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## **ATTACHMENT E – LEWIS COUNTY CODE 17.42, RURAL AREA ZONING SUMMARY**

The process for approving RV parks and campgrounds is being changed from a Binding Site Plan to a Special Use Permit.

The code references are updated throughout the table.

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**Chapter 17.42  
RURAL AREA ZONING SUMMARY**

**Sections:**

<b>17.42.010</b>	<b>Purpose.</b>
<b>17.42.015</b>	<b>Conflicts.</b>
<b>17.42.017</b>	<b>Minimum lot size summary.</b>
<b>17.42.020</b>	<b>Land use summary.</b>

## **Commentary**

### **17.42.020**

Residential line D, multifamily housing, is a correction to the citation.

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**17.42.010 Purpose.**

[No change]

**17.42.015 Conflicts.**

[No change]

**17.42.017 Minimum lots size summary.**

[No change]

**17.42.020 Land use summary.**

See Table 2 of this section.

**Table 2: Land Use Summary**

USE TYPE		RURAL (RDD)			LAMIRD							RECREATIONAL		SECTION
RESIDENTIAL		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Single-family residential	P	P	P	P	P	X	P (on existing lots)	X (except caretaker)	P	X	X	X	
B	Accessory dwelling unit	P	P	P	P	P	X	P (associated with existing residential uses)	X	P	X	X	X	
C	Duplex	P (10-acre minimum lot size)	P (20-acre minimum lot size)	P (40-acre minimum lot size)	P	P	X	P (on existing lots)	X	X	X	X	X	
D	Multifamily housing	X	X	X	A <sup>1</sup>	X	X	X	X	A <sup>1</sup>	X	X	X	17.142.15060
PUBLIC/SEMI-PUBLIC		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Cemeteries	P	P	P	P	P	X	P	P	P	X	X	X	
B	Schools	P	P	P	P	P	X	P	P	P	X	X	X	

## **Commentary**

There are no changes to Public/Semi-Public lines C or D.

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PUBLIC/SEMI-PUBLIC		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
C	Religious buildings, community centers, grange halls, and similar structures for public assembly													17.142.180
	-Up to 6,000 sq.ft.	P	P	P	P	P	X	P	P	P	X	X	X	17.142.180
	-Up to 10,000 sq.ft.	A	A	A	P	P	X	P	P	P	X	X	X	17.142.180
D	Assisted living facilities, convalescent homes, retirement facilities and similar uses													
	-Up to 6 persons, when the individuals are covered under Washington State fair housing legislation	P	P	P	P	P	X	P (on existing lots)	X	P	X	X	X	
	-Up to 6 persons, when the individuals are not covered under Washington State fair housing legislation	SUP	SUP	SUP	SUP	SUP	X	SUP	SUP	SUP	X	X	X	

## **Commentary**

Public/Semi-Public line E, rural services, and Commercial/Industrial lines A and B are a correction to the citation.

There are no changes to Commercial/Industrial lines C through F.

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<b>PUBLIC/SEMI-PUBLIC</b>		<b>RDD-5</b>	<b>RDD-10</b>	<b>RDD-20</b>	<b>STMU</b>	<b>STR</b>	<b>STI</b>	<b>CC</b>	<b>FC</b>	<b>RRC/SR</b>	<b>RAI</b>	<b>Park</b>	<b>TSA</b>	<b>Reference</b>
	-7 or more persons	SUP	SUP	SUP	SUP	SUP	X	SUP	SUP	SUP	X	X	X	
E	Public facilities <sup>2</sup>													
	-Rural governmental services	A	A	A	A	A	A	A	A	A	A	A	A	17.142.160 <u>7</u> <u>0</u>
	-Essential public facilities, local	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	17.142.160 <u>7</u> <u>0</u>
	-Essential public facilities, major	Amend CP											17.142.160 <u>7</u> <u>0</u>	
F	Tourist/rest stops	A	A	A	A	X	X	X	A	A	X	A	A	
<b>COMMERCIAL/INDUSTRIAL</b>		<b>RDD-5</b>	<b>RDD-10</b>	<b>RDD-20</b>	<b>STMU</b>	<b>STR</b>	<b>STI</b>	<b>CC</b>	<b>FC</b>	<b>RRC/SR</b>	<b>RAI</b>	<b>Park</b>	<b>TSA</b>	<b>Reference</b>
A	Home-based business (cottage industries)	P/A/SUP <sub>3</sub>	P/A/SUP <sub>3</sub>	P/A/SUP <sub>3</sub>	P/A/SUP <sub>3</sub>	P/A/SUP <sub>3</sub>	P/A/SUP <sub>3</sub>	P/A/SUP <sub>3</sub>	P/A/SUP <sub>3</sub>	P/A/SUP <sub>3</sub>	P/A/SUP <sub>3</sub>	P/A/SUP <sub>3</sub>	P/A/SUP <sub>3</sub>	17.142.11 <u>20</u> , 17.142.13 <u>0</u>
B	Isolated small business	A/SUP <sup>3</sup>	A/SUP <sup>3</sup>	A/SUP <sup>3</sup>	Not applicable in LAMIRDs							X	X	17.142.120 <u>3</u> <u>0</u>
C	Standalone retail, sales, or professional services	Use isolated small business process			P/SUP <sup>4</sup>	X	P - related to industrial or resource use	P	P	X	P - related to industrial or resource use	X	X	
D	Recreation service retail (boat shop, boat and tackle shop, camping supplies, limited grocery and sundries, including storage)	A	A	A	P/SUP <sup>4</sup>	X	X	P	P	P/SUP <sup>4</sup>	X	P	P	
E	Restaurant	SUP	SUP	SUP	P	X	X	P	P	SUP	X	P	P	
F	Convenience grocery or fuels	P	P	P	P/SUP <sup>4</sup>	X	P	P	P	X	P	P	P	



