

ORDINANCE NO. 15390

**AN ORDINANCE RELATING TO LOW IMPACT DEVELOPMENT; ADOPTING AMENDMENTS TO TITLE 21, TITLE 22, AND TITLE 23 OF THE THURSTON COUNTY CODE, UPDATING THE URBAN GROWTH AREA ZONING CODES TO BE MORE CONSISTENT WITH EXISTING CITY REGULATIONS.**

**WHEREAS**, the Federal Clean Water Act sets a national goal to “restore and maintain the chemical, physical, and biological integrity of the nation’s water” and prohibits the discharge of pollutants from any point source; and

**WHEREAS**, the U.S. Environmental Protection Agency delegates administration of the National Pollutant Discharge Elimination System (NPDES) Permit to the state Department of Ecology under the federal Clean Water Act; and

**WHEREAS**, the Washington Department of Ecology issued the Western Washington Phase II Municipal Stormwater Permit for smaller Western Washington municipalities (Phase II Permit) in 2007 with the most recent permit issuance in 2013; and

**WHEREAS**, the Washington Department of Ecology, as authorized by chapter 90.48 RCW (Washington State Water Pollution Control Act), also takes action through the Phase II Permit to control impacts of stormwater discharges to all waters of Washington State, including ground waters, unless the discharges are authorized by another regulatory program; and

**WHEREAS**, the Phase II Permit requires permittees to “review, revise and make effective their local development-related codes, rules, standards, or other enforceable documents to incorporate and require Low Impact Development (LID) principles and LID BMPs” no later than December 31, 2016; and

**WHEREAS**, Thurston County is required to plan under chapter 36.70A RCW, the Growth Management Act (GMA), and has performed professional review, public notice and comment with respect to these development code amendments; and

**WHEREAS**, the development regulations in Thurston County adopted under the GMA must be consistent with the Thurston County Comprehensive Plan and associated Joint Plans; and

**WHEREAS**, joint planning in the Urban Growth Areas of Lacey, Olympia and Tumwater is governed by the County-Wide Planning Policies, which state that: “Development occurring within unincorporated urban growth areas shall conform to the development standards of the associated city or town;” and

**WHEREAS**, Thurston County staff collaborated with staff from the cities of Lacey, Tumwater, and Olympia to revise development standards to support low impact development approaches and techniques; and

**WHEREAS**, the GMA requires development regulations to demonstrate and uphold the concepts of internal consistency, conformity, and concurrency; and

**WHEREAS**, the GMA requires a process of early and continuous citizen participation for amending the development regulations; and

**WHEREAS**, the Thurston County Planning Commission held a duly noticed public hearing on August 17, 2016 and recommended the development code amendments to the Board of County Commissioners (Board) following a work session on September 7, 2016 to discuss changes made to the proposal in regards to public comments and input; and

**WHEREAS**, the Board held a duly noticed public hearing on November 1, 2016 to receive comments on the proposed amendments; and

**WHEREAS**, the Board agrees with the findings of the Thurston County Planning Commission and has determined that the amendments contained in this ordinance are consistent with the Thurston County Code (TCC) and other titles, chapters and sections of the TCC; and

**WHEREAS**, in response to comment received at the November 1, 2016, public hearing the Board determined that a twenty percent multifamily requirement is appropriate for development on parcels greater than ten acres in the Moderate Density Residential District (21.15.020(A.1) TCC);

**WHEREAS**, pursuant to 36.70A.106, the State of Washington Department of Commerce was notified on September 29, 2016; and

**WHEREAS**, a determination of non-significance was issued by Thurston County under the State Environmental Policy Act (chapter 43.21C RCW) for the changes contained in this ordinance on August 26, 2016 becoming final on September 16, 2016.

**WHEREAS**, this ordinance implements changes to Title 21, 22, and 23 of the Thurston County Code consistent with the Phase II Permit requirements and the GMA as reviewed and revised by the joint planning agencies of Lacey, Tumwater, and Olympia, and approved by the Thurston County Planning Commission.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, AS FOLLOWS:**

**SECTION 1. AMENDMENTS TO THURSTON COUNTY CODE.** The Thurston County Code is hereby amended as shown in Attachment A. Affected titles include Title 21, Lacey Urban Growth Area; Title 22, Tumwater Urban Growth Area; and Title 23, Olympia Urban Growth Area.

**SECTION 2. SEVERABILITY.** If any section, subsection, sentence, clause, phrase or other portion of this Ordinance or its application to any person is, for any reason, declared invalid, illegal or unconstitutional in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

**SECTION 3. EFFECTIVE DATE.** This Ordinance shall take effect on December 31, 2016.

ADOPTED: 11-29-16

ATTEST:

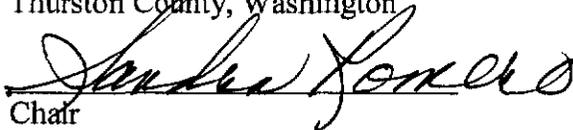
  
Clerk of the Board

APPROVED AS TO FORM:

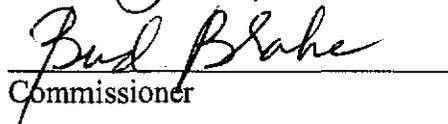
JON TUNHEIM  
PROSECUTING ATTORNEY

  
Rick Peters  
Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS  
Thurston County, Washington

  
Chair

  
Vice-Chair

  
Commissioner

**Attachment A:**

Amendments in this attachment include changes to the following Titles: 21, 22, and 23 of the Thurston County Code.

**Note:**

Plain text = existing regulation

~~Strike through~~ = deletion to existing regulations

Underline = addition

(...) = Unamended text omitted

**Title 21 – LACEY URBAN GROWTH AREA ZONING**

A. Section 21.03.050 is hereby amended to read as follows:

**21.03.050 - Permitted intrusions into required yards.**

- A. Cornices, eaves and other similar architectural features may project from the foundation wall into any minimum yard setback requirement a maximum distance of two and one-half feet.
- B. Open, unwall and uncovered steps, ramps, not more than four feet in height ~~to the landing~~ may extend into the required front or rear yard setback requirement not more than five feet.
- C. Decks and patio covers may be permitted to encroach into all residential district rear yard setbacks, provided a minimum setback of five feet is retained, and provided such deck be not more than thirty inches above existing natural grade measured at deck floor from the highest point, and provided that such patio cover is not enclosed in any manner.
- D. Awnings and marquees may be allowed within required front yards and over sidewalks or public right-of-way in commercial and industrial zones if all the following requirements are satisfied:
  - 1. The director and the director of the public works department or their designees determine that placement of the awning or marquee within the setback areas or over the public sidewalk does not impede vehicular or pedestrian traffic flow or create any other type of hazard to the public.
  - 2. The awning or marquee is specifically designed to benefit pedestrians by the providing of shelter and creating a friendlier pedestrian environment.
  - 3. That development of an awning or marquee within the setback area or over public sidewalk is consistent with goals of the Lacey Joint Plan, the standards of the specific zone in which it is proposed to be located and consistent with the character of the surrounding neighborhood.
  - 4. Uniform Thurston County Building Codes [TCC 14.17] and Uniform Thurston County Fire Codes [TCC 14.32] are satisfied for the structure and location.
- E. LID facilities as defined by this Title are permitted within front, side, and rear yard setbacks.

B. Chapter 21.06 is hereby amended to read as follows:

**Chapter 21.06 - DEFINITIONS**

21.06.350 – Grade.

"Grade" (adjacent ground elevation) is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building.

(...)

21.06.350~~1~~ - Grade, average finish.

"Average finish grade level" is means the average grade elevation of the natural or existing topography at the center of all exterior walls of a building or structure to be placed on a site.

(...)

21.06.351 - Grade, natural.

"Natural grade" means the elevation of the ground surface in its natural state, before human-made alterations.

21.06.352 - Green roof.

"Green roof" means an engineered roofing system that allows for the propagation of rooftop vegetation and the retention of stormwater while maintaining the integrity of the underlying roof structure and membrane.

(...)

21.06.407 – Low impact development (LID) facility.

"Low impact development (LID) facility" means distributed stormwater management practices, integrated into a project design that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID facilities include, but are not limited to: bioretention, rain gardens, permeable pavement, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.

21.06.408 – Low impact development (LID) principles.

"Low impact development (LID) principles" means land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff.

(...)

21.06.532 - Multifamily.

"Multifamily" means two~~three~~ or more living units under the same ownership where land has not been divided, i.e., duplex, tri-plex, triplex, quadraplex and apartment units.

(...)

21.06.537 - Native vegetation.

"Native vegetation" means vegetation including trees, comprised of plant species that are either indigenous or naturalized to the Puget Sound region. Native vegetation does not include noxious weeds.

(...)

21.06.629 - Permeable paving.

"Permeable paving" means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.

(...)

21.06.271 - Rain garden.

"Rain garden" means a non-engineered shallow, landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.

(...)

21.06.763 - Vegetated LID facility.

"Vegetated LID facility" means bioretention, rain gardens, dispersion, and vegetated roofs, where applicable.

(...)

21.06.767 - Vegetated roofs.

"Vegetated roofs" (also known as ecoroofs and green roofs) mean thin layers of engineered soil and vegetation constructed on top of conventional flat or sloped roofs.

(...)

C. Chapter 21.10 – MCALLISTER SPRINGS GEOLOGICALLY SENSITIVE AREA RESIDENTIAL DISTRICT – is hereby amended to read as follows:

(...)

21.10.070 - Landscaping.

For applicable landscaping requirements, see Chapter 21.80. Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet landscaping requirements. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil, and may include sod, ivy, or similar vegetative materials.

21.10.080 - Stormwater runoff.

~~Stormwater management is required. All stormwater runoff shall be retained and disposed of on site, or disposed of in a system designed for runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the county~~ and shall be subject to ~~it's~~ the County's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code pertaining to stormwater facilities. Stormwater generated on site shall not cause pollution to any surface or ground waters, or violate local, state, or federal standards governing the quality of such waters. Particular care in design and maintenance shall be given to proper treatment of water prior to absorption into groundwater to prevent any contamination of McAllister Springs geologically sensitive area groundwater resources.

D. Chapter 21.12 - LOW-DENSITY RESIDENTIAL DISTRICT 0-4 – is hereby amended to read as follows:

(...)

21.12.010 - Intent.

It is the intent of this chapter to:

- A. Enhance the residential quality of the Lacey UGA by providing a high standard of development for single-family residential areas;
- B. Provide a single family residential designation with an appropriate lower density and larger lot size for development adjacent to environmentally sensitive areas;
- C. Provide a single family residential designation with lot sizes compatible and more easily integrated into neighborhoods with adjacent older subdivisions with larger lots;
- DB. Designate certain areas in which single-family structures on individual lots are the dominant type of dwelling unit;
- EC. Guide residential development to those areas where:
  - 1. Public sewers are in place prior to residential building construction; or
  - 2. Where sewers can be extended at minimal cost; or
  - 3. Where new technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;
- FD. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation.

21.12.020 - Permitted uses.

- A. Specific Types Permitted in the Low-Density Residential District:
  - 1. Single-family detached structures on individual lots up to four dwelling units per acre dependent upon environmental sensitivity. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit pursuant to Section 21.12.035 of this chapter;
  - 2. Planned residential developments as provided in Chapter 21.60 of this title;

3. Townhouse developments as provided in Chapter 21.61 of this title;
4. Housing for people with functional disabilities.

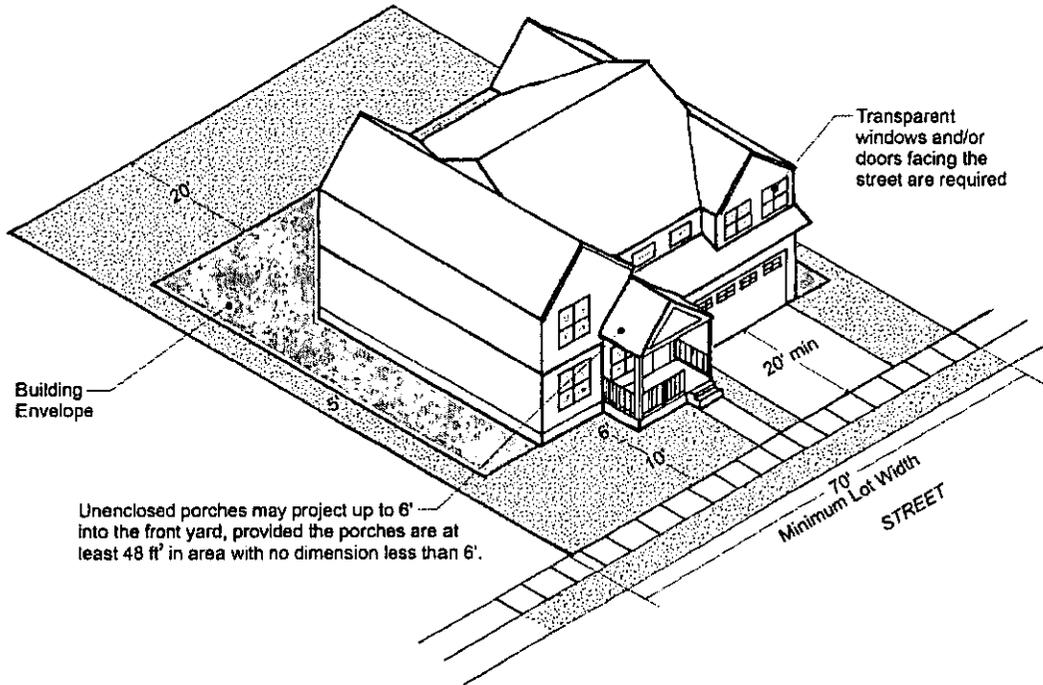
(...)

21.12.050 - Lot area.

The size and shape of lots shall be as follows, provided they adhere to the density requirements:

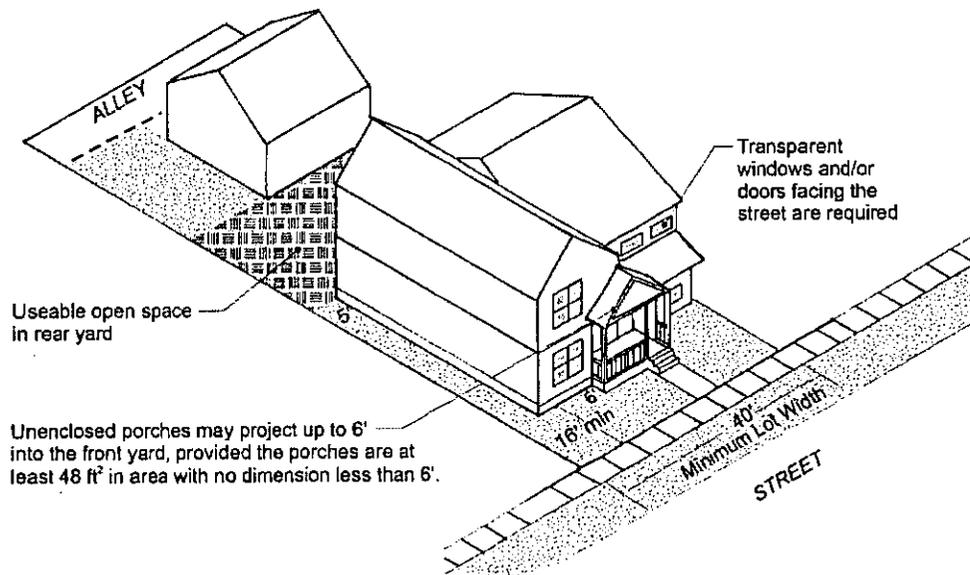
- A. Minimum lot area, ~~four six~~ thousand five hundred square feet, where alleys are utilized and ~~five seven~~ thousand five hundred square feet where alleys are not provided;
- B. Minimum lot width, ~~forty six~~ feet where alleys are utilized, ~~seventy five~~ feet where alleys are not provided. In the case of infill lots, the minimum street frontage shall also be forty feet when alleys are utilized and fifty feet if alleys are not utilized.;
- C. Minimum front yard:
  1. ~~Sixteen~~ feet;
  2. Garages facing the street, twenty feet;
    1. ~~Ten feet with a ten foot planter between the street and sidewalk and when alleys are provided for rear yard access, twenty feet with a standard planter strip and without alleys;~~
    3. On front yard flanking streets, ten feet;
    4. Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.
- D. Minimum side yards:
  1. Minimum on one side, five feet;
  2. Minimum total both sides, ten feet;
- E. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line alley easement or paved surface when adjacent to an alley.
- F. Minimum usable yard space:
  1. Where alleys are utilized, lots shall provide a contiguous yard space equivalent to ten percent of the lot size. Specific yard space requirements:
  2. Shall feature minimum dimensions of twenty feet on all sides. For example, a sixty-five-hundred-square-foot lot would require a contiguous yard space of at least six hundred fifty square feet, or approximately twenty by thirty-three feet in area.
  3. Such yard space shall not be located within the front yard. (See Tables 21T-73 and 21T-74.)

Table 21T-73



Minimum standards for front-loaded lots in the Low Density Residential (0-4) District.

Table 21T-74



Minimum standards for alley-loaded lots in the Low Density Residential (0-4) District.

GF. Maximum building coverage,  ~~fifty~~ forty percent;

HG. Maximum development coverage, ~~sixty~~ fifty-five percent; Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is an approved pervious material in accordance with the Thurston County Drainage Design and Erosion Control manual (TCC 15.05).

