

**Comprehensive Plan Amendments: 2017-2018 Docket (Item 12)  
Spooner (formerly Toft) Land Use Plan Amendment and Redesignation**

**ATTACHMENT A**

Primary Uses and Characteristics for the MGSA, NC and RCC designations in the Thurston County Comprehensive Plan and the zoning district in the Thurston County Zoning Ordinance (Title 20).

Attachment A-1 MGSA

Attachment A-2 NC

Attachment A-3 RCC

## Attachment A-1

**Primary uses and characteristics for the MGSA** designation in the Thurston County Comprehensive Plan and the zoning district in the Thurston County Zoning Ordinance (Title 20), as discussed on page 5 of the staff report.

<b>McAllister Geologically Sensitive Area (MGSA): <u>Comprehensive Plan: Chapter 2 Land Use</u></b>	
<b>Purpose</b>	<p>To maintain areas of rural living where the natural environment is in balance with human use.</p> <p>To provide for residential, commercial and agricultural uses of a type and density which will minimize the potential for contamination or significant loss in recharge capacity of a vulnerable ground water aquifer and potable water source of great importance to the general public.</p>
<b>Definition and Characteristics</b>	That portion of the McAllister Springs recharge area outside the urban growth area boundary. These lands are characterized by natural resource-based uses, such as agriculture and forestry, residential uses at a density of one unit per five acres, and limited home-based industries and home occupations.
<b>Location Guidelines</b>	This designation is limited to lands within the McAllister Springs recharge area outside of the north county Urban Growth Area boundary.
<b>McAllister Geologically Sensitive Area (MGSA) <u>Thurston County Code (TCC) Chapter 20.23</u></b>	
<b>Section 20.23.010 TCC</b> <b>Purpose</b>	The purpose of this district is to provide for residential, commercial, and agricultural uses of a type and density which will minimize the potential for contamination or significant loss in recharge capacity of a vulnerable groundwater aquifer and potable water source of great importance to the general public.
<b>Section 20.23.020 TCC</b> <b>Primary Uses</b>	<ul style="list-style-type: none"> <li>• Single-family residential</li> <li>• Agricultural uses</li> <li>• Forest practices</li> <li>• Accessory uses (TCC 20.34)</li> </ul>
<b>Section 20.54.70 TCC</b> <b>Special Uses</b>	<p>Section 20.54.070, Table 1, identifies the special uses permitted in this district, subject to the following exceptions:</p> <ol style="list-style-type: none"> <li>1. Special uses are prohibited in this district which use, handle or store hazardous substances or dangerous</li> </ol>

	<p>wastes...and other substances, solids or liquids in quantities identified...as a risk to groundwater quality.</p> <p>2. Special uses relying on septic tanks are prohibited if they would produce wastewater which would pose any greater risk to groundwater quality than typical domestic wastewater, as determined by the environmental health division, or would produce more than 450 gallons of wastewater per five acres per day.</p> <p>Examples of Special Uses from Table 1 include:</p> <ul style="list-style-type: none"> <li>• Academic schools (<i>Special use permit, hearing examiner</i>)</li> <li>• Church (<i>Special use permit, hearing examiner</i>)</li> <li>• Community center (<i>Special use permit, hearing examiner</i>)</li> <li>• Day-care center (<i>Special use permit, hearing examiner</i>)</li> <li>• Farm stands/retail (<i>Administrative/Special Use</i>)</li> <li>• Home-based industry (<i>Special use permit, hearing examiner</i>)</li> </ul>
<b>Design Standards</b>	1. Minimum lot size—5 acres

## Attachment A-2

**Primary uses and characteristics for the NC designation in the Thurston County Comprehensive Plan and zoning district in the Thurston County Zoning Ordinance (Title 20), as discussed on page 6 of the staff report.**

