



Community Development

125 NW Chehalis Avenue
Chehalis WA 98532

The Lewis County Code proposed amendments are presented with development regulations on the odd pages, edits shown in underline for text to be added and ~~strike through~~ for text to be removed, and commentary on even pages. Complete new chapters are not underlined for ease of reading. Commentary is an explanation of the code amendments and serves as legislative intent. Commentary is not required for every proposed code amendment.

Public comments may be provided on both the development regulations and the commentary; however, the development regulations are what will be adopted and will apply to new development in Lewis County.

Public comments may be provided when the record is open. The record is open when a public hearing on the development regulations are noticed in the newspaper. To receive the notices directly, please subscribe to the [Lewis County Planning Announcements](#).

Question should be directed to Mindy Brooks at mindy.brooks@lewiscountywa.gov or 360-740-2610.

Project webpage: lewiscountywa.gov/departments/community-development/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/

Commentary

LEWIS COUNTY CODE 15.15.040 Setback.

15.15.040

The setback distance from rights-of-way in the urban growth areas is determined either by the city's development regulations for the associated urban growth area or by Lewis County Code Chapter 17 for urban growth areas not associated with cities.

City urban growth areas are the land that the city is planning to annex over the 20-year planning period. Development within the urban growth area should be based on city standards so that at the time of annexation development is consistent for the jurisdiction. Each city determines their own setback through their Comprehensive Plan and implementing ordinances.

There are two urban growth areas in Lewis County that are not associated with cities and are defined in LCC 17.17 UGA - Small Towns. These are the unincorporated towns of Onalaska and Packwood. Both have developed at urban densities over the past 100 years. The setback standards for both small towns reflect the existing patterns of development.

Chapter 15.15 BUILDING SETBACK REGULATIONS

15.15.040 Setback.

- (1) Minimum Setback, 60-Foot Right-of-Way. Except within an urban growth area, the following apply to the county road rights-of-way 60 feet in width or less:
 - (a) The minimum building setback ~~from any county road right-of-way, 60 feet in width or less,~~ shall be 55 feet from the right-of-way centerline, as established by the records of the Lewis County engineer; provided, that this standard shall not apply to alleys.
 - (b) Where the existing right-of-way has only been constructed as a half street improvement (and the other half has not yet been constructed), the 55 feet shall be measured from the planned center of the overall width of the total right-of-way.
- (2) Minimum Setback, Greater Than 60-Foot Right-of-Way. Except within an urban growth area, ~~the~~ the minimum building setback from any county road right-of-way greater than 60 feet in width shall be 25 feet from the near edge of the road right-of-way as established by the records of the Lewis County engineer.
- (3) Setbacks Not Bounded by Rights-of-Way. All setbacks for buildings not bounded by or related to county road rights-of-way shall be determined from and controlled by Chapter 17.145 LCC or Table No. 602 of the International Building Code and Table No. R302.1 of the International Residential Code, and pursuant to Chapter 15.05 LCC, whichever is the more restrictive.
- (4) [No Change]
- (5) [No Change]

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