



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/

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LEWIS COUNTY CODE 17.42.017 Land Use Summary

17.42.017

The new zoning designation was added to implement new zoning standards for small town UGAs, implemented by LCC 17.17. And, adding a new RRC for 0.25 acre lot to the existing table.

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Chapter 17.42 Zoning Summary

- 17.42.010 Purpose
- 17.42.015 Conflicts
- 17.42.017 Minimum lot size summary.
- 17.17.020 Land use summary.

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Commentary

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17.42.10 Purpose.

Rural lands are divided into a number of zoning districts. The uses permitted in each of the zoning districts are set forth on a zoning chart that is intended to identify uses and limitations.

17.42.015 Conflicts.

Where conflicts between the text and the zoning summary chart exist, the chart shall prevail.

17.42.017 Minimum lot size summary.

Except within an Small town urban growth area, See Table 1 includes the minimum lot size requirements of this section.

Table 1: Minimum Lot Size Summary

Zone	Name	Minimum Lot Size ¹	Notes	Reference
<u>Rural Zones</u>				
Primary FRL	Primary Forest Resource Land	80 acres	Residential subdivision of land may be approved with lot sizes under the allowed minimum provided that 17.30.490(3)(a) through (e) are met.	17.30.490(1)
Local FRL	Forest Land of Local Importance	20 acres		17.30.490(2)
ARL	Agricultural Resource Land	20 acres	A clustered subdivision may include lots smaller than 20 acres provide that 17.30.650(1)(a)-(c) are met.	17.30.650 16.18
MRL	Mineral Resource Land	10 acres	Exceptions to the minimum lot size may be made if it is found by Lewis County to be a necessary part of or accessory to mining operations.	17.30.800
RDD-20	Rural Development District 20	20 acres	In RDD-20, all contiguous property 30 acres or larger, but less than 40 acres, may be divided into two lots. This one-time provision is only applicable to legal lots of record in existence prior to the adoption date of May 12, 2002. Clustering is allowed.	17.100.15(1)(c) 17.100.060(2) 16.18

Commentary

The STR-4 zone is a minimum $\frac{1}{4}$ acre lot size with the same allowances as the RRC zones. The STR-4 is removed and a new RRC-B, with $\frac{1}{4}$ acre lot size, is added. The RRC zone codes are changed to be more legible on the official zoning map.

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RDD-10	Rural Development District 10	10 acres	In RDD-10, all contiguous property 15 acres or larger, but less than 20 acres, may be divided into two lots. This one-time provision is only applicable to legal lots of record in existence prior to the adoption date of May 12, 2002. Clustering is allowed.	17.100.15(1)(b) 17.100.060(2) 16.18
RDD-5	Rural Development District 5	5 acres	Clustering is allowed.	17.100.15(1)(a) 17.100.060(2) 16.18
STMU	Small Town Mixed Use	N/A	There is no minimum lot size requirement for STMU. Minimum lot size is determined by health code and available utilities.	17.45 16.05.300(3)
STR-4	Small Town Residential	¼ acre	none	17.50.050
STI	Small Town Industrial	N/A	There is no minimum lot size requirement for STI. Minimum lot size is determined by health code and available utilities.	17.55 16.05.300(3)
CC	Crossroads Commercial	N/A	There is no minimum lot size requirement for CC. Minimum lot size is determined by health code and available utilities.	17.60 16.05.300(3)
FC	Freeway Commercial	N/A	There is no minimum lot size requirement for FC. Minimum lot size is determined by health code and available utilities.	17.65 16.05.300(3)
RRC-R10000 A	Rural Residential Center 10	10,000 square feet	none	17.95.050(1)
<u>RRC-B</u>	<u>Rural Residential Center 0.25</u>	<u>¼ acre</u>	<u>none</u>	<u>17.95.050(2)</u>
RRC-R.5C	Rural Residential Center 0.5	½ acre	none	17.95.050(23)
RRC-R1D	Rural Residential Center 1	1 acre	none	17.95.050(34)
RRC-R2E	Rural Residential 2	2 acres	none	17.95.050(45)
RAI	Rural Area Industrial	N/A	There is no minimum lot size requirement for RAI. Minimum lot size is determined by health code and available utilities.	17.75
TSA	Tourist Service Area	10 acres	none	17.70.040(1)
Park	Parks and Open Space	N/A	There is no minimum lot size requirement for Park. Minimum lot size is determined by health code and available utilities.	17.42.020 Table 2

1 – There are several exceptions to the standard minimum lot size. Please refer to Lewis County Code Title 16, Subdivisions.

