

Commentary

ATTACHMENT C – LEWIS COUNTY CODE 15.45.100 Exemptions

15.45.100 Amendments

Stormwater exemptions are amended to afford RHA developments the exemption given to single-family residences (which are exempt from stormwater compliance if the impervious surfaces take up less than 15% of the lot).

RHA developments are tethered to match the form and impacts of rural single-family residences, and in fact are much smaller than some existing rural single family residences already found in the county (such as a 12,000 square foot house near Toledo). In Lewis County, 3,600-square-foot homes are at the low end of the custom homes. RHA development will only be allowed on parcels five acres in size or larger. Based on the required lot size and limit on total square footage of residential development, there will be roughly 2.3% lot coverage of development. The remaining undeveloped area is sufficient to easily dissipate the stormwater. Because RHAs are less impactful than many of the rural residences that obtain this exemption, it is appropriate to afford RHAs the same treatment.

*Code text to be removed is shown
with a ~~strike through~~ and code text to be added is shown with an underline.*

Chapter 15.45 STORMWATER MANAGEMENT

LCC 15.45.100 Exemptions.

The following are exempt from this Chapter:

- (1) Construction and development involving commercial agriculture and forest practices regulated under Title 222 WAC.
- (2) Development undertaken by the Washington State Department of Transportation in state highway right-of-ways.
- (3) Those divisions of land exempt by Chapters 16.05 or 16.10 LCC.
- (4) Those activities permitted under Title 15 LCC when a previous stormwater approval, applicable to the subject building lots, has been provided consistent with LCC 15.45.090(1).
- (5) Individual single family residences, and RHA developments under LCC 17.143, that do not exceed 5,000 square feet of impervious surfaces for lot sizes less than 0.77 acre, or fifteen percent (15%) of impervious surfaces to lot size for lot sizes greater than or equal to 0.77 acre.