

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

**THURSTON COUNTY PLANNING
COMMISSION**

September 7, 2022

**CPA-7a Grand Mound Subarea Plan:
Development Guidelines and Lot Widths**

Chapters: **Chapter 20.15 – Attachment A**
 Chapter 20.21A – Attachment B
 Chapter 20.25 – Attachment C
 Chapter 20.27 – Attachment D
 Chapter 20.28 – Attachment E
 Chapter 20.40 – Attachment F
 Chapter 20.44 – Attachment G
 Chapter 20.45 – Attachment H
 NEW Chapter 20.36 – Attachment I

Deleted Text: ~~Strikethrough~~ Proposed Changes: Underlined
Staff Comments: *Italics* Unaffected Omitted Text ...

The proposed amendments contained herein are included on the 2022-2023 Official Comprehensive Plan Amendment Docket (Item CPA-7a). This docket item is a board-initiated amendment to consider updating the Grand Mound Subarea Plan, including development code changes for Grand Mound Development Guidelines and Lot Widths. The amendments apply only to the Grand Mound Subarea, and the R 3-6/1 and R 4-16/1 zoning districts. This proposal includes replacing the 1998 Grand Mound Development Guidelines with a new Thurston County Code chapter (Chapter 20.36), renaming the guidelines to "Grand Mound Design Guidelines" and updating associated code references (Chapters 20.15, 20.21A, 20.25, 20.27, 20.28, 20.40, 20.44, and 20.45), as well as updates to lot width standards based on user feedback (Chapters 20.15 and 20.21A).

**ATTACHMENT A: Chapter 20.15 – Residential- Three to Six Dwelling
Units Per Acre**

Changes made to the residential (R3-6/1) chapter are to reference the Grand Mound Design Guidelines proposed as new Chapter 20.36, and amend the code to reduce the minimum lot width standards for the zone within the Grand Mound UGA.

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20.15.060 – Design standards

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2. Minimum lot width:

a. Individual lot or conventional subdivision lot:

- i. Interior lot—~~seventy-five~~ fifty feet;
- ii. Corner lot—~~one hundred~~ fifty feet;
- ~~iii. Waterfront lot—sixty feet;~~
- iv. Cul-de-sac—thirty-five feet;
- v. Flag lot—twenty feet;

b. Cluster subdivision lot:

- i. Interior lot—twenty feet;
- ii. Corner lot—~~fifty~~ thirty feet;

c. Nonresidential uses:

- i. Interior lot—~~one hundred~~ fifty feet;
- ii. Corner lot—~~one hundred twenty-five~~ fifty feet;

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8. Grand Mound Design Guidelines: See Chapter 20.36.

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20.15.080 - 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 20.36, Grand Mound Design Guidelines
- ~~34.~~ Chapter 20.37, Site Plan Review;
- ~~45.~~ Chapter 20.40, Signs and Lighting;
- ~~56.~~ Chapter 20.44, Parking and Loading;
- ~~67.~~ Chapter 20.45, Landscaping and Screening.

**ATTACHMENT B: Chapter 20.21A – Residential- Four to Sixteen Dwelling
Units Per Acre**

Changes made to the residential (R3-6/1) chapter are to reference the Grand Mound Design Guidelines, proposed as new Chapter 20.36, and amend the code to reduce the minimum lot width standards for the zone within the Grand Mound UGA.

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20.21A.060 – Design Standards

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2. Minimum lot width:

a) Individual lot or conventional subdivision lot:

- i. Interior lot—~~sixty~~ forty feet;
- ii. Corner lot—~~eighty-five~~ forty feet;
- iv. Cul-de-sac—~~thirty-five~~ feet;
- v. Flag lot—~~twenty~~ feet;

b) Cluster subdivision lot:

- i. Interior lot—~~twenty~~ feet;
- ii. Corner lot—~~fifty~~ thirty feet;

c) Nonresidential uses:

- i. Interior lot—~~one hundred~~ fifty feet;
- ii. Corner lot—~~one hundred twenty-five~~ fifty feet

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8. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter. Grand Mound Design Guidelines: See Chapter 20.36.~~

20.21A.080 - 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 20.36, Grand Mound Design Guidelines
- ~~34.~~ Chapter 20.37, Site Plan Review;
- ~~45.~~ Chapter 20.40, Signs and Lighting;
- ~~56.~~ Chapter 20.44, Parking and Loading;
- ~~67.~~ Chapter 20.45, Landscaping and Screening.