<b>Neighborhood Convenience (NC): <u>Comprehensive Plan: Chapter 2 Land Use</u></b>	
<b>Purpose</b>	To provide for the location of very small businesses that serve nearby residents with everyday convenience shopping goods and services.
<b>Definition, Characteristics and Primary Uses</b>	<p>Neighborhood convenience areas are characterized by a high degree of compatibility with surrounding residential areas. Compatibility is achieved through:</p> <ul style="list-style-type: none"> <li>• The use of small buildings;</li> <li>• Small overall area devoted to commercial use; and</li> <li>• Design and layout which screens residential areas from lights, storage and parking areas.</li> </ul> <p>Typical neighborhood convenience uses are:</p> <ul style="list-style-type: none"> <li>• Small groceries;</li> <li>• Gas stations; and</li> <li>• Other small-scale businesses, including residences in conjunction with such businesses.</li> </ul> <p>Most neighborhood convenience areas will consist of only one business. However, the various types of neighborhood convenience uses serving a given area should be clustered together in small planned centers or around existing single businesses to avoid the development of commercial strips or many small businesses strung out along arterial roads.</p> <p>Neighborhood convenience in rural areas should not exceed one acre in size. They commonly serve a population of less than 5,000.</p>
<b>Location Guidelines</b>	<p><i>Land Capability and Environmental Characteristics.</i> The area should have minimal environmental constraints and be capable of supporting commercial development. Land should be relatively level and free of critical areas.</p> <p><i>Natural Resources.</i> The area has minimal natural resource management potential. Development of the area will have little</p>

	<p>detrimental impact on nearby agriculture, forestry, aquaculture, mineral deposits or other natural resource uses.</p> <p><i>Public Services.</i> Neighborhood convenience commercial areas should be located on collector or arterial roads. New designations should be sited at intersections. Their siting should not result in significant traffic impacts on local streets serving residential areas. Utility service, including on-site, should be at a level appropriate to serve the intensity of proposed commercial activity.</p> <p><i>Existing Land Use.</i> For the siting of new neighborhood convenience businesses, there should be residential development in the area not served by such businesses. In rural areas, neighborhood convenience uses may be located as needed for convenience, and should be more widely separated than in urban growth areas. New neighborhood convenience businesses to serve areas where one or more such businesses already exist should be located adjacent to the existing businesses in small centers or clusters.</p>
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**Neighborhood Convenience (NC): Thurston County Code Chapter 20.22**

<p><b>Section 20.22.010 TCC</b></p> <p><b>Purpose</b></p>	<p>The purpose of this district is to provide for the location of small businesses which have a high degree of compatibility with rural residential areas and are characterized by:</p> <ul style="list-style-type: none"> <li>(1) Small buildings;</li> <li>(2) Low traffic generation; and</li> <li>(3) Operations with little late night activity.</li> </ul> <p>Its purpose is to serve the everyday personal needs of the rural neighborhood area.</p>
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<p><b>Section 20.22.020 TCC</b></p> <p><b>Primary Uses</b></p>	<ul style="list-style-type: none"> <li>• Retail uses with less than 3,000 gross square feet. Examples include general, grocery, dry goods, feed, convenience, bank, book, video, drug and hardware stores, bakery, vegetable and fruit stand, cafe with no drive through, espresso stand with or without drive through, gas station and greenhouse; but not including a lounge or tavern.</li> <li>• Services with less than 3,000 gross square feet. Examples include insurance, real estate, accounting, mail and package handling, tailor, laundry and dry cleaning, day care, beauty and hair care, and church.</li> </ul>
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	<ul style="list-style-type: none"> <li>Professional office with less than 3,000 gross square feet. Examples include medical, dental, chiropractic, veterinary and law.</li> </ul>
<p><b>Section 20.22.040 TCC</b></p> <p><b>Design Standards</b></p>	<ol style="list-style-type: none"> <li><b>Minimum lot size</b>—one-half acre</li> <li><b>Minimum lot width</b>—100ft</li> <li><b>Maximum building height</b>—35ft</li> <li><b>Maximum building size</b> – 3,000sf</li> <li><b>Minimum yard requirements:</b> <ol style="list-style-type: none"> <li><b>Commercial structures:</b> <ol style="list-style-type: none"> <li>Front yard—ten feet from right-of-way easement or property line and twenty feet from right-of-way easement or property line on arterials, except ten feet from right-of-way of a flanking street;</li> <li>Side yard—five feet;</li> <li>Rear yard—five feet;</li> </ol> </li> </ol> </li> <li><b>Maximum floor area ration</b> –one fourth</li> <li><b>Maximum coverage by hard surfaces</b>- 85%</li> <li><b>Open space</b> –15%</li> </ol>

### Attachment A-3

**Primary uses and characteristics for the RCC** designation in the Thurston County Comprehensive Plan and the zoning district in the Thurston County Zoning Ordinance (Title 20), as discussed on page 6 of the staff report.

