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**COMMUNITY PLANNING &  
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

*Creating Solutions for Our Future*

**MEMORANDUM**

**TO:** Thurston County Planning Commission

**FROM:** Andrew Boughan, Associate Planner  
Jennifer Davis, Community Planning Manager

**DATE:** June 21, 2020

**SUBJECT:** Previous Public Input- Rural Accessory Dwelling Unit (ADU) regulations-  
Allowing ADUs in rural Thurston County (A-21 on the 2020-2021 Official Docket of  
Development Code Amendments)

**Background**

Staff received the question from the Planning Commission Chair as to who were the members present during the Rural ADU focus groups from 2017-2018.

**Staff Response**

The following names are all the members from 2017 and 2018 Rural Accessory Dwelling Unit Focus Group:

- Jennifer Davis, Thurston County Planning Commission Chair
- Tim Kramer, Thurston County Planning Commission
- Stuart Drebeck, Olympia Master Builders
- Joel Baxter, Olympia Master Builders
- Trudy Soucoup, Homes First
- Andy Gruhn, Gruhn Homes
- Julia Hicks, Thurston County resident
- Tom Schrader, Realtor
- Dave Stribling, Thurston County resident and homeowner
- Sandra Raynor, Thurston County resident and homeowner
- Pat DeRoberts, Thurston County resident and homeowner
- Holly Gadbow, Thurston County resident
- Tammy Trager, Thurston County Planner

**Additional public input**

During 2020 docketing work, staff received 2 public comments in favor of developing rural accessory dwelling unit regulations.

In late 2019, Thurston County Community Planning staff also met with Olympia Master Builders and Joint Base Lewis McChord’s Joint Land Use Subcommittee (JLUS) staff to discuss rural accessory dwelling units. Both organizations expressed interest in seeing ADUs permitted as a source of affordable housing in rural Thurston County.





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## A-21 Rural Accessory Dwelling Units

Thurston County  
Planning Commission Draft

July 1, 2020

A-21 Rural Accessory Dwelling Units is a priority project on the 2020-2021 Development Code Amendment Docket. This document is comprised of seven (7) chapters that includes amendments to incorporate Rural Accessory Dwelling Units (ADU) code language into Thurston County's Title 20 Zoning Code.

Chapters:

- 20.03 - Structure, Interpretations and Definitions
- 20.08c - Nisqually Agricultural District (NA)
- 20.08D - Long-Term Forestry District (LTF)
- 20.10A - Residential LAMIRD—One Dwelling Unit Per Two Acres (RL 1/2)
- 20.11A - Residential LAMIRD—One Dwelling Unit Per Acre (RL 1/1)
- 20.34 - Accessory Uses and Structures
- 20.44 - Parking and Loading

Deleted Text: **Strikethrough**  
Staff Comments: *Italics*

Proposed Changes: Underlined  
Unaffected Omitted Text: ...

### Chapter 20.03 - STRUCTURE, INTERPRETATIONS AND DEFINITIONS

37. "Dwelling" means a building or portion thereof, designed or used for residential occupancy. The term dwelling shall not be construed to mean a motel, rooming house, hospital, or other accommodation used for more or less transient occupancy.

37.1 Dwelling, Accessory Dwelling Unit (ADU). "Accessory Dwelling Unit" means a small, separate living unit built on the same lot as a single-family home. ADUs have all basic facilities (kitchen, sleeping area, & bathroom).

a. Dwelling, Attached Accessory Dwelling Unit (ADU). "Attached Accessory Dwelling Unit" means an accessory dwelling unit that has one or more vertical and/or horizontal walls in common with, or attached to, the primary dwelling unit.

b. Dwelling, Accessory Dwelling Unit (ADU) Conversion. "Accessory Dwelling Unit Conversion" means the conversion of an existing space within the principle structure or a detached structure to an accessory dwelling unit.

c. Dwelling, Detached Accessory Dwelling Unit (ADU). "Detached Accessory Dwelling Unit" means an accessory dwelling unit that is new construction and is a free standing and not attached or physically connected to the primary dwelling unit.

37.5 Dwelling, Manufactured Home. "Manufactured home dwelling" means a single-family residential unit factory-built after June 15, 1976, in accordance with the U.S. Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code. Manufactured homes do not meet the requirements of the Uniform Building Code. For the purpose of this chapter, a manufactured home shall be deemed to be a single-family dwelling unless otherwise specified. (See also "Mobile or manufactured home park.")