ATTACHMENT C: Chapter 20.25 – Arterial Commercial

Changes made to the arterial commercial chapter are to reference the Grand Mound Design Guidelines, proposed as new Chapter 20.36.

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20.25.040 – Design Standards

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~~8. Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter. Grand Mound Design Guidelines: See Chapter 20.36.~~

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20.25.070 - 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 20.36, Grand Mound Design Guidelines
- ~~34.~~ Chapter 20.37, Site Plan Review;
- ~~45.~~ Chapter 20.40, Signs and Lighting;
- ~~56.~~ Chapter 20.44, Parking and Loading;
- ~~67.~~ Chapter 20.45, Landscaping and Screening.

ATTACHMENT D: Chapter 20.27 - Planned Industrial Park District (PI)

Changes made to the planned industrial park chapter are to reference the Grand Mound Design Guidelines, proposed as new Chapter 20.36.

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20.27.040 – Development Standards

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7. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

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20.27.090 - Additional regulations.

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

1. Chapter 20.36, Grand Mound Design Guidelines
2. Chapter 20.37, Site Plan Review;
3. Chapter 20.40, Signs and Lighting;
4. Chapter 20.44, Parking and Loading;
5. Chapter 20.45, Landscaping and Screening.

ATTACHMENT E: Chapter 20.28 - Light Industrial District (LI)

Changes made to the light industrial chapter are to reference the Grand Mound Design Guidelines, proposed as new Chapter 20.36.

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20.28.040 – Development Standards

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6. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

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20.28.090 - 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 20.36, Grand Mound Design Guidelines
3. Chapter 20.37, Site Plan Review;
4. Chapter 20.40, Signs and Lighting;
5. Chapter 20.44, Parking and Loading;
6. Chapter 20.45, Landscaping and Screening.

ATTACHMENT F: Chapter 20.40 - Signs and Lighting

Changes made to the signs and lighting chapter are to reference the Grand Mound Design Guidelines, proposed as new Chapter 20.36.

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20.40.020 – General Provisions

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7. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

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ATTACHMENT G: Chapter 20.44 - Parking and Loading

Changes made to the parking and loading chapter are to appropriately reference the Grand Mound Design Guidelines, proposed as new Chapter 20.36 within this document.

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20.44.020 – Parking Standards

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8. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

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ATTACHMENT H: Chapter 20.45 - Landscaping and Screening

Changes made to the landscaping and screening chapter are to appropriately reference the Grand Mound Design Guidelines, proposed as new Chapter 20.36 within this document.

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20.45.020 – General Requirements

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7. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

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ATTACHMENT I: NEW Chapter 20.36 – Grand Mound Design Guidelines

A new chapter is proposed to the Thurston County Code to incorporate the 1998 Grand Mound Development Guidelines renamed as the Grand Mound Design Guidelines, with changes to add flexibility for developers to meet the goals of the guidelines and improve guidelines to better meet the best available science.

Chapter 20.36 - Grand Mound Design Guidelines

20.36.010 Purpose

1. The intent of these guidelines is:
 - a. To encourage the development of visually attractive commercial, industrial and multifamily residential developments that will give Grand Mound its own cohesive identity and distinguish it from other interchange areas along the 1-5 corridor;
 - b. To promote high quality developments that will protect and enhance property values; and
 - c. To mitigate the impacts of urban development through enhanced design.

20.36.020 Applicability

1. These guidelines apply to properties within the Grand Mound Urban Growth Area, as defined in the Grand Mound Subarea Plan, within the following zoning districts:
 - a. Arterial Commercial;
 - b. Planned Industrial;
 - c. Light Industrial;
 - d. Residential 3/6 Units/Acre; and
 - e. Residential 4-16 Units/Acre.
2. These guidelines apply to the following development:
 - a. New residential developments with five or more dwelling units, with the exception of detached single-family residences.
 - b. New construction of buildings, structures (including signs) or parking lots; and
 - c. Additions, expansions or remodeling of existing buildings and structures within any twelve-month period when:
 - i. The cost of additions or expansions and associated remodels exceeds fifty (50) percent of the assessed value of the real property improvements; and
 - ii. The existing layout of the building foundation does not preclude compliance with these guidelines; provided, that all guidelines that can be met shall be met in full or in part.
 - d. When a nonconforming sign is structurally altered, it ceases to be a legal nonconforming sign and must conform with these guidelines. “Structural

alteration" means any action that changes the height, size or shape of the sign or any action that affects the base or supports of the sign; provided however, that the repair or restoration of any nonconforming sign to its original condition where such sign is damaged by fire, explosion, wind, act of nature or other accidental cause shall not be considered a "structural alteration" if the cost of such repair or restoration does not exceed fifty (50) percent of its replacement cost.