Commentary

Table 2 is replaced entirely. For ease of reading, the new Table 2 is not underlined.

The reason Table 2 is replaced entirely and expand. The existing Table 2 groups many uses under generalized categories, creating confusion. By expanding the use table, there will be consistency in how the use allowances are implemented. In addition, it will be easier for the public to determine if a particular land use is allowed within any given zone.

While expanding the table, the County attempted to retain the same allowance for most rural zones as existed in 2025. Some changes were made to reflect changes in state law regarding housing in LAMIRDs and day care facilities.

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17.42.020 Land Use Summary

See Table 2 of this section.

Table 2: Land Use Summary

USE TYPE	RURAL			LAMIRD Type 1			LAMIRD Type 2	LAMIRD Type 3			RESOURCE			OTHER RURAL		UGA	UGA – Small Towns								
RESIDENTIAL	RDD-5	RDD-10	RDD-20	STMU	RRC	CC	TSA	STI	FC	RAI	ARL	FRL	MRL	MPR	Park	MID	RL	RM	RH	MU	CBZ	AX	IND	OS	
Accessory dwelling unit (ADU) ⁴	P	P	P	P	P	P	X	X	X	X	P	P	X	X	X	X	P	P	X/P ²	X	X	P	X	X	
Assisted living facility, adult family home																									
Up to 6 persons	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	
7 or more persons	A	A	X	P	A	X	X	X	X	X	X	X	X	X	X	X	A	A	A	A	A	X	X	X	
Apartments, condos	X	X	X	A ¹	X	X	X	X	X	X	X	X	X	P	X	X	X	P ¹	P ¹	P ¹	P ¹	P ¹	X	X	X
Cohousing, except assisted living facility, adult family home	P	P	P	P	P	X	X	X	X	X	X	X	X	P	X	X	P	P	P	P	X	X	X	X	
Cottage housing, manufactured home park	X	X	X	A ¹	A ¹	X	X	X	X	X	X	X	X	X	X	X	A ¹	X	X	X	X	X	X	X	
Crisis housing, safe or shelter home	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	
Detached Bedroom	P	P	P	P	P	X	X	X	X	X	P	P	X	X	X	X	P	X	X	X	X	X	X	X	
Duplex	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	
Emergency housing (e.g. night-by-night)	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	
Family day care, childcare provider	P	P	P	P	P	P	X	X	X	X	See home-based		X	P	X	X	P	P	P	P	P	P	X	X	
Farm labor housing	P	P	P	P	P	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	
Non-permanent supportive housing	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	
Outbuildings - detached garage, barn, shop, shed, chicken coop	P	P	P	P	P	P	X	X	X	X	P	P	P	P	X	X	P	P	P	P ^{3,4}	X	P	X	X	
Permanent supportive, transitional housing	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	
Single family residential	P	P	P	P	P	A	X	X	X	X	P	P	P	P	X	X	P	P	X ³	X/P ^{3,4}	X	P	X	A	
Townhomes, up to six attached dwelling units	X	X	X	A ¹	A ¹	X	X	X	X	X	X	X	X	P	X	X	X	P ¹	P ¹	P ¹	X	X	X	X	
Triplex	X	X	X	A ¹	A ¹	X	X	X	X	X	X	X	X	P	X	X	X	P ¹	P ¹	P ¹	X	X	X	X	
Quadplex	X	X	X	A ¹	A ¹	X	X	X	X	X	X	X	X	P	X	X	X	P ¹	P ¹	P ¹	X	X	X	X	
COMMERCIAL/PROFESSIONAL	RDD-5	RDD-10	RDD-20	STMU	RRC	CC	TSA	STI	FC	RAI	ARL	FRL	MRL	MPR	Park	MID	RL	RM	RH	MU	CBZ	AX	IND	OS	
Agriculture, agricultural activities, farming (except CAFO)	P	P	P	X	P	P	X	X	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	
Agritourism	P – ac.	P – ac.	P – ac.	X	P - ac.	P - ac.	X	X	P - ac.	P - ac.	P – ac.	P – ac.	P – ac.	X	X	X	X	X	X	X	X	X	X	X	
Agricultural Waste Storage	P – ac.	P – ac.	P – ac.	X	X	X	X	X	X	X	P – ac.	P – ac.	X	X	X	X	X	X	X	X	X	X	X	X	
Animal																									
Kennel, boarding, day care, shelter	A	A	A	A	X	P	X	P	P	X	P – ac.	P – ac.	X	X	X	X	See home-based business			P	P	P	P	X	
Grooming	A	A	A	P	See home-based	P	X	P	P	X	P – ac.	P – ac.	X	X	X	X	See home-based business			P	P	P	P	X	