38. Dwelling, Mobile Home. "Mobile home dwelling" means a single-family residential unit factory-built prior to June 15, 1976, to standards other than the U.S. Department of Housing and Urban Development (HUD) code and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes do not meet the requirements of the Uniform Building Code. For the purpose of this chapter, a mobile home shall be deemed to be a single-family dwelling unless otherwise specified. (See also "Mobile or manufactured home park.")

#### **Chapter 20.08C - NISQUALLY AGRICULTURAL DISTRICT (NA)**

20.08C.060 - Additional regulations.

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

1. Chapter 20.30A, Planned Rural Residential Development;
2. Chapter 20.32, Open Space;
3. Chapter 20.34, Accessory Uses and Structures;
4. Chapter 20.40, Signs and Lighting;
5. Chapter 20.44, Parking and Loading;
6. Chapter 20.45, Landscaping and Screening.

(Ord. 11398 § 3 (part), 1997; Ord. 10199 § 9 (part), 1992)

#### **Chapter 20.08D - LONG-TERM FORESTRY DISTRICT (LTF)**

20.08D.050 - 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;
  2. Chapter 20.44, Parking and Loading;
4. Chapter 20.45, Landscaping and Screening.

(Ord. 11398 § 3 (part), 1997; Ord. 10398 § 3 (part), 1993)

#### **Chapter 20.10A - RESIDENTIAL LAMIRD—ONE DWELLING UNIT PER TWO ACRES (RL 1/2)**

20.10A.070 - Additional regulations.

[July 1, 2020] – A-21 Rural Accessory Dwelling Units (ADU)

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

1. Chapter 20.32, Open Space;
2. Chapter 20.34, Accessory Uses and Structures;
3. Chapter 20.40, Signs and Lighting;
4. Chapter 20.44, Parking and Loading;
5. Chapter 20.45, Landscaping and Screening.

(Ord. 13834 § 5, 2007)

### **Chapter 20.11A - RESIDENTIAL LAMIRD—ONE DWELLING UNIT PER ACRE (RL 1/1)**

20.11A.070 - Additional regulations.

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

1. Chapter 20.32, Open Space;
2. Chapter 20.34, Accessory Uses and Structures;
3. Chapter 20.40, Signs and Lighting;
4. Chapter 20.44, Parking and Loading;
5. Chapter 20.45, Landscaping and Screening.

(Ord. 13834 § 6, 2007)

### **Chapter 20.34 - ACCESSORY USES AND STRUCTURES**

#### **Sections:**

20.34.010 - Authorization.

Accessory uses are permitted in any zoning district, except as prohibited or limited in this chapter.

(Ord. 11398 § 3 (part), 1997; Ord. 6708 § 3 (part), 1980)

(Ord. No. 14182, § 3, 12-29-2008)

#### 20.34.020 – RURAL ACCESSORY DWELLING UNIT (ADU)

The purpose of the rural Accessory Dwelling Unit regulations is to increase options for rural housing to allow for more affordable and diverse housing choices. Accessory Dwelling Units (ADU) are permitted in all Title 20 zoning districts that allow for residential uses subject to the following requirements:

1. One (1) ADU shall be permitted per residential parcel in conjunction with any detached single family dwelling structure. ADU shall not be placed on parcels with Family Member Units, Guest Houses, or any other accessory residential use.
2. Density
  - a. ADU are not included in minimum parcel area per unit calculations for attached or conversion of existing spaces, meaning no additional land area is required for the

accessory dwelling unit beyond the minimum parcel size required for a detached residential structure in the subject zoning district.