IH. Maximum height of buildings:

1. Main building and accessory dwelling, thirty-five feet;
2. Accessory building, twenty feet;
3. An additional two feet in height is permitted for structures with green roofs occupying at least fifty percent of the area of the roof.

(...)

21.12.070 - Landscaping.

~~For applicable landscaping requirements, see Chapter 21.80. Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil and may include sod, ivy, bark, noncompacted gravel and the like.~~

21.12.080 - Stormwater runoff.

~~Stormwater management is required. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the county and shall be subject to it's the County's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.~~

E. Chapter 21.13 - LOW-DENSITY RESIDENTIAL DISTRICT (3—6) – is hereby amended to read as follows:

(...)

21.13.050 - Lot area.

(...)

3. Minimum front yard:

a. Sixteen feet;

b. In addition, setbacks are encouraged to be staggered as provided in TCC 21.12.050 (D) for the purpose of modulating the streetscape and providing more convenient opportunities for offsetting windows for privacy of individual homes and other desired design outcomes;

c. Garages facing the street, twenty feet.

~~a. Ten feet with a ten foot planter strip between the street and sidewalk and when alleys are provided for rear lot access; twenty feet with standard planter strip and without alleys;~~

~~db. On front yard flanking streets, ten feet;~~

Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.

4. Minimum side yards:

a. Minimum on one side, five feet;

~~b. Minimum total both sides, ten feet, provided a zero lot line concept may be approved if the following standards are met:~~

~~i. The site is part of a subdivision or PRD where a zero lot line concept has been approved.~~

~~ii. The site utilizes alleys with the majority of units using alleys for access;~~

5. Alternative lot configurations may be approved provided they comply with all of the following:

a. Other applicable standards in this chapter.

b. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features.

~~65. Minimum rear yard, fifteen twenty feet provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.~~

D. Other Lot Standards for All Uses:

1. Minimum usable yard space:

Where alleys are utilized, lots shall provide a contiguous yard space equivalent to ten percent of the lot size. Specific yard space requirements:

Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to ten feet by the department if it determines the space is designed with features that make it more inviting, private and usable. Design for reduction of the minimum dimension must include at least two of the following techniques:

a. A pergola or other architectural feature with landscaping;

b. An improved patio area with features for associated use such as sitting or barbeque;

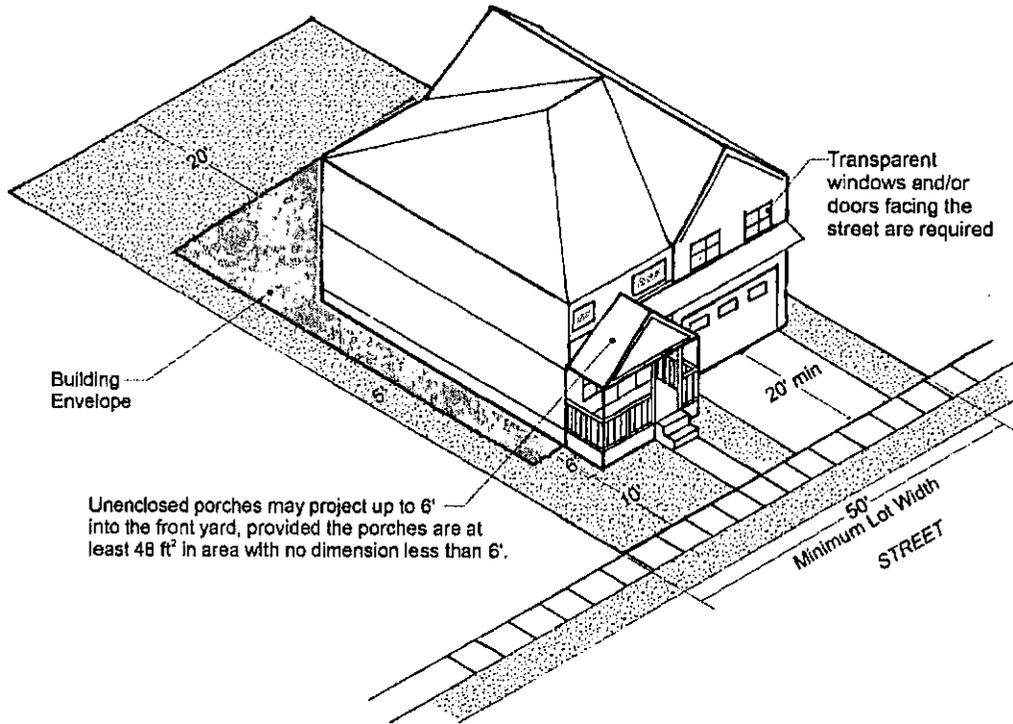
c. Other design features and improvements that add to the usability, privacy and desirability of the private space.

As an example, a forty-five-hundred-square-foot lot would require a contiguous open space of at least four hundred fifty square feet, or approximately fifteen feet by thirty feet in area for a standard dimension, or ten feet by forty-five feet if the dimension is reduced and design features added.

Such yard space shall not be located within the front yard.

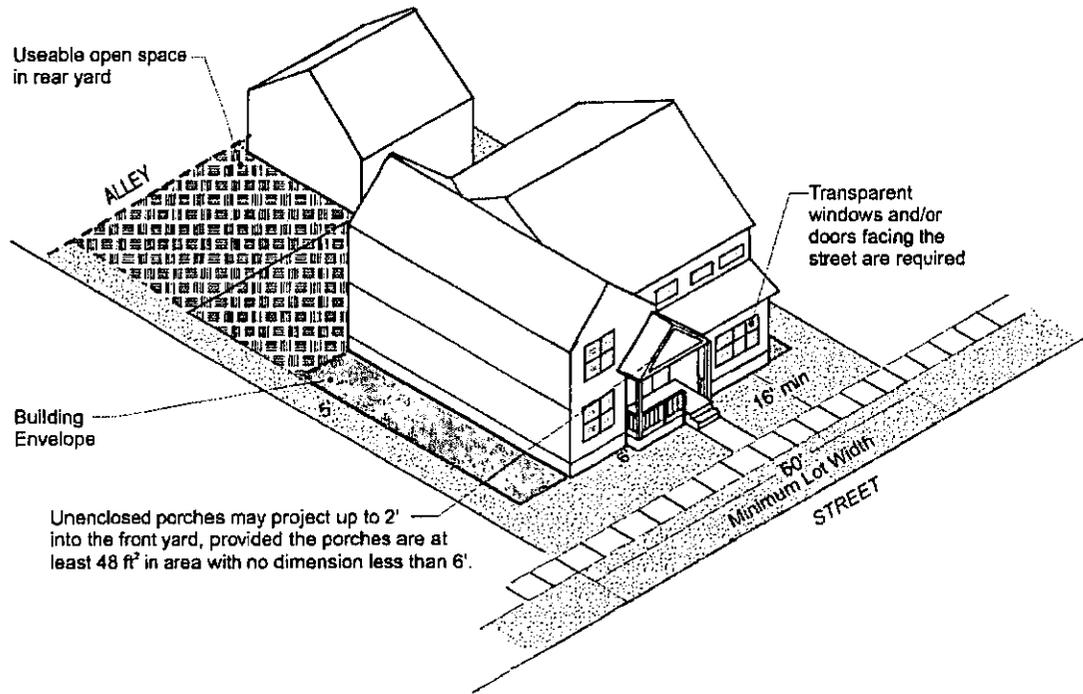
For duplexes and triplexes, each dwelling unit must have direct access to its own usable yard space. (See Tables 21T-75 and 21T-76.)

Table 21T-75



Minimum standards for front-loaded lots in the Low Density Residential (3-6) District.

Table 21T-76



Minimum standards for alley-loaded lots in the Low Density Residential (3-6) District.

- 21. Maximum building area coverage, sixty-five percent;
- 3. Maximum development coverage, sixty-five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered an approved pervious material in accordance with the Thurston County Drainage Design and Erosion Control manual (TCC 15.05).
- ~~2. Maximum developmental coverage, seventy-five percent;~~
- 43. Maximum height:
  - a. Main building and accessory dwelling, thirty-five feet,
  - b. Accessory building, twenty feet;
  - c. An additional two feet in height may be permitted for structures with green roofs occupying at least fifty percent of the area of the roof.

21.13.070 - Landscaping.

For applicable landscaping requirements, see Chapter 21.80. Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil, and may include sod, ivy, bark, noncompacted gravel and the like.

## 21.13.080 - Stormwater runoff.

~~Stormwater management is required All stormwater runoff shall be retained and disposed of on site, or disposed of in a system designed for runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the county~~ and shall be subject to ~~it's~~ the County's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.

F. Chapter 21.15 - MODERATE-DENSITY RESIDENTIAL DISTRICT – is hereby amended to read as follows:

## 21.15.020 - Types of uses permitted.

## A. Specific Types Permitted in the Moderate-Density Residential District:

1. Any residential use with a density of at least six but not greater than twelve units per acre. For all parcels over ten acres in size, at least twenty percent of the units shall be designated for multifamily use; ~~provided all multifamily uses as defined in Section 21.70.030 shall meet design review requirements of Chapter 21.70; provided further that all parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for single family use; detached, attached, townhouses or condominiums. The required mix should be integrated throughout the entire site as much as possible;~~ All residential structures are subject to the design criteria established in Chapter 21.70 that is applicable to the particular type of residential use.
2. Housing for people with functional disabilities.

## 21.15.050 - Lot area.

## A. The size and shape of lots for detached single-family shall be as follows, provided they adhere to the density requirements:

1. Minimum lot area, three thousand square feet where alleys are utilized, four thousand square feet; if alleys are not provided.
2. Minimum lot width, thirty feet when alleys are utilized; forty feet where alleys are not provided; Minimum lot width and street frontage for infill lots designed for construction of a single-family residence shall be thirty feet when alleys are utilized and forty feet when alleys are not utilized. Infill lots to be used for duplexes or multifamily uses shall have a minimum lot width and street frontage of fifty feet.
3. Minimum front yard; ~~ten feet on all streets with a ten-foot planter strip between street and sidewalk and when alleys are provided for rear lot access, twenty feet with standard planter strip without alleys;~~
  - a. Sixteen feet.
  - b. In addition, setbacks are encouraged to be staggered for the purpose of modulating the streetscape and providing more convenient opportunities for offsetting windows for privacy of individual homes.

- c. Garages facing the street, twenty feet.
- d. On front yard flanking streets, ten feet.
- e. Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.

4. Minimum side yards:

- a. Minimum on one side, five feet,
- b. ~~Minimum total both sides, ten feet; provided, a zero lot line concept may be approved if the following standards are met:~~
  - i. ~~The site is a part of a subdivision or a PRD where a zero lot line concept has been approved and the site has undergone or will undergo design review as part of the approval process;~~
  - ii. ~~The site utilizes alleys with the majority of units using alleys for access;~~

5. Alternative lot configurations may be approved provided they comply with all of the following additional standards and design:

- a. Other applicable standards in this chapter.
- b. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features.

65. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

D. Other Lot Standards for All Uses:

1. Minimum Usable Yard Space.

Where alleys are utilized, lots shall provide a contiguous yard space equivalent to ten percent of the lot size. Specific yard space requirements:

Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to ten feet by the department if it determines the space is designed with features that make it more inviting, private and useable. Design for reduction of the minimum dimension must include at least two of the following techniques:

- a. A pergola or other architectural feature with landscaping;
- b. An improved patio area with features for associated use such as sitting or barbeque;
- c. Other design features and improvements that add to the usability, privacy and desirability of the private space.

As an example, a three-thousand-square-foot lot would require a contiguous open space of at least three hundred square feet, or fifteen feet by twenty feet in area for a standard dimension, or ten feet by thirty feet if the dimension is reduced and design features added.

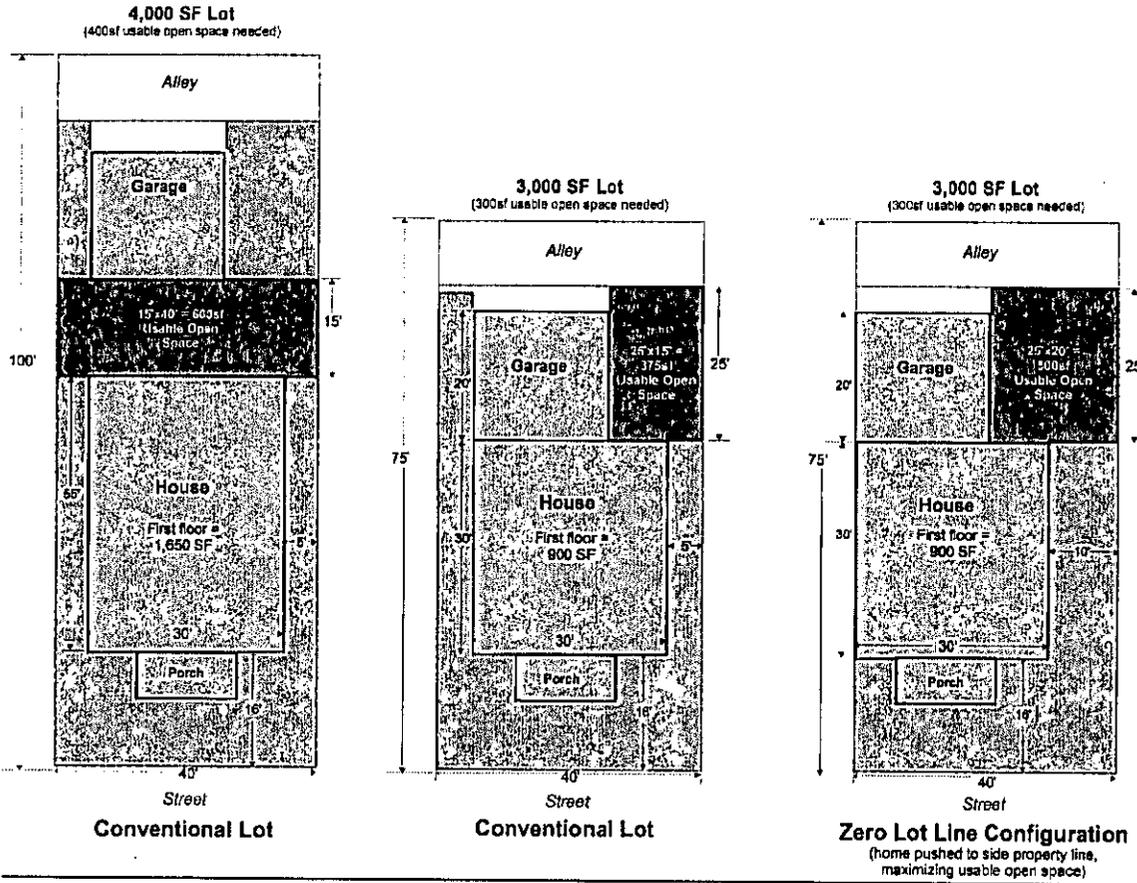
Such yard space shall not be located within the front yard.

For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.

For townhouse developments, refer to Sections 21.70.080 and 21.61.040.

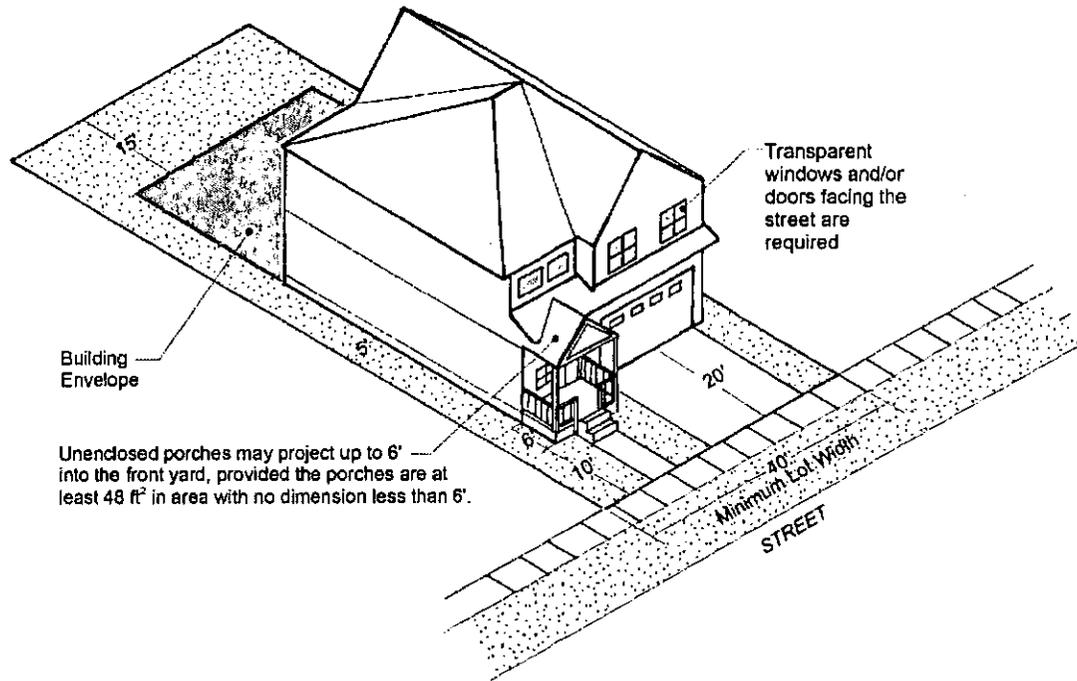
For multifamily developments, refer to Section 21.70.080. (See Tables 21T-77, 21T-78, and 21T-79.)