3. For purposes of these guidelines, all development occurring pursuant to a master plan or binding site plan shall be deemed a single "development."

20.36.030 How to Use These Guidelines

1. These guidelines function as standards and supplement the development regulations of the underlying zoning districts (Chapters 20.15, 20.21A, 20.25, 20.27 and 20.28), the sign, parking and landscaping regulations (Chapters 20.40, 20.44 and 20.45) and other applicable chapters of the Thurston County Zoning Ordinance (Title 20). Where these guidelines conflict with the requirements of Title 20, these guidelines shall apply.
2. Together with Title 20 and other applicable county codes, these guidelines serve to implement the adopted Grand Mound Subarea Plan.

20.36.040 Definitions

1. "Pedestrian-oriented sign" means a permanent, nonilluminated sign with an area no more than four (4) square feet on any one side, and not over ten (10) feet above ground level.
2. "Sign face" means the entire area of a sign on which copy is to be placed. Only one side of a double-faced sign shall be included in calculating the allowed sign face area. The area of painted signs, individual letter signs, and other indirectly illuminated signs shall be calculated on the basis of the smallest rectangle, circle or spherical figure that will enclose the entire copy area of the sign, including text and graphics. Any such calculation shall include the areas between letters and lines, as well as the areas of any devices, illuminated or non-illuminated, which are intended to attract attention.
3. "Vision clearance triangle" is the triangular space between two intersecting streets, measured 20 feet along each street from the intersection.
4. "Invasive plant species" are a non-native plant species that displaces or out-competes native vegetation, which can cause habitat loss.
5. "Noxious weeds" are plants that are invasive, difficult to control, and destructive to agricultural and natural resources, causing habitat and economic loss. Examples include Scotch broom, English Ivy, and Himalayan blackberry.

20.36.050 Sign Guidelines

1. General Provisions. Sign guidelines as listed under Section 20.36.040 TCC are additional to sign regulations within Chapter 20.40 TCC.

- a. Maintenance. All signs shall be maintained in a secure and safe manner and shall not be allowed to deteriorate or become dilapidated.
- b. Design of All Freestanding and Monument Signs. The base of all freestanding and monument signs shall be designed with river rock to maintain a consistent unifying theme throughout the community. Live permitted species groundcovers and shrubs shall also be placed around the sign base to improve the overall appearance of the installation. (See illustrations.)
- c. Freestanding and Monument Signs Along Primary Street Frontage. All freestanding and monument signs along the primary street frontage shall include the site address.
- d. Buildings Facing on Two Parallel Streets. Single or multiple occupancy buildings whose premises extend through a block to face on two parallel streets with customer entrances on each street are permitted one monument sign per street frontage.
- e. No sign shall be located within the vision clearance triangle. This shall also apply to driveway accesses.
- f. New development signage shall anticipate future growth, and potential neighboring developments. Signs with spaces for multiple "tenants" are encouraged, with possibilities for later latecomers fees from future users of the shared sign structure.
- g. When separate signs within a close proximity are necessary, the use of a unifying design element shall be implemented.
- h. Weatherproof materials must be used for all exterior signs, and design featuring natural materials such as river rock are encouraged.
- i. Signs should be designed in a manner consistent with or improved upon surrounding architecture.

2. Permitted Signs

- a. Arterial Commercial District and Commercial Uses Within All Other Districts
 - i. Monument signs shall be permitted in accordance with the following criteria:
 - A. Developments shall have no more than one monument sign per street frontage.
 - B. Monument signs shall be no higher than eight (8) feet above grade. Sign face shall be no larger than forty-eight (48) square feet.
 - C. If a development is located on a corner parcel with two street frontages and entrances from each street, one monument sign with two or three sides may be placed at the corner of the property, or one monument sign with two sides may be permitted along each street frontage.