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USE TYPE	RURAL			LAMIRD Type 1			LAMIRD Type 2	LAMIRD Type 3			RESOURCE			OTHER RURAL		UGA	UGA – Small Towns							
COMMERCIAL/PROFESSIONAL	RDD-5	RDD-10	RDD-20	STMU	RRC	CC	TSA	STI	FC	RAI	ARL	FRL	MRL	MPR	Park	MID	RL	RM	RH	MU	CBZ	AX	IND	OS
Auctioneering																								
Indoor	A	A	A	A	X	A	X	A	A	A	X	X	X	X	X		X	X	X	X	A	A	A	X
Outdoor	SUP	SUP	SUP	X	X	SUP	X	SUP	SUP	SUP	X	X	X	X	X		X	X	X	X	A	A	A	X
Automotive sales, rental																								
Up to 1 acre (outside use)	A	A	A	A	X	A	X	X	P	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X
Over 1 acre (outside use)	X	X	X	X	X	A	X	X	A	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X
Biosolids application	P – ac.	P – ac.	P - ac.	X	X	X	X	X	X	X	P – ac.	P – ac.	X	X	X	X	X	X	X	X	X	X	X	X
Barber, hair dresser	See home-based business			P	See home-based	P	X	X	P	X	See home-based business			X	X	X	See home-based business			P	P	P	X	X
Cannabis retail	X	X	X	A	X	A	X	X	A	X	X	X	X	X	X	X	X	X	X	A	A	A	X	X
Car washing	X	X	X	A	X	A	X	X	A	X	X	X	X	X	X	X	X	X	X	A	A	A	X	X
Confined animal feeding operation	X	X	X	X	X	X	X	X	X	X	SUP	SUP	X	X	X	X	X	X	X	X	X	X	X	X
Distribution center	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	P	X	X	X	X	X	P	P	X
Electric vehicle charging station	X	X	X	P	P	P	X	P	P	P	X	X	X	X	X	X	X	X	X	P	P	P	P	X
Event center, stand alone																								
Up to 5,000 square feet	A	A	A	A	X	A	X	A	A	X	X	X	X	P	X	X	X	X	X	A	A	A	X	X
5,000 to 10,000 square feet	SUP	SUP	SUP	SUP	X	SUP	X	SUP	A	X	X	X	X	P	X	X	X	X	X	A	A	A	X	X
Over 10,000 square feet	X	X	X	X	X	X	X	X	P	X	X	X	X	P	X	X	X	X	X	X	SUP	SUP	X	X
Forestry, forest practices	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X
Fueling/charging station																								
Automotive, convenience	P	P	P	P	SUP	P	P	P	P	P	P – ac.	P – ac.	P – ac.	P	X	P	X	X	X	P	P	P	P	X
Truck Stop	P	P	P	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X
Home-based business (cottage industries)																								
Up to 5,000 square feet	P	P	P	P	P	P	X	P	P	X	P	P	P	X	X	X	P	P	P	P	P	P	X	X
Over 5,000 square feet	A	A	A	A	A	A	X	A	A	X	P	P	P	X	X	X	P	P	P	P	P	P	X	X
Landscaping retail, supply	P	P	P	P	X	P	X	X	P	X	P – ac.	P – ac.	P – ac.	X	X	X	X	X	X	P	P	P	X	X
Laundromat, dry cleaner	X	X	X	P	X	P	P	X	X	X	X	X	X	P	X	X	X	X	X	P	P	P	X	X
Liquor, standalone retail	X	X	X	A	X	A	X	X	A	X	X	X	X	X	X	X	X	X	X	A	A	A	X	X
Lodging and accommodations																								
Bed and breakfast	P	P	P	P	P	P	P	X	X	X	X	X	X	P	X	X	P	P	P	P	P	X	X	X
Hostel	SUP	SUP	SUP	P	X	P	P	X	X	X	X	X	X	P	X	X	X	X	X	P	P	X	X	X
Hotel or motel	SUP	SUP	SUP	P	X	P	P	X	P	X	X	X	X	P	X	X	X	X	X	P	P	P	X	X
Time-share units	SUP	SUP	SUP	P	X	X	P	X	X	X	X	X	X	P	X	X	X	X	X	P	P	X	X	X
Cabin or Yurt Village	SUP	SUP	SUP	P	X	P	P	X	X	X	X	X	X	P	X	X	X	X	X	X	SUP	SUP	X	X
Short Term Rental	P	P	P	P	P	P	P	X	X	X	X	X	X	P	X	X	P	P	P	P	P	P	X	X
Maintenance and repair																								
Automotive, RV, boat, etc.	A	A	A	P	X	P	X	P	P	X	X	X	X	X	X	X	X	X	X	SUP	SUP	P	P	X
Heavy equipment	A	A	A	X	X	P	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X
Other (e.g., computer, jewelry, furniture, etc.)	See home-based business			P	See home-based	P	X	P	P	X	See home-based business			X	X	X	See home-based business			P	P	P	P – ac.	X
Marina	P	P	P	P	P	P	P	P	P	P	X	X	X	P	P	X	X	X	X	P	P	P	P	P