Table 21T-77



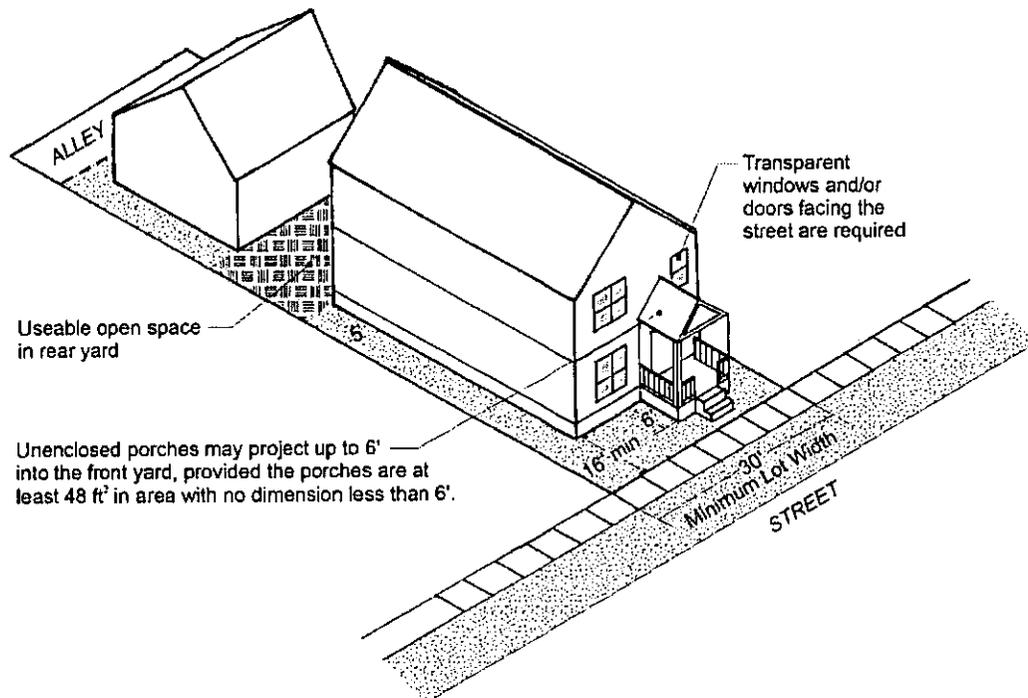
Example configurations of usable yard space on small lots.

Table 21T-78



Minimum standards for front-loaded lots in the Moderate Density Residential District.

Table 21T-79



Minimum standards for alley-loaded lots in the Moderate Density Residential District.

24. Maximum building area coverage, ~~seventy percent~~, fifty percent.

32. Maximum development coverage, eighty-seventy-five percent; Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is an approved pervious material in accordance with the Thurston County Drainage Design and Erosion Control manual (TCC 15.05).

43. Maximum height:

- a. Main building and accessory dwelling, forty feet,
- b. Accessory building, twenty feet;

21.15.070 - Landscaping.

For applicable landscaping requirements, see Chapter 21.80. Landscaping is required for the purpose of minimizing surface water runoff and diversion, prevent soil erosion, and promote the aesthetic character of the community. Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil and may include sod, ivy, bark, noncompacted gravel and the like.

21.15.080 - Stormwater runoff.

Stormwater management is required All stormwater runoff shall be retained and disposed of on site, or disposed of in a system designed for runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the county and shall be subject to it's the County's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.

G. Chapter 21.18 - HIGH-DENSITY RESIDENTIAL DISTRICT – is hereby amended to read as follows:

21.18.020 - Types of uses permitted.

A. Specific Types Permitted in the High-Density Residential District:

1. Any residential use; provided all multifamily uses as defined in Section 21.70.030 shall meet design review requirements of Chapter 21.70; provided further with a density of at least twelve units per acre but not greater than twenty-four units per acre and any additional bonus density that might be applicable. For all parcels over ten acres in size, shall provide a mix of housing types with no less than twenty-five at least fifty percent of the units shall be designated for single-family multifamily use; detached, attached, townhouses or condominiums. The required mix should be integrated throughout the entire site as much as possible;

21.18.040 - Lot area.

A. The size and shape of single-family detached lots shall be as follows:

1. Minimum lot area, ~~four~~two thousand square feet; where alleys are utilized, three thousand five hundred square feet if alleys are not provided.
  2. Minimum lot width, thirty feet when alleys are utilized; forty feet if alleys are not provided; Minimum lot width and street frontage for infill lots designed for construction of a single family residence shall be thirty feet when alleys are utilized and forty feet when alleys are not utilized. Infill lots to be used for duplexes or multi-family uses shall have a minimum lot width and street frontage of fifty feet.
  3. Minimum front yard on all streets, ten feet;
    - a. Sixteen feet.
    - b. In addition, setbacks are encouraged to be staggered for the purpose of modulating the streetscape, providing more convenient opportunities for offsetting windows for privacy of individual homes or other desired design outcomes.
    - c. Garages facing the street, twenty feet.
    - d. Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.
  4. Minimum side yards:
    - a. Minimum on one side, five feet;
    - b. Minimum total both sides, ten feet.; provided a zero lot line concept may be approved if the following standards are met:
      - i. The site is part of a subdivision or PRD where a zero lot line concept has been approved and the site has undergone or will undergo design review as part of the approval process;
      - ii. The site utilizes alleys;
  5. Alternative lot configurations may be approved provided they comply with all of the following additional standards and design:
    - a. Other applicable standards in this chapter.
    - b. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features.
  65. Minimum rear yard fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.
- B. Lots intended for attached single-family, condominium and multifamily shall be reviewed and approved through a subdivision, townhouse, planned residential development, site plan review or building plan review process where such concepts are identified and the project is designed and conditioned subject to design requirements of Chapter 21.70.
- C. Other Lot Standards for All Uses:

1. Minimum usable yard space:

Where alleys are utilized, lots shall provide a contiguous yard space equivalent to ten percent of the lot size. Specific yard space requirements:

Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to ten feet by the department if it determines the space is designed with features that make it more inviting, private and useable. Design for reduction of the minimum dimension must include at least two of the following techniques:

- a. A pergola or other architectural feature with landscaping;
- b. An improved patio area with features for associated use such as sitting or barbeque;
- c. Other design features and improvements that add to the usability, privacy and desirability of the private space.

As an example, a twenty-five hundred square foot lot would require a contiguous yard space of at least two hundred fifty square feet, or approximately fifteen feet by seventeen feet in area for a standard dimension, or ten feet by twenty-five feet if the dimension is reduced and design features added.

Such yard space shall not be located within the front yard.

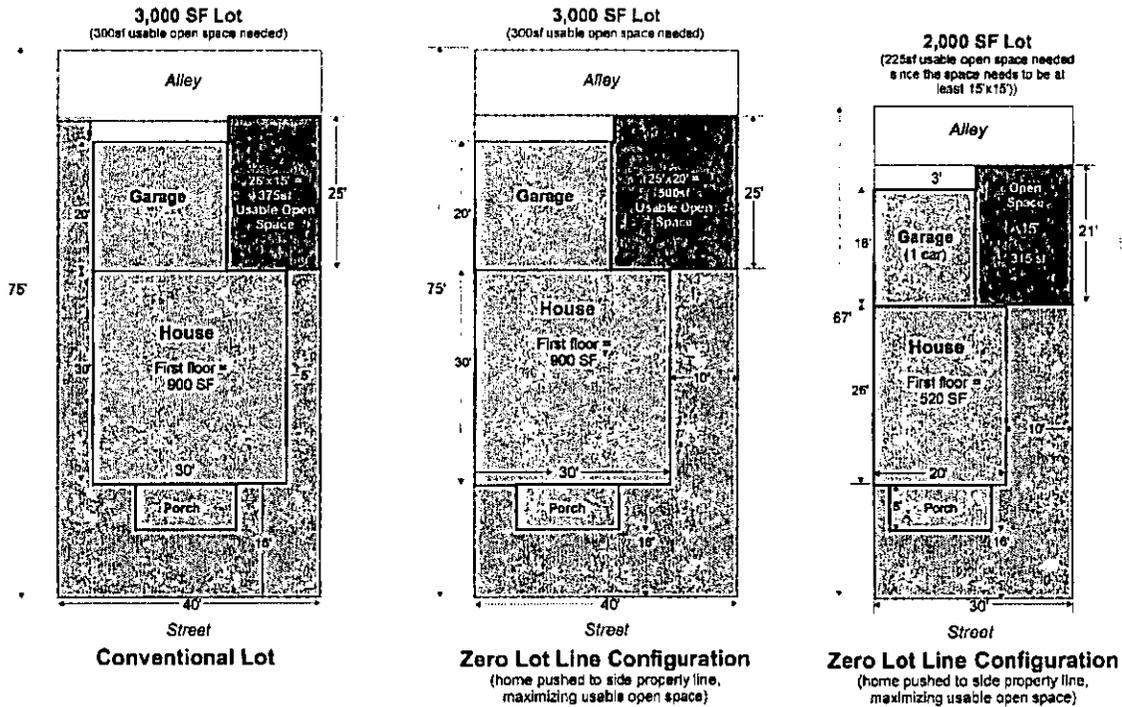
For duplexes and triplexes, each dwelling unit must have direct access to its own usable yard space.

Up to twenty-five percent of the homes in a subdivision in the HDR zone can meet the ten percent usable yard space requirement by providing a ten-foot-wide side yard in a zero lot line for the length of the lot provided the subject house is only single-story in height.

For townhouse developments, refer to Sections 21.70.080 and Section 21.61.040.

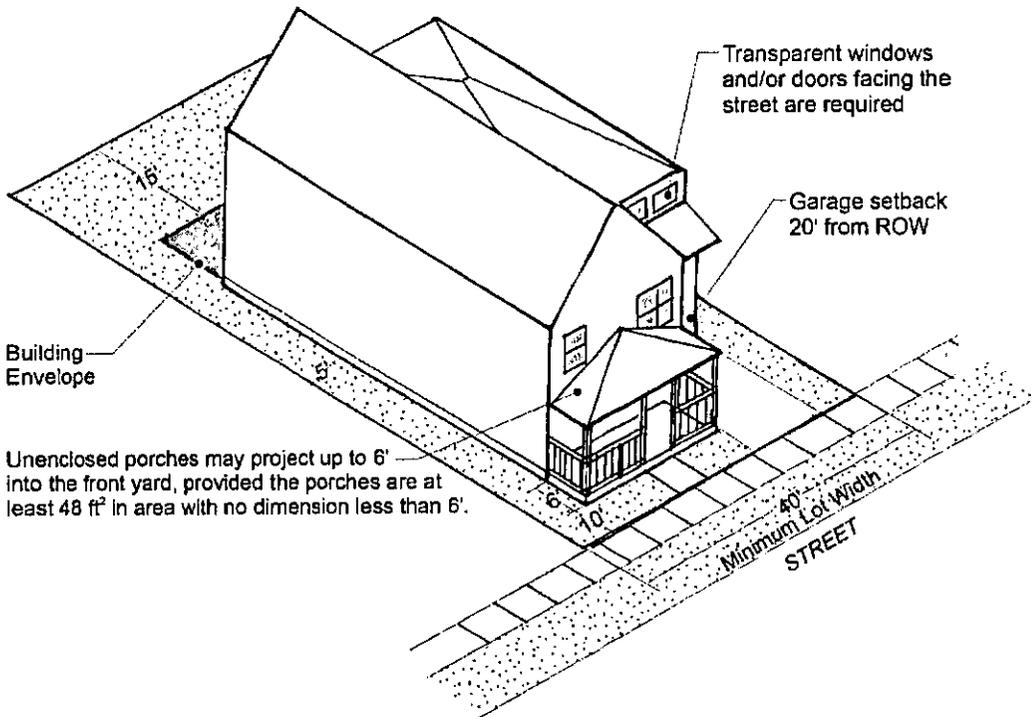
For multi-family developments, refer to Section 21.70.080. (See Tables 21T-80, 21T-81, and 21T-82.)

Table 21T-80



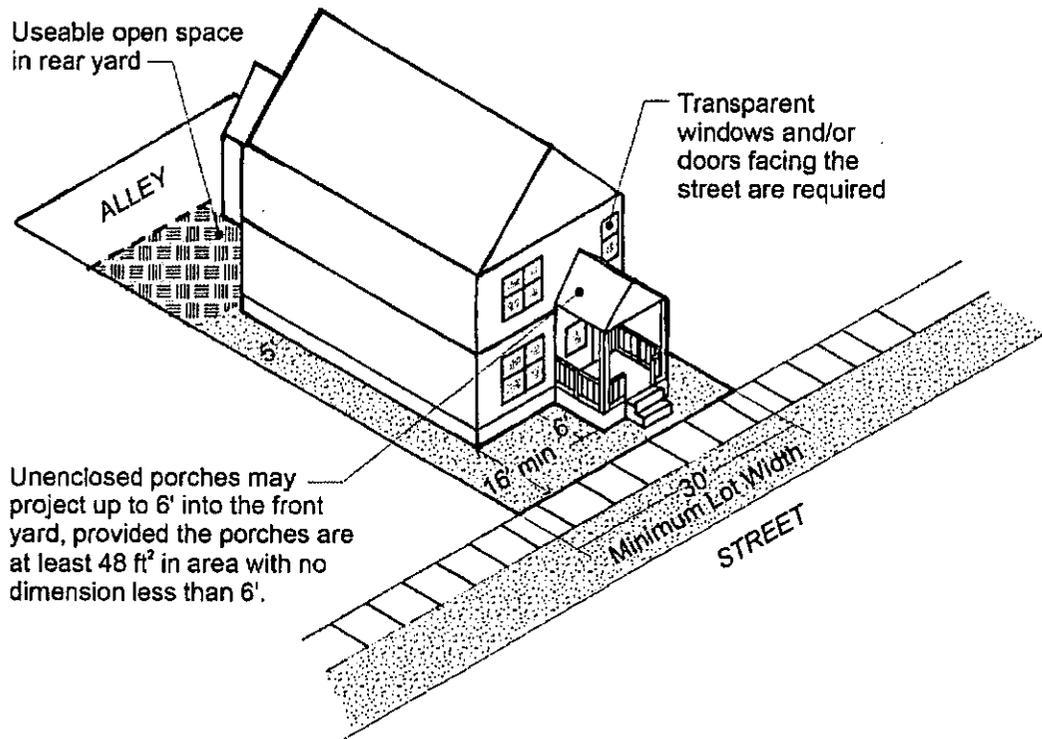
Example configurations of usable yard space on small lots.

Table 21T-81



Minimum standards for front-loaded lots in the High Density Residential District.

Table 21T-82



Minimum standards for alley-loaded lots in the High Density Residential District.

- ~~21.~~ Maximum building coverage, seventy percent; fifty percent.
- ~~32.~~ Maximum development coverage, eighty-five percent; Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is an approved pervious material in accordance with the Thurston County Drainage Design and Erosion Control manual (TCC 15.05).
- ~~43.~~ Maximum height of buildings:
  - a. Main building and accessory building, eighty feet or eight stories;
  - b. Accessory building, twenty feet;
  - c. An additional two feet in height is permitted for structures with green roofs occupying at least fifty percent of the area of the roof.

~~21.18.060 – Open space.~~

~~All open space remaining shall be usable for the occupants of the structure. Usable open space may consist of passive or active recreation space. Parking space and driveways are not considered to be usable open space.~~

~~21.18.070 - Landscaping.~~

~~For applicable landscaping requirements, see Chapter 21.80. Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas~~

~~which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil and may include sod, ivy, bark, noncompacted gravel and the like.~~

21.18.080 - Stormwater runoff.

~~Stormwater management is required. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the county and shall be subject to it's the County's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.~~

~~21.18.090 – Open space for multifamily projects.~~

~~For multifamily developments a minimum of twenty percent of the gross site area shall be set aside and utilized as open space area for use and enjoyment of future residents of the development. Such open space shall at a minimum meet the following standards:~~

~~A. — Open space area must be designed to be attractive and usable for active as well as passive recreation opportunities. No use shall be allowed within open space that adversely affects the aesthetic appeal or usability of the open space.~~

~~B. — For the purpose of calculation of the twenty percent requirement, open space shall be separate and distinct from buffers, required yard areas, setbacks, and other undeveloped portions of the site.~~

~~C. — Open space area shall have convenient access for residences of the development and shall be consolidated to provide maximum access, visibility, usability, minimization of impacts to residential uses, and ease of maintenance.~~

~~D. — Open space areas shall be designed and placed in consideration of existing and potential open space on adjacent parcels to provide consolidation or opportunities for future consolidation of neighborhood open space areas.~~

~~E. — Existing trees and significant vegetation shall be maintained in open space areas unless an alternate landscaping plan for such areas is required or approved by the department.~~

~~F. — Cash or like value of land area and improvements may be donated to the county for open space purposes to fulfill open space requirements within that specific parks planning area. Acceptance will be at the discretion of the county.~~

H. Chapter 21.20 - TRANSITION AREAS FOR MULTIFAMILY DEVELOPMENT – is hereby amended as follows:

Chapter 21.20 - TRANSITION AREAS FOR MULTIFAMILY DEVELOPMENT

21.20.010 - Intent.

