

Planning Commission Public Hearing



Community Development • 125 NW Chehalis Avenue, Chehalis, WA 98532 • Phone: (360) 740-1146

STAFF REPORT

DRAFT MOTIONS

Date: May 16, 2025
Staff: Mindy Brooks, Director
Attachments: A – LCC 17.10 “S” Definition Amendments
B – LCC 17.17 Urban Growth Area – Small Towns Amendments
C – LCC 17.20E Master Planned Resort Amendments

BACKGROUND

On May 13, 2025, the Planning Commission voted on the Lewis County Comprehensive Plan and zoning designations, including the Packwood Urban Growth Area boundary and zoning designation amendments for both Packwood and Onalaska. The next step in the Periodic Update process is to review and hold a public hearing on proposed amendments to the Lewis County Code development regulations. The development regulations will be presented to the Planning Commission at workshops as follows:

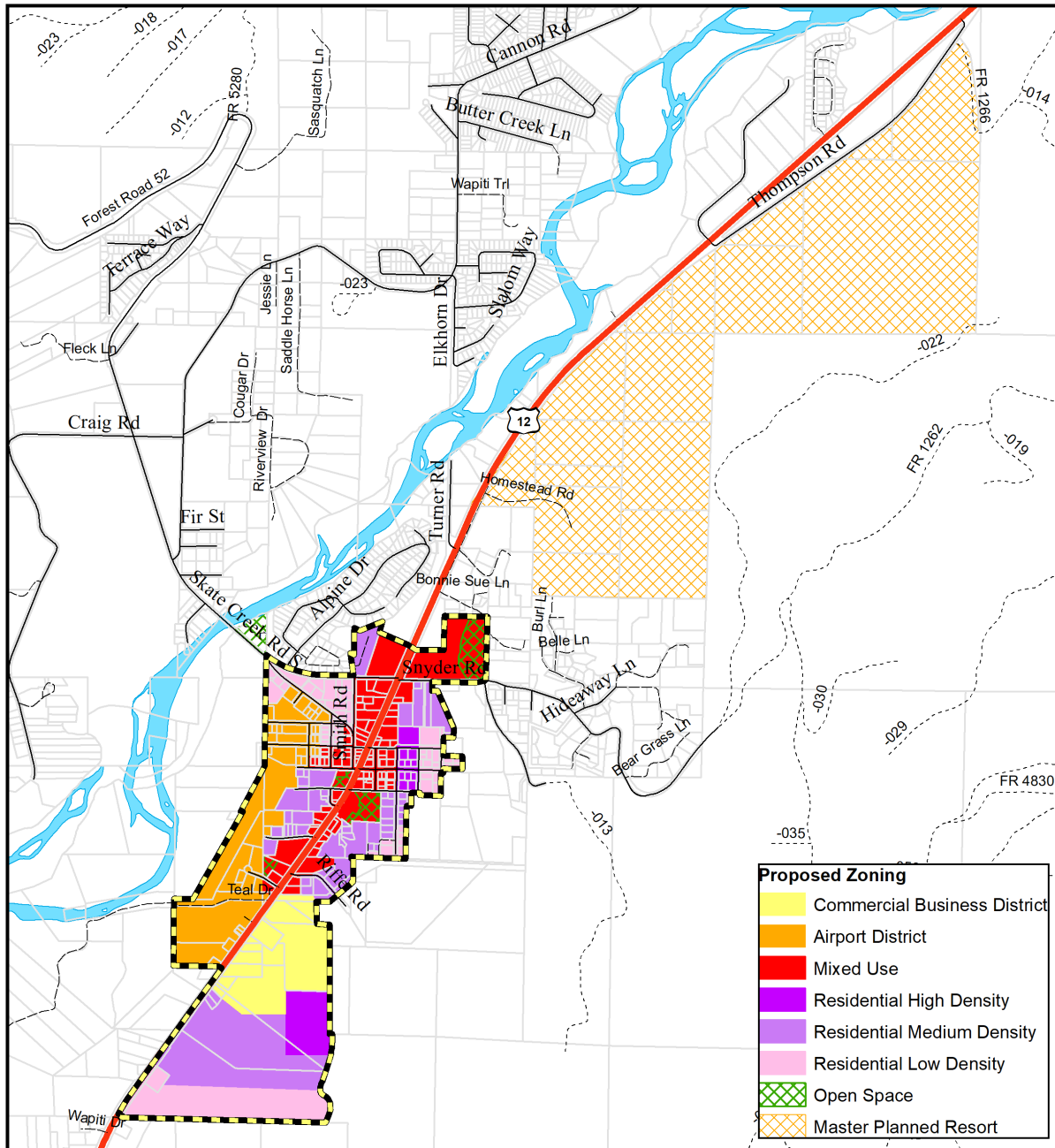
- May 27 – Urban Growth Areas – Small Towns & Master Planned Resort
- June 10 – Energy Production, Storage and Distribution
- June 22 – All Other Development Regulations

This staff report includes the draft proposed amendments to development regulations that apply to the Packwood area, including the recommended Urban Growth Area and Master Planned Resorts (Map 1), and the Onalaska Urban Growth Area (Map 2). Staff anticipate changes to the proposed amendments before finalizing the drafts for a public hearing, tentatively set for July 8.

SUMMARY

Each staff report with attachments that will be sent to the Planning Commission, and posted online, will contain significantly more information than can be reasonably summarized. Staff request that commissioners read all the materials before the workshops and submit questions to staff, which will help staff hone the presentations. Below is a high-level summary of the major topics contained within this staff report’s attached proposed code amendments.

1. Short Term Rental Definition: The STR definition matches the state’s definition, which is a dwelling unit or portion thereof provided for a fee for less than 30 days. The definition further clarifies that an owner-occupied dwelling unit that rents fewer than three rooms is not considered an STR; and month-over-month leases are not considered STRs.



Packwood Area Proposed Zoning

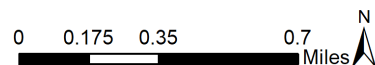
Urban Growth Area Master Planned Resort

- Urban Growth Area
- Highway 12
- Roads
- Parcels

This map only includes the zoning designations that are the subject of the May 16, 2025 Staff Report.

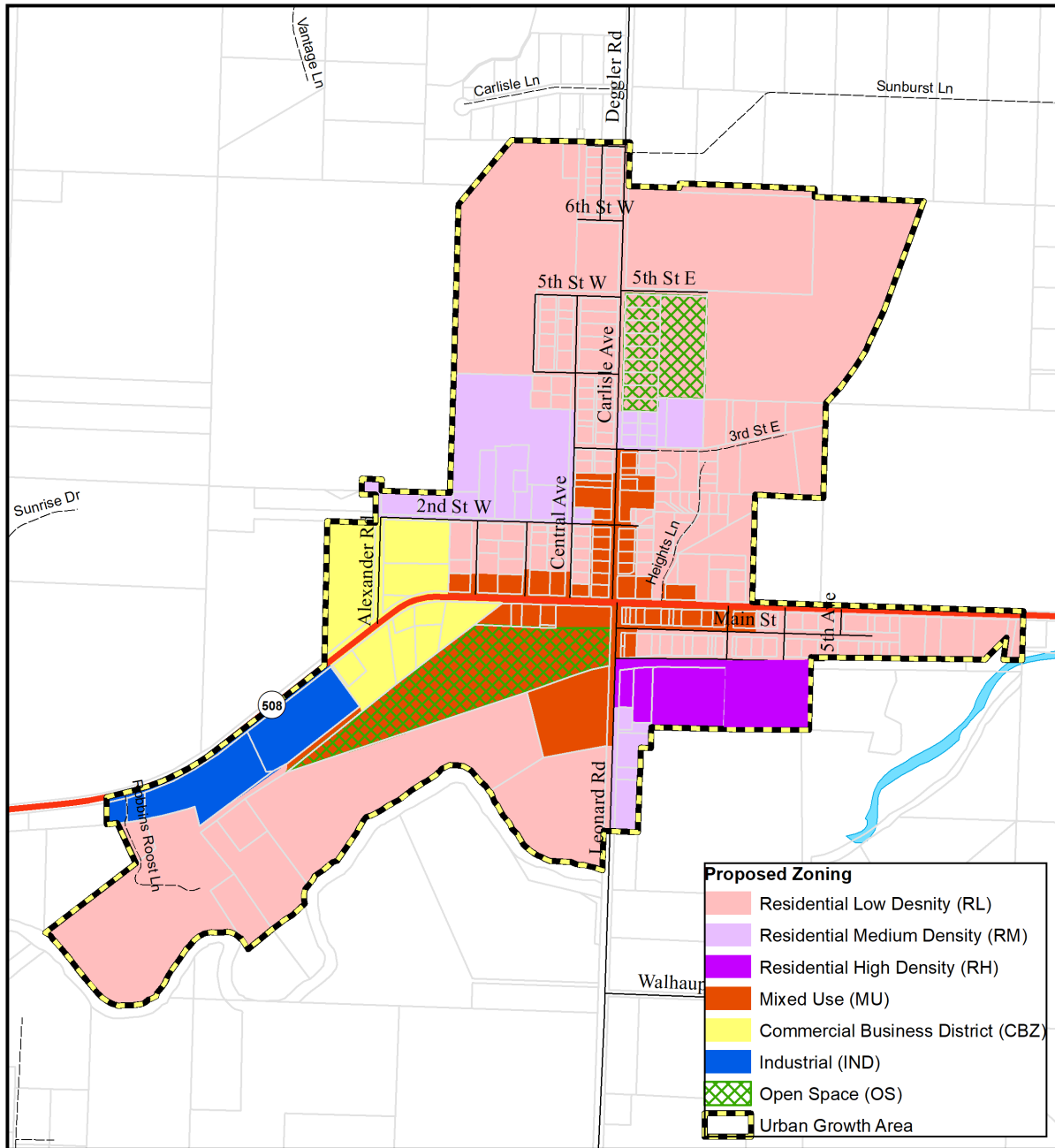


Updated 05/16/2025
Planning Division, Community Development



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS.
State Plane Washington South FIPS 4602
North American Datum 1983
North American Vertical Datum 1988 (Topography)

Map 1: Packwood Area Recommended Zoning – UGA & MPR



Onalaska Proposed Zoning

Urban Growth Area

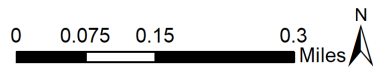
- Subarea
- Highway 12
- Roads
- Parcels

This map only includes the zoning designations that are the subject of the May 16, 2025 Staff Report.