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COMMERCIAL/PROFESSIONAL	RDD-5	RDD-10	RDD-20	STMU	RRC	CC	TSA	STI	FC	RAI	ARL	FRL	MRL	MPR	Park	MID	RL	RM	RH	MU	CBZ	AX	IND	OS	
Massage, spa, wellness center																									
Up to 5,000 square feet	A	A	A	P	X	P	P	X	P	X	X	X	X	P	X	X	X	X	X	P	P	P	X	X	
5,000 to 10,000 square feet	X	X	X	X	X	A	P	X	P	X	X	X	X	P	X	X	X	X	X	P	P	P	X	X	
Professional services not otherwise specified	See home-based business			P	See home-based	P	X	X	P	X	See home-based business			X	X	X	See home-based business			P	P	P	P – ac.	X	
Restaurant																									
Up to 2,500 square feet	A	A	A	P	X	P	P	X	P	X	X	X	X	P	X	X	X	X	X	P	P	P	X	X	
2,500 to 10,000 square feet	X	X	X	P	X	P	P	X	P	X	X	X	X	P	X	X	X	X	X	X	P	P	X	X	
Mobile Food Units (Food truck, mobile restaurant)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P	X	X	X	P	P	P	P	P	
Retail, not otherwise defined																									
Up to 10,000 square feet	X	X	X	P	X	P	P	P – ac.	P	X	P – ac.	X	X	P	P – ac.	P – ac.	X	X	X	P	P	P	P – ac.	X	
Up to 20,000 square feet	X	X	X	X	X	X	P	P – ac.	P	X	P – ac.	X	X	P	P – ac.	P – ac.	X	X	X	X	P	P	P – ac.	X	
Retail, online only	See home-based business																				P	P	P	P – ac.	X
Storage, self (excluding heavy equipment)																									
Indoor	A	A	A	A	X	A	A	A	P	A	X	X	X	P - ac.	X	X	X	X	X	X	P	P	P	X	
Outdoor	A	A	A	A	X	A	A	A	P	A	X	X	X	P - ac.	X	X	X	X	X	X	X	P	P	X	
Tasting room	P - ac.	P - ac.	P - ac.	A	X	A	P	X	P	X	P – ac.	X	X	P	X	X	X	X	X	P	P	P	X	X	
Tattoo Parlor	See home-based business			P	See home-based	P	X	X	P	X	See home-based business			X	X	X	X	X	X	P	P	P	X	X	
Tavern, bar, public house (standalone)	X	X	X	A	X	A	P	X	P	X	X	X	X	P	X	X	X	X	X	A	A	A	X	X	
Wedding Venue	A	A	A	P	P	X	X	X	X	X	P - ac.	P - ac.	X	P	P - ac.	X	X	X	X	A	A	X	X	X	
Winery, brewery, distillery, cidery																									
Micro	A	A	A	A	X	A	X	X	P	X	P – ac.	P – ac.	X	P	X	X	X	X	X	A	A	A	A	X	
Non-Micro	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
AMUSEMENT/RECREATIONAL	RDD-5	RDD-10	RDD-20	STMU	RRC	CC	TSA	STI	FC	RAI	ARL	FRL	MRL	MPR	Park	MID	RL	RM	RH	MU	CBZ	AX	IND	OS	
Adult entertainment	X	X	X	X	X	X	X	X	SUP	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Bowling alley, arcade, miniature golf	X	X	X	P	X	P	P	X	P	X	X	X	X	P	X	X	X	X	X	P	P	P	X	X	
Casino	X	X	X	X	X	X	X	X	SUP	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Dispersed camping	X	X	X	X	X	X	X	X	X	X	X	P	X	P	P	X	X	X	X	X	X	X	X	X	
Fairgrounds, amusement park, racetrack, water park	SUP	SUP	SUP	X	X	X	X	X	SUP	X	X	X	X	X	SUP	X	X	X	X	X	X	X	X	A	
Golf course, driving range	P	P	P	X	SUP	X	P	X	X	X	X	X	X	P	P	X	X	X	X	X	P	X	X	P	
Gym, indoor exercise	A	A	A	P	X	P	P	X	P	X	X	X	X	P	P	X	X	X	X	P	P	P	X	X	
Movie theater, auditorium, exhibition hall	X	X	X	P	X	X	P	X	P	X	X	X	X	P	X	X	X	X	X	P	P	P	X	X	
Museum	SUP	SUP	SUP	P	SUP	SUP	P	X	P	X	X	X	X	P	SUP	X	X	X	X	P	P	P	X	P	

