ATTACHMENT A – LEWIS COUNTY CODE 17.42 AMENDMENTS

Lewis County now allows a form-based approach to housing in the Rural Development Districts (RDD-5, RDD-10 and RDD-20). There are new development regulations found in LCC 17.143.

There are no changes to LCC 17.42.010, 17.42.015 or 17.42.017. And there is only one change to 17.42.020, Table 2 to specify which zones the new Rural Housing Alternative is allowed in

Chapter 17.42 RURAL AREA ZONING SUMMARY

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17.42.010 Purpose.17.42.015 Conflicts.

17.42.017 Minimum lot size summary.

17.42.020 Land use summary.

17.42.010 Purpose.

[No Change]

17.42.015 Conflicts.

[No Change]

17.42.017 Minimum lot size summary.

[No Change]

LCC 17.42.020 Table 2

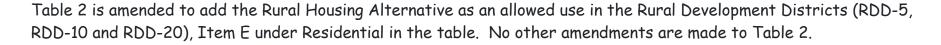
The Rural Housing Alternative is a form-based approach to housing that is intended to meet the Growth Management Act RCW 36.07A.070(2)(a) ... "makes adequate provisions for existing and projected needs for all economic segments of the community, including ... incorporating consideration for low, very low, extremely low and moderate-income households." And RCW 36.70A.030(35) "rural character refers to the patterns of land and development ... that foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas."

Table 2 is amended to add the Rural Housing Alternative as an allowed use in the Rural Development Districts (RDD-5, RDD-10 and RDD-20), Item E under Residential in the table. No other amendments are made to Table 2.

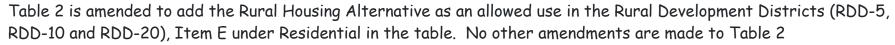
17.42.020 Land Use Summary.

Table 2: Land Use Summary

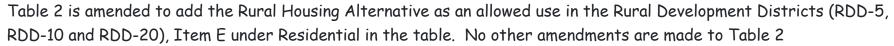
	USE TYPE	RUR	AL (RDE))				LAMIRD				REC	REATIONAL	SECTION
R	ESIDENTIAL	RDD-5	RDD- 10	RDD- 20	STMU	STR	STI	СС	FC	RRC/SR	RAI	Park	TSA	Reference
A	Single-family residential	Р	Р	Р	Р	Р	X	P (on existing lots)	X (except caretak er)		Х	Х	Х	
В	Accessory dwelling unit	Р	Р	Р	Ф	Р	Х	P (associat ed with existing residenti al uses)	X	Р	X	X	Х	
С	Duplex	P (10-acre minimum lot size)	P (20- acre minim um lot size)	P (40- acre minim um lot size)	Р	Р	Х	P (on existing lots)	X	Х	Х	X	X	
D	Multifamily housing	Х	Х	Х	A¹	Х	Х	Х	Х	A¹	Х	Х	Х	<u>17.142.160</u>
<u>E</u>	Rural Housing Alternative	<u>P^{1.1}</u>	P ^{1.1}	<u>P^{1.1}</u>	X	X	X	X	X	X	X	X	X	<u>17.143</u>



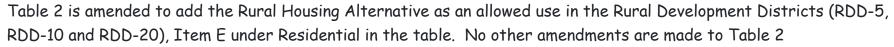
	JBLIC/SEMI- JBLIC	RDD-5	RDD- 10	RDD- 20	STMU	STR	STI	СС	FC	RRC/SR	RAI	Park	TSA	Reference
Α	Cemeteries	Р	Р	Р	Р	Р	Χ	Р	Р	Р	Χ	X	X	
В	Schools	Р	Р	Р	Р	Р	X	Р	Р	Р	Χ	X	X	
С	Religious buildings, community centers, grange halls, and similar structures for public assembly													<u>17.142.180</u>
	-Up to 6,000 sq.ft.	Р	Р	Р	Р	Р	X	Р	Р	Р	Х	X	X	<u>17.142.180</u>
	-Up to 10,000 sq.ft.	А	А	А	Р	Р	Х	Р	Р	Р	Х	Х	X	<u>17.142.180</u>
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	Р	Р	Р	P	P	X	P (on existing lots)	Х	Р	X	X	Х	