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Map 2: Onalaska Recommended Zoning – UGA

2. Mixed Use Zone: Ground floors must be commercial use when fronting the primary roads and if a second or third story is included it must be residential. The size of commercial uses is capped at 10,000 square feet to match local size and scale. Height is capped at 35 feet of habitable space. Parking must be located on the side or behind the structure. The setback from primary roads is zero feet but the structure may be setback up to 10 feet if the setback is used as an outdoor extension of the commercial use or as public open space.
3. Commercial Business District Zone: Ground floors must be commercial use and if a second or third story is included it must be residential. The size of commercial uses is capped at 20,000 square feet to match local size and scale. Height is capped at 35 feet of habitable space.
4. Residential High Zone: Density standards at 12 – 18 dwelling units per acre with a minimum lot size of 4,000 square feet. New single-family housing is not allowed; existing single-family houses may remain. Most commercial uses are not allowed except for home-based businesses. Bed and breakfasts and Short Term Rentals are allowed. Height is capped at 35 feet of habitable space.
5. Residential Medium Zone: Density standards at 4 – 16 dwelling units per acre with a minimum lot size of 2,500 square feet, which allows for tiny homes on individual lots. Most commercial uses are not allowed except for home-based businesses. Bed and breakfasts and Short Term Rentals are allowed. Height is capped at 35 feet of habitable space.
6. Residential Low Zone: Density standards at 4 – 12 dwelling units per acre with a minimum lot size of 5,000 square feet. Multifamily residential is not allowed except cohousing or assisted living facilities. Most commercial uses are not allowed except for home-based businesses. Bed and breakfasts and Short Term Rentals are allowed. Height is capped at 35 feet of habitable space.
7. Design & Sign Standards: Along Highway 12, Main and Willame in Packwood, and SR508, Carlisle and Leonard in Onalaska, ground floor commercial uses are required to include 50% clear glass and primary pedestrian entrances must have awnings or overhands. In Packwood there are additional standards for rooflines and color of new structures, as well as a prohibition on new signs that have internal illumination, except gas stations.
8. Short Term Rental Regulations: Multifamily housing cannot be provided as STRs unless 30% of the dwelling units in the complex are provided for long-term rental affordable to people making 80% Area Median Income, then the other dwelling units may be provided as STR. For example, if a triplex provides one dwelling at affordable rent, the other two dwellings may be STRs.

Single family housing may be provided as STRs. If there is one single family home and one ADU, then one or other may be provided as STR, but not both. If there is one single family home and two ADUs, then a maximum of two dwelling units may be provided as STR and one cannot.

To obtain a STR permit, the owner or operator will need to demonstrate adequate water and sewer or septic, as well as garbage services, and follow other requirements such as quiet times. A local contact, with authority to enforce the rules, must also be provided with the permit application. Note – The STR regulations, as proposed, currently would only apply in the UGAs for Packwood and Onalaska.

9. Master Planned Resort Regulations: Transient accommodation (e.g. hotels and motels) must be approved through a Binding Site Plan that includes all parcels within the MPR overlay zone. The Binding Site Plan will require a single plan for all parcels, including a plan for roads and services such as water, sewer and emergency. Development can be phased over time. Employee housing must be provided including at least one residential dwelling unit per 10 transient accommodation rooms. At least 40% of the total area must be preserved as open space. In addition to the open space, the exterior property boundary must be landscaped to obscure the visual impact as seen from public rights-of-way and adjacent properties.

NEXT STEPS

Staff will present the Urban Growth Area – Small Towns and Master Planned Resort development regulations on May 27 at 6:00pm to the Planning Commission. The commissioners are encouraged to provide questions and comments prior to the meeting to help staff hone the presentation.

On June 2, staff will send a report with the proposed draft Energy Code and that will be the subject of the June 10 Planning Commission workshop. On June 13, the remaining proposed development regulation amendments will be sent in a staff report and will be the subject of the June 24 Planning Commission workshop.

The public is encouraged to attend the Planning Commission meetings in person at 125 NW Chehalis Avenue, Chehalis or via Zoom. Please check the Lewis County Event Calendar to confirm location and dates <https://lewiscountywa.gov/departments/community-development/events/>. The Zoom link is on the agenda for each meeting. These are workshops; therefore, no testimony will be taken. Testimony can be provided when the public hearing is noticed.

All materials are posted the Lewis County Comprehensive Plan Periodic Update webpage <https://lewiscountywa.gov/departments/community-development/rezones/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/>. The development regulations can be found under Task 10. Hard copies are available upon request.

Commentary

ATTACHMENT A – LEWIS COUNTY CODE 17.10.190 “S” Definitions

Lewis County is proposing comprehensive sign standards and the definition is updated to related.

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

Chapter 17.10.190

"S" Definitions

"Seat" means, for purposes of determining the number of off-street parking spaces for certain uses, the number of seats; or the number of seating units installed or indicated; or each 24 lineal inches of benches, pews, or space for loose chairs.

Sensitive, Endangered, Threatened Species. Lewis County adopts the state classifications as set forth in WAC 232-12-001, 232-12-011, and 232-12-014.

"SEPA rules," for the purposes of Chapter 17.110 LCC, State Environmental Policy Act, means Chapter 197-11 WAC adopted by the Department of Ecology as revised.

"Setback" means a distance from a fixed boundary, property line, or right-of-way as set forth in this title. A front setback is measured to the street or point of access. A side setback is measured to an abutting property on the same street or access. A rear setback is the side of the structure away from the street or point of access, and is measured to the nearest property line. A structure may have two front yards.

"Sewage sludge" means semisolid matter consisting of settled sewage solids combined with varying amounts of water and dissolved material, remaining after the completion of wastewater treatment.

"Sign" means any communication device visible from any public right-of-way, bicycle or pedestrian path, or sidewalk such as a placard, billboard, display, structure, fixture, messages, design, letters, symbols, light figure, illustration, set of pennants, or other device intended to identify, inform, advertise, or attract attention to any private or public premises to aid in promoting the sale of products, goods, services or events or to identify a building or place using graphics, letters, figures, illustration, symbols, trademarks or written copy, and placed mainly outdoors so as to be seen from any public or quasi-public place. Excluded from this definition are official traffic, directional, or warning devices; other official public notices; signs required by law; ~~or~~ flag of government; or painted wall designs or patterns that do not represent a product, service or trademark or that do not identify the user are not considered signs. ~~other noncommercial institution.~~

Commentary

Short term rentals are defined by Washington State and this definition conforms with additional clarification specific to Lewis County. In particular, month-over-month leases are an affordable housing option, particularly in remote small towns with seasonal employment related to the National Forest Service, Mount Rainier National Park and White Pass Ski Resort.

Lewis County is proposing comprehensive energy code and is adding definitions that relate.

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"Short term rental" means a lodging use, that is not a hotel, motel or bed and breakfast, in which a dwelling unit, or portion thereof, is offered or provided to a guest for a fee for fewer than thirty (30) consecutive nights and for no more than 180 days during a calendar year. "Short-term rental" does not include the following:

- (i) An owner-occupied dwelling unit within which no more than three individual rooms are rented at any time.
- (ii) A dwelling that is rented on a month-by-month basis where the renter is required to sign a full month lease.
- (iii) A dwelling unit, or portion thereof, that is operated by an organization or government entity that is registered as a charitable organization with the secretary of state, state of Washington, or is classified by the federal internal revenue service as a public charity or a private foundation, and provides temporary housing to individuals Certified on 7/12/2024 Combined Chapter 64.37 RCW Page 1 who are being treated for trauma, injury, or disease, or their family members.

"Significant" means a reasonable likelihood of more than a moderate impact. The determination of the significance of the impact should consider the physical setting, the magnitude or duration of the impact, along with its chance of occurring.

"Single-family dwelling" means a building designed or used for residence purposes by not more than one family, and containing one dwelling unit only.

"Site area" means the measured square footage of any lot, tract, or parcel of land or contiguous lots for purposes of determining density.

"Small Wind Energy System (SWES)" means a wind energy conversion system which converts wind energy into electricity through the use of a wind turbine generator, and includes any of the following to accomplish this production: a wind turbine, rotor blades, tower, foundation, and associated control or conversion electronics, which has a rated capacity of not more than 20kW and which is intended to primarily reduce on-site consumption of utility power.

"Solar Power Production Facilities" or "SPPF" means a utility on an area of land designated for the purpose of producing photovoltaic electricity with a nameplate capacity of over one hundred kilowatts (100 KW) and includes, but is not limited to, an assembly of solar panels and solar equipment that converts sunlight into electricity and then stores and/or transfers that electricity. Solar Power Production Facilities may include mechanical buildings and other uses that are typical to a SPPF, however offices and other commercial uses are prohibited.

Commentary

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"Solid waste disposal facilities or sites" means the location where any final treatment, unitization, processing, or deposition of solid waste occurs in accordance with Chapters 8.15, 8.20, and 8.45 LCC. For the purposes of this title, "interim solid waste handling sites" of the following types are included: transfer stations, baling and compaction sites, source separation centers, and treatment sites. Drop boxes which provide the general public with containers to collect materials to be recycled and household hazardous waste collection stations for transfer elsewhere are excluded, but are defined as transitory solid waste facilities. For the purposes of this title, three types of solid waste disposal facilities or sites are defined:

- (a) Demolition materials, inert materials, limited purpose landfills and wood waste landfills.
- (b) Sewage sludge when a unitization permit is issued by the Lewis County department of public health and social services in accordance with WAC 173-304-300, biosolids application when siting approval is given by the Washington State Department of Ecology in accordance with Chapter 173-308 WAC, and any application site for compost which comes under Lewis County environmental health division regulation and has received the appropriate permits.
- (c) All other solid waste disposal facilities and sites of a permanent nature including, but not limited to, landfills, incinerators, and transfer stations, in accordance with Chapters 8.15, 8.20, and 8.45 LCC.

"Special use" means a use permitted only after "public" review and approved by the hearing examiner, and to which "special" conditions may be attached by the hearing examiner to address mitigation requirements by reason of the specific location of a proposed use.

"Standalone food or beverage manufacturing" means a food or beverage processing use that is not accessory or incidental to a primary underlying agricultural use. The use may include the assembly or manufacturing of packaging for the processed product. Processing or manufacturing uses that are accessory or incidental to a primary agricultural use are considered an "agricultural" use for the purpose of Chapter 17.42 LCC. "Standalone food or beverage manufacturing" does not include the extraction of ground or surface water for bottled water and/or facilities for producing bottled water.

"Standalone retail, sales, or professional services" means retail, sales or professional services uses that are not associated with a single-family structure.

"Stormwater management facilities" include measures to control stormwater flow and water quality, and may include, but are not limited to, ditches designed and intended primarily for conveyance, biofiltration swales, filter strips, bubble diffusers, detention ponds, retention ponds, wet ponds, and similar facilities.

Commentary

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"Streams" means those areas where naturally occurring surface waters flow sufficiently to produce a defined channel or bed which demonstrates clear evidence of the passage of water, including, but not limited to, bedrock channels, gravel beds, sand and silt beds, and defined-channel swales. The channel or bed need not contain water during the entire year. The definition does not include watercourses that were created entirely by artificial means, such as irrigation ditches, canals, roadside ditches, or storm or surface water runoff features, unless the artificially created watercourse contains salmonids or conveys a stream that was naturally occurring prior to the construction of the artificially created watercourse.

"Structure," for the purpose of this title, means anything which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, but not including unroofed paved areas, fill, any vehicle, or any fence six feet or less in height.