- D. Monument signs shall be located at least one (1) foot from the front property line and at least five (5) feet from the side property line.
- E. Monument signs shall be visually consistent with their surroundings in terms of size, lighting, and height. Design that enhances the rural aesthetic environment are encouraged.

ii. Wall signs shall be permitted in accordance with the following criteria:

- A. Single occupancy developments may have two (2) square feet of wall signage per one (1) foot of primary street frontage, up to a maximum of three hundred sixty (360) square feet per development.
- B. Multiple occupancy developments may have two (2) square feet of wall signage per one (1) foot of business establishment frontage up to a maximum of three hundred sixty (360) square feet per business. If a business located within the building does not have an outside entrance, the building owner or manager shall establish the signage allowed for each business based on the overall sign area formula above.
- C. If any development has only a wall sign, it shall be permitted at least sixty (60) square feet regardless of street or business establishment frontage.
- D. Wall signs are permitted on up to two (2) sides of the building, except two (2) square foot delivery access signs which may be placed on a third side of the building. However, total wall sign area for the development is based on (i), (ii) or (iii) above, whichever applies.
- E. In addition to the above, each business may have one (1) pedestrian-oriented sign for each entrance, to be of a common type and appearance.
- F. Wall signs shall not extend above the eave or parapet of the building.
- G. Window signs shall not cover more than 30% of pedestrian-level windows.

iii. One freestanding sign per commercial development shall be permitted in accordance with the following:

- A. Freestanding signs shall be no higher than eighteen (18) feet above grade, except when the development can meet any two of the following criteria in which case such signs shall be no higher than thirty (30) feet above grade:
 - 1. The development site area is four (4) acres or larger.
 - 2. The gross floor area of the entire commercial development is thirty thousand (30,000) square feet or more.
 - 3. The primary street frontage is four hundred (400) linear feet or greater.
- B. The freestanding sign shall be located along the primary street frontage of the development site. For developments that are adjacent to the Interstate 5 freeway (including on- ramps and off-ramps) and that meet any two of the criteria in (i) above, the freestanding sign may be placed along the property line adjacent to the freeway.

- C. For single occupancy developments, the freestanding sign may have one (1) square foot per one (1) foot of primary street frontage, up to a maximum of one hundred fifty (150) square feet.
 - D. For multiple occupancy developments, the freestanding sign may have one and one-half (1.5) square feet per one (1) foot of primary street frontage, up to a maximum of two hundred fifty (250) square feet. Shared signs, showing multiple business on one structure are encouraged.
 - E. In addition to (iii) and (iv) above, whichever applies, any business selling motor fuel to the public may have one (1) permanently mounted gasoline price sign on each street frontage providing direct vehicular entrance to the business. Such sign may be incorporated with a permitted freestanding or monument sign; however, in no case may the gasoline price sign itself be higher than ten (10) feet above grade and larger than sixteen (16) square feet in area for each face, with a maximum of two (2) faces.
 - F. If the development has more than one access driveway along the road frontage(s), both a freestanding and, monument sign(s) shall be permitted, with a minimum spacing of one hundred fifty (150) feet between signs.
 - G. Freestanding signs shall be located at least one (1) foot from the front property line and at least five (5) feet from the side property line.
 - H. Freestanding signs shall be visually consistent with their surroundings in terms of size, lighting, and height. Design that enhances the rural aesthetic environment are encouraged.
 - I. Top-heavy appearing signs are discouraged.
- c. Industrial Uses Within Planned Industrial and Light Industrial Districts
- i. Monument signs shall be permitted in accordance with the following criteria:
 - A. Developments shall have no more than one monument sign per street frontage.
 - B. Monument signs shall be no higher than eight (8) feet above grade. Sign face shall be no larger than forty-eight (48) square feet.
 - C. If a development is located on a corner parcel with two street frontages and entrances from each street, one monument sign with two or three sides may be placed at the corner of the property, or one monument sign with two sides may be permitted at each entrance.
 - D. Monument signs shall be located at least one (1) foot from the front property line and at least five (5) feet from the side property line.
 - ii. Wall signs shall be permitted in accordance with the following criteria:
 - A. Single occupancy developments may have wall signs no larger than a total of one hundred (100) square feet.
 - B. Multiple occupancy developments may have wall signs no larger than a total of fifty (50) square feet per business.
 - C. For multiple occupancy developments located on a corner parcel with two street frontages and entrances from each street, a maximum of one hundred fifty (150) square feet of wall signage facing the street is

permitted, with no more than one hundred (100) square feet facing any one street.

