



## *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](mailto: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/](http://lewiscountywa.gov/departments/community-development/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/)

## Commentary

### LEWIS COUNTY CODE 17.17 UGA – Small Towns

Onalaska was designed an urban growth area (UGA) in 2017 and Packwood is designated a UGA in 2025. New zoning designations and associated development regulations are applied and conform to the Onalaska Subarea Plan and Packwood Subarea Plan, both adopted as part of the Lewis County Comprehensive Plan.

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## **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

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

#### Article III: General Administration

- 17.17.200 Purpose
- 17.17.205 Drive-Throughs
- 17.17.210 Density Bonus
- 17.17.215 Signs
- 17.17.220 Vehicle Parking
- 17.17.225 Loading Zones
- 17.17.230 Bicycle parking
- 17.17.235 Landscaping
- 17.17.240 Live-Work Provisions
- 17.17.245 Nonconforming Uses
- 17.17.250 Master Planned Development

## 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

Minimum lot size is found in LCC 17.42 Table 2. Development density will be used to determine maximum lot size. The density is consistent with the adopted Packwood Subarea Plan.

(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 and lot size standards are to ensure appropriate scale development that can be efficiently served by urban services including water, sewer and transportation.
- (2) Exemptions.
  - (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 December 31, 2025 may be divided into two (2) lots and are not required to meet the minimum density requirements in Table 1. 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

	<b>RL</b>	<b>RM</b>	<b>RH</b>	<b>MU</b>	<b>CBD</b>	<b>AX</b>	<b>IND</b>	<b>OS</b>
<b>LOT SIZE</b>								
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
<b>DENSITY<sup>1</sup></b>								
Minimum residential density (units per acre) <sup>2</sup>	4	4	12	12	12	N/A	N/A	N/A
Maximum residential density (units per acre) <sup>2</sup>	12	16	18	26	32	3	N/A	N/A

<sup>1</sup> See Chapter 17.17.210 for density bonuses.

<sup>2</sup> 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.)

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### 17.17.110 Land Use Summary

See Chapter 17.42, Table 2, LCC.

### 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	CBD	AX	IND	OS	MID
Minimum setbacks (feet)									
Front	20	12	10	10 / 0 <sup>2</sup>	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) <sup>1</sup>									
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 <sup>4</sup>	1	1	0.5	0.5	0.5	1	N/A	N/A	
Vehicle spaces for commercial uses	See Chapter 17.17.220								
Bicycle spaces per 1,000 square feet of commercial use	N/A	N/A	N/A	1	1	1	N/A	N/A	

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

<sup>2</sup> See Chapter 17.17.130(3) for additional ground floor commercial setback requirements.

<sup>4</sup> See 17.105 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.

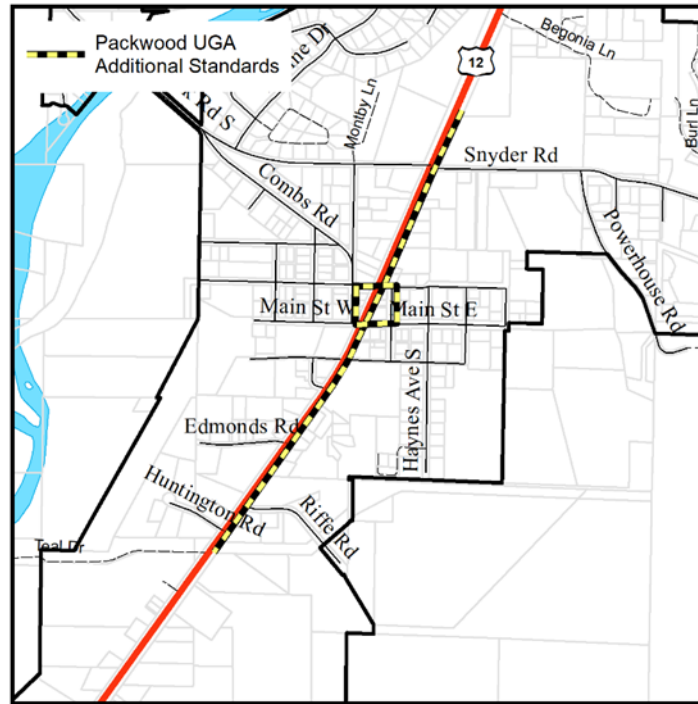


- (2) Setbacks.
  - (a) Decks or patios affixed to the primary residential structure and awnings over residential entrances may extend into the setback, not to exceed ½ the depth of the setback.
  - (b) In the Industrial (IND) zone, the rear and side setback may be reduced to 5 feet from adjacent lots 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.