"Structure," for the purpose of Chapter 17.80 LCC, Airport Obstruction Zoning, means an object, including a mobile object, constructed or installed by persons, including but without limitation buildings, towers, cranes, smokestacks, earth formations, and overhead transmission lines.

"Surface mining" means the process or business of extracting materials, including but not limited to sand, gravel, shale, rock, coal, soil, peat, or clay, from an open excavation in the earth. This shall not include (a) excavation and grading at building construction sites where such construction is authorized by a valid building permit; or (b) excavation and grading in county road or state highway rights of way or in public or private streets for purposes of on-site road construction when the work has been authorized by the engineering division; or (c) excavation and grading for the purpose of developing ponds or manure lagoons where the amount excavated does not exceed 10,000 cubic yards and where the total time of material hauling does not exceed 45 calendar days; or (d) excavation and grading in connection with and at the site of any creek, river or flood control or storm-drainage channel for the purpose of enlarging the hydraulic capacity or changing the location or constructing a new channel or storm drain where such work has been approved by the Public Works Department; or (e) gravel bar scalping projects within the jurisdiction of the shoreline management program; or (f) minor excavation on less than three acres (cumulative) and less than 5,000 yards of excavated material per year. The administrator may be called upon to determine whether other activities similar to those identified fall within or without of the regulated activity.

Commentary

ATTACHMENT B – LEWIS COUNTY CODE 17.17 UGA – Small Towns

The Table of Contents will be added after the code is in Final Draft.

*This is a new code section and
is not underlined for easy of reading*

Chapter 17.17

Urban Growth Area – Small Towns

Sections:

Article I: Purpose and Applicability

- 17.17.010 Purpose.
- 17.17.020 Applicability.

Article II: Zoning Standards

Residential

- 17.17.100 Density and Lot Size
- 17.17.110 Land Use Summary
- 17.17.120 Development Standards
- 17.17.125 Accessory Dwelling Units
- 17.17.130 Design Standards

Article III: General Administration

- 17.17.200 Purpose
- 17.17.205 Drive-Throughs
- 17.17.210 Short-term Rentals
- 17.17.215 Density Bonus
- 17.17.220 Signs
- 17.17.225 Vehicle Parking
- 17.17.230 Loading Zones
- 17.17.235 Bicycle parking
- 17.17.240 Lighting
- 17.17.245 Landscaping
- 17.17.250 Live-Work Provisions
- 17.17.255 Nonconforming Uses

Commentary

Article I

Onalaska and Packwood have adopted subarea plans that provide the goals and policies that are implemented by Title 17.17. The intent is to maintain the small town character of these communities, while supporting people living and working in and around the towns. The towns are contained by an urban growth area boundary that is intended to consolidate and focus growth and protect the surrounding rural lands from sprawling development.

17.17.100

Density and lot size area based on the future land uses table found in the adopted subarea plans.

(2)(a) If there is not sewer available within 200 feet of the parcel, then the minimum density can be reduced based on requirements for septic. This is important because while sewer is in currently under design and the treatment locations approved by the Department of Health, it may take an additional five or more years for final engineering and construction to occur. For example, in the RM zone, if there is no sewer available and there is a 3-acre lot that is going to be divided, the minimum density can be reduced from 7 units per acre to the maximum number of houses per acre that can be supported by septic systems. This may result in the parcel not being able to be divided or resulting in two 1.5 acre lots that can have one single family residence each.

(2)(b) This exemption is intended to allow current property owners to split their parcel one time, creating a maximum of two lots, without being required to meet the minimum density standards. This ensure that even if sewer is constructed quickly, property owners are allowed flexibility similar to what is allowed currently by the Small Town Mixed Use (STMU) zone, which has no minimum density standards. However, this exemption expires after five (5) years.

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Article I: Purpose and Applicability

17.17.010 Purpose.

The purpose of this chapter is to describe the processes and standards that regulate development in a small town in a manner consistent with an adopted subarea plan goals and policies.

17.17.020 Applicability.

This chapter applies to all new developments and subdivisions located within the Onalaska and Packwood Urban Growth Areas. Other requirements of the Lewis County Code must also be met.

Article II: Zoning Standards

17.17.100 Density and Lot Size

- (1) Purpose. The purpose of the density standards is to ensure appropriate scale development that can be efficiently served by urban services including water, sewer and transportation.
- (2) Exceptions.
 - (a) If the nearest centralized wastewater treatment hook-up is located more than 200 feet from the parcel, the minimum density in Table 1 may be reduced in accordance with subsection 8.40, On-Site Sewage Systems, LCC.
 - (b) Parcels in the RL and RM zone that existed prior to 2025 may be divided into two (2) lots and are not required to meet the minimum density requirements. This exemption expires on December 31, 2030.
- (3) Standards. The lot size and density standards are provided in Table 1.

Table 1: Lot Size and Density

	RL	RM	RH	MU	CBZ	AX	IND	OS
LOT SIZE								
Minimum residential lot area (square feet)	5,000	2,500	4,000	4,000	N/A	7,500	N/A	N/A
Minimum lot width (feet)	35	25	25	25	35	N/A	N/A	N/A
DENSITY¹								
Minimum residential density (units per acre) ²	4	4	12	12	12	N/A	N/A	N/A
Maximum residential density (units per acre) ²	12	16	18	26	32	3	N/A	N/A

¹ See Chapter 17.17.215 for density bonuses.

² Within Urban Growth Areas, Accessory Dwelling Units (ADUs) do not count towards housing density.

Commentary

17.17.110

Uses that are allowed in at least one UGA Small Town zone are listed in the table. There are uses allowed in the County that are not allowed in any UGA Small Town zone, such as confined animal feeding operation (CAFO), and are therefore not listed in the table.

New single family residential uses are allowed in the MU zone as live-work, not as a new standalone single family residences. Outbuildings in the MU zone are allowed if there is an existing single family residence or in conjunction with live-work. (Note - these qualifications will be added to the footnotes.)

State requirements - Family day care providers must be permitted in residential zones pursuant to 36.70A.450.

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17.17.110 Land Use Summary

Table 2 lists the uses that shall be permitted on property within each zoning designation. When the table is silent, the use is not permitted. See also Shoreline Master Program.

Table 2: Land Use Summary

USE TYPE								
Residential								
	RL	RM	RH	MU	CBZ	AX	IND	OS
Single-family dwelling	P	P	X ²	P ³	X	P	X	A
Accessory dwelling unit ⁴	P	P	X ⁵	X	X	P	X	X
Detached Bedroom	P	X	X	X	X	X	X	X
Cottage housing, manufactured home park	A ¹	X	X	X	X	X	X	X
Duplex	P	P	X	X	X	X	X	X
Triplex	X	P ¹	P ¹	P ¹	X	X	X	X
Quadplex or Townhomes up to six attached units	X	P ¹	P ¹	P ¹	X	X	X	X
Cohousing, except assisted living and adult family home	P	P	P	P	X	X	X	X
Assisted living facility, adult family home								
Up to 6 persons	P	P	P	P	X	X	X	X
7 or more persons	X	SUP	SUP	SUP	SUP	X	X	X
Apartments, condos	X	P ¹	P ¹	P ¹	P ¹	X	X	X
Outbuildings – detached garage, shed, chicken coop	P	P	P	P ³	X	P	X	X
Commercial/Professional	RL	RM	RH	MU	CBZ	AX	IND	OS
Animal								
Kennel, boarding, day care, shelter	See home-based business			P	P	P	P	X
Grooming				P	P	P	P	X
Auctioneering	X	X	X	X	A	A	A	X
Automotive sales, rental	X	X	X	X	P	P	X	X
Barber, hair dresser	See home-based business			P	P	P	X	X
Cannabis Retail	X	X	X	A	A	A	X	X
Car washing	X	X	X	A	A	A	X	X
Childcare, family day care	See home-based business			P	P	X	X	X
Distribution center	X	X	X	X	X	P	P	X
Event center, standalone								
Up to 10,000 square feet	X	X	X	A	A	A	X	X
Over 10,000 square feet	X	X	X	X	SUP	SUP	X	X
Food truck, mobile restaurant	X	X	X	P	P	P	P	P
Fueling station, including convenience store	X	X	X	P	P	P	P	X

Commentary

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USE TYPE								
Commercial/Professional	RL	RM	RH	MU	CBZ	AX	IND	OS
Home-based business (cottage industries)	P	P	P	P	P	P	X	X
Laundromat, dry cleaner	X	X	X	P	P	P	X	X
Liquor retail, standalone	X	X	X	A	A	A	X	X
Lodging and accommodations								
Bed and breakfast	P	P	P	P	P	X	X	X
Hostel	X	X	X	P	P	X	X	X
Hotel or motel	X	X	X	P	P	X	X	X
Time-share	X	X	X	P	P	X	X	X
Cabin or Yurt Village	X	X	X	X	SUP	SUP	X	X
Short Term Rental	P	P	P	P	P	P	X	X
Maintenance, repair								
Automotive, motorcycle, boat, RV, etc.	X	X	X	SUP	SUP	P	P	X
Other (e.g., computer, jewelry, furniture, etc.)	See home-based business			P	P	P	P – ac.	X
Massage, spa, wellness center	X	X	X	P	P	P	X	X
Parking, commercial lot	X	X	X	SUP	SUP	SUP	X	X
Professional services, not otherwise specified	See home-based business			P	P	P	P – ac.	X
Restaurant								
Up to 10,000 square feet	X	X	X	P	P	P	X	X
10,000 to 20,000 square feet	X	X	X	X	P	P	X	X
Retail, not otherwise specified								
Up to 10,000 square feet	X	X	X	P	P	P	P – ac.	X
Up to 20,000 square feet	X	X	X	X	P	P	P – ac.	X
Retail, online-only	See home-based business			P	P	P	P – ac.	X
Storage								
Indoor	X	X	X	X	P	P	X	X
Outdoor	X	X	X	X	X	P	A	X
Tasting room	X	X	X	P	P	P	X	X
Tattoo Parlor	X	X	X	P	P	P	X	X
Tavern, bar, public house, standalone	X	X	X	A	A	A	X	X
Micro winery, brewery, distillery, cidery	X	X	X	A	A	A	X	X
USE TYPE								
Amusement/Recreational	RL	RM	RH	MU	CBZ	AX	IND	OS
Bowling alley, arcade, miniature golf	X	X	X	P	P	P	X	X
Golf course, driving range	X	X	X	X	P	X	X	P
Gym, indoor exercise	X	X	X	P	P	P	X	X
Movie theater, auditorium, exhibition hall	X	X	X	P	P	P	X	X
Museum	X	X	X	P	P	P	X	P
Park, playground	A	X	X	P	P	P	X	P
Recreational equipment rentals or sales	X	X	X	P	P	P	X	X
RV park or campground	X	X	X	X	P	P	X	P
Sports center, outdoors	X	X	X	X	P	P	X	P

Commentary

State requirements - emergency housing, emergency shelters, and emergency supportive housing, are required to be provided in urban growth areas. These have been provided in the UGA small towns mixed-use and commercial use zoning designations MU, CBZ, AX.