It is the intent of this chapter to provide an effective area of transition between adjacent land use zones and between conflicting land development. The transition zone shall mitigate or minimize land use impacts and promote visual and physical compatibility and harmony between adjacent areas. Transition area requirements are superimposed over development standards of the underlying zones. Transitional requirements of this chapter shall be reviewed concurrently with Chapter 21.70, Design Review Guidelines.

#### 21.20.020 - Definitions.

As used in this chapter:

"Buffer" means land area used to visibly separate one use from another or to shield or block noise, lights or other nuisances.

"Compatibility" means harmony in the appearance of two or more external design features in the same vicinity.

"Duplex" means a structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

"Harmony" means a quality that represents an appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.

"Incompatible" means the presence of a structure in an existing neighborhood that does not replicate the area.

"Multifamily" means a dwelling or a single undivided ownership containing two or more dwelling units three or more living units under the same ownership where land has not been divided, i.e., triplex, quadraplex and apartment units.

"Site" means any plot or parcel of land or combination of contiguous lots or parcels of land utilized for development.

"Transition areas" shall be that portion of property used to mitigate adverse impacts of proposed development on adjacent, existing developments with incompatible uses. Techniques to mitigate impacts may employ the following: buffers, clustering, height limitations, landscaping, landscaping berms and fences.

#### 21.20.030 - Transition standards for multifamily development.

One or more of the following impact mitigation techniques shall be required when a multifamily or duplex development is to be sited adjacent to a single-family development, a commercial development, industrial development, or other incompatible uses:

A. Buffers. Buffer areas shall be provided between single-family and multifamily or duplex developments or other incompatible uses. Buffers shall meet the requirements set forth in this section.

1. Width and Setback. Buffer areas shall range or may meander from between twenty-five feet to one hundred feet. The department shall determine the specific setback based upon individual site conditions. The department's determination shall include but is not necessarily limited to the following criteria:

- a. Project size;
- b. Neighborhood compatibility;

- c. Zoning density of the proposal and surrounding developments;
- d. Type and configuration of native vegetation on site;
- e. Identified impacts of the project.

**2. Buffer Types and Criteria.** Buffers shall be reviewed by the following criteria:

a. **Natural.** A natural buffer shall be an area containing natural features such as streams, wetlands, etc., and/or existing vegetation that provides an effective screen between the proposed development and the existing development. Natural features and vegetation, as far as practicable, shall remain untouched during construction activity. This area shall contain extensive vegetation that consists of trees, bushes, and ground cover.

b. **Enhanced.** An enhanced buffer shall be considered an area where a portion of the existing vegetation on site is saved and/or supplemented with additional landscaping in accordance with Chapter 21.80. This shall also include sites that contain minimum landscaping, e.g., no trees or other significant vegetation with the exception of Scot's Broom and/or grasses. Therefore, in accordance with Chapter 21.80, an enhanced buffer area shall be composed of Type I and Type II landscaping for visual separation between two incompatible uses. For sites less than five acres in size, the buffer area may be counted toward the open space requirement if it is placed directly adjacent to the open space. On lots larger than five acres, the department may determine that up to one-half of the buffer can count toward the open space requirements if placed adjacent to the open space. The project will be encouraged to meet the criteria listed under Section 21.20.030A1. Placement of recreational items such as tot lots should be located away from heavily vegetated buffer areas to more visible open space areas.

c. **Streetscape.** Multifamily developments which adjoin freeway, arterial or neighborhood collector streets shall maintain a twenty foot landscape buffer that is composed of street trees designated within the Urban Beautification Plan, grass and a six foot solid wood fence or wall.

d. **Nonvegetative Techniques.** Nonvegetative landscaping techniques may also be utilized for enhanced or streetscape buffering. Such items may include fencing and berming. Nonvegetative techniques cannot replace specifications listed under Section 21.20.030A1b and c.

**B. Height.** Multifamily developments shall limit the height of units directly adjacent to a single-family neighborhood where the development site is five acres or larger or when the department determines that height limitations are reasonable on smaller lots. Within the transition area, heights shall be restricted to those compatible with adjacent uses. This height restriction shall apply to that property adjacent to the required landscaping buffer. Beyond this area, heights may increase up to the maximum height and density permitted in the underlying zone. The department may also consider height characteristics of surrounding uses if the height and architectural style will be compatible and harmonious with the existing area. When the department determines that height restrictions may be modified or waived, other alternatives to limit impacts may include such approaches as clustering, landscaping buffers, berming and fencing, setbacks and architectural design review in accordance with Chapter 21.70.

**C. Clustering.** On five acres or more, or where the department determines it is a reasonable technique, clustering may be utilized to increase buffer areas and reduce nuisance to adjacent

developments. For sites that are smaller than five acres, the viability of clustering may be determined by the department to ensure applicability.

D. Design Guidelines. The architectural style of multifamily developments shall be considered in order to achieve neighborhood compatibility and harmony. Proposed developments shall enhance and not detract from existing single-family developments. Therefore, proposed multifamily developments shall consider building materials, colors, bulk, scale, building modulation, and massing of structures. All proposed multifamily developments with more than four dwelling units shall be reviewed under Chapter 21.70 for multifamily design guidelines. This review shall be concurrent with this chapter for transitional requirements.

(...)

I. Chapter 21.22 - MIXED USE MODERATE DENSITY CORRIDOR – is hereby amended as follows:

21.22.050 - Environmental performance standards.

C. Refuse.

1. Refuse container screening shall be required and be native and drought tolerant landscaping or of a material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.
2. No refuse container shall be permitted between a street and the front of a building.
3. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

21.22.060 - Site area.

F. Maximum Development Coverage. Maximum coverage by impervious surfaces sixty percent, unless increased up to a maximum of ninety-five percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 21.70:

1. Projects providing a pedestrian oriented area consistent with building coverage bonuses: thirty percent bonus,
2. Projects containing mixed uses: five percent bonus,
3. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the county: fifteen percent bonus.
4. Projects providing a vegetated roof: bonus equal to fifty percent of the square footage of the vegetated roof.

Note: These bonuses are to be added to the base allowable impervious surface coverage. The provisions of the Drainage Design and Erosion Control Manual, landscaping requirements and design review requirements may further limit impervious surfaces.

21.22.080 - Landscaping.

For applicable landscaping requirements, see Chapter 21.80.

- A. ~~Requirements of Chapter 21.80 shall be satisfied.~~
- B. ~~All required side and rear yard areas shall be landscaped with a Type Two landscaping including lawn, shrubs, flowers, and deciduous and evergreen trees.~~
- C. ~~The perimeters of all parking areas shall be landscaped in such a way as to create a separation between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the site.~~
- D. ~~Significant emphasis shall be placed on streetscape, pedestrian paths and enhancement of key pedestrian areas. Street frontage shall have a minimum twelve-foot planter strip with street trees planted thirty-five feet on center.~~

21.22.090 - Stormwater runoff.

~~Stormwater management is required All site or stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the county and shall be subject to the county's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.~~

J. Chapter 21.23 - MIXED USE HIGH DENSITY CORRIDOR – is hereby amended as follows:

21.23.050 - Environmental performance standards.

- A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the department may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 21.57 of this title. Failure of the department to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.
- B. Storage. Outside storage of any kind is prohibited with the exception of nurseries.
- C. Refuse.
  - 1. Refuse container screening shall be required and be native and drought tolerant landscaping or ~~of~~ a material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.
  - 2. No refuse container shall be permitted between a street and the front of a building.
  - 3. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

21.23.060 - Site area.

- F. Maximum Development Coverage. Maximum coverage by impervious surfaces sixty percent, unless increased up to a maximum of ninety-five percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 21.70:
1. Projects providing a pedestrian oriented area consistent with building coverage bonuses: thirty percent bonus,
  2. Projects containing mixed uses: five percent bonus,
  3. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the county: fifteen percent bonus.
  4. Projects providing a vegetated roof: bonus equal to fifty percent of the square footage of the vegetated roof.

Note: These bonuses are to be added to the base allowable impervious surface coverage. The provisions of the Drainage Design and Erosion Control Manual, open space, landscaping and design review requirements may further limit impervious surfaces;

#### 21.23.080 - Landscaping.

For applicable landscaping requirements, see Chapter 21.80.

- ~~A. Requirements of Chapter 21.80 shall be satisfied;~~
- ~~B. All required side and rear yard areas shall be landscaped with a Type Two landscaping including lawn, shrubs, flowers, and deciduous and evergreen trees, and other living ground covers;~~
- ~~C. The perimeters of all parking areas shall be landscaped in such a way as to create a separation between streets and parking areas, at the same time not obstructing the view of any walkways, driveways or streets around entrances or exits to the site;~~
- ~~D. Significant emphasis shall be placed on streetscape, pedestrian paths and enhancement of key pedestrian areas. Street frontage shall have a minimum twelve foot planter strip with street trees planted thirty five feet on-center.~~

#### 21.23.090 - Stormwater runoff.

Stormwater management is required. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the county and shall be subject to the county's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.

- K. Chapter 21.24 - CENTRAL BUSINESS DISTRICT – is hereby amended as follows:

#### 21.24.100 - Landscaping requirements.

For applicable landscaping requirements, see Chapter 21.80.

- A. ~~The provisions of Chapter 21.80, except as they conflict with this section, apply to development in the CBD land-use districts.~~
- B. ~~It shall be the responsibility of the property owner/developer to ensure the provision of healthy, growing landscaping as described in Chapter 21.80 and consistent with the descriptions in Table 21T-11, unless otherwise designated on Table 21T-12.~~

21.24.130 - Stormwater runoff.

~~Stormwater management is required. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the county and shall be subject to it's the County's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.~~

L. Chapter 21.34 - COMMUNITY COMMERCIAL DISTRICT – is hereby amended as follows:

21.34.050 - Environmental performance standards.

- A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the department may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 21.57 of this title. Failure of the department to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.
- B. Storage. Outside storage of any kind is prohibited with the exception of nurseries.
- C. Refuse.
  - 1. Refuse container screening shall be required and be native and drought tolerant landscaping or of a material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.
  - 2. No refuse container shall be permitted between a street and the front of a building.
  - 3. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

21.34.080 - Landscaping.

For applicable landscaping requirements, see Chapter 21.80.

- A. ~~All landscaping requirements of Chapter 21.24 and Chapter 21.80 shall be satisfied.~~
- B. ~~Yard Setback Landscaping. All required minimum yard setback areas shall be landscaped with suitable ground cover and deciduous or evergreen trees, not to be less than:~~
  - 1. ~~Side yard(s), six feet;~~

~~2. Rear yard, six feet.~~

- ~~C. Adjacent Areas. Parcels or lots which share a common boundary with properties in a residential or open space/institutional district shall, in lieu of the rear or side yard setbacks required in Section 21.34.060, provide a sixteen-foot strip for landscaping along said common boundary. The exterior edge(s) of the common boundaries shall be densely planted with a Type One vegetation having a minimum height of four feet at the time of planting.~~
- ~~D. The perimeters of all parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the site.~~
- ~~E. Landscaping Plan. A plan of all proposed landscaping shall be submitted along with the site plan for review by the department.~~

21.34.090 - Stormwater runoff.

Stormwater management is required and shall comply with the Thurston County Drainage Design and Erosion Control Manual. All stormwater runoff shall be retained and disposed of on-site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the county and shall be subject to its the County's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.

M. Chapter 21.36 - NEIGHBORHOOD COMMERCIAL DISTRICT – is hereby amended as follows:

21.36.080 - Landscaping.

For applicable landscaping requirements, see Chapter 21.80.

- ~~A. Requirements of Chapter 21.80 shall be satisfied.~~
- ~~B. All required yard areas shall be landscaped with a Type Two landscaping including lawn, shrubs, flowers, and deciduous and evergreen trees, not to be less than forty percent of each yard area and the sum total of which must equal fifteen percent of the site. The exterior edges of yards abutting residential properties shall be densely planted with a Type One site-screening vegetation having a minimum height of four feet at the time of planting.~~
- ~~C. The perimeters of all parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the site.~~
- ~~D. Street frontage shall have a minimum six foot planter strip with street trees planted thirty-five feet on center.~~
- ~~E. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times.~~
- ~~F. A plan of all proposed landscaping shall be submitted along with the site plan for review by the Department.~~

21.36.090 - Stormwater runoff.

~~Stormwater management is required. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the county~~ and shall be subject to the County's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Municipal Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.

N. Chapter 21.40 - LIGHT INDUSTRIAL DISTRICT – is hereby amended as follows:

21.40.040 - Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the department may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 21.57 of this title. In addition, any outside storage must have sight-obscuring screening, such as native and drought tolerant vegetation, around the storage area. All stored materials shall not exceed the height of the screening. Failure of the department to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

21.40.085 - Refuse.

- A. Refuse container screening shall be required and be native and drought tolerant landscaping or of a material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.
- B. No refuse container shall be permitted between a street and the front of a building.
- C. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

21.40.090 - Stormwater runoff.

~~Stormwater management is required. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the county~~ and shall be subject to the County's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.

O. Chapter 21.41 - BUSINESS PARK DISTRICT – is hereby amended as follows:

21.41.070 - Landscaping.

For applicable landscaping requirements, see Chapter 21.80.

A. General:

1. The department shall have the authority to waive specific requirements or to impose additional requirements in unique or special circumstances. The waiver is not intended to reduce fulfillment of those requirements but rather to allow for flexibility and innovation of design. Special circumstances or unique conditions shall be reviewed with the county prior to submittal of a landscape plan. Examples of special conditions might include:

- a. Preservation of unique wildlife habitat;
- b. Preservation of natural or native areas;
- c. Compliance with special easements;
- d. Renovation of existing landscaping;
- e. Unique site uses;
- f. Urban beautification plan.

2. Plot Plan:

- a. A plot plan of the proposed landscaping and screening shall be submitted with the site plan review application.
- b. Plan Requirements. The site plan shall be accurately drawn, using an appropriate engineering or architect scale, and showing the following:
  - i. Proposed landscaping including location, species and size at time of planting;
  - ii. Existing vegetation in general and identifying all evergreen and deciduous trees four inches and greater in diameter measured at twenty four inches above grade level;
  - iii. Location of existing and proposed driveways and parking surfaces, curbs and sidewalks.

B. Landscape Plan Approval:

- 1. A building permit shall not be issued until the landscaping plan has been approved.
- 2. At the time of site plan review, the department shall review specific landscape requirements with the owner or their representative.

C. Landscape Performance Bond:

- 1. A bond shall be required to guarantee the completion of the landscaping per the approved plan. The bond shall be posted with the county prior to issuance of the building permit. The bond shall be in the amount of one hundred fifty percent of the estimated landscaping and installation costs.
- 2. Types of landscape bonds which are acceptable:
  - a. Cash bonds;
  - b. Assignment of savings account;
  - c. Insurance company performance bond;
  - d. Letter of guarantee from lender with attached approved plan.

3. Bonding forms shall be as follows:

- a. Cash bond: in a form acceptable to the prosecuting attorney;
- b. Assignment of savings account: in a form acceptable to the prosecuting attorney;
- c. Insurance company performance bond: bond form as prescribed by the bonding company. This form must include the following:
  - i. The amount of the bond;
  - ii. The name of the project and address as assigned by the county;
  - iii. The following statement of purpose: "Landscaping required by the Lacey UGA Zoning Code and in accordance with the approved landscape plan on file with Thurston County;"
  - iv. All applicable signatures;
  - v. Name, address and telephone number of the party to whom the bond is to be released;
- d. Guarantee form: in a form acceptable to the prosecuting attorney.

4. Failure to complete all of the required landscaping or part of it within six months of the building occupancy shall constitute a building violation, and the county shall use the bond to complete the required landscaping.

5. It shall be the responsibility of the project manager or business owner to contact the county upon completion of the landscaping work and request an inspection.

D. General Landscape Requirements.

1. All parking areas of under ten thousand square feet shall have a minimum of eight percent of the parking, maneuvering area, and loading space landscaped as a means to reduce the barren appearance of the lot and to reduce the amount of stormwater runoff. Perimeter landscaping, required adjacent to property lines, shall not be calculated as part of the eight percent figure. Landscaping adjacent to building may be calculated as part of that area.

2. All parking areas of over ten thousand square feet shall have a minimum of fifteen percent of the parking, maneuvering area, and loading space landscaped as a means to reduce the barren appearance of the lot and to reduce the amount of stormwater runoff. Perimeter landscaping, required adjacent to property lines, shall not be calculated as part of the fifteen percent figure. Landscaping adjacent to building may be calculated as part of that area.

3. All ingress/egress easements which provide corridors to a lot not adjacent to a public right-of-way shall be considered the same as public right-of-way. Landscape requirements for easement corridors shall be the same as those required adjacent to public rights-of-way.

4. All outside storage areas shall be screened by masonry walls or wood fencing or landscaping to a minimum of ten feet in depth. The site plan review committee may eliminate the need for screening when the stored materials are not visually obtrusive or when the storage yard abuts another storage yard.

5. All portions of a lot not devoted to building, future building, parking, storage, or accessory uses shall be landscaped in a manner appropriate to the stated purpose of this chapter.