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AMUSEMENT/RECREATIONAL	RDD-5	RDD-10	RDD-20	STMU	RRC	CC	TSA	STI	FC	RAI	ARL	FRL	MRL	MPR	Park	MID	RL	RM	RH	MU	CBZ	AX	IND	OS
Park, playground	P	P	P	P	P	P	P	X	P	X	X	P	X	P	P	X	A	X	X	P	P	P	X	P
Recreational equipment rentals or sales	A	A	A	P	P - ac.	P	P	X	P	X	X	X	X	P	P	X	X	X	X	P	P	P	X	X
RV park or campground	SUP	SUP	SUP	SUP	SUP	SUP	P	X	SUP	X	P – ac.	P – ac.	X	P	SUP	X	X	X	X	X	P	P	X	P
Shooting range, except associated with law enforcement (see Institutional Uses)																								
Indoor	SUP	SUP	SUP	X	X	SUP	X	P - ac.	SUP	P - ac.	X	X	X	X	X	P - ac.	X	X	X	X	X	SUP	SUP	X
Outdoor	SUP	SUP	SUP	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Sports center, outdoors	A	A	A	P	X	X	P	X	P	X	X	X	X	P	P	X	X	X	X	X	P	P	X	P
Trails, trailheads	A	A	A	A	A	A	A	A	A	A	A	P	A	P	P	A	A	A	A	A	A	A	A	A
INSTITUTIONAL	RDD-5	RDD-10	RDD-20	STMU	RRC	CC	TSA	STI	FC	RAI	ARL	FRL	MRL	MPR	Park	MID	RL	RM	RH	MU	CBZ	AX	IND	OS
Cemetery, crematorium, mausoleum, columbarium, funeral home	P	P	P	P	P	P	X	X	X	X	X	X	X	X	SUP	X	SUP	X	X	X	X	X	X	SUP
Community center																								
Up to 5,000 square feet	P	P	P	P	P	P	P	X	P	X	X	X	X	X	P	X	X	X	X	P	P	P	X	P
5,000 to 10,000 square feet	A	A	A	P	A	A	P	X	A	X	X	X	X	X	X	X	X	X	X	X	SUP	SUP	X	X
Correctional, detention facility (not including prisons)	SUP	SUP	SUP	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Educational Facility																								
Kindergarten through high school	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	P	X	X	X	P	X	X	X
Post-secondary schools with annual enrollment less than 5,000 students	P	P	P	P	X	X	X	SUP	P	SUP	P - ac.	P - ac.	P - ac.	X	X	SUP	P	X	X	P	P	P	P	X
Post-secondary schools with annual enrollment greater than 5,000 students	SUP	SUP	SUP	SUP	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Emergency services (police, fire, ambulance)	A	A	A	P	A	P	P	P	P	P	A	A	A	P	X	P	P	P	P	P	P	P	P	X
Fraternal, lodge	P	P	P	P	P	P	X	X	P	X	X	X	X	P	P	X	P	P	P	P	P	P	P	X
Flood control facilities	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Grange hall	P	P	P	P	P	P	P	X	X	X	P	P	X	X	P	X	X	X	X	X	X	X	X	X
Health care facility																								
Doctor, dental office, urgent care	P	P	P	P	X	P	X	X	P	X	X	X	X	P	X	X	X	X	P	P	P	P	X	X
Hospital	X	X	X	SUP	X	SUP	X	X	SUP	X	X	X	X	X	X	X	X	X	X	X	SUP	X	X	X
Outpatient treatment center	X	X	X	SUP	X	X	X	X	SUP	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X
Historic Landmark																								
Up to 5 parking spaces	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A	A	A	A
More than 5 parking spaces	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Library	X	X	X	P	X	P	X	X	P	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X
Other rural governmental services, not otherwise specified	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Radio, TV broadcasting	See home-based business			P	See home-based	P	X	X	P	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X
Research and Development	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Commentary