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USE TYPE								
Institutional	RL	RM	RH	MU	CBZ	AX	IND	OS
Cemetery, crematorium, mausoleum, columbarium, funeral home	A	X	X	X	X	X	X	X
Community Center								
Up to 10,000 square feet	X	X	X	P	P	P	X	P
Over 10,000 square feet	X	X	X	X	SUP	SUP	X	X
Crisis housing, safe or shelter home	X	X	SUP	X	X	SUP	X	X
Educational Facility								
Primary, secondary or high school	P	X	X	X	P	X	X	X
Community college or business, technical, vocational school	P	X	X	P	P	P	P – ac.	X
Emergency housing (night-by-night, temporary housing, transitional housing)	X	X	X	SUP	SUP	SUP	X	X
Emergency services (police, fire, ambulance)	P	P	P	P	P	P	P	X
Fraternal, lodge	X	X	X	P	P	P	X	X
Health care facility								
Doctor, dental office, urgent care	X	X	See home-based business	P	P	P	X	X
Hospital	X	X	X	X	SUP	SUP	X	X
Historic Landmark	A	A	A	A	A	A	A	A
Library	X	X	X	P	P	P	X	X
Radio, TV broadcasting	X	X	X	X	P	P	X	X
Religious, places of worship	P	P	P	P	P	P	X	X
School bus storage, maintenance, repair	X	X	X	X	X	A	A	X
Veterinarian services	X	X	X	P	P	P	X	X
USE TYPE								
Industrial	RL	RM	RH	MU	CBZ	AX	IND	OS
Automotive wrecking, dismantling, salvage	X	X	X	X	X	X	SUP	X
Heavy equipment sales, rental, storage	X	X	X	X	X	SUP	P	X
Manufacturing								
Apparel	X	X	X	SUP	SUP	SUP	P	X
Fabrication (metal, hardware, glass, pottery, medical, etc.)	X	X	X	SUP	SUP	SUP	P	X
Food processing	X	X	X	SUP	SUP	SUP	P	X
Furniture, cabinetry	X	X	X	SUP	SUP	SUP	P	X
Junk yard, non-automotive	X	X	X	X	X	X	SUP	X
Printing, publishing	X	X	X	SUP	A	A	P	X
Warehouse, storage and handling of goods	X	X	X	X	X	P	P	X
Wholesale	X	X	X	SUP	SUP	SUP	P	X
Wood mill, sawmill, lumber yard	X	X	X	X	X	X	P	X

Commentary

*This is a new code section and
is not underlined for easy of reading*

USE TYPE								
Utilities/Transportation	RL	RM	RH	MU	CBZ	AX	IND	OS
Aviation	X	X	X	X	X	P	X	X
Battery Storage System (ESS)								
Up to X	X	X	X	X	X	X	SUP	X
Over X	X	X	X	X	X	X	X	X
Bus parking, fueling, maintenance shop	X	X	X	X	X	X	P	X
Composting Facilities	X	X	X	X	X	X	A	X
Dams, levees, water control facilities	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Electric vehicle charging facilities	X	X	X	X	P	P	P	X
Energy production								
Small Wind Energy System (SWES)	X	X	X	X	X	SUP	X	SUP
Small Solar Production (SPPF)	X	X	X	X	X	SUP	X	SUP
Linear transmission facility	P	P	P	P	P	P	P	P
Rest stop without fueling station	X	X	X	X	X	A	X	P
Sewage treatment plant, LOSS, underground disposal fields	SUP	X	X	X	SUP	SUP	SUP	SUP
Utility services, substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP

¹ Allowed where there is access to a centralized wastewater treatment facility with adequate capacity.

² Single family residential is allowed in the RH and MU zones if there is no sewer available within 200 feet of the parcel.

³ Single family residential, or an outbuilding such as a garage associated with a single family residence, is allowed as live work, pursuant to 17.17.250.

⁴ A maximum of two (2) ADUs is allowed per parcel.

⁵ In the Residential High (RH), ADUs are permitted if there is an existing primary single-family residence on the lot.

17.17.120 Development Standards

- (1) General Standards. Table 3 provides the general standards that apply to all development, unless otherwise specified in the Lewis County Code.

Table 3: General Standards

Development Standard	RL	RM	RH	MU	CBZ	AX	IND	OS
Minimum setbacks (feet)								
Front	20	12	10	10 / 0 ²	0	10	10	10
Rear	10	5	5	5	0	5	25	10
Side	5	5	5	5	0	5	25	5
Maximum building Height (feet) ¹								
Habitable space	35	35	35	35	35	35	N/A	35
Non-habitable space	50	50	50	50	50	50	N/A	50
Minimum on-site parking								
Vehicle spaces per dwelling unit ⁴	1	1	0.5	0.5	0.5	1	N/A	N/A
Vehicle spaces for commercial uses	See Chapter 17.17.203							
Bicycle spaces per 1,000 square feet of commercial use	N/A	N/A	N/A	1	1	1	N/A	N/A

¹ Height shall be measured as feet above the mean ground level. See Chapter 17.80, Airport Obstruction Zone, for additional requirements.

² See Chapter 17.17.130(3) for additional ground floor commercial setback requirements.

⁴ See 17.17.210 for additional requirements Short Term Rental requirements.

Commentary

17.17.120(2)

Decks, patios and awnings may extend into the setback $\frac{1}{2}$ the distance.

17.17.120(3)

There are limitations on building lot coverage for some uses. The intention is to cap the size of commercial use in the Mixed Use zone to be no larger than existing commercial, such as Blanton's IGA which is 10,000 square feet. In the Commercial Business District and Airport District zones the size can be larger, up to 20,000 square feet. In all three zones, hotels, motels, etc. the second story is not counted in the square feet.

17.17.120(4)

Along the main streets in Onalaska and Packwood, the intention is to create active retail corridors with storefronts along the right-of-way and parking located behind or to the side of the commercial uses.

- (2) Setbacks.
 - (a) Decks or patios affixed to the primary residential structure and awnings over residential entrances may extend into the setback, not to exceed $\frac{1}{2}$ the depth of the setback.
 - (b) In the Industrial (IND) zone, the rear and side setback may be reduced to 5 feet from adjacent lots where the zoning prohibits any residential use.
- (3) Building lot coverage.
 - (a) Within the Mixed Use (MU) zone, commercial uses shall have a maximum lot coverage not to exceed 10,000 square feet per development, excluding parking and loading. Developments that contain multiple lots but are developed as one project shall be considered to be one development.
 - (b) Within the Commercial Business District and Airport District zones, commercial uses shall have a maximum lot coverage not to exceed 20,000 square feet per development, excluding parking and loading. Developments that contain multiple lots but are developed as one project shall be considered to be one development.
 - (c) Transient accommodations within the Mixed Use, Commercial Business District and Airport District zones do not have a maximum lot coverage; however, the footprint of the development shall not exceed 10,000 square feet, excluding parking and loading. Developments that contain multiple lots but are developed as one project shall be considered to be one development.
- (4) Additional standards applicable to Figure 1 and Figure 2.
 - (a) The ground floor shall be commercial uses. Ground floor commercial uses shall have a 0-foot setback from every public right-of-way, unless the setback is an outdoor extension of the commercial space, such as covered outdoor eating area at a food establishment, or is designed as a publicly-accessible open space that includes but is not limited to landscaping, benches, bike racks, tables or other pedestrian designed facilities; or is a combination of both outdoor commercial space and public open space.
 - (b) Second and third floors shall be residential uses, except standalone commercial uses may have a second story that is not a residential use.
 - (c) Where there is development on a corner, a primary entrance to the commercial use shall be oriented towards Highway 12 or State Route 508; additional entrances to commercial uses may be oriented towards the side street.

Commentary

*This is a new code section and
is not underlined for easy of reading*

Figure 1: Urban Growth Area – Small Town / Packwood.

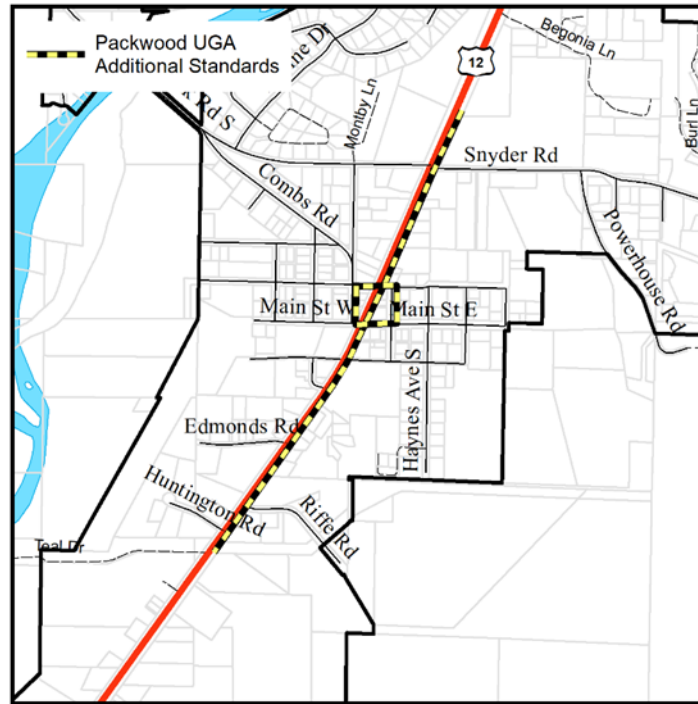
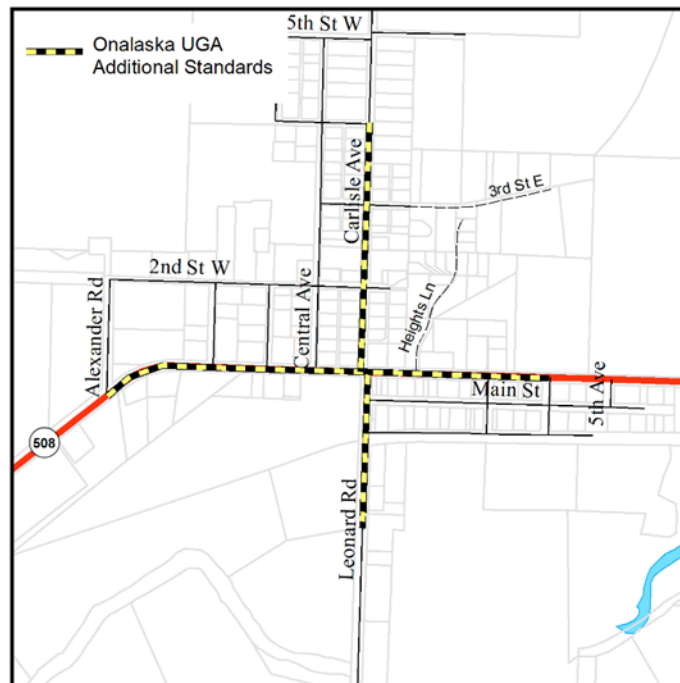


Figure 2: Urban Growth Area – Small Town / Onalaska.



Commentary

17.17.130

Small downtowns are pedestrian oriented, with entrances facing public rights-of-way and windows that create a comfortable experience for people walking and biking. In residential areas, the primary house is set forward with garages setback to not create "snout houses".