D. Wall signs shall not extend above the eave or parapet of the building.

E. Window signs shall not cover more than 30% of pedestrian-level windows.

ii. One-freestanding sign per industrial development located adjacent to the Interstate 5 freeway shall be permitted in accordance with the following:

A. A freeway-oriented freestanding sign shall be permitted adjacent to the Interstate 5 freeway (including on- ramps and off-ramps) when the development can meet any two of the following criteria:

1. The development site area is four (4) acres or larger.

2. The gross floor area of the entire industrial development is thirty thousand (30,000) square feet or more.

3. Primary street access frontage is four hundred (400) linear feet or greater.

B. Freestanding signs shall be no higher than thirty (30) feet above grade and no larger than one hundred fifty (150) square feet.

C. Freestanding signs shall be visually consistent with their surroundings in terms of size, lighting, and height. Design that enhances the rural aesthetic environment are encouraged.

D. Top-heavy appearing signs are discouraged.

d. Residential Uses within Residential 3-6 and Residential 4-16 Units/Acre Districts

i. Each multiple family development is permitted two signs per entrance identifying the development, provided said signs do not exceed eighteen (18) square feet in sign area each and five (5) feet in height. Such signs may be monument, freestanding or wall/fence mounted, and can be placed anywhere on the property along street frontages, not necessarily at entrances.

ii. Building identification wall signs shall be no larger than six (6) square feet per building.

e. Gateway Signs

i. Community identification signs and related landscape features are permitted at key gateway locations and/or entrances into Grand Mound. Gateway signs shall be no higher than eight (8) feet above grade and each sign face shall be no larger than forty-eight (48) square feet. All gateway signs shall have a unifying design theme with river rock incorporated into their base design.

f. All exempt signs listed in Chapter 20.40 of the Thurston County Zoning Ordinance are permitted.

3. Abatement of Nonconforming Signs

- a. When any nonconforming sign is structurally altered, damaged or deteriorated to a point where the repairs cost more than fifty (50) percent of the sign value, or abandoned for six (6) months or more, such sign shall be brought into conformance with these guidelines.

20.36.060 Parking Lot Guidelines

1. General Provisions

- a. The landscape guidelines in Section IV shall also be incorporated into the parking lot design.
- b. If a parking area contains more than twenty (20) parking spaces, no more than fifty (50) percent of the required parking shall be located between the front property line and the closest point of the building(s). This provision applies only to the street frontage providing primary access to the site.
- c. If a parking area contains more than twenty (20) parking spaces, walkways shall be provided within the parking lot to ensure safe pedestrian access to buildings.
- d. All pedestrian walkways shall be accessible to people with disabilities as required by the Americans with Disabilities Act (ADA). They should be clearly marked and meet ADA standards and provide safe, direct, and all-weather access to the building.
- e. If a parking area contains more than twenty (20) spaces, sidewalks and lighting must be input along street frontage, leaving sidewalk ends open to connect to the next development.
- f. Long rows of parking stalls shall have one landscape island for at least every twelve stalls.
- g. Reduce parking minimums for infill development to discourage suburban sprawl in Grand Mound, reduce parking minimums for shared parking lots
- h. Drainage in parking areas shall be directed using sheet flow to landscape drainage swales within the parking lots wherever feasible to hold and infiltrate stormwater. The use of pervious pavements may be used where feasible.
- i. Materials used for pedestrian paths and sidewalks shall be of a contrasting material when adjacent to paved surfaces and separated by a concrete curb.

20.36.070 Landscape Guidelines

1. General Provisions

- a. A landscape plan shall be prepared by a Registered Landscape Architect, Certified Professional Horticulturist, or Certified Sustainable Landscape Professional. Verification of professional status shall be submitted with the plan.

