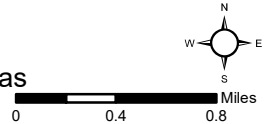
Project Info:

Existing Overlay District: 1096.1 acres
 Addition: 224.4 acres
 Total Overlay District: 1320.5 acres



Airport Overlay Zone District

- Officially Adopted Overlay Zone
- Amendment - Additions to Overlay Zone
- Cities
- Urban Growth Areas

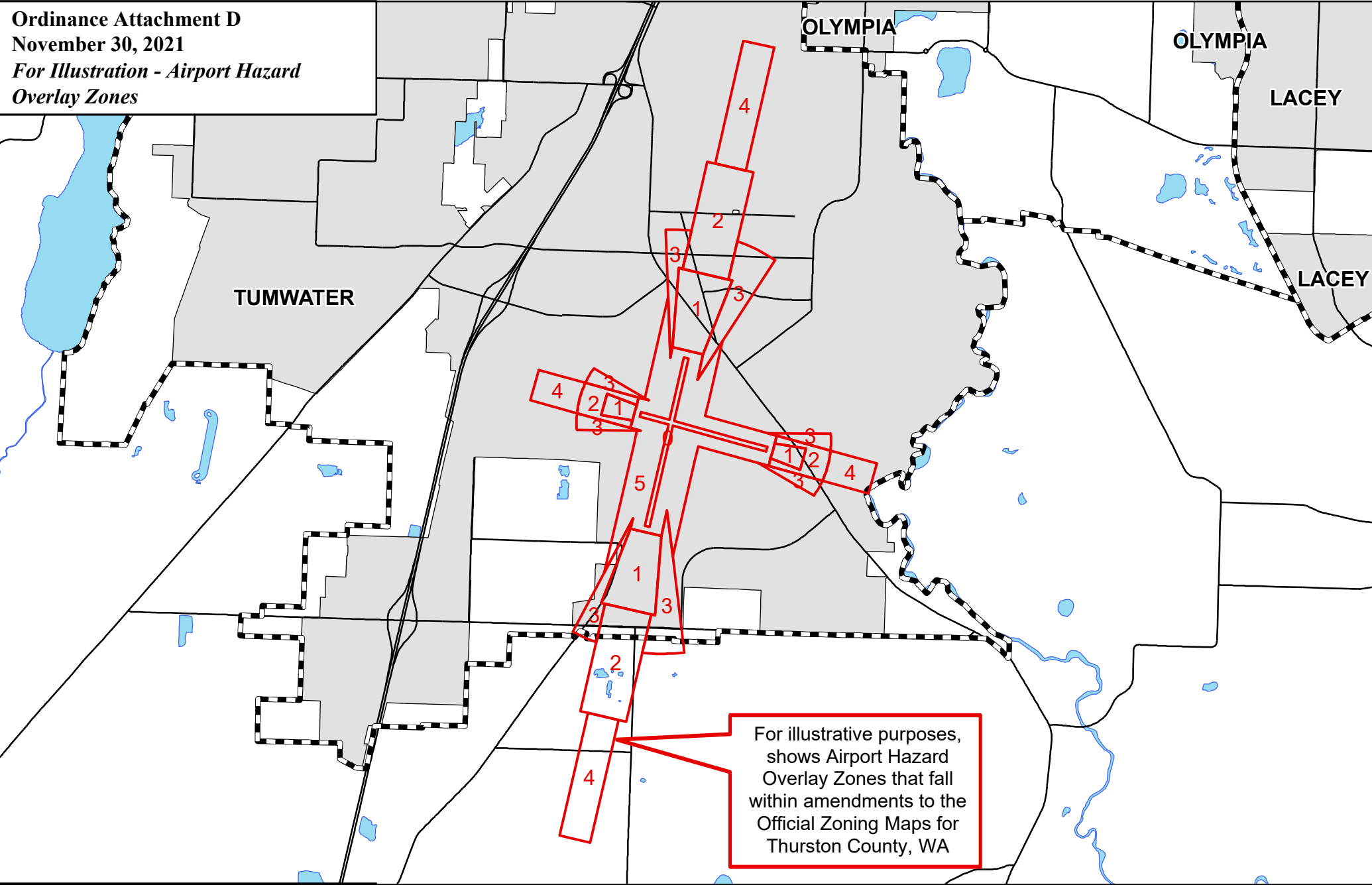


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Ordinance Attachment D
November 30, 2021
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Overlay Zones

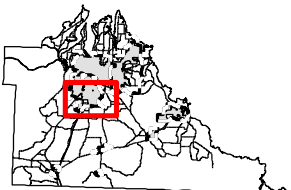


Tumwater Airport Overlay Zone

Project: Tumwater Joint Plan Update

Project Info:

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Airport Overlay Zone Boundary

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Cities

Urban Growth Areas



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