

**Thurston County Community Planning and Economic Development
Department
Community Planning Division**

**THURSTON COUNTY
BOARD OF COUNTY COMMISSIONERS**

PUBLIC DRAFT

Chapters: 20.29 TCC

November 10, 2021

Up Castle Code Amendment

Chapter: Title 20, Chapter 20.29 (Attachment B)

Deleted Text:	Strikethrough	Proposed Changes:	<u>Underlined</u>
Staff Comments:	<i>Italics</i>	Unaffected Omitted Text	...

The proposed amendments contained herein are included on the 2020/2021 Official Comprehensive Code Docket Item CP-19. Comprehensive Code Docket # CP-19 - Up Castle Land Use & Rezone Amendment is a citizen request to amend the land use plan and associated zoning from Rural Residential/Resource—One Dwelling Unit Per Five Acres (RRR 1/5) to Rural Resource Industrial (RRI) at 5505 & 5641 222nd Avenue SW. The applicant wishes to ultimately use the property for a warehousing and distribution facility. However, the property is located outside the minimum distance requirements outline in TTC 20.29. This code change would provide further flexibility to review staff when reviewing development proposals.

ATTACHMENT B: Thurston County Zoning Ordinance (Title 20)

Proposed amendments to Chapter 20.29 would increase the distance requirement to interstate interchanges and allow for more flexibility of vehicular access from certain road classifications.

Chapter 20.29 – RURAL RESOURCE INDUSTRIAL DISTRICT (RRI)

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20.29.020 Permitted uses.

Subject to the provisions of this title, the following uses are permitted in the rural resource industrial district:

1. The following service and retail uses which primarily serve uses within the rural resource industrial district:
 - a. Commercial service uses such as restaurants, cafes, bars, taverns and service stations;
 - b. Automobile, truck and heavy equipment service, repair, storage and sales.
2. The following uses related to agriculture:
 - a. Feed stores;
 - b. Farm management services;
 - c. Fertilizer sales, storage and manufacturing;
 - d. Irrigation systems sales, repair and storage;
 - e. Veterinary clinics and hospitals;
 - f. Wholesale distribution of animal feeds, fertilizers, pesticides and seed.
3. The following uses related to forestry:
 - a. Mills for producing wood products;
 - b. Manufacturing wood containers and products;
 - c. Prefabricated wood buildings and components.
4. The following uses related to minerals:
 - a. Stone, marble and granite monument works;
 - b. Manufacture of brick, tile or terra cotta;
 - c. Manufacture of clay products;
 - d. Manufacture of concrete products.
5. For sites that meet all of the locational and performance criteria in subsection (5)(a) below, the uses listed in subsection (5)(b) below are also permitted:
 - a. Locational and performance criteria:

- i. Located within one-half mile of an Interstate 5 interchange or adjacent to industrial development as of date;
 - ii. Vehicular access is from a county arterial or collector road or state highway or adjacent to an existing industrial development utilizing existing county roads and within 500 feet of county arterial or collector road or state highway;
 - iii. Proposed use will not require urban services or facilities; and
 - iv. Rail access is available to the site.
- b. Permitted industrial uses:
 - i. Assembly and fabrication of sheet metal products;
 - ii. Assembly, manufacturing, compounding or treatment of articles or merchandise from previously prepared materials such as but not limited to, electronic components, precision instruments, cable or transmission lines or boat building;
 - iii. Storage buildings, warehouses, wholesaling and distribution facilities;
 - iv. Storage for building materials, contractors' equipment, house moving, delivery vehicles and used equipment in operable condition.

6. Other:

- a. Dwelling unit for caretaker or watchman working on the property;
- b. Administrative, educational and other related activities and facilities in conjunction with a permitted use;
- c. Public facilities and utilities, except sanitary landfills which shall be a special use;
- d. Research service establishments for resource uses:
 - i. Research and development laboratories,
 - ii. Commercial testing laboratories;
- e. Unclassified uses (see Section 20.07.060);
- f. Railroad rights-of-way.

(Ord. 11867 § 11 (part), 1998)

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Chapter 20.29 RURAL RESOURCE INDUSTRIAL DISTRICT (RRI)

20.29.010 Purpose.

The purpose and intent of the rural resource industrial district is to provide areas where industrial activities and uses that are dependent upon agriculture, forest practices and minerals may be located. The district also allows such uses that involve the processing, fabrication, wholesaling and storage of products associated with natural resource uses. The standards in this chapter are intended to protect the rural area from adverse industrial impacts. All industrial uses must be functionally and visually compatible with the character of the rural area.

Controls to provide freedom from nuisance-creating features such as noise, dirt, odor, vibration, air and water pollution, are established together with adequate traffic circulation, buffers and landscaping requirements, to establish compatibility with surrounding rural development and offer protection from industrial blight and impacts.