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USE TYPE	RURAL			LAMIRD Type 1			LAMIRD Type 2	LAMIRD Type 3			RESOURCE			OTHER RURAL	UGA	UGA – Small Towns									
Religious, places of worship																									
Up to 5,000 square feet	P	P	P	P	P	P	X	X	P	X	P	X	X	X	P	X	P	P	P	P	P	P	X	X	
Over 5,000 square feet	A	A	A	P	A	A	X	X	A	X	A	X	X	X	X	X	P	P	P	P	P	P	X	X	
School bus storage, maintenance, repair	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	A	X		
Veterinarian services	P	P	P	P	X	P	X	X	P	X	P - ac.	X	X	X	X	X	X	X	X	P	P	P	X	X	
Wireless communication facilities	See code 15.50																								
INDUSTRIAL	RDD-5	RDD-10	RDD-20	STMU	RRC	CC	TSA	STI	FC	RAI	ARL	FRL	MRL	MPR	Park	MID	RL	RM	RH	MU	CBZ	AX	IND	OS	
Automotive wrecking, dismantling, salvage	X	X	X	X	X	X	X	P	X	P	X	X	X	X	X	P	X	X	X	X	X	X	SUP	X	
Cannabis, processing	SUP	SUP	SUP	X	X	X	X	SUP	SUP	SUP	P - ac.	P - ac.	X	X	X	X	X	X	X	X	X	X	X	X	
Data processing center	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X	P	X	X	X	X	X	X	X	X	
General industrial, not otherwise defined	X	X	SUP	X	X	X	X	SUP	X	SUP	X	X	X	X	X	SUP	X	X	X	X	X	X	SUP	X	
Heavy equipment																									
Sale, rental	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	P	X	X	X	X	X	SUP	P	X	
Storage	X	X	X	X	X	X	X	P - ac.	P	P - ac.	P - ac.	P - ac.	P - ac.	X	X	P - ac.	X	X	X	X	X	SUP	P	X	
Heavy truck/equipment station, washing, maintenance	X	X	X	X	X	X	X	P - ac.	P	P - ac.	P - ac.	P - ac.	P - ac.	X	X	P - ac.	X	X	X	X	X	P – ac.	P – ac.	X	
Manufacturing																									
Apparel	A	A	A	X	X	X	X	P	X	P	X	X	X	X	X	P	X	X	X	SUP	SUP	SUP	P	X	
Asphalt, concrete, mineral products	SUP	SUP	SUP	X	X	X	X	P	X	P	X	X	X	X	X	P	X	X	X	X	X	X	X	X	
Chemical, fertilizer	SUP	SUP	SUP	X	X	X	X	P	X	P	X	X	X	X	X	P	X	X	X	X	X	X	X	X	
Fabrication (metal, hardware, glass, pottery, medical, etc.)	A	A	A	A	X	X	X	P	X	P	X	X	X	X	X	P	X	X	X	SUP	SUP	SUP	P	X	
Food processing	A	A	A	SUP	X	P	X	P	P	P	P – ac.	X	X	X	X	P	X	X	X	SUP	SUP	SUP	P	X	
Furniture, cabinetry	A	A	A	A	X	P	X	P	P	P	X	X	X	X	X	P	X	X	X	SUP	SUP	SUP	P	X	
Mineral extraction																									
Below DNR threshold	P	P	P	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	
DNR-approved	SUP	SUP	SUP	X	X	X	X	X	X	SUP	X	P	P	X	X	X	X	X	X	X	X	X	X	X	
Mineral processing, batching	X	X	X	X	X	X	X	X	X	P – ac.	X	X	P – ac.	X	X	P - ac.	X	X	X	X	X	X	X	X	
Printing, publishing	A	A	A	P	X	A	X	P	X	P	X	X	X	X	X	X	X	X	X	SUP	A	A	P	X	
Rendering, slaughterhouse, animal processing	P – ac.	P – ac.	P – ac.	X	X	X	X	X	X	X	P – ac.	P – ac.	P – ac.	X	X	X	X	X	X	X	X	X	X	X	
Retail sales associated with industrial uses	P – ac.	P – ac.	P – ac.	P – ac.	X	P – ac.	X	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	X	X	P – ac.	X	X	X	P – ac.	X	P – ac.	P – ac.	X	