- i. New detached ADU structures will count as a dwelling unit for the purpose of calculating density. The new detached ADU will need to meet the minimum parcel area for a residential unit for the subject zoning district.
3. Accessory Dwelling Units shall conform to the Design Standards in the subject zoning district.
4. Size Limitations
  - a. **Attached:** The floor area of an ADU may not exceed 50% of the gross floor area of the principle residential structure.
  - b. **Conversion:** There is no limit on size for the conversion of existing internal or detached space to an ADU.
  - c. **Detached:** The floor area of a new detached accessory dwelling unit may not exceed the maximum of 1500 square feet or 40% of the principle structure, whichever is less.
5. Specific Standards
  - a. **Attached:** The addition shall visually match in type, size, trim, and materials of the existing principle structure.
  - b. **Conversion:** Legally established existing accessory structures built prior to December 31, 2020 may be converted to an Accessory Dwelling Unit, in whole or in part, and must comply with the following.
    - i. Displaced parking must be replaced and additional parking must be provided subject to Chapter 20.44.030 - Off-street parking—Required spaces. Modifications or expansions of the converted structure shall be subject to the Design Standards in the subject zoning district.
6. Water & Sanitation
  - a. Accessory Dwelling Units must have water and sanitation. For any ADU connecting to a Group A or Group B water system, a Certificate of Water Availability (COWA) is required and shall also comply with Section 14.38.100(A)18. This provision applies to all ADUs, including those that may not require a building permit (e.g., internal conversions).
7. Building Types
  - a. Accessory Dwelling Unit shall be any residential building type permitted in Title 14, Building and Construction.
8. Access
  - a. Accessory Dwelling Units may share or have a secondary driveway to the public right-of-way. The maximum coverage for hard surfaces applies.
9. Accessory Dwelling Units in the Grand Mound Urban Growth Area are subject to the requirements of TCC 20.34.030 (6).
10. All Accessory Dwelling Units shall conform to the Uniform Building Code and all other applicable codes and ordinances.

20.34.0230 - Limitations on accessory uses.

1. Location of accessory uses. Accessory uses shall be on the same lot of record as the principal use or building, unless a provision of this title allows otherwise.
2. Antenna structures and satellite dishes shall not be located within twenty feet of any property line. This requirement does not apply to satellite dishes eighteen inches or less in diameter.

3. Buildings shall not be located in required front or side yards.
4. Corner lot structures and planting shall comply with Section 20.07.070 (Use limitations on corner lots).
5. Barbed wire fences are prohibited in the RL 2/1, R 3-6/1, and R 4-16/1 districts, except as accessory uses to agricultural operations of one acre or more. On industrial and commercial uses, the strands shall be restricted to the uppermost portion of the fence and shall not extend lower than a height of six feet from the nearest ground level.
6. Within the residential three—six units per acre and residential four—sixteen units per acre districts located within the Grand Mound urban growth area, accessory dwelling units are permitted as follows:
  - a. There shall be no more than one accessory dwelling unit per lot in conjunction with a single-family structure.
  - b. An accessory dwelling unit may be attached to, created within, or detached from a new or existing primary single-family dwelling unit.
  - c. The accessory dwelling unit will require one parking space, which is in addition to any off-street spaces required for the primary single-family dwelling unit.
  - d. The primary entrance to an accessory dwelling unit shall not be visible from the yard on the same side of the lot on which the primary entrance to the primary single-family dwelling unit is located.
  - e. To ensure that the accessory dwelling unit is clearly secondary to the primary dwelling unit, the floor area for the accessory dwelling unit shall in no case exceed eight hundred square feet, nor be less than three hundred square feet, and the accessory dwelling unit shall contain no more than two bedrooms.
  - f. No more than one family, as defined in Chapter 20.03, shall be allowed to occupy an accessory dwelling unit.
  - g. An accessory dwelling unit, together with the primary single-family dwelling unit with which it is associated, shall conform to all other provisions of this chapter.
  - h. All accessory dwelling units shall conform to the Uniform Building Code and all other applicable codes and ordinances.
7. Guest House or Rooms for Guests. Guest houses or rooms for guests are permitted as an accessory use in all residential districts as follows:
  - a. The floor area shall be limited to eight hundred square feet, or fifty percent of the primary dwelling unit whichever is less; and
  - b. The guest house must also be clearly subordinate and incidental to the primary dwelling unit; and
  - c. Be intended to be used for the occasional housing of guests; and
  - d. Cannot be rented or leased for direct or indirect compensation; and
  - e. It shall be demonstrated that the sewage treatment system is properly sized to accommodate increased flow based on the number of bedrooms, or rooms that could be used for sleeping quarters; and
  - f. A covenant shall be recorded on the property showing the area used for the guest house, and the conditions of approval for the guest house; and
  - g. An existing structure being converted to a guest house shall meet the requirements for a guest house as specified in this code.
8. Parking or storage of small cargo trailers and major recreational equipment in residential and rural districts, including but not limited to boats, boat trailers, camping trailers, travel trailers, motorized dwellings, recreational vehicles, tent trailers, houseboats, and horse vans are subject to the following limitations:

