

Bulk & Dimensional Standards

Low-Impact Development Code Update

Thurston County
Community Stakeholder Group

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Background

- Zoning regulations include limitations on the size and location of structures within a parcel
 - Setbacks
 - Height Limits
 - Lot widths
- Standards are in place for either safety reasons or aesthetic preferences
- Allowing more flexibility can help when utilizing LID site designs

Focus on Bulk and Dimensional

- Can setback distances be minimized to increase flexibility in regard to house or building location?
- Can the maximum building height be increased if building footprints are reduced?
- Can code be revised to incentivize or encourage minimizing building footprints?

Focus on Bulk and Dimensional

Building Type	Arterial, State Highway and RR ROW	Collector, Local and Private Roads	Side Yard	Rear Yard
a. Commercial, industrial and other nonresidential	35' from right-of-way easement or property line; 10' from right-of-way of a flanking street	25' from right-of-way easement or property line; 10' from right-of-way of a flanking street	10'	10'
b. Residential exceeding two units per structure	30'; 10' from right-of-way of a flanking street	20'; 10' from right-of-way of a flanking street	10'	10'
c. Single-family and two- family structures	30'; 10' from right-of-way of a flanking street	20'; 10' from right-of-way of a flanking street	6'	10'
d. Buildings housing animals	50'	50'	35'	35'

Recommendations

Building Type	Arterial, State Highway and RR ROW	Collector, Local and Private Roads	Side Yard	Rear Yard
a. Commercial, industrial and other nonresidential	35 20' from right-of-way easement or property line; 10' from right-of-way of a flanking street	25 10' from right-of-way easement or property line; 10' from right-of-way of a flanking street	10 6'	10 6'
b. Residential exceeding two units per structure	30 25'; 10' from right-of-way of a flanking street	20'; 10' from right-of-way of a flanking street	10 6'	10 6'
c. Single-family and two- family structures	30 25'; 10' from right-of-way of a flanking street	20'; 10' from right-of-way of a flanking street	6'	10 6'
d. Buildings housing animals	50'	50'	35'	35'

Recommendations

- Maintain larger setbacks in agricultural/resource districts
- Shrink setbacks for industrial and some commercial zones (PI, LI, RRI, NC, RCC)
- Retain larger front setbacks in Arterial Commercial and Highway Commercial zones
- No change to height limits

Discussion

- Do smaller setbacks allow for more LID site design?
- Are there other dimensional standards that are currently barriers?
- Other thoughts and comments?