6. All required landscaping areas shall extend to the curb line or the street edge.

- ~~7. Required landscaping areas which are inappropriate to landscape due to the existence of rail lines or other features shall be provided first along another lot line, or second, to an equalized area in another portion of the lot, to be determined by the department.~~
- ~~8. Bark mulch, gravel, or other nonvegetative material shall be used only in conjunction with landscaping to assist vegetative growth and maintenance or to visually complement plant material. Nonvegetative material is not a substitute for plant material.~~
- ~~9. Required landscape areas shall be provided with adequate drainage.~~
- ~~10. Slopes shall not exceed a three to one ratio (width to height) in order to decrease erosion potential and assist in ease of maintenance.~~
- ~~11. Landscaping shall not conflict with the safety of those using adjacent sidewalks or with traffic safety. Safety features of landscaping shall be discussed at the time of site plan review, if necessary.~~
- ~~12. Quantity, arrangement and types of plants installed shall be appropriate to the size of the required landscape area and purpose of planting area as noted in Section 21.41.070E.~~
- ~~13. All refuse containers shall be screened from abutting properties and/or streets by one hundred percent sight-obscuring wood fencing or masonry walls and appropriate landscaping. Refuse container screening shall be required and be of a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, and shall in no case be less than six feet high. Refuse collection areas shall be designed to contain all refuse generated on-site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.~~
- ~~14. Landscaping shall be placed outside of sight-obscuring fences or walls unless it is determined by the department that such arrangement would be detrimental to the stated purpose of this chapter.~~
- ~~15. All property abutting an arterial, flanking, or collector street shall be landscaped with a thirty foot average depth.~~

~~E. Types of Landscaping:~~

- ~~1. Type I: Solid Screen. Purpose. Type I landscaping is intended to provide a solid sight barrier to totally separate incompatible uses. Type I landscaping shall consist of evergreen trees or tall shrubs with a minimum height of six feet at planting, which will provide a one hundred percent sight-obscuring screen within two years from the time of planting; or a combination of evergreen and deciduous trees and shrubs backed by one hundred percent sight-obscuring fence.~~
- ~~2. Type II: Visual Screen. Purpose. Type II landscaping is intended to create a visual separation that is not necessarily one hundred percent sight-obscuring from incompatible uses. Type II landscaping shall be evergreen or a mixture of evergreen and deciduous trees with large shrubs and ground cover interspersed with the trees. A sight-obscuring fence will be required unless it is determined by the department that such a fence is not necessary. The plants and fence must not violate the sight area safety requirements at street intersections. Evergreen trees shall be an average height of six feet at planting. Deciduous trees shall be the following sizes based on their spacing:
 
  - ~~a. One inch caliper/ten feet on center;~~~~

- ~~b. Two inch caliper/twenty feet on center;~~
- ~~c. Three inch caliper/thirty feet on center;~~
- ~~d. Three and one half to five inch caliper/forty feet on center.~~

~~Ground cover shall be of sufficient size and spacing to form a solid cover within two years from the time of planting.~~

~~3. Type III: Visual Buffer. Purpose. Type III landscaping is intended to provide visual separation of uses from streets and main arterials and between compatible uses so as to soften the appearance of streets, parking lot and building facades. Type III landscaping shall be evergreen and deciduous trees planted not more than thirty feet on center, interspersed with large shrubs and ground cover. Where used to separate parking from streets, plantings must create a visual barrier of at least forty two inches in height at time of planting and form a solid screen two years after planting. The planting shall not violate the sight area safety requirements at street intersections or driveways. Evergreen trees shall be an average height of six feet at planting. Deciduous trees shall be the following sizes based on their spacing:~~

- ~~a. One inch caliper/ten feet on center;~~
- ~~b. Two inch caliper/twenty feet on center;~~
- ~~c. Three inch caliper/thirty feet on center;~~
- ~~d. Three and one half to five inch caliper/forty feet on center.~~

~~Ground cover shall be sufficient size and spacing to form a solid cover within two years from the time of planting.~~

~~4. Type IV: Low Cover. Purpose. Type IV landscaping is intended to provide visual relief where clear sight is desired. Type IV landscaping shall consist of a mixture of evergreen and deciduous shrubs and/or ground cover, to provide solid covering of the entire landscaping area within two years of planting.~~

~~5. Type V: Open Area Landscaping. Purpose. Type V landscaping is primarily intended to visually interrupt large open spaces of parking areas. Type V landscaping shall consist of trees planted with supporting shrubs, sod or ground cover. Each landscape area shall be sufficient size to promote and protect growth of plantings, one hundred square foot minimum. Evergreen trees shall be an average height of six feet at planting. Deciduous trees shall be the following sizes based on their spacing:~~

- ~~a. One inch caliper/ten feet on center;~~
- ~~b. Two inch caliper/twenty feet on center;~~
- ~~c. Three inch caliper/thirty feet on center;~~
- ~~d. Three and one half inch to five inch caliper/forty feet on center.~~

~~Ground cover shall be of sufficient size and spacing to form a solid cover within two years from the time of planting.~~

~~F. Landscape Area Requirements for BP Zone:~~

~~1. Front Yard. The front twenty feet shall be improved with permanent Type III landscaping. All ground cover to be sod in this yard.~~

- ~~2. Side Yard. At least ten feet of each side yard shall be improved with permanent Type III landscaping. Where property lines are located at the centerline of a driveway, the required landscaping shall be placed adjacent to the building face. In no case shall this area be less than the minimum required. Where property lines pass through a building, the minimum landscaped area shall be located elsewhere. All landscape areas are to be located on that lot.~~
- ~~3. Building Wall Landscaping. Except at service yards, storage yards and loading dock faces there shall be a ten foot landscape area adjacent to the building walls. This area may be counted as landscaping. In no case shall it be counted as the minimum area for displaced property line landscaping.~~
- ~~4. Parking Lot Landscaping. Provide a minimum of one, five foot by twenty foot landscape island within the parking area for each ten cars. Provide a five foot by twenty foot island at the end of each row of parking stalls. Provide Type V landscaping.~~
- ~~5. Storage Yards. Provide Type I landscaping on all sides except as noted.~~
- ~~6. Service Yards and Loading Docks. Where loading docks and service doors are visible to the street, provide a Type II landscape screen.~~
- ~~7. All portions of lots not developed with buildings or paving shall be landscaped with a minimum Type IV landscaping.~~
- ~~8. Enclosure of Activities. Predominant activities and operations shall be completely enclosed within buildings or structures, except for customary appurtenances, such as loading and unloading areas. The department shall be authorized to determine the reasonable application of this provision in cases of operational hardship or other showing of uncommon circumstances when reviewing outdoor crane or lift operations.~~
- ~~9. Outside Storage or Operations Yard. Outside storage or operations yards shall be confined to the area to the rear of the principal building or the rear two-thirds of the property, and screened from view from any property line by appropriate masonry walls, wood fencing, earth mounds, and landscaping. Outside storage exceeding a height of fifteen feet shall be so placed on the property as to not detract from the reasonable accepted appearance of the district.~~
- ~~10. Loading Areas. Loading areas must be located in such a manner that no loading, unloading and/or maneuvering of trucks associated therewith takes place on public rights of way. A forty five foot clear area is to be provided in front of all drive in doors. A one hundred foot apron with a maneuvering hammer head is to be provided at all dock height doors. In no case when a vehicle is parked in the loading/unloading position adjacent to the building shall it block the movement of other vehicles.~~
- ~~11. Improvement and Maintenance of Yards and Open Space. All required yards, parking areas, storage areas, operations yards, and other open uses on the site shall be maintained in a neat orderly manner appropriate for the district at all times. The county shall be authorized to reasonably pursue the enforcement of these provisions where a use is in violation, and to notify the owner or operator of the use, in writing, of such noncompliance. The property owner or operator of the use shall be given a reasonable length of time to correct the condition.~~

21.41.080 - Stormwater runoff.

~~Stormwater management is required. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the county~~ and shall be subject to the county's review and approval, and shall moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters so as to violate local, state or federal standards governing the quality of such waters.

P. Chapter 21.43 - PLANNED INDUSTRIAL PARK DEVELOPMENTS (OVERLAY) – is hereby amended as follows:

21.43.050 - Development standards.

I. Landscaping.

1. Yard Setback Landscaping. All exterior minimum yard setback areas shall be landscaped with suitable ground cover and deciduous trees or conifers ~~evergreen trees~~, not to be less than:

- a. Front yard, fifteen feet;
- b. Side yard(s), five feet;
- c. Rear yard, five feet.

The sum total of the site shall have no less than twenty percent landscaping. Landscaping must be included within the interior of the lot. Suitable ground cover may ~~be include~~ include native vegetation, grass, ~~ivy~~, or bark ~~mulch, river rock, and the like~~. Natural Native vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements. All deciduous trees shall have a minimum of one-and-one-half inch caliper measured six inches above existing grade and all ~~evergreen trees~~ conifers shall be six to eight feet tall at time of planting.

2. Adjacent Areas. Parcels or lots which share a common boundary with properties in a residential or open space/institutional district shall, in lieu of the exterior boundary setback required in Section 21.43.050E, provide a twenty-five foot strip for landscaping along said common boundary. The exterior edge(s) of the common boundaries shall be densely planted with site screening vegetation having a minimum height of four feet at the time of planting.
3. The perimeters of all parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the site.
4. Refuse.
  - a. Refuse container screening shall be required and be native and drought tolerant landscaping or ~~of~~ a material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.
  - b. No refuse container shall be permitted between a street and the front of a building.

- c. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

5. Plot Plan.

- vii. Existing vegetation in general and identifying all ~~coniferevergreen~~ and deciduous trees four inches and greater in diameter measured at twenty-four inches above grade level;

Q. Chapter 21.45 - MINERAL EXTRACTION DISTRICT – is hereby amended as follows:

21.45.040 - Future uses.

- A. Whenever mineral extraction sites are exhausted or their extraction ceases to be economically justified, or are discontinued for any other reason, the site shall be restored to a condition which will:
  - 1. Support regeneration of natural vegetative growth by the reintroduction of topsoil, in accordance with the soil amendment requirements in the Thurston County Drainage Design and Erosion Control Manual, and appropriate seeding and fertilizing;

R. Chapter 21.48 - OPEN SPACE/INSTITUTIONAL DISTRICT – is hereby amended as follows:

21.48.090 - Ingress and egress.

Ingress and egress at the site shall meet development standards ~~be limited to one driveway for each two hundred feet of frontage. Where only one driveway serves a site, such driveway shall not be less than twenty five feet nor more than thirty five feet wide.~~ All driveways shall be not less than one hundred fifty feet from intersecting right-of-way lines, measured from the centerline of the driveway. Curbs and gutters or permanently fixed bollards shall be provided to limit other vehicular access to the site.

21.48.110 - Landscaping.

- A. The preservation or enhancement of existing native plant materials shall be the predominant characteristic of landscape treatment in this district. Where new plant materials are needed to comply with the screening or aesthetic requirements of Section 21.48.110, the materials shall be of species native or complementary to or compatible with the species native to the Pacific Northwest.
- B. Landscaping is also required in all setback areas and open space. Landscaping may consist of suitable ground cover, shrubs and trees. Suitable ground cover may include native vegetation, grass, or bark mulch. ~~Suitable ground cover may be grass, ivy, bark, river rock, and the like.~~ Natural Native vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements.
- C. The perimeters of common parking areas shall be landscaped in such a way as to create a diversion between streets and parking, driveways, or streets around entrances or exits of the site.
- D. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times.

21.48.120 - Stormwater runoff.

Stormwater management is required. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the county and shall be subject to the County's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.

S. Chapter 21.50 - VILLAGE CENTER ORDINANCE – is hereby amended as follows:

21.50.060 - Village center design.

B. Neighborhood Design.

4. General Layout.

Illustration 2. Diagram of a street defining geometrically shaped blocks. Where a street is long, traffic calming devices should be considered and designed to incorporate vegetated LID facilities where feasible. A basic street block diagram must be prepared for each village center.

6. Open Space and Community Green.

- b. In most situations, each village center should be designed to have one primary open space which shall be referred to as the community green. Refer to Illustration 3. The community green shall have a minimum area of twenty thousand square feet and the size, shape, and design of the community green should provide adequate space for concerts, outdoor exhibits, and community gatherings based on the number of residents expected in the development. Permeable paving and vegetated LID facilities are encouraged in the community green. The community green is normally surrounded by a concentration of high density development which may include commercial, residential, and public and semipublic uses, community clubs, and community facilities. If the development includes a Main Street commercial area, the community green shall either front upon a Main Street, Main Street shall terminate at the community green, or Main Street and the community green shall otherwise be incorporated into a combined community focus for the development. Nothing in this chapter shall preclude a large tract from containing two or more separate phases with two or more separate community greens.

C. Site Planning.

2. Residential Expectations.

o. Transition Spaces.

Security should also be designed into transition areas such as:

- v. Parking Lot Layout. Parking lot for residents should be located so that distances to dwellings and impervious surfaces are minimal while permitting easy viewing from nearby windows;

3. Expectations for Commercial Development.
  - f. Roofs. Gable, salt box, or vegetated roofs should be used to the greatest extent possible are the preferred roof types. Flat and mansard roofs are generally discouraged. Vegetated roofs are encouraged where feasible in accordance the Thurston County Drainage Design and Erosion Control Manual. Where flat roofs are necessary for larger anchor commercial or community-oriented structures, or vegetated roof designs, gable elements and other architectural elements must be used to break up the roof line and create architectural interest consistent with the design vocabulary. Roof types should be appropriate to the building's architecture. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged. Refer to Illustration 23.
  
5. Utility Services.
  - b. Stormwater Facilities. Detention basins, headwalls, outlet structures, concrete flow channels, rip rap channels, and other drainage improvements shall be screened with plant material and/or berms, in addition to meeting all normal landscaping and design guidelines specified in the Lacey UGA zoning code. Vegetated LID facilities are considered to be self-screening. Such drainage structures, if visible, shall be incorporated into the natural curves of the land. Detention basin embankments and the basin itself shall be extensively landscaped with wet site tolerant plant materials with the intention of recreating a seasonal and high water wet ecostructure. The detention facility shall be sized to accommodate the future growth of vegetation planted in the basin.
  
6. Common Open Space.
  - a. Open spaces shall contain a minimum area of five thousand square feet and shall be of a distinct geometric shape, generally rectilinear or square, bounded by streets with curb side parking on a minimum of fifty percent of its perimeter. Refer to Illustration 30. Open spaces shall be spatially enclosed by the buildings that front on the area or front upon the streets bounding the area. The open spaces shall be landscaped such that the area is covered with trees, shrubs, lawn and groundcover meet all requirements of Chapter 21.80 where applicable. The type of trees and shrubs shall be such that vistas through the open space are largely unobstructed. Open spaces shall be landscaped using elements that enhance the character and function. Elements may include formal gardens, walkways, monuments, statues, gazebos, fountains, park benches, and pedestrian-scale lamp posts. Depending upon the value and significance of such elements, incentives may be provided to offset the costs, including additional density, as may be agreed to by the county and applicant. Open spaces should be designed as an active gathering place for all residents of the development in both day and evening, and include places for strolling, sitting, social interaction, and informal recreation.
  
9. Landscaping.
  - a. All landscaping requirements of Chapters 21.80 and 21.70 should be satisfied. In addition, the following requirements shall be met.
  - b. Extensive landscaping shall be required in accordance with a landscape plan conceived for the village center as a whole. All areas of a site not occupied by buildings, parking lots,

other improvements or textured paving shall be intensively planted with trees, shrubs, hedges, ground covers, and/or grasses, unless such area consists of attractive existing vegetation to be retained. Perennials and annuals are encouraged.

- c. Landscaping shall be integrated with other functional and ornamental site design elements, where appropriate, such as recreational facilities, ground paving materials, paths and walkways, fountains or other water features, trellises, pergolas, gazebos, fences, walls, street furniture, art, and sculpture.
- d. Plant suitability, maintenance, and compatibility with site and construction features are critical factors which shall be considered. Plantings shall be designed with repetition, structured patterns, and complimentary textures and colors, and shall reinforce the overall character of the area.
- e. Removal of Debris. All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials, or other debris shall be removed from the area of the site to be constructed and disposed of in accordance with the law. No tree stumps, portions or tree trunks, or limbs shall be buried anywhere in the development. All dead or dying trees, standing or fallen, shall be removed from the site unless left as part of a habitat protection program. If trees and limbs are reduced to chips, they may, subject to approval of the county, be used as mulch in landscaped areas. Areas which are to remain as open space and undeveloped, shall be cleaned of all debris and shall remain in their natural state.
- f. Slope Plantings. Landscaping of the area of all cuts, fills, and/or terraces shall be sufficient to prevent erosion, and all roadway slopes steeper than one foot vertically to three horizontally shall be planted with ground covers appropriate for the purpose, soil conditions, water availability, and environment.
- g. Additional Landscaping. In addition to the required screening and street trees, additional plantings or landscaping elements shall be required throughout the village where necessary for climate control, privacy, or for aesthetic reasons.
- h. Other Landscape Improvements. Landscaping and site treatment plans should consider seasonal flowers in planters, planting beds and hanging baskets.
- i. Garbage and Recycling. Garbage collection, recycling areas, and other utility areas shall be screened around their perimeter by wood enclosures with a roof or by brick walls, with a minimum height of seven feet, and shall extend on three sides of such an area, with a gate or door on the third side. Such a wall shall be capped on the top. A landscaped planting strip a minimum of three feet wide shall be located on three sides of such a facility. Planting material shall be separated from the parking lots by curbing. A mixture of hardy flowering and/or decorative evergreen and deciduous trees may be planted; the area between trees shall be planted with shrubs, ground cover, or covered with mulch.