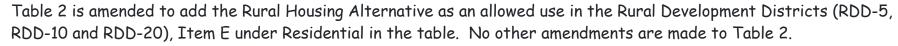
	-Up to 6 persons, when the individuals are not covered under Washington State fair housing legislation	SUP	SUP	SUP	SUP	SUP	X	SUP	SUP	SUP	Х	X	X	
	-7 or more persons	SUP	SUP	SUP	SUP	SUP	Χ	SUP	SUP	SUP	Х	X	X	
Е	Public facilities ²													
	-Rural governmental services	A	A	A	Α	A	Α	А	A	A	A	A	А	<u>17.142.170</u>
	-Essential public facilities, local	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	17.142.170
	-Essential public facilities, major						A	mend CP				•		17.142.170
	Tourist/rest stops	А	А	А	А	Х	Х	Х	А	А	Х	А	А	
	DMMERCIAL/ IDUSTRIAL	RDD-5	RDD- 10	RDD- 20	STMU	STR	STI	СС	FC	RRC/SR	RAI	Park	TSA	Reference
A	Home-based business (cottage industries)	P/A/ SUP³	P/A/ SUP³	P/A/ SUP³	P/A/ SUP³	P/A/ SUP³	P/A/ SUP³	P/A/ SUP³	P/A/ SUP³	P/A/ SUP³	P/A/ SUP³	P/A/ SUP³	P/A/ SUP³	17.142.120, 17.142.130
В	Isolated small business	A/SUP ³	A/SUP ³	A/SUP ³			Not app	licable in L	AMIRDs			Х	Х	17.142.130



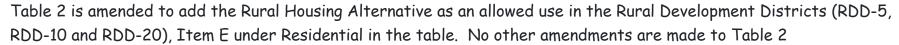
С	Standalone retail, sales, or professional services		solated s		P/SUP ⁴	X	P - related to industrial or resource use	Р	Р	Х	P - related to industri al or resourc e use	X	X	
D	Recreation service retail (boat shop, boat and tackle shop, camping supplies, limited grocery and sundries, including storage)	A	A	A	P/SUP⁴	X	X	Р	Р	P/SUP⁴	X	Р	Р	
Е	Restaurant	SUP	SUP	SUP	Р	Χ	Х	Р	Р	SUP	X	Р	Р	
F	Convenience grocery or fuels	Р	Р	Р	P/SUP ⁴	Χ	Р	Р	Р	Х	Р	Р	Р	
G	Clustered tourist uses	Α	А	А	A/SUP ⁴	Х	Х	Х	А	Х	Х	Х	Х	<u>17.142.100</u>
Н	Event center													
	-Up to 5,000 square feet	Α	А	А	А	А	А	А	А	А	А	А	А	
	-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	Х	SUP	X	SUP	Х	Х	17.142.050



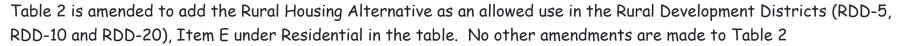
	Manufacturing, assembly, and process of goods		solated s ness prod		SUP	Х	P/SUP⁴	Х	SUP	X	P (based on standar ds in 17.75)	X	Х	
K	Storage, transportation and handling of goods		solated s ness prod		SUP	Х	P/SUP⁴	X	SUP	Х	P (based on standar ds in 17.75)	Х	X	
L	Mini-storage		solated s ness prod		А	Х	Х	А	А	Х	А	Χ	X	
М	Marijuana production, processing and retail													
	-Marijuana retailers	Χ	Х	Х	SUP	Х	Х	SUP	SUP	Х	X	Х	Х	<u>17.142.150</u>
	-Type 1 marijuana processing	SUP	SUP	SUP	Х	Х	SUP	X	X	X	SUP	X	Х	<u>17.142.140</u>
	-Type 2 marijuana processing	Х	Х	Х	Х	Х	SUP	Х	X	X	X	Х	Х	17.142.140
	-Marijuana production	SUP	SUP	SUP	Х	Х	SUP	Х	Х	Х	SUP	Х	Х	17.142.140
N	On-site treatment/stora ge 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.	



0	Animal kennels, shelters, boarding, grooming and hospitals	Р	Р	Р	A	Х	Р	P/A5	Р	Х	X	Х	X	
	ODGING/ CCOMODATION	RDD-5	RDD-10	RDD- 20	STMU	STR	STI	СС	FC	RRC/SR	RAI	Park	TSA	Reference
Α	Bed and breakfast	Р	Р	Р	Р	Р	Х	Р	Р	Р	Χ	Р	Р	<u>17.142.070</u>
В	RV parks and campgrounds	SUP	SUP	SUP	SUP	Х	Х	SUP	SUP	SUP	Х	SUP	SUP	<u>17.144</u>
С	Transient accommodations (other than bed and breakfasts)	SUP	SUP	X	Р	X	X	X	Р	SUP	Х	Р	Р	17.142.220
D	Master planned resorts	MPR	MPR	MPR	Х	Х	Х	Х	Х	Х	Х	MPR	MPR	
	ECREATION/ ARKS	RDD-5	RDD- 10	RDD- 20	STMU	STR	STI	СС	FC	RRC/SR	RAI	Park	TSA	Reference
Α	Local recreational facilities	Р	Р	Р	Р	Р	Х	Х	Х	Р	Х	Р	Р	
В	Regional recreational facilities	SUP	SUP	SUP	SUP	SUP	Х	Х	Х	SUP	Х	Р	Р	17.142.200