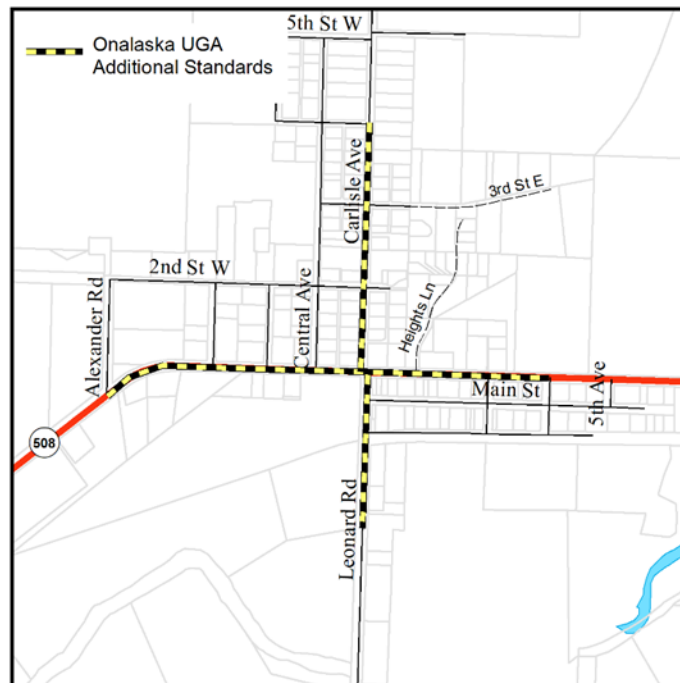
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**Figure 1: Urban Growth Area – Small Town / Packwood.**



**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 an 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 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:



**17.17.130 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.

**17.17.140 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)**

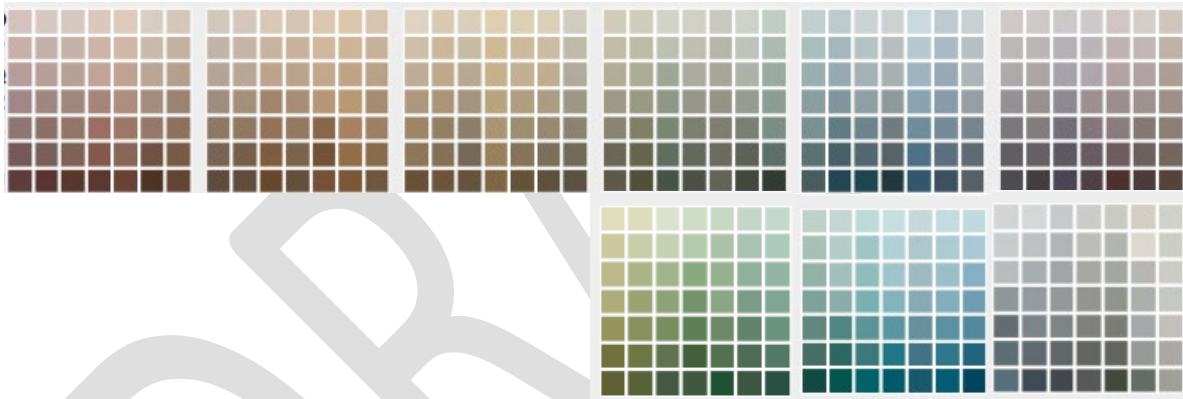
Within the Packwood UGA, there are restrictions on color for structures, including buildings and fences. The primary colors include a wide variety of soft, natural tones. Accent colors may be brighter, but exclude neon colors.



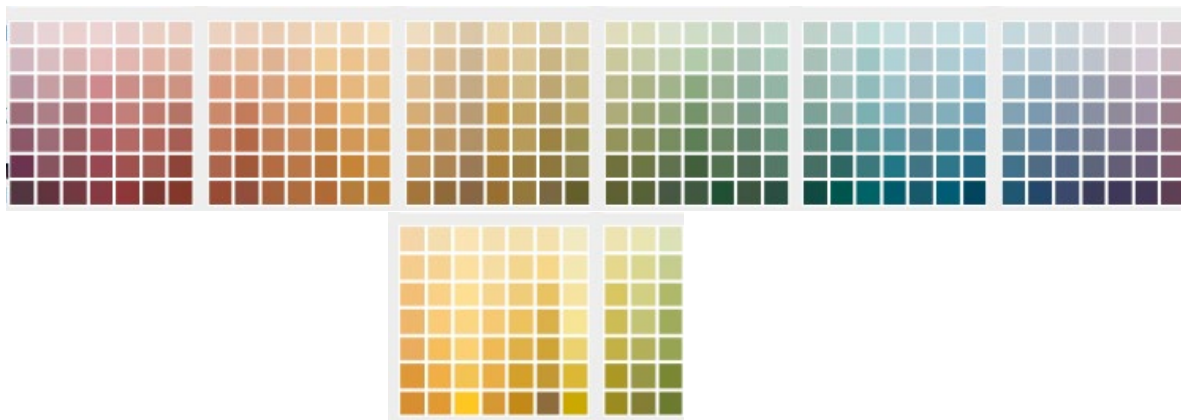
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- (4) Additional standards within the Packwood Urban Growth Area.
- (a) At least 75 percent of exterior building materials shall be made of fire-resistant materials.
  - (b) All primary structures shall have at least two roof pitch lines. Flat roofs 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.