## **Commentary**

Commercial/Industrial lines *G* and *M* are a correction to the citation.

There are no changes to Commercial/Industrial lines *H* through *L*, or line *N*.

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COMMERCIAL/ INDUSTRIAL		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/ SR	RAI	Park	TSA	Reference
G	Clustered tourist uses	A	A	A	A/SUP <sup>4</sup>	X	X	X	A	X	X	X	X	17.142.099 <u>100</u>
H	Event center													
	-Up to 5,000 square feet	A	A	A	A	A	A	A	A	A	A	A	A	
	-Up to 10,000 square feet	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
I	New regional auctioneering facility and supporting uses	SUP	SUP	SUP	X	X	SUP	X	SUP	X	SUP	X	X	17.142.050
J	Manufacturin g, assembly, and process of goods	Use isolated small business process			SUP	X	P/SUP <sup>4</sup>	X	SUP	X	P (bas ed on stan dard s in 17.7 5)	X	X	
K	Storage, transportation and handling of goods	Use isolated small business process			SUP	X	P/SUP <sup>4</sup>	X	SUP	X	P (bas ed on stan dard s in 17.7 5)	X	X	
L	Mini-storage	Use isolated small business process			A	X	X	A	A	X	A	X	X	
M	Marijuana production, processing and retail													
	-Marijuana retailers	X	X	X	SUP	X	X	SUP	SUP	X	X	X	X	17.142.140 <u>150</u>
	-Type 1 marijuana processing	SUP	SUP	SUP	X	X	SUP	X	X	X	SUP	X	X	17.142.130 <u>140</u>
	-Type 2 marijuana processing	X	X	X	X	X	SUP	X	X	X	X	X	X	17.142.130 <u>140</u>
	-Marijuana production	SUP	SUP	SUP	X	X	SUP	X	X	X	SUP	X	X	17.142.130 <u>140</u>
N	On-site treatment/stor age of hazardous waste	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	

## Commentary

Lodging and Accommodations line B is updated to reflect the new code section 17.144, Recreational Vehicle Parks and Campgrounds. The required permitting process has been updated in the zones that allow RV Parks/Campgrounds to reflect that they will require Special Use Permits.

Lodging and Accommodations line C and Recreation and Parks line B are a correction to the citation.

There are no changes to Commercial/Industrial line O, Lodging/Accommodations lines A or D, Recreation/Parks line A, Shoreline line A, Aviation line A or Resource line A.

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<b>COMMERCIAL/ INDUSTRIAL</b>		<b>RDD-5</b>	<b>RDD-10</b>	<b>RDD-20</b>	<b>STMU</b>	<b>STR</b>	<b>STI</b>	<b>CC</b>	<b>FC</b>	<b>RRC/ SR</b>	<b>RAI</b>	<b>Park</b>	<b>TSA</b>	<b>Reference</b>
O	Animal kennels, shelters, boarding, grooming and hospitals	P	P	P	A	X	P	P/A <sup>5</sup>	P	X	X	X	X	
<b>LODGING/ACCOMMODATIONS</b>		<b>RDD-5</b>	<b>RDD-10</b>	<b>RDD-20</b>	<b>STMU</b>	<b>STR</b>	<b>STI</b>	<b>CC</b>	<b>FC</b>	<b>RRC/ SR</b>	<b>RAI</b>	<b>Park</b>	<b>TSA</b>	<b>Reference</b>
A	Bed and breakfast	P	P	P	P	P	X	P	P	P	X	P	P	17.142.070
B	RV parks and campgrounds	SUP	SUP	SUP	<u>PSUP</u>	X	X	<u>PSUP</u>	<u>PSUP</u>	SUP	X	<u>PSUP</u>	<u>PSUP</u>	<del>16.14</del> <u>17.14</u> <u>4</u>
C	Transient accommodations (other than bed and breakfasts)	SUP	SUP	X	P	X	X	X	P	SUP	X	P	P	17.142.240 <u>20</u>
D	Master planned resorts	MPR	MPR	MPR	X	X	X	X	X	X	X	MPR	MPR	
<b>RECREATION/PARKS</b>		<b>RDD-5</b>	<b>RDD-10</b>	<b>RDD-20</b>	<b>STMU</b>	<b>STR</b>	<b>STI</b>	<b>CC</b>	<b>FC</b>	<b>RRC/ SR</b>	<b>RAI</b>	<b>Park</b>	<b>TSA</b>	<b>Reference</b>
A	Local recreational facilities	P	P	P	P	P	X	X	X	P	X	P	P	
B	Regional recreational facilities	SUP	SUP	SUP	SUP	SUP	X	X	X	SUP	X	P	P	17.142.190 <u>200</u>
<b>SHORELINE</b>		<b>RDD-5</b>	<b>RDD-10</b>	<b>RDD-20</b>	<b>STMU</b>	<b>STR</b>	<b>STI</b>	<b>CC</b>	<b>FC</b>	<b>RRC/ SR</b>	<b>RAI</b>	<b>Park</b>	<b>TSA</b>	<b>Reference</b>
A	Shoreline uses	Regulated under the Shoreline Master Program (SMP)												
<b>AVIATION</b>		<b>RDD-5</b>	<b>RDD-10</b>	<b>RDD-20</b>	<b>STMU</b>	<b>STR</b>	<b>STI</b>	<b>CC</b>	<b>FC</b>	<b>RRC/ SR</b>	<b>RAI</b>	<b>Park</b>	<b>TSA</b>	<b>Reference</b>
A	Aviation facilities	SUP	SUP	SUP	X (existing public airports permitted to expand)	X	X	X	X	X	X	X	X	17.142.060
<b>RESOURCE</b>		<b>RDD-5</b>	<b>RDD-10</b>	<b>RDD-20</b>	<b>STMU</b>	<b>STR</b>	<b>STI</b>	<b>CC</b>	<b>FC</b>	<b>RRC/ SR</b>	<b>RAI</b>	<b>Park</b>	<b>TSA</b>	<b>Reference</b>
A	Mineral resource use													