Commentary

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USE TYPE	RURAL			LAMIRD Type 1			LAMIRD Type 2	LAMIRD Type 3			RESOURCE			OTHER RURAL		UGA	UGA – Small Towns							
INDUSTRIAL	RDD-5	RDD-10	RDD-20	STMU	RRC	CC	TSA	STI	FC	RAI	ARL	FRL	MRL	MPR	Park	MID	RL	RM	RH	MU	CBZ	AX	IND	OS
Solid Waste																								
Hazardous waste treatment, storage	P - ac.	P - ac.	P - ac.	X	X	P - ac.	X	P - ac.	P - ac.	P - ac.	P - ac.	P - ac.	P - ac.	X	X	P	X	X	X	X	X	X	P - ac.	X
Landfill	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Mineral, asphalt, concrete	X	X	X	X	X	X	X	A	X	A	X	X	P - ac.	X	X	P	X	X	X	X	X	X	X	X
Organic material composting	SUP	SUP	SUP	X	X	X	X	A	X	A	P - ac.	P - ac.	P - ac.	X	X	P	X	X	X	X	X	X	SUP	X
Recycling household, commercial	SUP	SUP	SUP	X	X	X	X	A	X	A	X	X	X	X	X	P	X	X	X	X	X	X	SUP	X
Transfer station	SUP	SUP	SUP	X	X	SUP	X	A	X	A	X	X	X	X	X	P	X	X	X	X	X	X	SUP	X
Warehouse, storage and handling of goods	See home-based business			X	X	P	X	P	P	P	P - ac.	P - ac.	P - ac.	X	X	P	X	X	X	X	X	P	P	X
Wholesale	X	X	X	X	X	P	X	P	P	P	P - ac.	P - ac.	P - ac.	X	X	P	X	X	X	SUP	SUP	SUP	P	X
Wood mill, sawmill, lumber yard																								
Under 20 acres or temporary	A	P	P	X	X	X	X	P	X	P	P - ac.	P	X	X	X	X	X	X	X	X	X	X	P	X
Over 20 acres	SUP	SUP	SUP	X	X	X	X	SUP	X	SUP	X	X	X	X	X	X	X	X	X	X	X	X	P	X
UTILITIES/TRANSPORTATION	RDD-5	RDD-10	RDD-20	STMU	RRC	CC	TSA	STI	FC	RAI	ARL	FRL	MRL	MID	Park	MID	RL	RM	RH	MU	CBZ	AX	IND	OS
Airport, aircraft landing field, helipad (domestic, private, general)	SUP	SUP	SUP	X	X	X	X	X	X	P	P - ac.	P - ac.	P - ac.	X	X	X	X	X	X	X	X	P	X	X
Battery Energy Storage System (BESS)																								
Minor	A	A	A	X	X	X	X	A	X	P	P - ac.	P - ac.	P - ac.	X	X	P	X	X	X	X	X	X	X	A
Major	SUP	SUP	SUP	X	X	X	X	X	X	SUP	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Bus parking, fueling, maintenance shop																								
School	P	P	P	P	X	P	X	X	X	X	P - ac.	X	X	X	X	X	X	X	X	X	X	X	X	X
Other	A	A	A	A	X	A	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Bus stop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Dams, levees, water control facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Energy production, distribution or storage for off-site use or sale																								
Geothermal	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	X	X	X	X	X	X	X	X
Hydroelectric, hydropower	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	P	X	X	X	X	X	X	X	X
Hydrogen	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Natural gas	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	X	X	X	X	X	X	X	X
Nuclear Reactor - Micro	SUP	SUP	SUP	X	X	X	X	X	X	SUP	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Nuclear Reactor	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Solar Power Production - Small	X	X	SUP	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	SUP	SUP	SUP
Solar Power Production	X	X	SUP	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Small Wind Energy System	A	A	A	X	X	X	X	A	X	A	X	X	X	X	X	P	X	X	X	X	X	SUP	SUP	SUP
Wind Farms	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Other, not specified	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Linear transmission facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park-and-ride	P	P	P	P	X	P	p	X	P	P	X	X	X	P	X	X	X	X	X	P	P	P	X	X