### **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.

State Requirements - Within UGAs, allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multi-family residence located on real property owned or controlled by a religious organization. RCW 36.70A.545, amended in 2019 (HB 1377).



### **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 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.

#### **17.17.215 Signs**

In addition to the sign standards specified in Chapter 17.142.207, 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

### **17.17.220 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.

<b>Use</b>	<b>Space Required</b>
Commercial spaces less than 10,000 square feet	One per 800 square feet of gross floor area <sup>1,2</sup>
Commercial spaces greater than 10,000 square feet	One per 500 square feet of gross floor area <sup>1,2</sup>
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 <sup>2</sup>
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

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

<sup>2</sup>Gross floor area calculation only applies to habitable spaces.

## Commentary

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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

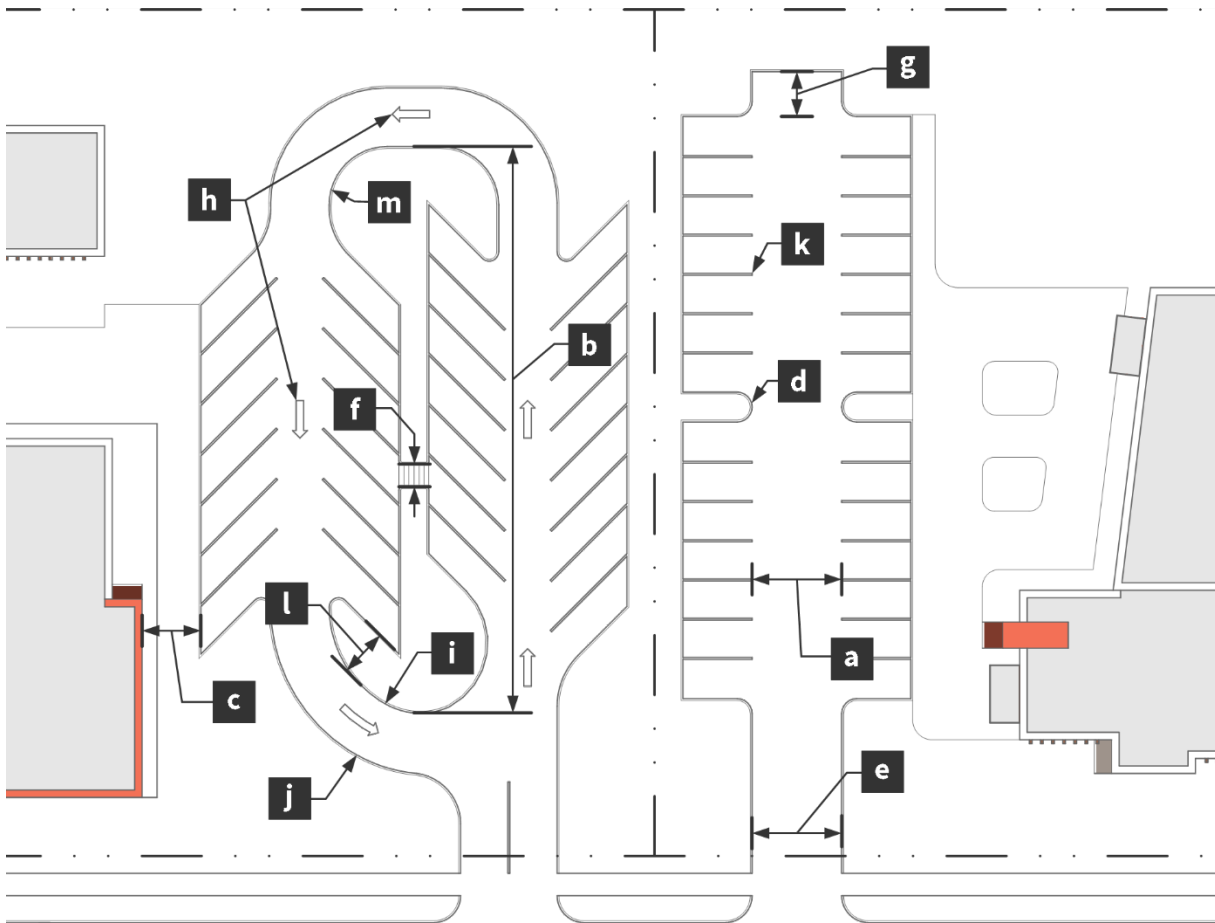


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- (b) Length of aisle or island separating adjacent parking spaces shall have a maximum length of 300 feet.
- (c) Curbs shall be installed at a minimum of three feet from the face of walls, fences, buildings and other structures adjacent to the exterior 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, Access, Connectivity, and Circulation, LCC 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.



**17.17.225 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.

#### **17.17.230 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.

#### **17.17.235 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



#### **17.17.240 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 (CBD) 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.

#### **17.17.245 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.

#### **17.17.250 Master Planned Development**

- (1) Purpose. Master Planned Development standards are intended to enhance and diversify housing and economic development opportunities that complement 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.
- (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 an 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.

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