- b. Landscape plans shall be drawn to scale on the proposed site plan. The landscape plan shall show all landscape materials (existing and proposed), significant trees and proposed vegetation and topographic elevations.
- c. Irrigation of landscaped areas is required and an irrigation plan shall be submitted along with the landscape plan. Irrigation plans shall be drawn to scale and shall show all necessary elements to implement a fully operational automatic (timer controlled) underground irrigation system. The irrigation plan shall be prepared by a Registered Landscape Architect or Professional Engineer. Verification of professional status shall be submitted with the plan.
- d. Permitted Plant Types. The applicant shall utilize permitted vegetation species which are adaptable to local climatic conditions, including drought conditions, and will not outgrow the space available at maturity. Any vegetation retained or planted must consist of non-invasive plant species. An invasive plant species is a non-native plant species that escaped into the wild and displaces native vegetation. Noxious weeds are prohibited. Permitted plant types are listed in Thurston County Code 20.45.020(4) and upon recommendation by the Thurston County Development Services division.
- e. In required landscaping areas, the applicant shall retain significant trees which will not constitute a safety hazard. Retained trees must meet the standards listed in Thurston County Code 20.45.020(3), and must not be harmed through compaction or damage during construction. Garry/Oregon White Oak stands should be retained when feasible.
- f. Removal of native vegetation within priority habitat, marine riparian habitat areas, and riparian habitat areas shall be prohibited except as provided for in Thurston County Code 24.25, Fish and Wildlife Habitat Conservation Areas.
- g. The property owner shall replace any invasive, unhealthy or dead plant materials in conformance with the approved landscape plan and shall maintain all landscape material and irrigation systems.
- h. If the landscaping and irrigation is not fully installed prior to the issuance of certificate of occupancy, the applicant shall provide a surety in a form acceptable to the County in the amount of one hundred (100) percent of the cost of plant materials plus installation, to ensure that the landscape and irrigation improvements are installed in accordance with the approved landscape and irrigation plans within a period of nine (9) months from the date of issuance of final certificate of occupancy. One three (3) month extension may be granted by the Development Services Director for delays due to adverse weather conditions or other problems beyond the control of the applicant.
- i. Landscape features such as decorative paving, sculptures or fountains are permitted in the required landscape areas in lieu of required plant material. The area devoted to such features may not exceed twenty-five (25) percent of the required landscape area.
- j. An area around the base of utility poles and other utility fixtures shall be landscaped to enhance the overall appearance of the area. This landscaping shall consist of live permitted species groundcovers and shrubs.
- k. Landscaping located within the vision clearance triangle shall be planted and maintained in a manner which does not interfere with visibility across the area. This shall also apply to driveway accesses.

- l. Large areas of manicured lawns and water dependent landscapes, not in keeping with the drought tolerant landscape, are discouraged.
 - m. Bioretention swales and other Low Impact Development stormwater techniques should be included in the landscape plan and should be used to incorporate the natural drainage and additional stormwater generated into the context of the development.
 - n. Buffer walls shall be attractive natural rock, brick, or decorative unit masonry walls.
 - o. Parking area screening using hedging and walls should be no higher than 42" to ensure visual access to the building for security purposes and not encroach into the vision clearance triangle areas.
 - p. Service areas should be screened from direct visibility by the general public. Loading facilities should be located so that they are not visible from primary streets. In situations where this is not possible or practical, due to operational or site constraints, service docs may face the street if well organized and maintained.
 - q. Waste, materials, supplies or equipment shall not be stored outside unless screened from a neighboring parcel or street with site obscuring fencing or vegetation. Slatted chain link fencing is not an acceptable screening material except for gates. Exceptions include businesses that include outdoor items such as plant materials, auto sales, or other large items.
2. Landscaping Adjacent to Public Roadways
- a. Properties Along Arterial Roads and Abutting State Route 12
 - i. Developments shall have a minimum ten (10) foot landscape buffer strip along all arterial roads and abutting State Route 12. The ten foot landscaping buffer strip may be all or partly in the planter strip between the curb and sidewalk. The landscaping buffer strip ten foot width may be combined with stormwater facilities as long as the county approves the tree locations with the needed access to maintain the stormwater facilities. The adjacent property owner or homeowners association will be responsible for maintaining all landscaping and stormwater facilities.
 - ii. Street trees shall be spaced thirty-five (35) feet on center within the required landscape buffer strip
 - iii. Where overhead utility lines are located along the roadway, the required street tree shall be a permitted tree species that when at mature height and spread will not overlap the utility lines or on the side of the street where the utilities are located, to avoid potential conflicts between street trees and utility lines. Permitted tree species that may overlap at maturity, but will be maintained to prevent encroachment can be considered.
 - iv. Street trees shall be a minimum of two (2) inches in diameter measured six (6) inches above grade at the time of planting.
 - v. Significant trees retained within the landscape buffer strip may substitute for street trees at two-to-one ratio to encourage the retention of significant trees.
 - vi. Other plantings within the required landscape buffer strip shall be any combination of live groundcovers/shrubs, earthen berms, and other landscape

features; provided that the resultant effect is to provide partial screening and to soften the appearance of parking lots and structures. The size and spacing of plant material and landscape features shall be selected and maintained so that the entire landscape area is covered within five (5) years.