#### 21.50.070. - Pedestrian circulation and streets.

##### A. Streets.

~~3. Table 21T-58 sets forth the relationship of the various street types as listed below. The street layout shall incorporate a hierarchy of street types as specified:~~

- a. ~~Type 1, Lane or alley;~~
- b. ~~Type 2, Two-way residential street (parking on one side);~~
- c. ~~Type 3, Two-way residential street (parking on two sides);~~
- d. ~~Type 4, Commercial mixed-use street (Main Street);~~
- e. ~~Type 5, Collector.~~

~~The Main Street (Type 5) shall be used for the primary commercial and civic streets within the small community. The residential street Type 4 is a collector street, while the residential streets Type 2 and 3 are local streets. Lanes or alleys (Type 1) are generally required and may be used to provide service access; they may be treated as private streets and any lot having access from a lane shall additionally front upon one of the other types of streets. All streets shall generally conform to one of the following street categories. Illustration 34 sets forth the relationship of the various street types as listed below.~~

~~Illustration 34. A diagram illustrating the relationship of various selected street types. This type of graphic illustration must be prepared for each village center.~~

- ~~4. Type 1, Lane or Alley. Refer to Illustration 35 below.~~

~~Illustration 35. Section and figure ground of alley.~~

- ~~ia. A lane may be a private street or easement and need not be dedicated to the county. Such streets or easements may be dedicated to the property owners' association of the village center or may be dedicated as common easements across the rear portions of lots;~~
- ~~ii. Minimum paved width: twelve feet;~~
- ~~iii. Width of easement: twenty feet;~~
- ~~iv. Buildings or fences set back a minimum of three feet;~~
- ~~v. No parking permitted on either side of the paved portion of the lane;~~
- ~~vi. Curbing shall not be required except at corners of intersections with other street types. At such corner locations, curbing shall be required for the entire corner radius and five feet preceding same. Such curbing shall not extend more than six inches above the finished pavement;~~
- ~~vii. Lane or alley lighting shall be provided on all garages or on poles adjacent to parking areas. Lighting fixtures and poles shall be of consistent architectural style and shall complement the predominant architectural theme;~~
- ~~viii. Design speed shall not exceed ten m.p.h.~~
- ~~b. Type 2, Two Way Residential Street. See Illustration 36 below.~~

~~i. Section and figure ground of a narrow, two-way residential street.~~

- ~~i. Right-of-way width: forty four feet; paved width: twenty four feet;~~

- ~~ii. Curbside parking shall be permitted on one side of the road;~~
  - ~~iii. Five foot sidewalk with a minimum five foot wide planter strip shall be provided on both sides of the road;~~
  - ~~iv. Cement concrete barrier curb shall be required;~~
  - ~~v. Street trees shall be planted in the five-foot planter strips on both sides of the street at a minimum spacing of thirty five feet on center;~~
  - ~~vii. Design speed shall not exceed twenty five m.p.h.;~~
  - ~~vii. Average daily traffic limited to four thousand;~~
  - ~~viii. Bicycles can use streets without a separate path.~~
- ~~c. Type 3. Two-Way Residential Street. See~~

~~Section and figure ground plan of a wide two-way residential street.~~

- ~~i. Right of way width: fifty four feet; paved width: thirty four feet;~~
  - ~~ii. Curbside parking is permitted on both sides of the street, except within twenty five feet of any intersection;~~
  - ~~iii. Five foot sidewalk with a minimum five foot wide planter strip shall be provided on both sides of the street;~~
  - ~~iv. Cement concrete barrier curb shall be required;~~
  - ~~v. Street trees shall be planted in the five-foot planter strips on both sides of the street at a minimum spacing of thirty five feet on center;~~
  - ~~vi. Design speed shall not exceed twenty five m.p.h.;~~
  - ~~vii. Average daily traffic limited to approximately six thousand.~~
- ~~d. Type 4. Main Street—The Commercial Mixed Use Street. Refer to~~

- ~~i. Right of way width: sixty four feet; paved width: thirty four feet;~~
- ~~ii. Parallel parking shall be provided on both sides of the street. Diagonal head in parking may be permitted along the front of commercial uses and/or the community green. If diagonal parking on both sides is used, the paved width of the street shall be increased to provide the minimum eighteen feet of drive lanes;~~
- ~~iii. Planter strips with a minimum width of five feet shall be provided. Along commercial uses, brick pavers may be substituted for vegetative ground cover typically found in parkways of residential areas. Provided adequate space shall be left for street trees. Sidewalks shall have a minimum width of five feet, except along commercial uses where the sidewalk shall generally be ten feet in width dependent upon the site's relationship to pedestrian traffic. At corners, handicapped ramps shall be provided~~

~~and sidewalks shall be continued across street surfaces using paving materials to delineate crosswalks;~~

~~iv. Cement concrete barrier curb shall be required with a curb radius not to exceed eight feet;~~

~~v. Street trees, with a minimum of two and one-half inch caliper shall be planted at a minimum of thirty-five foot intervals. Street trees shall be planted on both sides of the street, in the landscape strip between the curb and the sidewalk if such exists. Existing trees shall be used where possible and practical;~~

~~vi. Design speed shall not exceed twenty-five m.p.h.~~

~~e. Type 5 Collector with bike lane. The main street (Type 5) shall be used for the primary commercial and civic streets within the small community. The residential street Type 4 is a collector street, while the residential streets Type 2 and 3 are local streets. Lanes or alleys (Type 1) are generally required and may be used to provide service access; they may be treated as private streets and any lot having access from a lane shall additionally front upon one of the other types of streets. All streets shall generally conform to one of the following street categories.~~

- B. Pedestrian and Bicyclist Use of Streets. All streets shall be pedestrian-friendly and usable by pedestrians. Streets shall generally utilize a full range of innovative traffic-calming techniques to promote slow speeds throughout the village. ~~Basketball hoops along side streets within right-of-way are permitted, acknowledging use of streets by children and pedestrians for nonauto-oriented activities in the neighborhood.~~
- C. Pedestrian Circulation and Design.
4. Bikeways shall be provided, where possible, to link internal open space areas with peripheral open space areas and continuing on routes through peripheral open space areas. ~~Bikeways do not have to be marked on local residential streets with low average daily traffic. Bikeways are required on collectors and arterials. Bikeways shall be a minimum of six feet wide and may use asphalt paving.~~ Bike racks shall be provided to internal open space areas and recreation areas in the peripheral open space.

#### 21.50.080 - Parking.

- A. Required Off-Street and On-Street Parking.
5. Parking for all dwelling units shall be prohibited in front yard setback areas. It is recommended that the majority of units access from alleys. With the exception of detached single-family dwellings, driveways shall generally not be located in any front yard area. For other dwelling types driveway access should be provided from alleys. Driveways and parking areas shall be set back a minimum of three feet from the side of dwelling units and twenty feet from the rear of dwelling units. Driveways shall be set back a minimum of three feet from any side property line, unless such driveway is shared by dwellings on two adjacent lots, in which case the driveway may be located with the driveway center line on the common side lot line. Parking for townhouses may be provided in a common off-street parking area or in garages or parking spaces with access from an alley. Private driveways for townhouses shall connect to lanes only and not to the street. However, a common driveway serving a minimum of eight units ~~and not exceeding eighteen feet in width~~ may be permitted from a street.

T. Chapter 21.60 - PLANNED RESIDENTIAL DEVELOPMENT – is hereby amended as follows:

21.60.140 - Design standards.

A. Open space requirements shall be as follows:

1. Common Open Space. Each planned residential development shall provide not less than thirty percent of the gross land area for common open space which shall be either:
  - a. Held in single ownership where such ownership assumes full responsibility for maintenance and operation; or
  - b. Held in common ownership by all of the owners in the development area; or
  - c. Dedicated for public use, if acceptable to the county.
2. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the PRD, provided that the building coverage of such building or structure combined with the building coverage of the residential structures shall not exceed the maximum permitted by the underlying zone.
3. Up to fifty percent of the common open space requirement may be satisfied by the preservation of tall stands of trees and/or wetland and/or critical area habitat and required critical area buffers in consideration of the significant passive recreation opportunities provided by said lands. Development shall be configured to take advantage of these areas as a significant site amenity. These areas should be visually accessible to the public rather than walled off from view. To the extent possible, trail networks should be integrated with these areas. For example, a trail along the wetland buffer is a desirable option. The remaining fifty percent of the common open space area must meet the criteria in paragraph (4) below.
43. ~~Under most circumstances, c~~Common open space shall must meet the following ~~additional requirements~~design criteria:
  - a. ~~Open space area must be designed to be attractive and usable for active as well as passive recreation opportunities. No use shall be allowed within open space that adversely affects the aesthetic appeal or usability of the open space.~~
  - a. Must be useable and accessible. All common open spaces intended for public use shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations accessible to intended users - rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated. Locations integrated with transit stops, for instance, would be encouraged, as there is likely to be pedestrian traffic in the area.
  - b. Open space area shall have convenient access for residences of the development and shall be consolidated to provide maximum access, visibility, usability, minimization of impacts to residential uses, and ease of maintenance.
  - c. Must be inviting. Inviting open spaces feature amenities and activities that encourage pedestrians to use and explore the space. On a large scale, it could be a combination of

active and passive recreational uses. It could include a fountain, sculpture, children’s play area, special landscaping element, or even a comfortable place to sit and watch the world go by. In order for people to linger in an open space, it must be comfortable. For instance, a plaza space should receive ample sunlight, particularly at noon, and have design elements that lend the space a “human scale,” including landscaping elements, benches and other seating areas, and pedestrian-scaled lighting. No use shall be allowed within the open space that adversely affects the aesthetic appeal or usability of the open space. (See Table 21T-83.)

Table 21T-83



Acceptable common open space examples that are centralized, accessible, inviting, and safe.

c. Must be safe. Safe open spaces incorporate Crime Prevention through Environmental Design (CPTED) principles:

(1) Natural surveillance - which occurs when parks or plazas are open to view by the public and neighbors. For example, a plaza that features residential units with

windows looking down on space means that the space has good “eyes” on the park or plaza.

- (2) Lighting that reflects the intended hours of operation.
- (3) Landscaping and fencing. Avoid configurations that create dangerous hiding spaces and minimize views.
- (4) Entrances should be prominent, well lit, and highly visible from inside and outside of the space.
- (5) Maintenance. Open spaces shall utilize commercial grade materials that will last and require minimal maintenance costs. Walls, where necessary, shall be designed and treated to deter graffiti. Use and maintain landscape materials that reduce maintenance cost and maintain visibility, where desired.

d. Provides for uses/activities that appropriately serve the anticipated residents and users of the development. For example, common open space that serves a variety of functions will attract greater usage. When designing open spaces, project applicants should consider a broad range of age groups, from small children, to teens, parents, and seniors.

ee. ~~Open space areas shall~~ Must be designed and placed in consideration of existing and potential open space on adjacent parcels to provide consolidation or opportunities for future consolidation of neighborhood open space areas.

~~d. Existing trees and significant vegetation shall be maintained in open space areas unless an alternate landscaping plan for such areas is required or approved by the site plan review committee.~~

f. Additional Criteria:

- (1) Consolidation of open space is encouraged to provide maximum access, visibility, usability, minimization of impacts to residential uses, and ease of maintenance.
- (2) Existing trees and significant vegetation shall be ~~maintained~~ retained in open space unless an alternative park/landscaping plan consistent with the criteria herein is approved by the department.

54. Cash or like value of land area and improvements may be donated to the county for open space purposes to fulfill up to fifty percent of open space requirements within that specific parks planning area. Acceptance will be at the discretion of the county.

65. Private Open Space. ~~Three~~ Developments are encouraged to conform to usable open space provisions of the applicable zone. However, at a minimum, three hundred square feet of private, usable open space having a minimum of fifteen feet in depth and width shall be provided for each ground level dwelling unit PRD. Such private open space should be visible and accessible from the dwelling unit. When adjacent to common open space, such private open space is to serve as a buffer between dwelling units and common open space.

- C. Landscaping Required. For applicable landscaping requirements, see Chapter 21.80. All common open space shall be landscaped in accordance with the landscaping plan submitted by the applicant and approved by the hearing examiner. Natural landscape features which are to be preserved, such as existing trees, drainage ways, rock outcroppings, etc., may be accepted as part of the landscaping plan when, in the judgment of the hearing examiner, such natural features contribute to the attractiveness of the proposed development.

21.60.145 - Environmental and recreational amenities.

Four of the following five amenities must be provided as part of the PRD in order to receive the density bonus as provided in Section 21.60.140:

- A. Develop and equip significant recreational areas within the common open space with such features as, but not limited to, swimming pools, tennis courts, bike or pedestrian path systems, children's play areas;
- B. Substantial retention of natural ground cover, brushes and trees;
- C. Landscaping the on-site drainage retention facility to make it look more like a naturally occurring feature and serve as a visual amenity;
- D. Provide significant access to a lake, river, stream or other natural water body;
- E. Provide substantial and exceptional landscaping treatment either as an adjunct to or in lieu of natural landscaping beyond the minimum required.

21.62.030 - Development standards.

L. Parking Requirements.

1. The required number of parking spaces shall be is an optional minimum of one space and a maximum of one and one-half spaces per dwelling.
2. Parking shall be located on the same property as the cottage development.
3. Parking and vehicular areas shall be screened from public streets and adjacent residential uses by landscaping or architectural screens.
4. Parking shall be located in clusters of not more than five adjoining uncovered spaces (except where parking areas are adjacent to an alley or vegetated LID facilities).
5. Parking is prohibited in the front and interior yard setback areas.
6. All detached parking structures shall have a pitched roof design.
7. Garages or carports may be attached to individual cottages provided all other design standards have been met and the footprint of the ground floor, including the garage, does not exceed one thousand square feet. Such garages or carports (either attached or detached) shall be located away from common open spaces to the extent possible.
8. At least fifty percent of the required parking spaces shall be enclosed. Such structures shall be designed consistent with the cottage architecture. This includes similar building materials, rooflines, and detailing.

~~6. If covered parking is provided, such structures shall be designed consistent with the cottage architecture. This includes similar building materials, rooflines, and detailing.~~

~~7. Parking between structures is only allowed when it is located toward the rear of the principal structure and is served by an alley or private driveway.~~

~~8. Impervious surface for common parking lots shall be broken into sub-lots of no more than ten parking spaces. These rows may be garages or carports and shall be separated by landscape islands a minimum of twelve feet in width. These islands shall be landscaped in accordance with a low impact development design in accordance with the adopted Drainage Design and Erosion Control Manual.~~

~~a. Pervious surface parking lots are not required to utilize landscape islands.~~

~~9. Parking lots of more than two spaces, visible from a public right of way (not including alleys) or adjacent single family uses or zones, shall be screened by landscaping and/or architectural features.~~

M. Utility Elements. Utility meters and heating/cooling/ventilation equipment shall be located/designed to minimize visual impacts from the street and common areas.

N. Low Impact Development. Cottage developments shall utilize low impact development techniques to accommodate and treat stormwater as on-site conditions allow, as determined by the director. Examples include the use of pervious pavement for walkways, patios, and vehicle access areas, directing runoff from roofs and other impervious areas to landscaped beds, green or living roofs, and the use of rain barrels.

U. Chapter 21.63 - MOBILE AND MANUFACTURED HOMES – is hereby amended as follows:

21.63.160 - Mobile/manufactured home park design standards—Landscaping and screening.

A. Visual screening and/or landscaping may be required in those developments where such screening is deemed necessary and reasonable by the department and/or the hearing examiner.

B. When required, such screening may consist of densely planted vegetation not less than four feet in height at the time of planting, or a solid fence, six feet in height, or a combination of fencing and vegetation which achieves the same screening effect.

C. Landscaping is also required in all setback areas and open space. For applicable landscaping requirements, see Chapter 21.80. Landscaping may consist of suitable ground cover shrubs and trees. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet the landscape requirements.

D. Visual interruption with appropriate vegetation between mobile/manufactured home units may also be required to relieve visual monotony.

E. The perimeters of common parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the mobile home park.

F. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times.

~~21.63.180 – Mobile/manufactured home park design standards—Interior street dimensions.~~

All interior streets of the park shall have dimensions as follows:

A. One-way traffic, twelve feet;

B. Two-way traffic, twenty feet;

C. Street with parking permitted, seven feet additional for each side on which parking is permitted.

21.63.190 - Mobile/manufactured home park design standards—Surfacing requirements.

All streets, roads and driveways shall be hard-surfaced, including permeable paving surfaces in conformance with the Thurston County Drainage Design and Erosion Control Manual, to a standard of construction acceptable to the county engineer. Interior pedestrian walkways, carports and parking areas shall also be paved.

21.63.200 - Mobile or manufactured home park design standards—Stormwater runoff.

Stormwater management is required and shall comply with the Thurston County Drainage Design and Erosion Control Manual. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the county and shall be subject to the County's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or violate local, state, or federal standards governing the quality of such waters.

V. Chapter 21.70 - DESIGN REVIEW GUIDELINES – is hereby amended as follows:

21.70.020 - Definitions.

“Bioretention” means engineered facilities that store and treat stormwater by passing it through a specified soil profile, and either retain or detain the treated stormwater for flow attenuation. Refer to the current Thurston County Drainage Design and Erosion Control Manual (TCC 15.05).