17.17.130(4)

Within the Packwood UGA there are additional standards to create a cohesive look. The standards do not create a theme for Packwood, but rather make sure that building fits within a similar look and feel with no obtuse structures that stand out.

Examples of structures that fit the design standards for Packwood are below:



17.17.125 Accessory Dwelling Units

- (1) There shall be no more than two (2) accessory dwelling unit per lot in conjunction with a single-family structure.
- (2) A garage may be converted to an ADU, even if it violates existing requirements for setbacks or lot coverage. The converted ADU shall meet all other applicable laws and requirements.
- (3) Detached accessory dwelling units are allowed to be sited at a lot line if the lot line abuts a public alley, unless the county routinely plows snow on the public alley.

17.17.130 Design Standards

- (1) Purpose. The purpose of this subsection is to ensure that new development and major remodels have a cohesive design.
- (2) Applicability. The standards in this subsection apply to all new development and any renovations to existing development that change more than 25% of any façade facing a public right-of-way, excluding garages, carports or sheds that do not include living space.
- (3) Standards.
 - (a) Reflective surfaces, such as mirrored glass or polished metal, are prohibited.
 - (b) At least 80 percent of first floor facades of building fronting public rights-of-way as shown in Figure 1 or Figure 2 shall be natural wood, stone or veneer that resembles natural wood or stone; and first floor commercial uses shall include at least 50 percent of the total ground floor wall in clear glass when facing a public right-of-way.
 - (c) Ground floor commercial uses shall have at least one (1) primary pedestrian entrance facing a public right-of-way and all pedestrian entrances shall be covered by overhangs, awnings or other rain protection. Covers should extend a minimum of five (5) feet from the façade of the structure and be minimum of five (5) feet in length.
 - (d) Second story multifamily residential uses located above commercial uses shall not extend beyond any wall of the ground floor structure.
 - (e) Spaces between structures are required to have exterior lighting. Lighting shall be shielded.
 - (f) An attached or detached garage or carport shall not extend forward of the front wall of any primary structure. Garages or carports associated with an Accessory Dwelling Unit shall not extend forward of the front wall of the primary residential structure.

Commentary

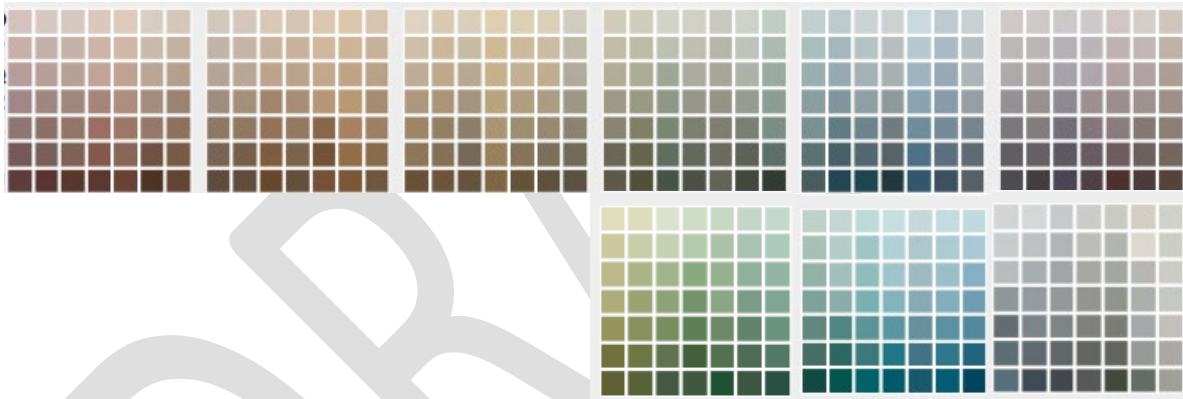
17.17.130(4)

Within the Packwood UGA, there are restrictions on color for structures, including buildings and fences. The primary colors include a wide variety of soft, natural tones. Accent colors may be brighter, but exclude neon colors.

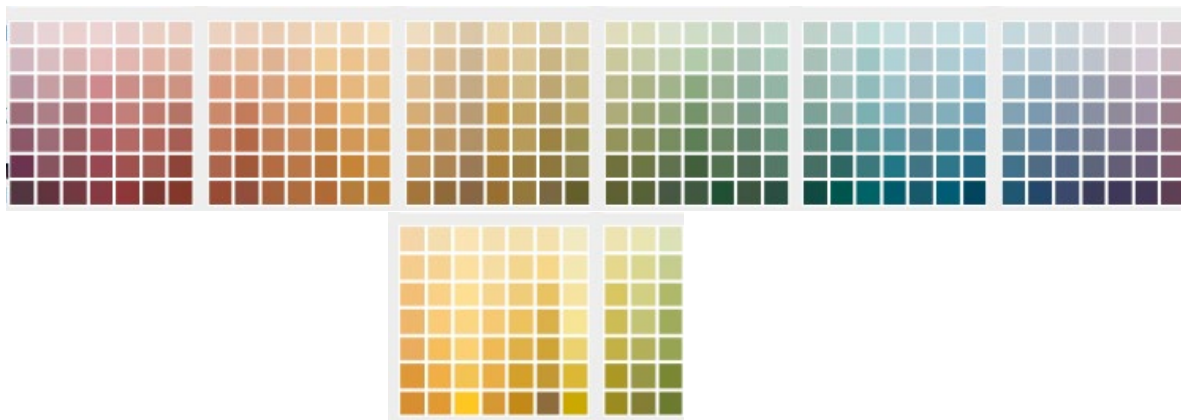
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- (4) Additional standards within the Packwood Urban Growth Area.
- (a) At least 75 percent of exterior building materials shall be made of fire-resistant materials.
 - (b) All primary structures shall have at least two roof pitch lines. Flat roofs are permitted when architectural features give the appearance of a sloped roof. Commercial and residential uses with flat roofs may incorporate them as an extension of the habitable space (e.g., roof top patio).
 - (c) Exterior building materials, including walls, garage doors, roofs and fences, shall match the following color palette. Applicants shall submit with any development application a color sample with an assigned Light Reflectance Values (LRV) and Munsell value for every color used on the subject buildings or structures.

Primary color or accents:



Accents only:



Commentary

17.17.210

Short-term rental should be regulated to limit the impact on housing. Short term rentals, while usually located in a typical single-family house, are a commercial use that removes housing stock.

Article III: General Administration

17.17.200 Purpose

The purpose of this chapter shall be to provide specific regulations, providing for the location of certain special and accessory uses in all use districts and providing supplementary controls for the protection of essential uses of said districts.

17.17.205 Drive-Throughs

Drive-through establishments are prohibited within Packwood Urban Growth Area except for banks and pharmacies.

17.17.210 Short Term Rentals

- (1) Purpose. The purpose of this chapter is to ensure that short-term rentals are not having a significant impact on housing supply in Lewis County and are operated in a manner that protects public health and safety, while also encouraging the economic benefits of tourism.
- (2) Applicability. This chapter applies dwelling units or portions thereof that meet the definition of "short-term rental" in section 17.10.170.
- (3) Allowance of short-term rentals. Short-term rentals are allowed as described in chapter 17.17, Table 2, Land Use Summary with the following limitations:
 - (a) Multifamily housing may not be provided as short-term rental, except if the requirements of 17.17.215(1) have been met.
 - (b) Where there is a primary dwelling unit and one accessory dwelling unit on a single parcel, only one dwelling may be provided as short-term rental. Where there is a primary dwelling unit and two accessory dwelling units on a single parcel, only two dwellings may be provided as short-term rental.
 - (c) Short-term rentals shall not be operated outdoors, such as a tent or treehouse, except as allowed in an RV park or campground.
 - (d) Recreational vehicles or yurts shall not be provided as short-term rentals except those that are permitted as a residence.
 - (e) Short-term rentals shall not be used for commercial events, such as a wedding venue.

Commentary

17.17.210

Short term rental owners/operators must obtain a permit from Lewis County. All of the requirements of 17.17.210 have to be met to operate a short term rental within small town UGAs.

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- (4) Administration. The owner or legal representative shall obtain a short-term rental permit from Lewis County Department of Community Development.
- (a) The short-term rental permit shall be processed as a Type I application.
 - (b) Any permit issued pursuant to this section is non-transferable; transfer of property to a different owner shall require application for a new short-term rental permit.
 - (c) A property owner may voluntarily relinquish a short-term rental permit upon written 30-day notice to the Lewis County Department of Community Development and shall cease all short-term rental operations on the subject property following affirmation of the permit revocation from the County.
 - (d) A short-term rental permit shall automatically expire if the dwelling or portion thereof is not provided as a short-term rental for three (3) years.
 - (e) Failure to obtain and maintain a short-term rental permit, including meeting the standards of subsection 17.105.040 and 17.105.050, shall be processed as a code violation pursuant to Chapter 1.20.
- (5) Standards.
- (a) The dwelling unit shall meet all Chapter 15 residential building code requirements.
 - (b) A minimum of one (1) on-site parking space per bedroom shall be provided.
 - (c) There shall be working smoke and carbon monoxide detectors and properly maintained and charged fire extinguisher on the premises.
 - (d) There shall be a permitted and properly functioning septic system or sewer connection.
 - (e) There shall be solid waste collection during all months the dwelling unit or portion thereof is provided as short-term rental.
 - (f) Proof of paid taxes and fees associated with the property.
 - (g) Valid liability insurance of one million dollars or more that covers the use of the short-term rental unit as required by RCW 64.37.050.

Commentary

17.17.215

To incentivize creation of housing that is more affordable than the typical market rate, there is a density bonus that property owners may opt-in to. There are two options. The first allows the owner/operator of a multifamily residential development to provide up to 70% of the dwelling units as short term rental. The second option increases the allowed building coverage for commercial uses. In both cases to use the density bouse provided at least 30% of the residential units must be provided as long-term dwellings with a rent at or below 80% Area Median Income for Lewis County.

17.17.220

Chapter 17.142.205 is the Lewis County comprehensive sign ordinance, which applies to all signs throughout the County including small town UGA. There are additional standards that apply within small town UGAs.

- (h) A sign shall be posted conspicuously inside the short-term rental with the following information:

- Lewis County short-term rental permit number.
- The statement "Occupants shall follow all local burn restrictions."
- A floor plan indicating location of fire extinguishers and all exits.
- Instructions regarding waste collection.
- Posted quiet times starting no later than 10:00PM and ending no earlier than 7:00AM.
- Local contact information for the owner or property manager who can physically respond within three (3) hours if necessary.

17.17.215 Density Bonus

Development that includes residential uses where 30 percent of the dwelling units are long term units provided at or below 80 percent Area Median Income for Lewis County shall be eligible for one of either an increased commercial or residential density bonus.

