

THURSTON COUNTY AMENDMENTS TO 20.54: SPECIAL USE

PLANNING COMMISSION – NOVEMBER 18, 2020



Work Session:
Resorts and Retreats

SETBACK COMPARISON CHART

		Front Yard Setback	Front Yard Setback on an Arterial Street	Permitted Uses
Districts	Rural Residential / Resource - One Dwelling Unit Per Five Acres (RRR 1/5)	Defers to 20.07.030 TCC		Agriculture, SFH, Two-Family Dwelling, Farm Uses
	Rural Commercial Center District (RCC) 20.24 TCC	10 Feet	20 Feet* Except flanking street 10 Feet.	Grocery Stores, Retail Location, Personal Services, Restaurants, Vehicle Service & Maintenance, Churches, Hospitals etc.
	Arterial Commercial District (AC) 20.5 TCC	25 Feet	35 Feet	Retail Location, Personal Services, Multifamily Residential, Restaurants, Vehicle Service & Maintenance, Boat Sales, Wholesales, Churches, Motels, etc.
	Highway Commercial Districts (HC) 20.26 TCC	25 Feet	35 Feet	Restaurants, Hotel and Motor Hotels, Churches, Recreational Vehicle / boat repair and sale, Commercial Trade School etc.

SETBACK COMPARISON CHART CONT.

		Collector, Local, Private Rd	Arterial, State Highway, RR ROW
Minimum Setback when not Defined 20.07.030 TCC	Commercial, Industrial and other Nonresidential	10 Feet	25 Feet
	SFH, Two-Family Structure, and 3+ Unit Structures	20 Feet	25 Feet

SETBACK COMPARISON CHART CONT.

				Additional Information
Individual Special Use Setback	Asphalt Production	300 Feet	500 Feet	500 feet from public parks and public preserves; 300 residential zoning district, zoned for 1/5+, UGAs, or residential lots less than one acre in sizes
	Athletic Facilities	100 Feet		
	Composting Facilities	100 Feet		
	Country Inn	100 Feet		
	Golf Facilities - Parking Lots	100 Feet		
	Juvenile Detention Facilities	750 Feet		
	Prisons and Prerelease Facilities	125 - 325 Feet		Based on the number of individuals located at the location.
	Recycling Processing Centers	35 Feet		
	Veterinary Clinics or Hospitals	25 Feet	35 Feet	Defers to 20.25.040(5) TCC - Arterial Commercial District
	Work Release	75 Feet		

CR-1: RESORTS & RETREATS CODE AMENDMENT

- **Option 1: Revise proposed setback language for Resorts & Retreats over 100 acres to read:**
 - iii. All structures and parking areas shall be setback from adjacent residential properties a minimum of five ~~one~~ hundred feet.
- **Option 2: Include landscaping and screening as an option for visual buffer to allow for reduced setback:**
 - iii. All structures and parking areas shall be setback from adjacent residential properties a minimum of five ~~one~~ hundred feet.
 - a. Developments that utilize screening methods to buffer the facilities from the public right-of-way or adjacent residential property may develop up to 250 feet from the property line. Landscaping and screening standards shall comply with Chapter 20.45 – Landscaping and Screening.

CR-1: RESORTS & RETREATS CODE AMENDMENT

- **Option 3: Include landscaping and screening as an option for visual buffer to allow for reduced setback, specifying public ROW:**
 - iii. All structures and parking areas shall be setback from adjacent residential properties a minimum of one hundred feet.
 - iv. All new structures and parking areas shall be setback from adjacent residential properties a minimum of five hundred feet.
 - a. The approval authority may reduce the minimum setback by up to 50%, to no less than 250 feet for all sides if the proposal incorporates a buffer of landscaping and screening as provided for in TCC 20.45 along the length of the applicable property boundary.

CR-1: RESORTS & RETREATS CODE AMENDMENT

- **Option 4: Standard setback for structures and parking areas abutting public ROW:**
 - iii. All new structures and parking areas shall be set back from adjacent residential properties a minimum of 500 feet. The approval authority may reduce the minimum setback by up to 50%, to no less than 250 feet for all sides if the proposal incorporates a buffer of landscaping and screening as provided for in TCC 20.45 along the length of the applicable property boundary.
 - iv. All new structures and parking areas shall be set back from adjacent public rights-of-way a minimum of 100 feet.

CR-1: RESORTS & RETREATS CODE AMENDMENT

- **Option 5: No Change - Maintain current setback for proposed regulations for Resorts & Retreats over 100 acres:**
 - iii. All structures and parking areas shall be setback from adjacent residential properties a minimum of one hundred feet. The one hundred foot setback shall include sight-obscuring plantings.

CR-1: RESORTS & RETREATS CODE AMENDMENT

- *Motion to recommend approval:*
 - *Move to recommend approval on “Development Code Docket item CR-1, Resorts and Retreat Facilities”, which amends the Thurston County Code, Chapter 20.54 to create two subsections and incorporate new standards on Resorts and Retreats Facilities over 100 acres.*

QUESTIONS?

Project Contact:

Andrew Boughan, Associate Planner

andrew.boughan@co.thurston.wa.us