“Duplex” means a structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

“Dwelling unit” means one or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

“Low Impact Development (LID) facility” means distributed stormwater management practices, integrated into a project design that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID facilities include, but are not limited to: bioretention, rain gardens, permeable paving, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.

“Low Impact Development (LID) principles” means land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff.

“Multifamily” means three or more living units under the same ownership where land has not been divided, i.e., triplex, quadraplex and apartment units.

“Native vegetation” means vegetation comprised of plant species, other than noxious weeds, that are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site. Examples include trees such as Douglas fir, Western Hemlock, Western Red Cedar, Alder, Big-leaf Maple, and Vine Maple; shrubs such as willow, elderberry, salmonberry and salal; and herbaceous plants such as sword fern, foam flower, and fireweed.

“Permeable paving” means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.

“Rain garden” means a non-engineered shallow, landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.

“Vegetated LID facility” means bioretention, rain gardens, dispersion, and vegetated roofs.

“Vegetated roofs” (also known as ecoroofs and green roofs) mean thin layers of engineered soil and vegetation constructed on top of conventional flat or sloped roofs.

21.70.110 - Design requirements for zones with pedestrian emphasis and key multimodal corridors and intersections.

D. Circulation and Design for Multimodal Corridors and Key Pedestrian Intersections.

3. Bikeways shall be provided to link key components of each neighborhood with the corridor. Bikeways do not have to be marked on local residential streets with low average daily traffic. Bikeways are required on portions of multimodal corridor designations, collectors and arterials. ~~Bikeways shall be a minimum of six feet wide and~~ The width of bikeways shall be in accordance with the minimum dimensions specified for class 1, 2, and 3 bikeways as defined in the Regional Trails Plan, the Lacey Street Standards or the Thurston County Road Standards. Bikeways may shall use asphalt paving, porous asphalt in accordance with the Thurston County Drainage Design and Erosion Control manual, or other approved surface. Bike racks shall be provided at strategic destination locations along the corridors such as commercial areas, open spaces and other neighborhood focus points.
5. At key pedestrian intersections and other areas of special significance to pedestrians along corridors, sidewalks ~~should~~ shall be constructed of permeable pavers in accordance with the Thurston County Drainage Design and Erosion Control Manual, –brick, colored/textured concrete pavers, concrete containing accents of brick, colored stamped concrete or some combination thereof that is compatible with the style, materials, colors

and details of the surrounding buildings and neighborhood. The functional, visual, and tactile properties of the paving materials shall be appropriate to the proposed functions of pedestrian circulation in the immediate area. Such techniques are also recommended for public or semipublic plazas, courtyards, or open spaces along the corridor.

W. 21.72 OFF-STREET PARKING AND LOADING – is hereby amended as follows:

21.72.010 Intent.

It is the intent of this chapter to:

A. Assure that space is provided for the parking, loading and unloading of motor vehicles on the site of premises or uses which attract said motor vehicles;

~~B. Provide for a minimum and maximum standards of space and parking arrangements amount of parking spaces for various uses, efficient arrangement of parking spaces, and for the safe movement of motor vehicles into and out of such spaces;~~

C. Support commute trip reduction programs and ~~use of alternatives to single occupancy vehicles~~ more use of transportation choices;

~~D. Provide alternatives and incentives to reduce parking needs by utilizing~~ Encourage use of Transportation Demand Management (TMD) strategies to reduce demand for parking spaces;

~~E. Devote less area to parking to enable additional building area or landscaping and thereby promote a healthy tax base; reduce storm drainage impacts; and promote a more attractive community~~ Reduced parking has benefits, particularly considering opportunities for alternative use of valuable land resources. Less space utilized for parking means additional area for retail space, additional building pads, or more pervious surface and landscaping. Increased retail space can help promote a healthy retail tax base. More pervious surface and landscaping can reduce drainage impacts, and promote more attractive cityscape;

~~F. Avoid or reduce traffic congestion~~ Calm traffic for pedestrian comfort and security on public streets and parking lots by:

~~1. Keeping the need for on-street parking along narrow, residential streets to a minimum, and~~

~~2. Controlling access to sites; and~~

~~3. Allowing parking on the streets in zones with a pedestrian emphasis for separation between the sidewalk and moving automobiles;~~

G. Enhance safety for pedestrians, ~~bicyclists,~~ and motorists vehicle operators;

H. Encourage the creation of an aesthetically pleasing and functionally adequate system of off-street parking and loading facilities.

## 21.72.020 General requirements.

A. ~~Required~~ Off-street parking spaces and driveways shall not be used at any time for purposes other than their intended use, i.e., the temporary storage of motor vehicles used by persons visiting or having business to conduct on the premises for which the parking is provided. The approval authority may authorize an exception to the requirement above to allow temporary uses he or she Provided, however, the department may approve other uses it deems reasonable that will not significantly diminish adversely impact the parking spaces needed requirements for the primary use of the property such as street merchant pads, pedestrian refuge islands, and pocket parks for pedestrian seating and use. This may include, but not be limited to, parking lot sales, Christmas tree lots, and other temporary displays of merchandise for sale, consistent with applicable provisions of this title.

B. ~~Parking space required by this chapter and intended~~ for use by occupants or users of specific premises shall not be leased or rented to others, nor shall such space be made unavailable through other means to the users for whom the parking spaces are intended. This, however, does not preclude shared parking arrangements consistent with this chapter or temporary uses authorized per subsection A of this section approved by the department or other activities approved by the site plan review committee.

C. ~~Except where specifically permitted in certain zoning districts, off-street parking spaces shall not be used for loading or unloading of commercial vehicles larger than those vehicles for which the parking spaces are intended.~~

D. ~~Off-street parking and loading spaces shall be provided in accordance with the provisions of this chapter when any of the following actions occur. These provisions apply to all uses and structures in all districts unless otherwise specified.~~

- ~~1. When a main or accessory building is erected, reconstructed, altered, relocated, or expanded;~~
- ~~2. When a use is changed to one requiring more or less parking or loading spaces;~~
- ~~3. When the number of stalls in an existing parking lot is increased by twenty five percent or six stalls, whichever is less. Only those stalls and areas proposed to be added shall be subject to the provisions of this chapter. Proposed expansions of existing parking lots that are not associated with building/use expansion are not subject to the minimum parking requirements of this chapter. Whenever a building or a piece of land is put to a use different from the immediately preceding use, or when a building is remodeled, reconstructed or expanded, adequate off-street parking shall be provided consistent with the new use, reconstruction or expansion of the premises.~~

E. Proposed large projects that are defined as major employers or worksites (RCW 70.94.524) shall provide an assessment of the cost of parking space separate from the cost of the area used for building purposes. This information will help the applicant, department and Intercity Transit evaluate opportunities for parking reduction and TDM strategies.

## 21.72.030 Parking requirements.

A. ~~Parking Table. Table 21T-13 specifies the required amount of parking spaces for various uses. The parking requirements for any use not listed in Table 21T-13 herein shall be those of the listed use most similar to the unlisted use, as determined by the approval authority. When similarity is not apparent, the~~

approval authority shall determine the minimum and maximum parking requirement for the unlisted use based upon an estimate of parking demand prepared by the applicant and, if available, other relevant parking studies.

B. Special Uses. Special uses, identified in Chapter 21.66 of this title, which are not listed in Table 21T-13, shall provide parking spaces as specified in Chapter 21.66. If no standard is specified in either chapter, the standard shall be established by the approval authority per 21.72.030A above.

C. Residential District. Off-street parking requirements for residential districts are located in Table 21T-13.

D. Commercial, Business Park and Industrial Uses.

1. General Parking Standards – Parking Standard Table

a. In the commercial, industrial, business park, and mixed use districts, off-street parking requirements shall be as shown ~~on~~ in Table 21T-13, provided that all of the property is controlled by a single person or corporation, or written agreements for shared parking, acceptable to the county, are filed with the department. Shared parking agreements are encouraged if the physical relationship between the premises makes such sharing possible.

b. Phased Reduction of Maximum Parking Standards. One technique for transportation demand management (TDM) is to reduce maximum allowable parking spaces. This can be done by slowly phasing down the maximum allowable number of parking spaces over a period of years. This technique has advantages of reducing vehicle trips and conserving urban commercial land that can be used for other purposes. However, this technique has the potential to have a significant adverse impact on the jurisdiction's economic development if other reasonable forms of alternative transportation are not available. This technique should be periodically revisited to consider its viability but should not be implemented until its viability for the county is established.

c. Minimum Optional Guidelines and Maximum Standards. To promote parking reduction, the optional minimum guideline serves as a suggested parking number but is not mandatory for automobiles except for single-family residential development. Applicants will be encouraged to provide less automobile parking than the minimum listed whenever possible based upon TDM available on-street parking, potential shared parking within walking distance and other factors. The minimum number listed for bicycle parking shall be provided as indicated in the table for both commercial and residential development.

The number of parking spaces needed to serve a project must be demonstrated to the reviewing authority based upon a parking plan considering TDM techniques and other relevant factors. Upon justification to the satisfaction of the reviewing authority, whatever number of parking spaces agreed upon shall be the number required, and this shall be an enforceable condition of the approval.

The maximum parking standards may be increased if the reviewing authority finds compelling reasons to do so. Such determination shall be at the sole discretion of the reviewing authority based upon such

factors as unique site or use requirements, historical data of a particular use or other relevant factors indicating additional parking is necessary to properly serve a use or uses at a site.

Shared parking agreements are encouraged if the physical relationship between the premises is within convenient walking distance and makes such sharing possible.

2. If more parking spaces than the maximum permitted by Table 22T-13 exist on the subject property, an owner/developer may lease those excess spaces or convert excess spaces into LID facilities where feasible, such as permeable pavement or bioretention, until conformance with Table 22T-13 is reached.

a. Shared parking is particularly encouraged when:

(1) The total number of parking spaces provided is sufficient to meet expected demand; or

(2) The uses are operating during different hours and number of spaces needed for all uses at any one time are satisfied. If permitted, the total number of spaces for a shared arrangement should be no greater than the maximum number of spaces permitted for all uses operating at the same time.

b. Where adjoining parking facilities of two or more ownerships are developed and designed as one parking facility, a reduction of required parking spaces may be permitted based upon the increased potential opportunity for shared parking and other parking reduction techniques.

c. The continuation of joint or shared facilities should be assured by a sufficient legal document such as a covenant or reciprocal easement agreement or by participation in a local improvement district or parking association. Joint or shared parking associated with multi-tenant retail and commercial uses will be considered to be a shared parking facility. Lease agreements will satisfy the requirement for a sufficient legal document. However, any new tenant whose parking requirement reduces the total parking available in the shared parking facility below seventy-five percent of the requirements for all uses sharing the facility will be required to provide additional parking.

e. Parking reduction under this subsection (D)(2) must provide information regarding the administration of the program to the reviewing authority. The information must include:

(1) Address each individual TDM strategy as part of the transportation impact analysis;

(2) Provide the county with an estimate of peak hour employees as part of their site plan review application and traffic impact analysis;

(3) Provide estimated parking occupancy rates for the development as part of the transportation impact analysis showing average weekday use;

(4) Demonstrate how TDM strategies will be used to minimize the need for parking.

3. The county is hereby authorized to develop parking requirements specific to certain geographic locations or districts rather than individual sites by pooling parking supply in desired locations. Any parking requirements established as part of these programs may deviate from the typical standards contained herein and would be binding on the properties within these locations.

~~D. Exceptions to Parking Standards.~~

~~1. Mixed Use. Parking ratios for mixed use development projects shall be determined by calculating the percentage of gross floor area (GFA) by use multiplied by the appropriate parking ratio for each use plus a five percent parking reduction for two uses, ten percent parking reduction for three uses, and fifteen percent parking reduction for four or more uses.~~

~~2. Maximum Parking Standards. The approval authority may authorize parking spaces in excess of the maximum specified in Table 21T-13 if s/he determines:~~

~~a. Expected parking demand will exceed the maximum allowed on-site parking (based upon an estimate of parking demand submitted by the applicant and any other relevant data that is available); and~~

~~b. Sufficient shared parking is not available to meet the excess parking demand; and~~

~~c. Transportation Demand Management (TDM) strategies, in combination with any available share parking, will likely not reduce the parking demand to levels that can be accommodated on-site; and,~~

~~d. Expected overflow parking generated by the proposed use would likely cause significant adverse impacts on adjacent uses, impede vehicle travel lanes, bike paths or walkways, or otherwise create a significant public safety risk.~~

~~3. Minimum Parking Standards. The approval authority may allow less than the minimum vehicular and bicycle parking specified in Table 21T-13 based on an estimate of parking demand prepared by the applicant and, if available, other relevant studies, demonstrating that fewer spaces are needed.~~

~~4. Transportation Demand Management. Applicants for projects expected to accommodate one hundred or more employees may propose a comprehensive TDM strategy to reduce the required minimum parking. Upon demonstration to the approval authority that effective alternatives (see subsection (D)(4)(a) of this section) to automobile access will be in effect, the approval authority may reduce, by not more than fifty percent, the amount of parking prescribed for the use, or combination of uses on the same or adjoining sites.~~

~~a. Alternative programs that may be considered by the approval authority under this provision include, but are not limited to the following:~~

~~Private vanpool operation; transit/vanpool fare subsidy; imposition of a charge for parking; provision of subscription bus services; flexible work hour schedules; capital improvements for transit services; preferential parking for carpools/vanpools; participation in a ride matching program; reduction of parking fees for carpools and vanpools; establishment of a transportation coordinator position to implement carpool, vanpool and transit programs; bicycle parking facilities including associated shower and changing facilities; compressed work week; and telecommuting.~~

~~b. Anyone proposing a parking reduction under this section must provide the following information regarding the administration of the program to the approval authority as part of a transportation impact analysis:~~

- ~~i. An analysis of each proposed TDM strategy;~~
  - ~~ii. An estimate of peak hour employees;~~
  - ~~iii. An estimate of parking occupancy rates for the development indicating average weekday use; and~~
  - ~~iv. Demonstration of how the proposed TDM strategies, in total, will reduce parking demand.~~
- ~~5. Carpool Spaces. All major employers or major worksites, as defined by RCW 70.94.524, shall designate at least five percent of the required vehicle spaces as carpool spaces. These spaces must be located as close to the main employee entrance as possible and shall be identified on the site plan.~~
- ~~6. Shared parking.~~
- ~~a. Two or more uses may share a parking area if:
 
    - ~~i. The total number of parking spaces provided is at least equal to the sum of the minimum number of spaces required for each use less the mixed use parking reduction standard (see subsection (D)(6)(b) of this section), if permitted, and no greater than the sum of the maximum number of spaces permitted for each use; or~~
    - ~~ii. The uses are operating during different hours and the number of parking spaces is at least equal to the minimum number of spaces required for all uses operating at the same time less the mixed use parking reduction standards, if permitted, and no greater than the maximum number of spaces permitted for all uses operating at the same time.~~~~
  - ~~b. Where adjoining parking facilities in two or more ownerships are developed and designed as one parking facility, a reduction of required parking spaces may be permitted based upon the increased opportunity for shared parking and other parking reduction techniques. Any parking reduction allowed would be commensurate with the expected effectiveness of the parking techniques utilized, as determined by the approval authority.~~
  - ~~c. The continuation of joint or shared parking facilities shall be assured by a sufficient legal document, approved by the prosecuting attorney, such as a covenant or reciprocal easement agreement or by participation in a local improvement district or parking association. Joint or shared parking associated with multi-tenant retail and commercial uses will be considered to be a shared parking facility. Lease agreements will satisfy the requirement for a sufficient legal document. However, any new tenant whose parking requirement reduces the total parking available in the shared parking facility below seventy five percent of the requirements for all uses sharing the facility will be required to provide additional parking.~~
- ~~7. Above/Below Grade Parking. Parking spaces provided as part of the above/below grade parking amenity identified in the FAR Amenity Standards (see Title 21 Tables) shall be exempt from all maximum parking requirements.~~

Table 21T.13

Parking Requirements—CBD Land Use Districts

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
Business Park				
General business park <sup>1</sup>	Per 1,000 square feet	2	4	See offices

Commercial				
Banks	Per 1,000 gross square feet	2	3	See offices
Billiard halls	Per table	1	2	1 per 20 auto stalls (minimum of 4)
Bowling alleys	Per alley	3	5	1 per 20 auto stalls (minimum of 4)
Commercial recreation	Per 1,000 square feet	3	5	1 per 20 auto stalls (minimum of 4)
Daycare, preschools, nursery schools	Per teacher plus one drop off loading area per 7 students	0.5	1	1 per 25 stalls (minimum of 1)
Hotels, motels	Per room or suite	1	2	See retail
Medical and dental clinic and offices	Per 1,000 square feet of gross floor area (GFA)	2	4	See offices
Mini storage	Per 100 units or a minimum of 3 spaces plus 2 for permanent on-site managers	1		None
Mortuaries, funeral homes	Per 4 seats	1	2	None
Neighborhood commercial shopping area	Per 1,000 square feet	1	2	See retail
Office building	Per 1,000 GFA • With on-site customer service • Without on-site customer service	2	4	1 per 15 auto stalls (minimum of 2)
		1.5	3	
Regional shopping centers, food and drug stores	Per 1,000 square feet of GFA	3	6	See retail
Restaurants	Per 100 square feet of dining area	1	4	See retail
Retail	Per 1,000 gross square feet	3	6	1 per 20 auto stalls (minimum of 2)