SI	HORELINE	RDD-5	RDD- 10	RDD-20	STMU	STR	STI	СС	FC	RRC/S R	RAI	Park	TSA	Reference
Α	Shoreline uses				Regulated ur	nder the	e Shoreli	ne Mast	er Prog	gram (SN	IP)			
A	VIATION	RDD-5	RDD- 10	RDD-20	STMU	STR	STI	СС	FC	RRC/S R	RAI	Park	TSA	Reference
A	Aviation facilities	SUP	SUP	SUP	X (existing public airports permitted to expand)	Х	X	Х	Х	X	X (existing public airports permitted to expand)	Х	X	<u>17.142.060</u>
RI	ESOURCE	RDD-5	RDD- 10	RDD-20	STMU	STR	STI	СС	FC	RRC/S R	RAI	Park	TSA	Reference
Α	Mineral resource use													
	-Below DNR threshold	Р	Р	Р	Х	Χ	Х	Х	Х	Х	Х	Χ	Х	
	-New or expansion of existing approved mine area	SUP	SUP	SUP	Х	X	X	X	X	X	SUP	Х	Х	17.142.210
В	Forestry uses listed in LCC 17.30.450(1) and (2)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	



RE	SOURCE	RDD-5	RDD- 10	RDD-20	STMU	STR	STI	СС	FC	RRC/SR	RAI	Park	TSA	Reference
С	Forest resource accessory use, mills, log yards													
	-Temporary (less than 1 year/ portable)	Р	Р	Р	X	Х	Р	Х	X	X	Р	X	Р	
	-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/SUP over 20 acres	×	Х	
D	Agricultural uses listed in LCC <u>17.30.610</u> through <u>17.30.630</u> 6	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Х	Х	
Е	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	Х	X	X	X	X	Х	X	X	Х	
G	Composting facilities (outside of the agricultural operation)	SUP	SUP	SUP	Х	Х	A/SUP ⁴	X	Х	X	Р	Х	Х	17.142.090
Н	Application of iosolids ⁷	SUP	SUP	SUP	Х	Х	SUP	Х	SUP	Х	SUP	Х	SUP	
I	Confined animal feeding operations	SUP	SUP	SUP	Х	Х	Х	X	Х	Х	Х	Х	Х	

There is one amendment to the footnote for Table 2. The Rural Housing Alternative follows a Type 1 permitting process, except that the adequate public facilities form will be required. This is necessary to ensure that the housing can be served by existing rural services.

Code text to be removed is shown

with a strike through and code text to be added is shown with an underline.

LEGEND

RDD-5 = Rural Development **STMU** = Small Town **CC** = Crossroads Commercial **RAI** = Rural Area Industrial

District, 1 Unit Per 5 Acres Mixed Use

RDD-10 = Rural Development **STR** = Small Town **FC** = Freeway Commercial **Park** = Parks

District, 1 Unit Per 10 Acres Residential

RDD-20 = Rural Development **STI** = Small Town **RRC/SR** = Rural Res. **TSA** = Tourist Service Area

District, 1 Unit Per 20 Acres Industrial Center/Shoreline Res.

P = Permitted Use **SUP** = Special Use

Permit

P - ac. = Permitted as **MPR** = Master Planned Resort (county and state planning requirements)

Accessory to a Permitted Use

A = Administrative Review

X = Prohibited

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

1.1-RHAs shall be processed as a Type I application, but require adequate facilities review entailing some notice.

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.

[Ord. 1348 (Exh. E), 2023; Ord. 1333 (Exh. D), 2022; Ord. 1292 §8, 2018]

³-Uses that exceed a certain size (per LCC <u>17.142.130</u>) are required to receive an administrative or special use permit.

⁴-Uses that exceed a certain size (per LCC <u>17.142.080</u>) 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 <u>17.30.610</u> through <u>17.30.630</u> 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 <u>173-308-250</u> or bulk biosolids sold or given away in a bag or other container per the standards in WAC <u>173-308-260</u>.