- a. Such equipment shall not be used for living, sleeping, or other occupancy associated with residential uses when parked, or stored on a residential lot, or in any other location not approved for such use. These types of equipment are intended for recreational use only and do not meet building, fire and safety, and health code standards associated with residential uses. Temporary occupancy is permitted but shall not exceed thirty days in any six-month period. Two thirty-day temporary occupancies within any twelve-month period must be separated by a minimum of at least forty-five days.
- b. Such equipment over six feet in average height, when not parked in a garage, carport or other structure, shall not be located in any required front or side yard reserved for building setback (except driveways).
- c. Such equipment shall not be hooked up to utilities, sewage or septic, or water facilities unless located in a recreational vehicle park. An exception can be made for an electrical extension to prevent freezing, etc. when the recreational vehicle is being stored.
- d. Such equipment shall not be attached to other structures such as, but not limited to, decks, porches, roofs, room additions, foundations, carports, storage units, accessory structures, walls or fences, dwellings, or other buildings.
- e. Travel trailers, motorized dwellings, and recreational vehicles may be temporarily occupied for six months only when located in a recreational vehicle park and hooked up to utilities, sewage or septic, and water facilities.

9. Storage.

- a. General Provision. Outside storage shall be maintained in an orderly manner and shall create no fire, safety, health or sanitary hazard.
- b. Residential Districts. Outside storage incidental to permitted uses is allowed in all residential districts listed in this title subject to the following:
  - i. Required front yard shall not be used for storage (except firewood).
  - ii. Junk vehicles.
    - (A) A maximum of two junk vehicles or parts vehicles may be stored on a lot, or contiguous lots in a single ownership, in the RL 2/1, R 3-6/1, R 4-16/1 districts and on lots of one-half acre (21,780 square feet) or less in the R 1/20, R 1/10, UR 1/5, RR 1/5, RRR 1/5, RL 1/2, RL 1/1, LTF, LTA and MGSA districts.
    - (B) A maximum of four junk vehicles or parts vehicles may be stored on lots larger than one-half acre (21,780 square feet), or on contiguous lots in a single ownership totaling more than one-half acre, in the R 1/20, R 1/10, UR 1/5, RR 1/5, RRR 1/5, RL 1/2, RL 1/1, LTF, LTA and MGSA districts.
    - (C) Junk vehicles and parts vehicles shall be contained in an enclosed structure or screened. Screening must be at least six feet in height and composed of material that completely blocks the view of the junk/parts vehicle(s) from the right-of-way and abutting residential properties. Screening may consist of fences, walls, vegetation, berms or other visual barriers in keeping with the residential character of the area, as determined by the approval authority.

Vegetative screens shall achieve one hundred percent opacity, year around, within one year of planting. All vegetative screens in compliance with this section shall be maintained in a healthy condition. Any vegetation in such screens that dies shall be replaced within six months.
    - (D) Required screening shall not be placed in public right-of-way.
    - (E) Junk/parts vehicles may not be stored on public right-of-way.
    - (F) All junk vehicles in the R 1/20, R 1/10, UR 1/5, RR 1/5, RRR 1/5, RL 1/2, and RL 1/1 districts made nonconforming by this title shall be removed from the site by March 1,

2002. All junk vehicles in the LTF, LTA and MGSA districts made nonconforming by this title shall be removed from the site by January 1, 2012.

