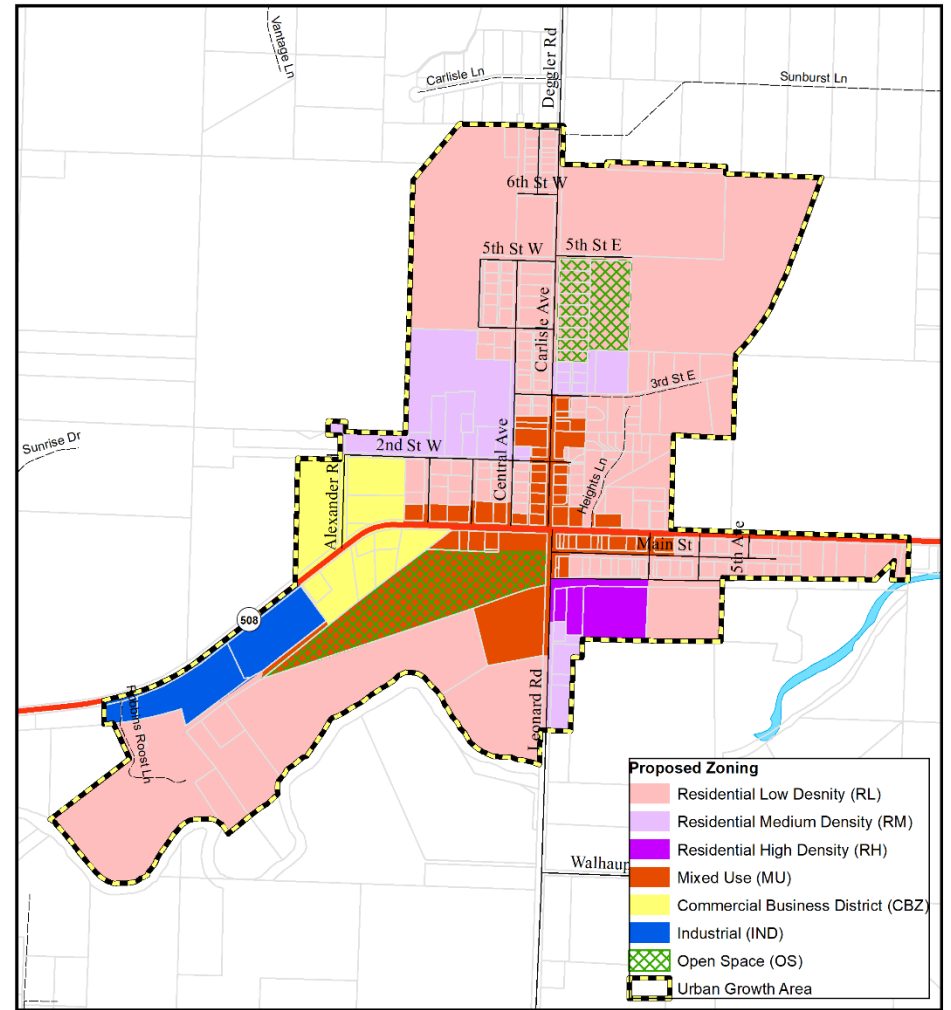
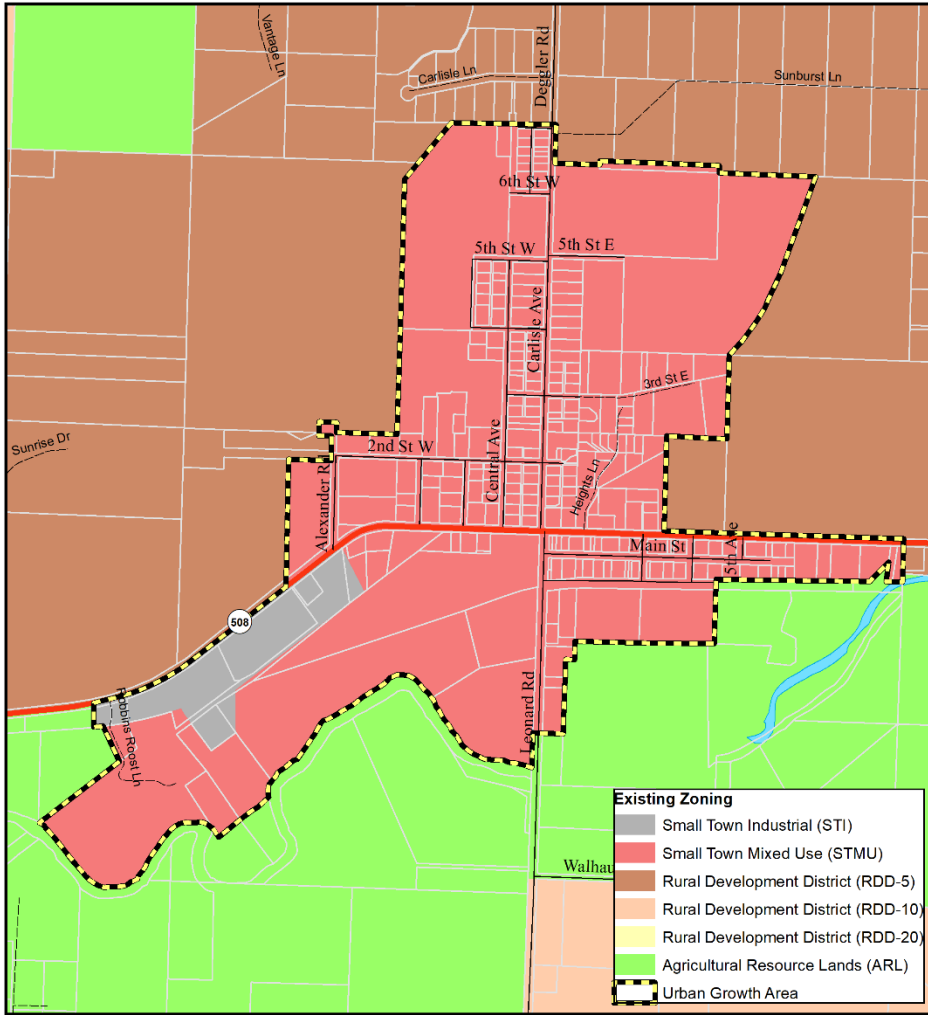