Commentary

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USE TYPE	RURAL			LAMIRD Type 1			LAMIRD Type 2	LAMIRD Type 3			RESOURCE			OTHER RURAL		UG A	UGA – Small Towns							
UTILITIES/TRANSPORTATION	RDD-5	RDD-10	RDD-20	STMU	RRC	CC	TSA	STI	FC	RAI	ARL	FRL	MRL	MID	Park	MID	RL	RM	RH	MU	CBZ	AX	IND	OS
Rest stop without fueling station	A	A	A	X	X	A	P	X	A	X	X	X	X	X	P	X	X	X	X	X	X	A	X	P
Sewage, wastewater treatment plant	X	X	X	SUP	SUP	X	X	X	X	X	X	X	X	SUP	X	SUP	SUP	X	X	X	SUP	SUP	SUP	SUP
Train station/bus station	SUP	SUP	SUP	SUP	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X
Trucking company	A	A	A	X	X	X	X	P	P	P	P - ac.	P - ac.	P - ac.	X	X	P	X	X	X	X	X	P	P	X
Utility services, substation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP

Legend

<u>LAMIRD = Limited Area of More Intense Rural Development</u>	<u>RAI = Regional Area Industrial</u>	<u>UGA = Urban Growth Area</u>	<u>P = Permitted use</u>
<u>RDD = Rural Development District</u>	<u>ARL = Agricultural Resource Land</u>	<u>MPR = Master Planned Resort</u>	<u>P – ac. = Permitted accessory use</u>
<u>STMU = Small Town Mixed Use</u>	<u>FRL = Forest Resource Land</u>	<u>MID = Major Industrial Area</u>	<u>A = Administrative review</u>
<u>RRC = Rural Residential Center</u>	<u>MRL = Mineral Resource Land</u>	<u>RL = Residential Low Density</u>	<u>SUP = Special Use Permit</u>
<u>CC = Commercial Crossroads</u>	<u>CBZ = Commercial Business District</u>	<u>RM = Residential Medium Density</u>	<u>X = Prohibited</u>
<u>TSA = Tourist Service Area</u>	<u>AX = Airport District</u>	<u>RH = Residential High Density</u>	
<u>STI = Small Town Industrial</u>	<u>IND = Industrial</u>	<u>MU = Mixed Use</u>	
<u>FC = Freeway Commercial</u>	<u>OS = Open Space</u>		

Footnotes

- 1
- Multifamily residential housing, which is three (3) or more dwelling units per parcel, is allowed if there is a centralized wastewater treatment facility with adequate capacity. In LAMIRDS, no more than four (4) dwelling units per parcel is allowed.
- 2
- In the Residential High (RH) zone, new accessory dwelling units are permitted if there is an existing primary single-family residence dwelling on the lot.
- 3
- New single family residential dwellings are allowed in the Rural High (RH) and Mixed Use (MU) zones if there is no sewer available within 200 feet of the parcel.
- 4
- New single family residential dwellings and outbuildings such as a garage associated with a single-family residence dwellings are allowed in the Mixed Use (MU) zone as live work, pursuant to 17.17.250.

Commentary

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See Table 2 of this section.

Table 2: Land Use Summary

[Table 2 is fully replaced]

LEGEND

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

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

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

~~P~~ = Permitted Use ~~SUP~~ = Special Use Permit - - - - - -

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

~~A~~ = Administrative Review

~~X~~ = Prohibited

¹ - Allowed where the LAMIRD contains a centralized wastewater treatment facility with adequate capacity.

² - An administrative or special use permit is required for the centralized components of public facilities or services, and not for the provision of the service itself or the linear features of the service, such as individual water lines or roads. For example:

a. — Special permitting is required for new facilities such as a public works road shop, a fire station, a bus facility or a water treatment plant; and

b. — Special permitting is not required for a water line or road (so long as all the other applicable requirements are met), or the operation of a fire or bus service.

Commentary

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³ ~~Uses that exceed a certain size (per LCC 17.142.130) are required to receive an administrative or special use permit.~~

⁴ ~~Uses that exceed a certain size (per LCC 17.142.080) are required to receive a special use permit.~~

⁵ ~~Animal kennels, shelters, boarding, grooming and hospitals are permitted outright in the majority of crossroads commercial areas. When an application is submitted for the Galvin and Dorn's Corner crossroads commercial areas, the proposal requires an administrative approval to ensure that notice is provided to nearby landowners.~~

⁶ ~~The agricultural uses in LCC 17.30.610 through 17.30.630 are allowed subject to the standards within that section, so long as the uses are not otherwise listed within this matrix and are conducted in accordance with best management practices.~~

⁷ ~~The application of biosolids does not apply to bulk biosolids that are applied to a lawn or home garden per the standards in WAC 173-308-250 or bulk biosolids sold or given away in a bag or other container per the standards in WAC 173-308-260.~~

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