- iii. Uninstalled mobile/manufactured homes or buildings moved from other sites may only be stored on a property while building and development permits are being processed and issued for that structure's installation on that particular property. No other form of uninstalled mobile/manufactured home storage will be permitted.
- c. Commercial and Industrial Uses. The intent of this section is to control the outdoor storage of materials and products used in production, for sale on premises, awaiting shipment or production waste in such a fashion as to insure public safety, health, welfare and to minimize detrimental visual impact upon neighboring property and/or public thoroughfares.
  - i. Permitted Items. Every reasonable effort shall be made by persons operating a business to store all such materials within an enclosed building, with the following exceptions:
    - (A) Where such inside storage is not practical and desirable for reasons related to health, fire or safety codes;
    - (B) Where the outside storage of merchandise, manufactured products or raw materials is normal and standard practice, such as in the sale of automotive equipment, mobile/manufactured homes, lumber, gardening materials, nursery stock and the like, or on the site of construction projects;
    - (C) When materials or products are temporarily stored outside incidental to shipping, delivery, loading or unloading thereof.
  - ii. Storage Height and Screening. Materials and products may be stored to height maximums permitted in the particular district, subject to the provisions of performance standards/view protection in this chapter, but shall be effectively screened from view by using a solid screen six feet high. Screening may include fences, walls, vegetation, berms with vegetation, combinations of these, or other methods, all of which must provide a permanent solid screen barrier to visibility from rights-of-way and adjacent and nearby properties. Vegetation used for screening must be of sizes, types, numbers and siting adequate to achieve one hundred percent opacity within three years. All vegetation used for screening shall be maintained in a healthy condition. Vegetation used for screening that dies shall be replaced within six months. Fences and walls over six feet high require a building permit. Screening shall not be placed in the public right-of-way or in the vision clearance triangle of intersections and curb cuts.
  - iii. Vehicle Storage. Outdoor storage of automobiles, trucks, farm, construction and rental equipment, trailers, boats, campers, recreation vehicles, mobile/manufactured homes and other vehicles for sale, rent or shipment (not including parking lots for residential or commercial use) shall be effectively screened from view, in residential areas and rural districts. Screening shall be of a material or vegetation sufficient to provide a solid barrier to view and shall be at least eight feet high. Screening may include fences, walls, vegetation, berms with vegetation, combinations of these, or other methods, all of which must provide a permanent solid screen barrier to prohibit visibility from rights-of-way and adjacent and nearby properties. Screening shall not detract from the residential character of the area. Vegetation used for screening must be of sizes, types, numbers and siting adequate to achieve one hundred percent opacity within three years. All vegetation used for screening shall be maintained in a healthy condition. Vegetation used for screening that dies shall be replaced within six months. Fences and walls over six feet high require a building permit. Vehicles may not be stored on streets or public rights-of-way. Screening shall not be placed in the public right-of-way or in the vision clearance triangle of intersections and curb cuts.
- d. Noncomplying Storage. All storage, existing on the adoption date of the ordinance codified in this section,\* shall comply with the standards of this code by December 31, 1999. No noncomplying storage conditions will be permitted to be grandfathered in after December 31, 1999.

10. Wayside stands must be located so as to provide for adequate off-street parking spaces and safe ingress and egress to the adjacent street.
11. Junk yards, scrap heaps or refuse piles are prohibited, except as specifically permitted in Chapter 20.54.
12. Minor accessory additions to existing public facilities will be considered as accessory uses not requiring special use permit. Such minor accessory uses include a water tower or small shed at a fire station, or construction of a cover over a playfield at a school or park, but not construction of a new wing to a building, nor construction of a major new building or structure on the site.
13. On-site treatment and storage facilities for hazardous wastes are allowed as accessory uses in the heavy industry (HI), light industrial (LI), planned industrial park (PI), arterial commercial (AC), and neighborhood convenience (NC) districts. Such facilities are subject to the state siting criteria adopted pursuant to the requirements of Chapter 70.105 RCW.

(Ord. 13884 § 12, 2007; Ord. 13834 § 13, 2007; Ord. 12814 § 2, 2002; Ord. 12463 § 15, 2001; Ord. 11804 § 86, 1998; Ord. 11398 § 3 (part), 1997; Ord. 11220 § 10, 1996; Ord. 11025 § 24, 1995; Ord. 10595 § 52, 1994; Ord. 8970 § 4, 1988; Ord. 8216 § 105, 1985; Ord. 6708 § 3 (part), 1980)

(Ord. No. 14182, § 3, 12-29-2008; Ord. No. 14439, § 6, 11-16-2010)

\* **Editor's Note:** Ordinance 11804, which amended § 20.34.020(8), was adopted on October 5, 1998.

#### Chapter 20.44 - PARKING AND LOADING\*

##### 20.44.030 - Off-street parking—Required spaces.

The number of required off-street parking spaces shall be determined in accordance with the table, below. Project applicants may request an administrative modification to increase or decrease the number of parking spaces otherwise required by this chapter. No modification is required to increase or decrease the number of required spaces by up to ten percent. Modifications greater than forty percent may only be granted by the hearing examiner and only pursuant to the criteria of TCC Chapter 14.32.