Onalaska – Proposed Zoning Designations

Updated March 3, 2025



Onalaska Subarea Plan

Existing Zoning

- Subarea
- Highway 12
- Roads
- Parcels

Onalaska Subarea Plan

Proposed Zoning

- Subarea
- Highway 12
- Roads
- Parcels

The areas in white on this map have no proposed changes to the existing zoning designations.



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)

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Updated 03/05/2025
Planning Division, Community Development

0 0.075 0.15 0.3 Miles

Updated 03/05/2025
Planning Division, Community Development

0 0.075 0.15 0.3 Miles

Onalaska Subarea Plan – Description of Proposed Zones		
Designation	Code	Description
Open Space	OS	The focus of these areas is recreation for the general public. Areas should be programmed for community gathering and outdoor play. Play structures, sports fields and courts, picnic tables, benches, gazebos and walking trails are encouraged. Streams, wetlands, trees and native vegetation should be protected and enhanced.
Commercial Business District	CBZ	The focus of these areas is commercial, office space and small-scale manufacturing uses. Larger commercial buildings, 10,000 to 20,000 sq. ft., may be located here. Highest density residential uses, 18-30 units per acre, should be allowed if buffered from manufacturing uses. Connectivity and pedestrian access should be prioritized. New residential single family development should be discouraged.
Industrial	IND	The focus of these areas is manufacturing and production of goods. Retail and commercial uses should be allowed if accessory to and in support of the industrial use. No new residential uses should be allowed. Lot sizes should not be limited in size.
Mixed Use	MU	The focus of these areas is small scale (<10,000 sq. ft.) commercial and highest density residential uses, 18-30 units per acre. Lots facing Highway 12 should include ground floor commercial or office space and second story apartments or condos, with entrances facing Highway 12 and surface parking placed behind buildings to increase pedestrian access. Connectivity and pedestrian safety should be prioritized. Space between buildings is encouraged and building heights capped to preserve small town feel and views of Mount Rainier, Tatoosh Wilderness and Goat Rocks Wilderness. New residential single family development should be discouraged.
Residential High Density	RH	High density residential uses, 10-16 units per acre, should be located near Downtown Packwood and the Commercial Business District. Apartments and condos should be in a courtyard style around a common open space. Row houses, fourplexes, triplexes and duplexes should be encouraged. Dormitories or hostels should also be encouraged. Commercial uses should be allowed. Building heights should be capped to preserve views of Mount Rainier, Tatoosh Wilderness and Goat Rocks Wilderness.
Residential Medium Density	RM	Medium density residential uses, 6-10 units per acre, should be located in these areas. Rowhouses, fourplexes, triplexes, duplexes and ADUs, as well as tiny home villages should be allowed. Single family residential uses should also be allowed. Institutional uses (e.g., churches, libraries, schools) and home-based commercial uses should be allowed. Lot sizes should range from 5,000 to 7,500 sq. ft.
Residential Low Density	RL	The focus of these areas is traditional single family residential uses at 4-6 units per acre. Duplexes and ADUs should be encouraged to increase affordable housing options. Clustered tiny home villages should also be allowed. Institutional uses (e.g., churches, libraries, schools) and home-based commercial uses should be allowed. Lot sizes should range from 7,500 to 12,500 sq. ft.