b. Properties along Collector Roads

- i. A minimum five (5) foot landscape buffer strip shall be required along all collector roads. The five foot landscaping buffer strip may be all or partly in a planter strip between the curb and sidewalk. Landscaping buffer strip five foot width may be combined with stormwater facilities as long as the county approves the tree locations with the needed access to maintain the stormwater facilities. The adjacent property owner or homeowners association will be responsible for maintaining all landscaping and stormwater facilities.
- ii. Street trees shall be planted within the required landscape buffer strip at a ratio of one street tree per thirty-five (35) linear feet of street frontage. Street trees may be planted at equal spacing, unequal spacing or in groups. To determine the total number of street trees required, divide the length of collector road frontage by thirty-five (35) and round down to the nearest whole number. At time of planting, deciduous trees shall be a minimum of two (2) inches in diameter measured six (6) inches above grade, and conifer trees shall be at least six (6) feet in height.
- iii. Significant trees retained within the landscape buffer strip may substitute for street trees at a two-to-one ratio.
- iv. Other plantings within the required landscape buffer strip shall be any combination of live permitted plants ~~groundcovers, shrubs,~~ earthen berms, and other landscape features; provided that the resultant effect is to provide partial screening and to soften the appearance of parking lots and structures. The size and spacing of plant material and landscape features shall be selected and maintained so that the entire landscape area is covered within five (5) years.

4. Landscaping along District Boundaries

a. Commercial Uses Adjacent to Residential Districts

- i. A minimum ten (10) foot landscape buffer strip, or a minimum six (6) foot high solid wall/fence contained within a five (5) foot landscape buffer strip shall be required.
- ii. The landscape buffer strip shall contain any combination of permitted vegetation including trees, live groundcovers/shrubs, as well as earthen berms, and other landscape features which will provide a year round sight-obscuring screen within three (3) years of planting.

b. External Boundaries of Industrial Districts

- i. A minimum twenty-five (25) foot landscape buffer strip shall be required.
- ii. The landscape buffer strip shall contain any combination of permitted vegetation including trees, live groundcovers/shrubs, as well as earthen berms,

and solid walls/fences which will provide a year round sight-obscuring screen within three (3) years of planting.

c. Multiple Family Residential Uses Adjacent to Residential 3-6 Units/Acre and 4-16 Units/Acre Districts

- i. A minimum ten (10) foot landscape buffer strip, or a minimum six (6) foot high solid wall/fence contained within a five (5) foot landscape buffer strip shall be required.
- ii. The landscape buffer strip shall contain any combination of permitted vegetation including trees, live groundcovers/shrubs, as well as earthen berms, and solid walls/fences which will provide a year round sight-obscuring screen within three (3) years of planting.

5. Landscaping Within Parking Lots

- a. A landscape area must be placed at the end of each interior parking row in a multiple lane parking area. This landscape area must be at least eight (8) feet wide and must extend to no less than three (3) feet from the end of the adjacent parking stall. Parking stalls may be reduced by two (2) feet in length to allow vehicle overhang into landscape areas.
- b. In addition to the above requirements, at least thirteen (13) square feet of landscape area shall be provided for each parking stall and shall be dispersed throughout the parking lot.
- c. One permitted (1) tree is required per two hundred (200) square feet of landscape area within the parking lot. At time of planting, deciduous trees shall be a minimum of two (2) inches in diameter measured six (6) inches above grade, and conifer trees shall be at least six (6) feet in height. Significant trees retained within the parking lot may substitute for the required trees at a one two to one ratio.
- d. Live groundcover and shrubs shall be provided throughout each landscape area.
- e. Alternative features such as electric vehicle charging stations, alternative stormwater treatment, and other attractive and sustainable substitutes to a landscaping area may be approved on a case by case basis by the Development Director Services after an environmental review of the proposed alternate site design.

6. Other Landscaping

- a. All other open space areas on the development site shall contain any combination of live trees and plants, earthen berms, and other landscape features which will provide complete landscape cover within three (3) years of planting. The amount of required landscape area may be reduced by up to twenty percent if design of the site emphasizes retention of native vegetation or continuity between landscaped areas, open space, critical areas, and other undisturbed areas for the purpose of wildlife habitat or stormwater management.