<b>Rural Commercial Center (RCC): Comprehensive Plan Chapter 2 Land Use</b>	
<b>Purpose</b>	<p>To provide for the commercial needs of an identified rural community.</p> <p>To provide for redevelopment and infilling of rural commercial areas in a unified center configuration, not as strip commercial development.</p> <p>To provide for limited expansion of a commercial center to serve the growth of the surrounding rural community over time, contained within the logical outer boundary of the commercial center.</p>
<b>Definition, Characteristics and Primary Uses</b>	<p>Rural Commercial Centers serve an identified rural community and have a range of uses to meet the everyday needs of the community. Development within these centers shall be functionally and visually compatible with the surrounding rural area and uses in order to protect the rural character. Typical uses in Rural Commercial Centers are small offices, retail sales, grocery stores, drug stores, garden supplies, nurseries, hardware, lumber sales, taverns, mini-storage facilities, and public facilities and services.</p> <p>The Rural Commercial Centers within the County vary in size, based upon the size of the rural community served. Existing Commercial Centers include Rochester, South Bay/Schinke Road, Steamboat Island Road Interchange at Highway 101, among others.</p>
<b>Location Guidelines</b>	<p><i>Land Capability and Environmental Characteristics.</i> The boundaries of Rural Commercial Centers should be logical and the area should have minimal environmental constraints and be capable of supporting commercial development. Land should be relatively level and free of critical areas.</p> <p><i>Natural Resources.</i> The area has minimal natural resource management potential. Development of the area will have little detrimental impact on nearby agriculture, forestry, aquaculture, mineral deposits or other natural resource uses.</p>

	<p><i>Public Services.</i> Rural Commercial Centers should be located at major crossroads within the rural community that they serve and should take direct access off of collector or arterial roads. Expansion of Centers should only take place where traffic congestion will not result from topography or poor road design and where traffic will not have significant impacts on the surrounding rural area and uses. Utility services, including on-site septic systems and community water systems, should be at a level appropriate to serve the proposed uses.</p> <p><i>Existing Land Use.</i> Uses within the Rural Commercial Center designation shall be compatible with rural character, which includes both functional and visual components. The functional component describes land put to uses that are dependent on a rural setting. For example, localized commercial uses that serve a rural population or other rural activities are dependent upon a rural location close to their constituencies. On the other hand, a commercial business that is oriented to a larger than rural market or service area is not dependent upon a rural location. If a proposed commercial business will interfere with the surrounding rural area or uses by significant traffic, light, noise, etc., then that business is incompatible with rural character.</p> <p>The visual component describes the visual attributes of the traditional rural landscape. If the visual character of the rural landscape is unduly disrupted or altered by a proposed commercial use, then that use is incompatible with rural character.</p>
<p><b>Rural Commercial Center (RCC): Thurston County Code Chapter 20.24</b></p>	
<p><b>Section 20.24.010 TCC</b></p> <p><b>Purpose</b></p>	<p>The purpose of this district is to provide for commercial uses which are oriented toward an identified rural community and serve the everyday needs of the community.</p> <p>It provides a classification for existing rural commercial centers and encourages the redevelopment and infilling of these centers with uses which are compatible with the surrounding rural area.</p>
<p><b>Section 20.24.020 TCC</b></p> <p><b>Primary Uses</b></p>	<p>There are 26 listed permitted uses in the Code. Uses include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Barber/beauty shops, bookstores, newsstands, shoe repair</li> <li>• Grocery, drug, hardware, dry goods stores, bakery, retail, fresh fruit and vegetable outdoor stands</li> <li>• Dairy products store</li> <li>• Greenhouse and plant nurseries, retail and wholesale</li> </ul>

	<ul style="list-style-type: none"> <li>• Delicatessen</li> <li>• Feed, seed and garden supplies</li> </ul>
<p><b>Section 20.24.040 TCC</b></p> <p><b>Design standards</b></p>	<ol style="list-style-type: none"> <li>1. <b>Minimum lot size</b>— 12,500ft (.286 acre)</li> <li>2. <b>Minimum lot width</b>—150ft on corner lot</li> <li>3. <b>Maximum building height</b>— 40ft</li> <li>4. <b>Maximum building size:</b> 15,000sf</li> <li>5. <b>Minimum yard requirements:</b> <ol style="list-style-type: none"> <li>a. <b>Commercial structures:</b> <ol style="list-style-type: none"> <li>i. Front yard—ten feet from right-of-way easement or property line and twenty feet from right-of-way easement or property line on arterials, except ten feet from right-of-way of a flanking street;</li> <li>ii. Side yard—five feet;</li> <li>iii. Rear yard—five feet;</li> </ol> </li> </ol> </li> <li>6. <b>Maximum coverage by hard surfaces-</b> 75%</li> </ol>