## **Commentary**

Resource line A is a correction to the citation.

There are no changes to Resource line B through I.

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RESOURCE	RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/ SR	RAI	Park	TSA	Reference
-Below DNR threshold	P	P	P	X	X	X	X	X	X	X	X	X	
-New or expansion of existing approved mine area	SUP	SUP	SUP	X	X	X	X	X	X	SUP	X	X	17.142.200 <u>10</u>
B Forestry uses listed in LCC 17.30.450(1) and (2)	P	P	P	P	P	P	P	P	P	P	P	P	
C Forest resource accessory use, mills, log yards													
-Temporary (less than 1 year/ portable)	P	P	P	X	X	P	X	X	X	P	X	P	
-Permanent (fixed installation or more than 1 year)	P/SUP over 20 acres	P/SUP over 20 acres	P/SUP over 20 acres	X	X	P/SUP over 20 acres	X	X	X	P/SU P over 20 acre s	X	X	
D Agricultural uses listed in LCC 17.30.610 through 17.30.630 <sup>6</sup>	P	P	P	P	P	P	P	P	P	P	X	X	
E Standalone food or beverage manufacturing	SUP	SUP	SUP	SUP	X	SUP	SUP	SUP	X	SUP	X	X	
F Storage of agricultural waste (for commercial sale or use outside of the agricultural operation)	SUP	SUP	SUP	X	X	X	X	X	X	X	X	X	
G Composting facilities (outside of the agricultural operation)	SUP	SUP	SUP	X	X	A/SU P <sup>4</sup>	X	X	X	P	X	X	17.142.090
H Application of biosolids <sup>7</sup>	SUP	SUP	SUP	X	X	SUP	X	SUP	X	SUP	X	SUP	
I Confined animal feeding operations	SUP	SUP	SUP	X	X	X	X	X	X	X	X	X	

## **Commentary**

Changes to footnote 3 is a correction to the citation.

There are no other changes to the footnotes.

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[No change to legend]

1-Allowed where the LAMIRD contains a centralized wastewater treatment facility with adequate capacity.

2-An administrative or special use permit is required for the centralized components of public facilities or services, and not for the provision of the service itself or the linear features of the service, such as individual water lines or roads. For example:

- a. Special permitting is required for new facilities such as a public works road shop, a fire station, a bus facility or a water treatment plant; and
- b. Special permitting is not required for a water line or road (so long as all the other applicable requirements are met), or the operation of a fire or bus service.

3-Uses that exceed a certain size (per LCC 17.142.12030) are required to receive an administrative or special use permit.

4-Uses that exceed a certain size (per LCC 17.142.080) are required to receive a special use permit.

5-Animal kennels, shelters, boarding, grooming and hospitals are permitted outright in the majority of crossroads commercial areas. When an application is submitted for the Galvin and Dorn's Corner crossroads commercial areas, the proposal requires an administrative approval to ensure that notice is provided to nearby landowners.

6-The agricultural uses in LCC 17.30.610 through 17.30.630 are allowed subject to the standards within that section, so long as the uses are not otherwise listed within this matrix and are conducted in accordance with best management practices.

7-The application of biosolids does not apply to bulk biosolids that are applied to a lawn or home garden per the standards in WAC 173-308-250 or bulk biosolids sold or given away in a bag or other container per the standards in WAC 173-308-260.