(Ord. 11867 § 11 (part), 1998)

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1. The following service and retail uses which primarily serve uses within the rural resource industrial district:
 - a. Commercial service uses such as restaurants, cafes, bars, taverns and service stations;
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 - d. Irrigation systems sales, repair and storage;
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 - b. Manufacturing wood containers and products;
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4. The following uses related to minerals:
 - a. Stone, marble and granite monument works;
 - b. Manufacture of brick, tile or terra cotta;

- c. Manufacture of clay products;
 - d. Manufacture of concrete products.
5. For sites that meet all of the locational and performance criteria in subsection (5)(a) below, the uses listed in subsection (5)(b) below are also permitted:
- a. Locational and performance criteria:
 - i. Located within one-half mile of an Interstate 5 interchange, **or within a Federal Opportunity Zone, South of the Grand Mound UGA, west of I-5, and east of Highway 99;**
 - ii. Vehicular access is from a county arterial or collector road or state highway; or, if also situated within a Federal Opportunity Zone, access may be from any county road;
 - iii. Proposed use will not require urban services or facilities; and
 - iv. Rail access is available to the site.
 - b. Permitted industrial uses:
 - i. Assembly and fabrication of sheet metal products;
 - ii. Assembly, manufacturing, compounding or treatment of articles or merchandise from previously prepared materials such as but not limited to, electronic components, precision instruments, cable or transmission lines or boat building;
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 - iv. Storage for building materials, contractors' equipment, house moving, delivery vehicles and used equipment in operable condition.
6. Other:
- a. Dwelling unit for caretaker or watchman working on the property;
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 - c. Public facilities and utilities, except sanitary landfills which shall be a special use;
 - d. Research service establishments for resource uses:
 - i. Research and development laboratories,
 - ii. Commercial testing laboratories;
 - e. Unclassified uses (see Section 20.07.060);
 - f. Railroad rights-of-way.

(Ord. 11867 § 11 (part), 1998)

20.29.025 Special uses.

See Chapter 20.54 for special uses permitted in this district.

(Ord. 11867 § 11 (part), 1998)

20.29.040 Development standards.

Site development plans shall conform with the following standards:

1. Minimum lot dimensions:
 - a. Area: twenty thousand square feet,
 - b. Width: one hundred feet;
2. Minimum yards measured from property line:
 - a. Front: ten feet from right-of-way easement or property line, except 20 feet from right-of-way easement line or property line on arterials,
 - b. Side:
 - i. Interior: ten feet,
 - ii. Abutting residentially zoned property: thirty feet,
 - iii. Street (flanking): ten feet,
 - c. Rear:
 - i. Twenty-five feet,
 - ii. Abutting residentially zoned property: fifty feet;
3. Maximum lot coverage by hard surfaces: sixty percent (also see Chapter 20.07).
4. Maximum Building Height: forty feet;
5. Landscaping:
 - a. All areas shown on the site plan not devoted to development (i.e., building, driveways, parking, etc.) are to be appropriately landscaped, and may include retention of suitable natural growth. Total area landscaped is to be no less than ten percent of the total developed area.
 - b. A minimum ten-foot wide landscape strip shall be provided adjacent to all street frontages.
 - c. A minimum twenty-five-foot landscaped buffer shall be provided adjacent to all residential uses or residential zoned properties.

(Ord. 12761 § 25, 2002; Ord. 11867 § 11 (part), 1998)

(Ord. No. 15355, 1(Att. A, § II), 10-18-2016)

20.29.050 Performance standards.

No land or structures shall be used or occupied within this district unless the use and occupancy complies with the following minimum performance standards:

1. External Effects.
 - a. Noise. Maximum permissible noise levels shall be determined by WAC 173-60, as amended.
 - b. Vibration. Vibration which is discernible without instruments at the property line is prohibited.
 - c. Smoke and Particulate Matter. Air emissions must comply with the requirements of the Olympic Air Pollution Control Authority.

- d. Odors. The emission of gases or matter which are odorous at any point beyond the property line of the use emitting the odor is prohibited. All emissions must comply with the requirements of the Olympic Air Pollution Control Authority.
 - e. Heat and Glare. Except for exterior lighting, uses producing heat and glare shall be conducted entirely within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from excessive heat and glare.
2. On-Site Performance Standards.
- a. Landscaping Installation. All required landscaping shall be installed prior to occupancy. In lieu of such installation, security may be given assuring the installation of the landscaping in an amount and form approved by the planner and prosecuting attorney, provided that the security may not be for a period exceeding nine months from the issuance of an occupancy permit, at which time installation shall have occurred.
 - b. Maintenance. The owner, lessee or user shall be responsible for maintaining an orderly appearance of all properties and shall be responsible for the care and maintenance of all installed landscaped areas and any natural growth retained on the site. All required yards, parking areas, storage areas, operation yards and other open uses on the site shall be maintained at all times in a neat and orderly manner, appropriate for the district.
 - c. Water. Federal, state and local standards pertaining to water quality and stormwater runoff control must be complied with.
 - d. Storage. Outside storage is permitted; however, sight obscuring screening shall be required. Stored materials shall not exceed the height of the screening.
 - e. Hazardous Materials and Bulk Petroleum Products. Plans for the handling, storage, disposal and spill control of hazardous wastes, and bulk petroleum products shall be approved prior to the issuance of any building permit. Off-site treatment and storage facilities are a special use and must meet the conditions specified in Section 20.54.070(25).

(Ord. 11867 § 11 (part), 1998)

20.29.060 Compliance monitoring.

As a condition of approval of any use authorized by this chapter, the county may require the owner to furnish from time to time information showing that the use complies with the standards contained in this chapter and with other terms and conditions of approval.

(Ord. 11867 § 11 (part), 1998)

20.29.070 Expansion of existing uses.

Whenever existing uses are expanded or their existing building footprint or use area is otherwise altered, all current development standards shall apply.

(Ord. 12463 § 14, 2001; Ord. 11867 § 11 (part), 1998)

20.29.080 Minimum district size for zoning map amendments.

Five acres.

(Ord. 11867 § 11 (part), 1998)

20.29.090 Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.34, Accessory Uses and Structures;
2. Chapter 20.40, Signs and Lighting;
3. Chapter 20.44, Parking and Loading;
4. Chapter 20.45, Landscaping and Screening.

(Ord. 11867 § 11 (part), 1998)