

Commentary

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.

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Chapter 17.42 RURAL AREA ZONING SUMMARY

Sections:

- 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]

Commentary

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.

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17.42.020 Land Use Summary.

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 ¹	X	X	X	X	A ¹	X	X	X	17.142.160
E	<u>Rural Housing Alternative</u>	<u>P^{1.1}</u>	<u>P^{1.1}</u>	<u>P^{1.1}</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>17.143</u>

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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	
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	

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	-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	
	-7 or more persons	SUP	SUP	SUP	SUP	SUP	X	SUP	SUP	SUP	X	X	X	
E	Public facilities ²													
	-Rural governmental services	A	A	A	A	A	A	A	A	A	A	A	A	17.142.170
	-Essential public facilities, local	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	17.142.170
	-Essential public facilities, major	Amend CP											17.142.170	
F	Tourist/rest stops	A	A	A	A	X	X	X	A	A	X	A	A	
	COMMERCIAL/ INDUSTRIAL	RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Home-based business (cottage industries)	P/A/ SUP ³	P/A/ SUP ³	P/A/ SUP ³	P/A/ SUP ³	P/A/ SUP ³	P/A/ SUP ³	P/A/ SUP ³	P/A/ SUP ³	P/A/ SUP ³	P/A/ SUP ³	P/A/ SUP ³	P/A/ SUP ³	17.142.120 , 17.142.130
B	Isolated small business	A/SUP ³	A/SUP ³	A/SUP ³	Not applicable in LAMIRDs							X	X	17.142.130

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C	Standalone retail, sales, or professional services	Use isolated small business process			P/SUP ⁴	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 ⁴	X	X	P	P	P/SUP ⁴	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 ⁴	X	P	P	P	X	P	P	P	
G	Clustered tourist uses	A	A	A	A/SUP ⁴	X	X	X	A	X	X	X	X	17.142.100
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

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J	Manufacturing, assembly, and process of goods	Use isolated small business process			SUP	X	P/SUP ⁴	X	SUP	X	P (based on standards in 17.75)	X	X	
K	Storage, transportation and handling of goods	Use isolated small business process			SUP	X	P/SUP ⁴	X	SUP	X	P (based on standards in 17.75)	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	17.142.150
	-Type 1 marijuana processing	SUP	SUP	SUP	X	X	SUP	X	X	X	SUP	X	X	17.142.140
	-Type 2 marijuana processing	X	X	X	X	X	SUP	X	X	X	X	X	X	17.142.140
	-Marijuana production	SUP	SUP	SUP	X	X	SUP	X	X	X	SUP	X	X	17.142.140
N	On-site treatment/storage 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.	

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O	Animal kennels, shelters, boarding, grooming and hospitals	P	P	P	A	X	P	P/A5	P	X	X	X	X	
LODGING/ ACCOMODATION S		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
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	SUP	X	X	SUP	SUP	SUP	X	SUP	SUP	17.144
C	Transient accommodations (other than bed and breakfasts)	SUP	SUP	X	P	X	X	X	P	SUP	X	P	P	17.142.220
D	Master planned resorts	MPR	MPR	MPR	X	X	X	X	X	X	X	MPR	MPR	
RECREATION/ PARKS		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
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	17.142.200

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SHORELINE		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Shoreline uses	Regulated under the Shoreline Master Program (SMP)												
AVIATION		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Aviation facilities	SUP	SUP	SUP	X (existing public airports permitted to expand)	X	X	X	X	X	X (existing public airports permitted to expand)	X	X	17.142.060
RESOURCE		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Mineral resource use													
	-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	17.142.210
B	Forestry uses listed in LCC 17.30.450 (1) and (2)	P	P	P	P	P	P	P	P	P	P	P	P	

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RESOURCE	RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
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/SUP over 20 acres	X	X	
D Agricultural uses listed in LCC 17.30.610 through 17.30.630 ⁶	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/SUP ⁴	X	X	X	P	X	X	17.142.090
H Application of iosolids ⁷	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

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.

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LEGEND

RDD-5 = Rural Development District, 1 Unit Per 5 Acres **STMU** = Small Town Mixed Use **CC** = Crossroads Commercial **RAI** = Rural Area Industrial

RDD-10 = Rural Development District, 1 Unit Per 10 Acres **STR** = Small Town Residential **FC** = Freeway Commercial **Park** = Parks

RDD-20 = Rural Development District, 1 Unit Per 20 Acres **STI** = Small Town Industrial **RRC/SR** = Rural Res. Center/Shoreline Res. **TSA** = Tourist Service Area

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

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

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.

³-Uses that exceed a certain size (per LCC [17.142.130](#)) 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](#).

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