- (1) A 25 percent increase in the total number of residential dwelling units rounded down to the nearest whole number. For example, a 24-unit residential building would be granted a bonus of 6 additional dwellings for a total of 30 dwellings. A 25-unit residential building would be granted a bonus of 6.25 additional dwellings. Rounded down, the total number of dwellings allowed would be 31 units.
- (2) A 30 percent increase in total commercial square footage rounded down to the nearest whole number. For example, a mixed-use development with 10,000 square feet of commercial uses would be granted a bonus of 3,000 square feet for a total allotment of 13,000 square feet for the project.

17.17.220 Signs

In addition to the sign standards specified in Chapter 17.142.205, the following standards apply:

- (1) Interior illuminated signs are prohibited, except gas station signs.
- (2) Reflective signs, such as mirrored glass or polished metal, are prohibited.

Commentary

17.17.225 Vehicle Parking

- (1) Purpose. The purpose of this chapter is to ensure that new development provide a minimum number of off-street parking spaces to reduce congestion on public rights of way.
- (2) Prohibitions. Vehicle parking is prohibited within front setback from Highway 12 or State Route 508. Parking that existed before January 1, 2026, is vested and may persist and be maintained.
- (3) Standards.
 - (a) Any new development which requires parking shall adhere to the standards of Tables 4, 5 and 6 as follows:

Table 4: Development Standards for off-street parking spaces.

Use	Space Required
Commercial spaces less than 10,000 square feet	One per 800 square feet of gross floor area ^{1,2}
Commercial spaces greater than 10,000 square feet	One per 500 square feet of gross floor area ^{1,2}
Manufacturing, industrial or similar	One per two employees
Restaurant and other food establishments	One per 200 square feet of gross floor area for first 4,000 square feet and one space for each additional 400 square feet ²
Offices not providing on-site customer services	One per four employees
Medical, dental pharmacy and other health uses	One per 200 square feet of gross floor area
Transient Accommodations	One per sleeping room
Residential, single-family	Two per dwelling unit
Residential, Accessory dwelling unit	One per dwelling unit
Residential, multi-family	One per dwelling unit

¹ Mixed use development that includes both commercial and residential uses are only required to provide 50% of the minimum parking requirement for commercial uses.

²Gross floor area calculation only applies to habitable spaces.

Commentary

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is not underlined for easy of reading*

Table 5: Parking Space Dimension.

Use	Length of space	Width of space
Non-residential uses	18'6"	9'
Residential, single-family	20'	10'
Residential, accessory dwelling unit	20'	10'
Residential: multi-family	18'6"	9'
Compact vehicles	15'	8'
Motorcycle parking	4'	6'

Table 6: Parking Minimum aisle widths.

Parking angle	Drive aisle width one-way/two-way
30°	13'/21'
45°	13'/21'
60°	16'/21'
75°	16'/21'
90°	/24'

- (b) When measurements of the number of required spaces result in a fractional number, any fraction of 0.5 or greater shall be rounded up to the next higher whole number and any fraction of less than 0.5 shall be rounded down to the lower whole number.
- (c) Parking lots for all multi-family residential, commercial, industrial and mixed-use development shall be paved.
- (d) For any parking area of 12 or more spaces, 33 percent of all parking spaces may be set aside for compact vehicle parking provided that these spaces are clearly marked. Up to 33 percent of compact spaces may be set aside for motorcycle parking.

Commentary

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- (e) Access to parking areas for all multi-family residential, commercial, industrial and mixed-use development shall be alleyways or from a shared access easement located within a side or rear setback.
 - (i) Any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or into a public or private street shall be travelling in a forward motion. Access of driveways for parking areas shall be located in such a way that any vehicle entering or leaving such lot shall be clearly visible for a reasonable distance to any pedestrian or motorist approaching the access or driveway from a public or private street.
 - (ii) Where a shared access point is used for multiple developments, one lot may be used provided that it meets the minimum number of spaces for all uses served by the lot.
 - (iii) Shared parking lots shall be within 100' of all uses served. Uses may not be separated by public rights of way from the parking lot.
 - (f) Where a parking lot is the primary use of the site, the distance and separation by public rights of way restrictions do not apply.
 - (g) Where possible, parking areas should be accessed from side streets rather than from Highway 12 or State Route 508.
 - (h) Whenever any building is enlarged in gross floor area by more than 10 percent, off-street parking shall be provided for the expansion or enlargement portion only in accordance with the requirements of this chapter.
 - (i) Electrical vehicle charging space shall be provided in accordance with WAC 51-50-0429.
- (4) Additional Standards. The following standards illustrated in Figure 3 shall apply to all parking areas unless otherwise exempted by this code. Letters referenced in Figure 3 correspond to the list-level for the following standards:
- (a) Aisle widths shall comply with the minimum widths listed in conventional and interlocked parking design standards and general parking standards. When stall sizes utilized are greater than minimum size, the County Building Official may, at their discretion, increase the required aisle width.

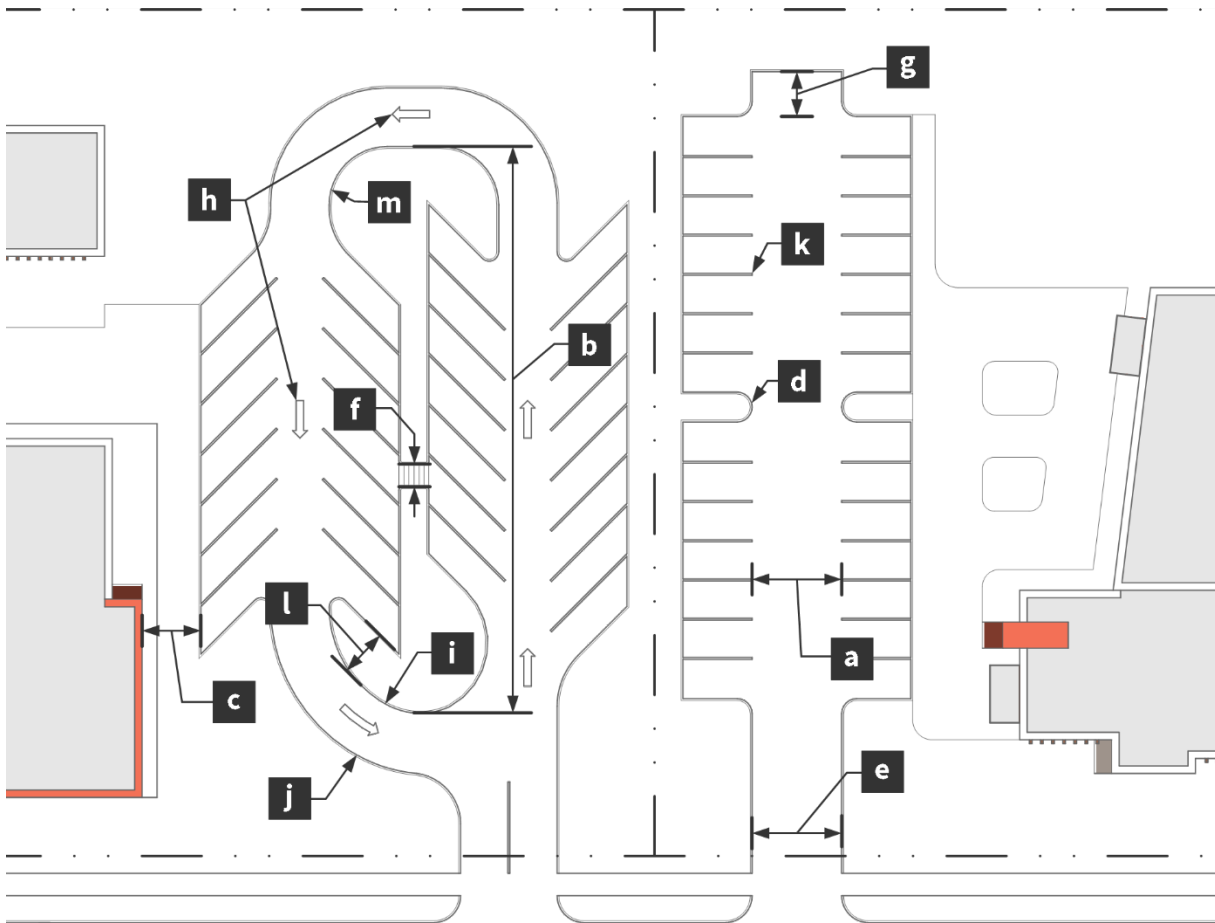
Commentary

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- (b) Length of aisle or island separating adjacent parking spaces shall have a maximum length of 300 feet.
- (c) Curbs shall be installed at a minimum of three feet from the face of walls, fences, buildings and other structures adjacent to the exterior boundaries of the property. These areas shall be landscaped except for required pedestrian walkways. Landscaped areas can be used for stormwater management.
- (d) The curb radius for landscape islands shall be a two-foot minimum.
- (e) Individual ingress/egress access drives shall be in accordance with the provisions set forth in Chapter 12.60 LCC, Access, Connectivity, and Circulation, and constructed to the specifications of the County Engineer.
- (f) Walkway openings four feet in width shall be provided in islands separating adjacent parking spaces at seven-space intervals.
- (g) A 12-foot deep backup-turnaround shall be required on all dead-end parking lanes.
- (h) Traffic circulation on one-way angle parking shall be designed for counter-clockwise traffic flow and directional arrows shall be painted on the pavement to help assure the correct flow.
- (i) No inside turning radius at the curb shall be less than 15 feet.
- (j) No outside turning radius at the curb shall be less than 35 feet.
- (k) Parking stalls shall be striped according to the specifications of the County Engineer, with the center of the stripe as the point of measurement.
- (l) Ends of island parking nodes where angled parking is provided shall be a minimum of 10 feet average width.
- (m) The inside radius to a parking stall on a curve approach shall not be less than 15 feet.

Commentary

Figure 3: General Parking Standards.



17.17.230 Loading Zones

- (1) Commercial, industrial and mixed-use development that requires 20 or more parking spaces shall provide an off-street loading area for the delivery or loading of goods.
- (2) A loading space shall have minimum dimensions of not less than 14 feet in width, 60 feet in length, exclusive of driveways, aisles, and other circulation areas, and a height or clearance of not less than 15 feet.
 - (a) Standalone commercial and residential development which does not require delivery of goods utilizing semi-trucks or similar sized vehicles may use parking stalls for the delivery and loading of goods.

Commentary

- (3) One off-street loading space shall be provided and maintained on the same lot for every 10,000 square feet of non-residential uses. One loading space shall be provided for each additional 10,000 square feet for retail and restaurant buildings; and one for each additional 30,000 square feet for manufacturing, warehouse, and service uses.
- (4) Mixed-use developments that have separate delivery demand times can share loading areas if it can be demonstrated that delivery or loading of goods happens at separate times to the maximum extent possible.
- (5) Lots less than one half acres are not required to provide a loading zone if it can be demonstrated that the delivery or loading of goods will not utilize the ROW. This exemption does not apply to shared parking lots where the total lot size of all development utilizing the parking lot exceeds one half acre.

17.17.235 Bicycle parking

- (1) Required off-street bicycle parking spaces shall be provided with bike racks, bike lockers, or similar parking facilities and shall be located in a visible, well-lit ground-level area that is conveniently accessible to the primary entrances of a development's principal building(s).
- (2) The bike parking facilities shall not interfere with pedestrian traffic and shall be protected from conflicts with vehicular traffic.
- (3) If a development has multiple structures the bicycle parking shall be distributed evenly among the principal structures.