- b. Landscaping adjacent to buildings shall be a minimum of five (5) feet in width; the minimum width shall be seven (7) feet if vehicles overhang into this landscape area.
- c. Fencing or unattractive uses shall be placed behind any required frontage landscaping to properly screen the area.
- d. Where planting of landscaping is impractical, containers for seasonal plantings are encouraged for commercial buildings.
- e. Owners are responsible for regularly attended landscape maintenance including weeding, mowing, pruning plants, replacement and watering.
- f. Owners are responsible for maintaining the landscape areas along their frontage within the buffer area and within the right of way.

20.36.080 General Site Design Guidelines

2007 Grand Mound Development Plan Public Feedback: Some stakeholders would like to see future development bring more of an "urban village" pattern to the area that is pedestrian-friendly, with shops and restaurants within walking distance of housing. Others want to make sure that while the area grows, "I get to keep my acre," and the rural setting is protected. 2009 Community Outreach: All respondents reacted positively to a "unified or themed design" for the community. This section would be entirely new to the guidelines, to address the concerns about sprawl and development that did not strengthen the community "feel".

1. Design

- a. Buildings shall be oriented to a local "Main Street" with clearly articulated entries and with covered entry ways. Buildings shall be arranged to facilitate plazas, courtyards, greens and other pedestrian use areas.
- b. New development shall incorporate existing natural or cultural features of the project site where practical and reflect Grand Mound's rural character when feasible. Collaboration with the Chehalis Tribe is encouraged.
- c. Site design should reflect, rather than alter natural topography when safe to do so, and should be clustered to preserve open space, prevent urban sprawl, and avoid encroaching on natural view corridors.
- d. In order to prevent long stretches of monotonous façade, buildings shall be divided along the façade abutting a public street or parking lot at regular intervals.
- e. Garages, parking lots, and carports should not be located in the front area of the building when feasible.
- f. When designing a multi-unit commercial or residential building, design must vary somewhat between units or clusters of units to create a feeling of character and diffuse the large-scale design.
- g. In multi-unit buildings, each unit shall have a clearly defined primary entrance, with connecting pedestrian access.

2. Exteriors

- a. Building facades facing Old Highway 99 or State Route 12 shall not have monolithic walls. They shall have a variety of materials, windows, and articulated roof lines.
 - b. Wall murals on commercial buildings must be directly related to the cultural or natural history of the region, or to the commercial use itself.
 - c. Finishing materials suggested for building exteriors include brick, rock, and stone. Vinyl or steel siding is discouraged unless for the use of an industrial building.
 - d. Metal buildings are subject to the standards within the district and to the following:
 - a. The metal building façades shall incorporate concrete or masonry block wainscoting or walls.
 - b. The main entry shall incorporate non-metal materials and be articulated.
 - c. Acceptable exterior metal walls and roof panels shall be anodized aluminum, weathering steel, and galvanized steel.
 - d. Galvanized and coated steel shall have factory applied baked paint finish, resistant to chalking, fading and failure. Exterior finishes shall not cause glare.
 - e. Metal panels shall have sufficient gauge and quality to ensure a rigid surface.
 - f. Structural members and fastening devices shall be on the interior.
3. Pedestrian Access
- a. Where practical, buildings should be oriented to the street, with the inclusion of pedestrian-oriented features such as wide sidewalks, energy efficient lighting, trash receptacles, bike racks, street trees, and clearly visible business names and address numbers.
 - b. Site access shall be designed with pedestrian and cyclist access as a priority.
 - c. Pedestrian facades shall have pedestrian level windows that are no more than 36" from the ground and cover at least 50% of the wall area.
 - d. When adjacent to a sidewalk or pedestrian-gathering area, commercial buildings shall provide a canopy or weather protection no less than 5 feet in depth.
4. Lighting
- a. Lighting with illumination levels that meet safety standards shall be installed when the parcels are developed.
 - b. Lighting fixtures shall be consistent streetscape elements throughout the Grand Mound area and appropriate for each land use area and roadway classification.
 - c. Lighting shall be directed onto the project site and away from adjacent properties and appropriately shielded, and will be dark sky compliant.
 - d. Building fronts can be illuminated at night from ground mounted fixtures provided that no glare is directed onto the streets or adjacent parcels.
 - e. Lighting shall not be used as a design element to attract attention.
 - f. Owners are responsible for maintaining adequate exterior lighting.

5. Maintenance

- a. Property owners shall be responsible for maintaining their property in a fashion that reflects the standard of a high quality development. Developed lots with areas for future expansion shall be maintained in a neat and orderly fashion, including the elimination of all weeds noxious or otherwise.
- b. No trash, debris or rubble of any kind shall be allowed to accumulate on any lot or property.