1. The following table shall be used to determine required parking spaces:

	Required Spaces	Unit of Measurement (Square feet = gross floor area)
a.	Residential.	
i.	Single-family	2
ii.	Two-family	2
iii.	Multifamily: 3 bedrooms+	2
iv.	Multifamily: 1—2 bedrooms	1-½
v.	Efficiency	1

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vi.	Senior housing	1	2 dwelling units, plus 1 guest space for every 10 units
vii.	<a href="#">Accessory Dwelling Unit</a>	1	<a href="#">Accessory Dwelling Unit</a>
b.	Public and semipublic.		
i.	Auditoriums, Churches, Theaters and Similar Uses.		
(A)	Fixed seating	1	4 seats or 6 feet of bench
(B)	Without fixed seating	1	4 occupants permitted at maximum capacity or 170 square feet
ii.	Education Facilities.		
(A)	High schools and higher education facilities	1	Classroom and office, plus
		1	Each 10 students of designed capacity
(B)	Day-care centers and similar uses	1	Per staff member, or
		1	Each 10 children with adequate drop off facilities
(C)	Other schools	1	Classroom and office
iii.	Hospitals	1	2 beds
iv.	Libraries	1	250 square feet
v.	Nursing homes and similar uses	1	5 beds
c.	Offices—business and professional, except as specified below:	1	300 square feet for offices with onsite customer service: or
		1	500 square feet for offices without onsite customer service
i.	Medical and dental	1	250 square feet

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ii.	Banks	1	250 square feet
d.	Retail sales, personal service and similar uses, except as specified below:	1	300 square feet
i.	Furniture and motor vehicle showrooms and similar uses	1	750 square feet (4 spaces minimum)
ii.	Shopping Center	1	250 square feet, up to 200,000 square feet; and
		1	300 square feet, for additional area above 200,000 square feet
e.	Commercial Recreation.		
i.	Hotels, motels and similar uses	1	Rental unit
ii.	Recreation facilities such as skating rinks and similar uses	1	200 square feet
iii.	Restaurants and similar uses, except as specified below:	1	200 square feet
a.	Drive up stands (espresso, food carts)	1	Window, plus 1 lane for each window with stacking space for 3 vehicles
iv.	Marinas	1	2 moorage spaces
f.	Industrial.		
i.	Warehouse and wholesale	1	2,000 square feet
ii.	Manufacturing	1	1,500 square feet
iii.	Ministorage	1	200 storage units
j.	Mixed Use	1	Joint parking standards shall be used to calculate needed parking. This calculation is based upon the gross leasable

			area (GLA) for each shop or business and does not include atriums, foyers, hallways, courts, maintenance areas, etc.
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2. When determining the number of required parking spaces for a particular use or building results in a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or over shall be counted as one space.
3. The off-street parking requirements for uses not specifically mentioned in this section shall be the same as the use most similar from the standpoint of parking needs, unless the hearing examiner finds such requirements to be unreasonable as applied to the proposed use, in which case the hearing examiner shall prescribe reasonable requirements for the use.
4. Parking requirements for disabled persons. Accessible parking spaces shall be provided in accordance with the Thurston County Building Code, Chapter 14.17. Required accessible parking spaces shall be included in the calculation of the total number of spaces.
5. Administrative modifications.
  - a. Reducing minimum requirements. A modification to reduce the number of required parking spaces within the range of ten percent to forty percent shall be considered by the approval authority when:
    - i. The applicant is able to demonstrate to the satisfaction of the approval authority that fewer spaces are needed based on a parking demand study prepared by the applicant or consultant; or
    - ii. When on-street parking is available and approved; or
    - iii. For multi-family housing, public and semipublic facilities (including schools and hospitals), offices, retail, or commercial uses where alternative transportation options such as transit are located within a one-quarter-mile walk to the development, or will be within six months; or
    - iv. For joint facilities when operating hours do overlap, up to fifty percent reduction.
  - b. Increasing maximum requirements. For administrative modifications of greater than ten percent, the approval authority may allow more than the maximum number of parking spaces when:
    - i. Parking is contained in an aboveground or underground structure, and does not increase total impervious surfaces on the lot; or
    - ii. The applicant is able to demonstrate to the satisfaction of the approval authority that more spaces are needed based on a parking demand study prepared by the applicant or consultant; and
    - iii. Parking spaces above the minimum are constructed of pervious paving surfaces, in accordance with the Drainage Manual, if feasible.
  - c. Modifications may be denied or altered if the approval author has reason to believe based on experience and existing development practices that the proposed modification may lead to excessive or inadequate parking or may inhibit or prevent regular and intended functions of either the proposed or existing use, or adjacent uses.

(Ord. 11398 § 3 (part), 1997: Ord. 7274 § 1 (part), 1982)

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