17.17.245 Landscaping

- (1) Purpose. The purpose of the landscaping standards is to reduce the visual impacts of development, enhance overall appearances of the community and reduce heat island impacts associated with impervious surfaces
- (2) Applicability. These standards apply to parking lots that include at least eight (8) spaces and all industrial development.
- (3) Irrigation. Irrigation, if used, must be the minimum necessary for the purpose of establishment and maintenance of the vegetation. Any irrigation system shall be on a set watering schedule and shall minimize runoff and overspray to non-irrigated areas.

Commentary

- (4) Vegetation type.
 - (a) Species that are considered nuisance or invasive in the Pacific Northwest are prohibited.
 - (b) Groundcover shall be planted and spaced to result in 80 percent coverage within three (3) years.
 - (c) Trees and shrubs shall be native to the Pacific Northwest, or a non-native variety is drought-tolerant. Trees shall be selected and located to minimize the potential for interfering with or damaging power lines, underground utilities, or impervious surfaces, and to minimize potential damage to structures and injuries to people.
- (5) Planting density. Existing vegetation that is retained may be counted towards meeting the density standards.
 - (a) Parking lots shall include at least one (1) tree and three (3) shrubs for every four (4) parking spaces.
 - (b) All external parcel boundaries associated with industrial development that front a road, except within 10 feet of a driveway, or where the adjacent property allows residential uses shall be landscaped to meet one of the following options:
 - (i) A berm at least three (3) feet high and no more than four (4) feet high with a maximum slope of 3:1 planted with groundcover and at least one (1) tree every 20 feet on center;
 - (ii) A hedge at least three (3) feet high and no more than four (4) feet high, consisting of a double row of shrubs readily capable of growing to form a hedge, planted three (3) feet on center in a triangular pattern, and at least one (1) tree planted every 20 feet on center; or
 - (iii) A decorative fence or wall at least three (3) feet high and no more than four (4) feet high landscaping on the exterior of the fence or wall including shrubs planted at least every five (5) feet on center and tree planted at least every 30 feet on center.
- (6) Stormwater management. Landscaping installed for stormwater management may be counted towards meeting the landscaping requirements.

Commentary

17.17.250 Live-Work Provisions

- (1) Purpose. The purpose is to encourage people to live and work on the same parcel, which supports housing affordability, promotes walking and biking, and creates compact small towns, limiting sprawl and impacts on urban services including water, sewer and transportation.
- (2) Applicability. The live-work provisions apply within the Mixed Use (MU) and Commercial Business District (CBZ) zones. Home-based businesses are exempt.
- (3) Allowances. On a single parcel with an existing commercial use and no existing residential uses, a residential use may be added that meets the standards of this subsection.
- (4) Standards.
 - (a) A residential use may be added to the interior of existing commercial building provided the residential use occupies no more than 25% of the total floor area.
 - (b) A single-family residence may be added to the parcel provided that the total residential space is no larger than $\frac{1}{4}$ of the total commercial space, or 1,296 square feet whichever is smaller, and the residential building is setback ten (10) feet from any wall of the commercial building that is fronting a public right-of-way.
 - (c) On-site parking must meet the parking standards. One (1) garage or carport allowed, not to exceed 240 square feet, per dwelling unit.

17.17.255 Nonconforming Uses

- (1) Continuation. Except as otherwise provided in this chapter, the lawful use of any building or structure (whether or not covered by UBC or L&I), building, land, or premises, that exists on the effective date of the adoption or amendment of the ordinance codified in this chapter, may be continued although such use does not conform to the provisions hereof. If such nonconforming use is discontinued for a period of 36 months or more, any future use of said building, land, or premises shall be consistent with the provisions of this title.
- (2) Additions. Additions to non-conforming single family residences within zoning districts where single family residences are not allowed is permitted. If the addition is more than 25% of the façade facing a ROW on the existing residence, the entire structure shall meet the design standards in the zoning district. For example, a house with a 40' long wall facing the ROW and with a proposed 15' addition to that wall, would require the entire residence to meet design standards.

Commentary

*This is a new code section and
is not underlined for easy of reading*

- (a) Where an addition to a single-family residence is behind the primary structure from the public right-of-way, conformance to design standards in the zoning district is not required excluding color requirements in 17.17.205 LCC.
 - (b) The addition must be on the lot of record as it existed at the time the use became nonconforming and the use shall not be expanded onto adjacent lots.
- (3) Expansions. Expansions of non-conforming non-residential uses shall be processed as a Type III application per Chapter 17.05 LCC.
- (a) The expansion must be on the lot of record as it existed at the time the use became nonconforming and the use shall not be expanded onto adjacent lots. The expansion may be approved if it is consistent with the applicable zoning regulations, except the use restrictions, and the activity complies with Chapter 17.158 LCC.
- (4) Changes. Changes from one non-conforming use to another non-conforming use are not permitted. Changes from a non-conforming use to a conforming use, or a use that was previously established in the zoning district but does not meet the minimum parking standards, is not required to meet the minimum parking and loading zone standards when no expansion to the building square footage is proposed.

17.17.260 Master Planned Development

- (1) Purpose. Master Planned Development standards are intended to enhance and diversify housing and economic development opportunities that compliment the small town character and create well-designed roads, pedestrian facilities, landscaping and public open spaces alongside private development.
- (2) Applicability. The Master Planned Development standards apply to land divisions of parcels ten (10) acres in size or larger, or three (3) acres in size or larger in the Commercial Business District (CBZ) or Airport District (AZ).
- (3) Administration. Master Planned Developments may be approved as a Type III binding site plan.

Commentary

- (4) Standards. In addition to all other applicable standards and requirements, Master Planned Developments shall also meet all of the following:
- (a) All roads shall be public and shall connect to an existing public right-of-way.
 - (b) At least five (5) percent of the total gross area must be publicly accessible open space.
 - (i) Sidewalks, pedestrian or bicycle pathways that are within the public right-of-way may not be counted towards the five (5) percent.
 - (ii) Open spaces shall be included on the plat as a separate parcel, under common ownership by a homeowner or business owner association, with a open space maintenance agreement that includes operation and maintenance of all improvements and solid waste.
 - (iii) All open spaces shall be at least 200 square feet in size.
 - (iv) The open space may have hours of operation not less than 9:00am to 5:00pm and may be locked during non-operational hours.
 - (v) Open space areas shall incorporate at least three (3) of the following elements:
 - Pedestrian or bicycle pathway at least five (5) feet in width and that is separated from any public right-of-way by a minimum of three (3) feet, except where the pathway provides a point of access to a public right-of-way.
 - Play equipment, such as a swing set, slide, climbing structure, etc.
 - Benches or picnic tables.
 - Sport courts or fields, such as pickleball, tennis, basketball, soccer, baseball, etc.
 - Dog park that is fully fenced, where the fence is at least four (4) feet tall.
 - (vi) All areas of the open space that are not covered by an element listed under (v) shall be landscaped with a vegetated groundcover and either five (5) shrubs or one (1) tree per every gross 200 square feet. Existing vegetation may be used to meet this requirement.

Commentary

ATTACHMENT C – LEWIS COUNTY CODE 17.20E AMENDMENTS

The County has designated in the Lewis County Comprehensive Plan locations that meet RCW 36.70A.360 Master planned resorts. Designation of additional master planned resorts requires an amendment to the Lewis County Comprehensive Plan map.

The purpose of the Master Planned Resort designation is to create resort-style destinations that provide access to unique natural features. The development of the Master Planned Resort will be coordinated through a Binding Site Plan to ensure that resort has minimal impacts to surrounding properties.

The MPR zone is an overlay, meaning that it overlays the underlying zone. The property owner or owners can choose to follow the underlying zone or the overlay zone, but may not mix and match standards and requirements. For example, if the MPR overlay is used then the setbacks and height requirements for the MPR zone must be followed, instead of the underlying zone.

Chapter 17.20E MASTER PLANNED RESORT

Sections:

- 17.20E.010 Purpose.
- 17.20E.020 ~~Designation criteria for master planned resorts~~ Applicability.
- 17.20E.030 Permitted Uses.
- 17.20E.040 ~~Minimum~~ Standards.
- 17.20E.050 ~~Master plan a~~ Approval Process.
- ~~17.20E.060 Approved master planned resort.~~

17.20E.010 Purpose.

Master planned resorts in Lewis County are intended to enhance and diversify the recreational and economic opportunities that complement the natural and cultural attractiveness of the area without having significant adverse impacts on environmental and natural features, cultural or historic resources and their settings, or existing development. This chapter provides for the development of planned resorts with well-designed visitor-oriented accommodations, including residential, recreational, and commercial uses consistent with the comprehensive plan.

17.20E.020 ~~Designation criteria for master planned resorts~~ Applicability.

This title applies to development proposed for lands designated as Master Planned Resort (MPR) on the Lewis County Comprehensive Plan. The MPR is an overlay zone, where the underlying zoning remains in effect. A property owner(s) may choose to comply entirely with the standards of the underlying zoning, except as related to transient accommodations, or entirely with the standards of the MPR overlay zone. Master planned resorts may be developed as a Type III binding site plan application when:

- ~~(1) The comprehensive plan specifically identifies policies to guide the development of master planned resorts;~~
- ~~(2) The comprehensive plan and development regulations include restrictions that preclude new urban or suburban land uses in the vicinity of the master planned resort, except in areas otherwise designated for urban growth under RCW 36.70A.110;~~
- ~~(3) The county includes a finding as a part of the approval process that the land is better suited, and has more long-term importance, for the master planned resort than for the commercial harvesting of timber or agricultural production, if located on land that otherwise would be designated as forest land or agricultural land under RCW 36.70A.170;~~
- ~~(4) The county ensures that the resort plan is consistent with the development regulations established for critical areas; and~~

Commentary

The list of allowed uses is now included in Table 2 of Title 17.42, LCC. There is no need to repeat allowed uses in this section.

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- ~~(5) On-site and off-site infrastructure and service impacts have been fully considered and appropriate mitigation measures have been established.~~

17.20E.030 Permitted uses.

See 17.42 Table 2, Summary of Land Uses. ~~The following uses are permitted provided the uses are part of an approved master planned resort pursuant to this chapter:~~

(1) Prohibited uses.

- (a) Use of the subject property will be bound by the approved application and/or development agreement. No other use is allowed without the receipt of necessary approvals.
 - (b) Where the underlying base zone allows transient accommodations pursuant to Chapter 17.42, Table 2, LCC, new transient accommodations shall be prohibited unless approved through a Binding Site Plan associated with a Master Planned Resort development.
- ~~(1) Visitor-oriented accommodations such as lodges, hotels, motels, bed and breakfast facilities, rental homes and cabins, rental condominiums, rental townhouses, time-share units, similar transient lodging facilities, convention and conference facilities, and appropriate support facilities.~~
- ~~(2) Residential dwellings such as single-family dwellings, multifamily dwellings, condominiums, townhouses, time-share units, and other residential dwellings compatible with the purposes of this section.~~
- ~~(3) Developed recreational facilities such as golf courses, clubhouses, pro shops, and sports and spa facilities, and undeveloped recreational areas.~~
- ~~(4) Boat docks and marinas compatible with the purposes of this section and the Lewis County shoreline master program.~~
- ~~(5) Commercial facilities and services such as restaurants, barber shops, beauty salons, specialty shops, real estate and other professional offices, grocery stores, pet boarding and care facilities, and other such services which provide for the needs of the community's residents and visitors and which are compatible with the purposes of this section.~~
- ~~(6) Open space areas such as lakes, wetlands, golf courses, greenbelts, buffers, and wildlife preserves.~~
- ~~(7) Facilities necessary for public safety such as fire and security stations, waste disposal, and utilities within the master planned resort or the county, notwithstanding any limiting provision of this chapter to the contrary.~~
- ~~(8) Transportation related facilities, emergency medical facilities, and storage structures and areas, provided these uses are ancillary to the master planned resort.~~

Commentary

The intent of the Master Planned Resort provisions to the have one application for Binding Site Plan that includes all property under the overlay. All development in the MPR zone should be self-contained and oriented inward, thus intended to serve the MPR and not allow expansion and impacts outward.

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- (9) ~~Cultural community and entertainment facilities such as theaters, amphitheaters, galleries, arts and craft centers, and interpretive centers which are compatible with the purposes of this section.~~

17.20E.040 ~~Minimum~~sStandards.

The following ~~minimum~~ standards apply to all master planned resorts. All standards shall be met.:

- (1) ~~A master planned resort, when approved in accordance with this chapter, is established as an overlay zone and, as such, does not alter the existing, underlying zoning designation. Development standards of this chapter shall, as applied to an approved master planned resort, supersede those of the underlying zone.~~
- (2) ~~Master planned resorts are urban-scale developments located in the rural area.~~
- (3) ~~The resort, including buffers and open space under the control of the development, is sited on a parcel or parcels of land no less than 40 contiguous acres.~~
- (4) ~~Existing state or county roads are adequate, or need minimal improvements, to serve the development.~~
- (5) ~~Capital facilities, utilities, and services, including those related to sewer, water, stormwater, security, fire suppression, and emergency medical, provided on site shall be limited to meeting the needs of the master planned resort. Such facilities, utilities, and services may be provided to a master planned resort by outside service providers including municipalities and special purpose districts; provided, that all costs associated with service extensions and capacity increases directly attributable to the master planned resort are fully borne by the resort. A master planned resort and service providers may enter into agreements for shared capital facilities and utilities; provided, that such facilities and utilities serve only the master planned resort or urban growth areas.~~
- (6) ~~At least 40 percent of the total of the site area, shall be dedicated to a mixture of permanent open space, natural areas, and/or active recreational areas, excluding streets, and parking areas.~~
- (1) General standards. In addition to any other applicable standards, the standards in Table 1 shall be met.

Commentary

17.20E.040(2)

The Master Planned Resort may be served by private water, sewer, transportation, security, etc. It is also anticipated that special districts or public providers provide the services. However, the cost of the shared services shall be covered by the Master Planned Resort owners, not the general public.

17.20E.040(3)

Master Planned Resorts are in a natural setting and should have an abundance of unpaved, natural open areas that provide recreation for users of the resort, as well as maintaining wildlife habitat.

17.20E.040(4)

There must be housing provided for employees of the master planned resort. There must be at least one (1) dwelling per every 25 hotel rooms, or every 25 bedrooms associated with short-term rentals or bed and breakfast establishments. For example, a resort with a 200-unit hotel and 25 two-bedroom cabins, 250 transient accommodation units total, is required to provide 10 dwelling units for employees. In addition, this example resort with 250 transient accommodation units, may include no more than 22 non-employee, long-term residential units, such as owner-occupied vacation homes.

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Table 1: General Development Standards

Development Standard	Commercial/Mixed Uses	Residential Uses
Minimum setbacks (feet)		
Front	0	10
Rear	5	5
Side	5	5
Maximum building Height (feet) ¹		
Habitable space	40	35
Non-habitable space	65	50
Minimum on-site parking		
Vehicle spaces per dwelling unit	0.5	1
Vehicle spaces for commercial uses	See Chapter <u>17.17.203</u>	

¹ Height shall be measured as feet above the mean ground level. See Chapter 17.80, Airport Obstruction Zone, for additional requirements.

- ~~(7) Active recreational uses such as golf courses, pools, tennis courts and playing fields shall be provided to adequately meet the needs of the residents and guests of the master planned resort.~~
- (2) Capital facilities. Capital facilities, utilities, and services, including those related to sewer, water, stormwater, security, fire suppression, emergency medical, and transportation provided on site shall be limited to meeting the needs of the master planned resort and shall not serve any property or development outside of the master planned resort. Such facilities, utilities, and services may be provided by outside service providers through a shared services agreement, including municipalities and special purpose districts; provided that all costs associated with service extensions and capacity increases directly attributable to the master planned resort are fully borne by the resort.
- (3) Open space. At least 40 percent of the total of the site area, shall be dedicated to a mixture of permanent open space, natural areas, and/or active unpaved recreational areas (e.g., golf course), excluding streets, parking areas and private yards associated with residential uses. Pedestrian and bicycle paths, separated by at least three (3) feet from streets, except at access points, may be counted towards meeting the 40 percent open space requirement.
- ~~(84)~~ Residential uses. At least one (1) residential dwelling unit per every 10 transient accommodation units shall be provided for employees of the master planned resort. A transient accommodation unit is the equivalent of one (1) hotel room or one (1) bedroom in a short-term rental or bed and breakfast. Employee housing may be single family or multifamily. Additional long-term residential dwelling units for non-employees may be provided and shall not exceed 10 percent of the total transient accommodation units. The maximum density for residential dwellings including hotel and motel units shall not exceed two units per gross acre of the overall master planned resort. Residential dwellings for long-term occupancy shall be limited to no more than 10 percent of the total number of residential units.
- ~~(9) Parking shall be provided for in accordance with a transportation management plan as submitted with the application and approved for the project.~~

Commentary

17.20E.040(5)

Commercial uses are encouraged in master planned resorts; however, the commercial uses should be designed and oriented to serve the master planned resort, not the surrounding properties. Signs for the commercial uses should not be advertising outward of the master planned resort.

17.20E.040(6)

In addition, the outer edge of the master planned resort should include a vegetated buffer that provides screen of the resort. A berm with shrubs and trees planted on top of the berm, or a shrub hedge with trees shall be included.

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- ~~(10) The minimum lot area, width, frontage and yard requirements, setback standards, street standards, and building heights otherwise applying to development in the underlying zone(s) may be modified consistent with the master planned resort, as approved in conformance with this chapter.~~
- ~~(11) The tract or tracts of land included in a proposed master planned resort must be in one ownership or control or the subject of a joint application by the owners of all the property included.~~
- ~~(12) All uses within the master planned resort shall be harmonious with each other through the use of special design, placement, or screening.~~
- ~~(13) Unless otherwise approved in accordance with applicable sign regulations, on-premises signs and off-premises signs shall be designed and erected in conformance with design guidelines, as submitted and approved with the project and off-premises signs shall be limited to those necessary for directional purposes.~~
- ~~(14)~~ Commercial uses. Commercial uses services provided as part of the master planned resort shall be contained within the development master planned resort and shall be oriented to serve the master planned resort. Driveway entrances to commercial uses shall be provided from the interior roads of the master planned resort. Signs shall be placed within the master planned resort and shall not be facing outward of the master planned resort, except one (1) monument sign may be placed at the primary entrance; see 17.XXX Signs for additional standards. The protection of public views shall be considered in orienting such commercial services.
- ~~(6)~~ Landscaping and screening. Landscaping installed for stormwater management may be counted towards meeting the landscaping requirements. Landscaping required below may not be counted towards meeting the requirement for 40% open space. Trees shall be selected and located to minimize the potential for interfering with or damaging power lines, underground utilities, or impervious surfaces, and to minimize potential damage to structures and injuries to people.
- (a) Parking lots shall include at least one (1) tree and three (3) shrubs for every four (4) parking spaces.
- (b) The external parcel boundaries of the master planned resort area, except within 10 feet of a road approach, shall be landscaped with at least one (1) tree every 20 feet on center and five (5) shrubs per every 10 linear feet. All shrubs and trees shall be native to the Pacific Northwest. Existing trees and shrubs that are retained may be counted towards this landscaping requirement.

17.20E.050 ~~Master plan~~ Approval process.

- (1) Permit type. The master planned resort may be approved through a Binding Site Plan, which is a Type III application decided by the Hearing Examiner. The Binding Site Plan shall include all tract(s) of land with the MPR zoning designation.

Commentary

Expansion of the MPR boundary is not allowed through Lewis County Code. The MPR boundary would be processed as a Comprehensive Plan map amendment. However, within the outer boundary of the MRP, the Binding Site Plan could be amended by the Hearing Examiner.

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- (2) Ownership. The tract or tracts of land included in a master planned resort must be in one ownership or control or the subject of a joint application by the owners of all the property included. All contiguous tracts of land within the master planned resort zone shall be included in the binding site plan application.
- (13) ~~Phasing of development, expansion, and future use of land shall be addressed as follows:~~
- (a) Phasing. The county recognizes that economic and other considerations may necessitate the phasing of a master planned resort. Project phasing may occur in accordance with the standards for land divisions in LCC 17.05.140.
- (c) ~~Use of the subject property will be bound by the approved application and/or development agreement. No other use is allowed without the receipt of necessary approvals.~~
- (d4) Environmental remediation. The owners of land approved and used for a master planned resort development shall be responsible for appropriate and suitable environmental remediation and/or restoration of the site in the case of abandonment of the project. The responsible party shall be identified in the development agreement and/or master plan approval. The responsibility for appropriate and suitable environmental remediation and/or restoration will be determined through environmental review of the application and commensurate with the impacts of the specific use permitted. An environmental remediation and/or restoration plan shall be established in the development agreement and master plan approval.
- (b5) ~~Expansion or a~~ Amendments. Amendment of the approved master planned resort:
- (i) ~~Beyond the boundaries of the original site plan, shall require a new master plan application and hearing as required in this chapter.~~
- (ii) ~~W~~Within the boundaries of the original site plan, shall require a master plan amendment by the hearing examiner.
- (26) Infrastructure. Proximity to a master planned resort designation, development or an associated extension of infrastructure shall not provide a basis for a comprehensive plan amendment to change the land use designation for property adjacent to the resort to a land use district with greater development density or more intensive uses.

~~17.20E.060 Approved master planned resort.~~

~~The approved master planned resort binds the project proponents and their successors to the proposed project as approved, applicable development standards of this chapter, and conditions of approval, if any. Approval of the master planned resort confirms that the proposal is consistent with the purpose of and provisions for master planned resorts and the comprehensive plan and provides the basis upon which subsequent permits, including building permits, may be reviewed and issued.~~