Table 21T.13 (Continued)

Use	Unit Measure	Min	Max	Required Bicycle Parking Spaces
Retail in mixed use development <sup>2</sup>	Per 1,000 gross square feet	2	4	See retail

Service stations (mini marts are retail uses)	Per employee plus per service bay	0.5	1	None
Industrial				
General industrial	Greatest number of employees on a single shift plus one square foot of parking for each square foot of display area plus one space for each vehicle owned, leased or operated by the company	0.5 <sup>3</sup>	1	See offices
Warehouse	Per 1,000 square feet of GFA plus Per 400 GFA used for office or display area	1 1		None
Institutional				
Convalescent facilities, nursing homes	Per 2 patient beds	1	3	See offices
Hospital	Per bed	0.5	1	See offices
Libraries	Per 200 square feet of GFA	0.5	1	1 per 20 auto stalls (minimum of 2)
Schools, elementary and junior high	Per classroom and office	1	1.5	1 per classroom
Schools, senior high	Per classroom and office plus per each 5 students of designated capacity	1	2	1 per five auto stalls (minimum of 2)
Places of Assembly				
Places of assembly without fixed seats	Per 1,000 GFA <sup>4</sup>	10	11	1 per 25 auto stalls (minimum of 2)
Places of worship	Per 4 seats	1	2	1 per 40 auto stalls (minimum of 4)
Stadiums, auditoriums, gymnasiums, theaters <sup>5</sup>	Per 4 seats of the permitted assembly occupants	1	1.5	1 per 25 auto stalls minimum of 4)

Table 21T.13 (Continued)

Use	Unit Measure	Min	Max	Required Bicycle Parking Spaces
Residential				

Accessory dwelling unit	Per dwelling unit	1		None
Single family	Per dwelling unit	2 <sup>6</sup>		None
Duplexes	Per dwelling unit	2		None
Multifamily structures	Per dwelling unit	1.5		1 per 10 auto stalls (2 minimum per building)
Mobile home subdivision	Per dwelling unit	2		None
Mobile parks <sup>6</sup>	Per dwelling unit	1.5		None
Rooming houses, lodging houses, bachelor or efficiency units	Per occupant	1	3	None
Senior citizen apartments	Per 3 dwelling units	1	2	See multifamily

<sup>1</sup> The approval authority may lower the ratio to as little as five-tenths per one thousand GFA if a covenant is attached to the property that limits the occupancy load to ninety-five percent of the parking stalls available. In addition, they may authorize a parking ratio up to five spaces per one thousand GFA if the need can be demonstrated. ~~In no case shall the number of permitted allowable occupants exceed the number of parking stalls without a special permit.~~

<sup>2</sup> If retail space in a mixed-use development exceeds forty percent of the gross floor area of the development, the retail use parking requirements of this section applies to the entire retail space. See also notes that apply to this section for mixed use.

~~<sup>3</sup> This ratio may be used if considerable commute trip reduction strategies are employed to the satisfaction of the approval authority.~~

<sup>43</sup> Gross square feet does not include enclosed or covered areas used for off-street parking or loading, mechanical floor areas or covered public spaces.

<sup>54</sup> School and/or public facility parking spaces may be used provided the facilities are on the same or contiguous parcels within three hundred feet of the theater or auditorium.

<sup>65</sup> In mobile home parks the parking spaces in excess of one per mobile home may be grouped in shared parking areas.

<sup>6</sup> For single-family residential development, a minimum of two parking spaces is required.

Note: The minimum and maximum requirements specified in this chart may be altered per Section 21.72.030D. The following notes apply to all of the above uses:

- Minimum automobile spaces listed in the table are optional guidelines provided in TCC 21.72.030(D)(1)(c) (optional minimum guidelines). Minimum parking spaces for bike parking are mandatory.
- Parking ratios for mixed use development projects shall be determined by calculating the percentage of GFA by use multiplied by the appropriate parking ratio for each use plus a five percent parking reduction for two uses, ten percent parking reduction for three uses and fifteen percent parking reduction for four or more uses.
- Parking spaces provided as part of the above/below grade parking amenity shall be exempt from all maximum parking requirements.
- All major employers or major worksites, as defined by RCW 70.94.524, shall designate at least five percent of auto spaces as carpool spaces. These spaces must be located as close to the main employee entrance as possible and shall be called out on the site plan.
- Where adjacent roads are designed for on-street parking and approved by the public works director, parking credit may be given for on-street parking.

21.72.040 Off-street loading.

Off-street loading shall be required for all commercial establishments which are engaged in the retailing or wholesaling of merchandise requiring regular delivery such as food retailers, lumber yards, hardware stores, department stores and the like.

<u>Total Gross Floor Area of Building(s) (square feet)</u>	<u>Space Required</u>
<u>Less than 5,000</u>	<u>1</u>
<u>5,000 sq. ft. to 25,000</u>	<u>2</u>
<u>25,000 sq. ft. to 50,000</u>	<u>3</u>
<u>Each additional 50,000 or fraction thereof in excess of 25,000</u>	<u>1 additional</u>

All off-street loading and unloading spaces shall be of adequate size and with adequate access thereto to accommodate a vehicle forty five feet in length, eight feet in width, and fourteen feet in height. Each loading space shall be surfaced with an asphalt, concrete or similar pavement so as to provide a surface that is durable and dust free and shall be so graded and drained as to properly dispose of all surface water.

~~21.72.045 Buffer strips.~~

~~All parking areas located adjacent to any private street or public street right-of-way shall be separated from the street/right-of-way by at least a five-foot wide buffer strip landscaped consistent with Chapter 21.80, Landscaping Requirements.~~

21.72.050 Development standards.

Parking area design shall include:

A. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the county engineer.

1. The approval authority shall have the authority to fix the location, width, and manner of vehicular ingress or egress from a building or parking area to a public street and to alter existing ingress and egress as may be required to control street traffic in the interest of public safety and general welfare.

2. When adequate vehicular access to an approved lot or development is available from a side street, no vehicular access shall be permitted from the front street. Where lots have double frontage, if vehicular access from a side street or a street of lower functional classification is not available, such access shall be from the street anticipated to carry the least amount of traffic or the street that would have the least conflict with pedestrian traffic.

B. Backing Out Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.

C. Parking Spaces—Access and Dimensions. Adequate provision shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. Maneuvering aisles and parking stall dimensions shall be as shown in Tables 21T-18, 21T-19, and 21T-20.

D. Compact spaces may comprise up to fifty percent of the required parking spaces. An applicant must clearly identify all spaces designed and constructed for compact car use. The approval authority may approve designation of more than fifty percent of the spaces for use by compact cars if the applicant demonstrates that no adverse impact will result.

E. Surfacing. All parking areas and driveways for more than four vehicles shall be surfaced with permeable paving surfaces in conformance with the Thurston County Drainage Design and Erosion Control Manual, asphalt, concrete or similar pavement so as to provide a surface that is durable and dust free and shall be so graded and drained as to properly dispose of all surface water.

F. Stormwater Runoff. Stormwater management is required and shall comply with the Thurston County Drainage Design and Erosion Control Manual ~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city of Lacey~~ and shall be subject to the county's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code.

G. Convenient, marked pedestrian access shall be provided from parking areas to pedestrian linkage systems (e.g., sidewalks, trails, and bus stops) and from parking areas to principal uses. At a minimum, pedestrian features shall include:

- a. Raised crosswalks with color and texture (preferably brick or brick-like) where pedestrian access crosses automobile access lanes.
- b. Pedestrian lanes shall be designed with texture and color, preferably brick or brick-like accents.
- c. Planter areas and vegetated LID facilities shall be designed in consideration of pedestrian access to provide separation from automobile access lanes, to help identify areas for pedestrian access and to make pedestrian access more comfortable and inviting.
- d. Pedestrian access shall be designed through a consideration of on-site activity as well as uses and destination sites that are located in the surrounding area. Where parking areas for other destination sites are adjacent to the site, linkage should be provided so customers from one site will not have to get in a car and drive to the next.
- e. Lighting shall be provided along designated pedestrian routes to enhance safe walking conditions and to deter crime. Lighting shall be adequate, focused and shielded to illuminate pedestrian paths and to prevent light impacts to adjacent properties. Lights provided for a parking lot shall be designed to provide coverage for both vehicles and pedestrians and may be of a scale appropriate to both. Where pedestrian routes leave a parking lot, pedestrian scale lighting shall be used.

H. If an owner/developer participates in the floor area ratio (FAR) amenity incentive system described in Section 21.24.080, he or she shall not be required to calculate additional gross floor area for parking purposes, as required by this section, for amenities that do not directly create additional leasable floor area.

I. An owner/developer may install the required parking spaces in phases if the approval authority has authorized a phasing schedule, consistent with estimated parking demand. This schedule must specifically indicate when the required parking will be provided. The approval authority may permit the use of temporary parking areas with appropriate screening as part of a phasing schedule. The approval authority may require a performance assurance device (e.g., surety) to insure conformance with the requirements of this chapter.

J. Parking Area and Circulation Design.

1. Internal circulation of the lot shall be so designed as to minimize conflicts with pedestrians with priority given to pedestrians considering convenience, comfort, safety and security. In-and-out driving time, idling time and time spent looking for a parking space should be a consideration, but should not influence design parameters that reduce pedestrian functionality.

2. When off-street parking is provided at the rear of a building and a driveway or lane along the side of the building provides access to the rear parking area, such driveway or lane shall be a minimum width of twelve feet with an ~~five~~eight-foot minimum width sidewalk adjoining the building and curbed or raised six inches above the driveway surface. Location of required pedestrian features such as a raised

crosswalk across automobile lanes must be integrated into the design to provide the most convenient, safe and functional pedestrian linkage possible.

23. Also see Chapter 21.80, Landscaping Requirements, and 21.70, Design Review Guidelines for other applicable regulations.

K. Bicycle Parking Design Standards.

1. ~~Place required bicycle racks to groups with capacity for four or more bicycles. The minimum bicycle rack shall be grouped into four parking stalls for ease of visibility to the public. Bicycle facilities should~~ shall be shared among adjoining establishments.

2. Bicycle racks that only support a bicycle by its front or rear wheel are not permitted. The racks shall be securely mounted to the ground and covered.

3. Bicycle parking spaces shall be two feet by six feet with no less than a seven-foot overhead and a five-foot maneuvering aisle behind each row of bicycle parking.

4. ~~Separate~~ A bicycle-parking areas shall be separated from a motor vehicle parking areas by a barrier (e.g., curb), post or bollard, or by at least five feet of open space behind the maneuvering area.

45. Bicycle facilities shall be located no further from the building's public entrance than the nearest nonhandicapped parking stall, to the extent possible and consistent with other applicable provisions of this title.

56. If public bicycle parking is not clearly visible from the main entrance then directional signs shall be provided.

7. All major employers or major worksites, as defined by RCW 70.94.524, shall provide a minimum of one shower and changing facility per gender.

X. Chapter 21.80 LANDSCAPING REQUIREMENTS -- is hereby amended as follows:

21.80.020 General requirements.

A. A plot plan of the proposed landscaping and screening shall be prepared by a licensed landscape architect, Washington-certified nurseryman, or Washington-certified landscaper and incorporated into plans submitted for preliminary plat, site plan review, administrative design review or building permit review.

B. Landscaping plans ~~shall be drawn to scale, including dimensions and distances, and clearly delineate existing and proposed parking spaces or other vehicular use area, access aisles, driveways, the location, size and description of all landscape materials (new and existing), setback lines, buildings (structures) — proposed and existing — and identify existing significant trees and/or other landscape features and topographic elevations. The applicant shall utilize tree protection techniques approved by the department in order to provide for the continued healthy life of retained significant trees including during land alteration and construction.~~ The landscaping plan shall contain the following minimum information (1 inch equals 20 feet or larger):

- a. Existing plant material and soil to be retained;
- b. Proposed plant material to be placed on site. The type, size, number and spacing on plantings must be illustrated (Refer to § 16.24.030 General Standards Required for All Development);
- c. Surface parking location and design (Refer to Section 21.72 TCC);
- d. Bicycle parking location and design (Refer to Section 21.72 TCC);
- e. Loading and Service Areas location and design (Refer to Section 21.80 TCC);
- f. Screening and Buffering: general; perimeter fencing and walls; parking structures; and surface parking lots. (Refer to Section 21.80 TCC);
- g. All areas where soils are to be amended (Refer to the current Thurston County Drainage Design and Erosion Control Manual)
- h. Locations where plant and soil materials will be stored during construction;
- i. Timeline for site preparation and installation of plant materials

C. ~~The applicant shall submit the information required in Section 21.80.020B.~~

#### 21.80.030 Special requirements.

E. In front yard areas required to be landscaped under county requirements, a minimum of sixty percent of the required area shall be landscaped ~~in grass or other approved ground cover with natural plant materials.~~ This ~~grass area may also contain include~~ grass or other ground cover, trees, shrubs, and other permitted plant materials, ~~however, the grass.~~ Planting areas shall be designed and constructed in a manner that will make possible normal maintenance such as mowing and watering.

#### 21.80.040 Preservation of significant trees.

4. To protect against blowdowns, the county encourages that areas of tall, older tree stands to be retained be at least fifty feet in width.

#### 21.80.050 Types of landscaping.

A. All residential and nonresidential projects ~~with the exception of individual single-family residences~~ shall be required to provide landscaping that satisfies the functions and specific requirements of Section 21.80.050

##### B. Type I.

1. Purpose. Type I landscaping is intended to provide a very dense sight barrier and physical buffer to significantly separate conflicting uses and land use districts.

2. Description.

- a. All plant materials and living ground cover must be selected and maintained so that the entire landscape area will be covered within three years.
- b. ~~Any combination of trees, shrubs, earthen berms, and related plant materials or design features may be selected, provided that the resultant effect is sight-obscuring from adjoining properties. In addition, fences and walls may be incorporated into the landscaping buffer. Provide a minimum of one conifer at least seven feet tall for every one hundred fifty square feet arranged in a manner to obstruct views into the property. Permitted conifer species are those with the ability to develop a minimum branching width of eight feet within five years. Sufficient soil shall be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.~~
- c. ~~Trees shall be a minimum two inches in caliper measured six inches above the base at the time of planting and shrubs must be capable of growing to a minimum of five feet in height, within three years. Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet.~~
- d. Ground cover shall cover the remainder of the landscape within three years.
- e. A minimum of fifteen feet of width shall be required when Type I landscaping design is utilized.
- f. Fences, walls, and/or earthen berms may supplement landscape materials, except where they are inconsistent with other community design goals, policies, and standards in this code.
- g. Any other alternative mix of plantings can be considered provided the intent of the Type I landscaping type is satisfied.
- h. Vegetated LID facilities that satisfy the intent of Type I landscaping are allowed to count towards landscaping requirements.
- i. Landscaping shall be native and drought tolerant with exception of trees on the City's street tree list.

C. Type II.

1. Purpose. Type II landscaping is intended to provide visual separation of uses from streets, and visual separation of compatible uses so as to soften the appearance of streets, parking areas and building elevation. This landscaping is used around the perimeter of a site and adjacent to buildings and may be mixed with a Type III landscaping to provide interest along parking lot pedestrian corridors.

2. Description.

- a. All plant materials and living ground cover must be selected and maintained so that the entire landscape area will be covered within ~~five~~three years.
- b. ~~Any combination of evergreen and deciduous trees (with no more than fifty percent being deciduous), shrubs, earthen berms, and related plant materials or design features may be selected, provided that the resultant effect is to provide partial screening and buffering~~

~~between uses and of softening the appearance of streets, parking and structures. Provide at least one tree per three hundred square feet of landscaped area. At least fifty percent of the trees must be conifer/evergreen.~~ Trees may be clustered to avoid blocking views between windows and public spaces and/or private yard areas where desirable. Permitted tree species are those with the ability to develop a minimum branching width of eight feet within five years.

c. Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet.

d. Trees shall be a minimum of two inches in caliper measured six inches above the base at planting and shrubs must be capable of growing to a minimum of four feet in height, within five years. Sufficient soil shall be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.

e. Provide ground cover to cover the remainder of the planting strip within three years.

f. Any other alternative mix of plantings can be considered provided the intent of the Type II landscaping type is satisfied.

g. When Type II landscaping is used to provide partial screening between uses, a minimum planting area of eight feet in width shall be provided. When Type II landscaping is used adjacent to a building, a minimum five-foot planting area shall be provided.

h. Vegetated LID facilities that satisfy the intent of Type II landscaping are allowed to count towards landscaping requirements.

i. Landscaping shall be native and drought tolerant with exception of trees on the City's street tree list.

#### D. Type III.

1. Purpose. Type III landscaping is intended to provide visual relief where clear sight is desired. This landscaping type is utilized along pedestrian corridors and walks for separation of pedestrians from streets and parking areas while providing an attractive setting and overstory canopy.

#### 2. Description.

a. This type of landscaping consists of street trees for a large overstory canopy along streets and pedestrian corridors and grass or other approved vegetation for ground cover.

b. ~~Turf grass developed for conditions of the northwest shall be planted. Other ground cover may be used if it is designed to provide green effect for aesthetic relief.~~ Ground cover or low shrubs developed for conditions of the northwest shall be planted. Turf grass is desirable in planting strips where on-street parking is present. Low shrubs are desirable in areas without on-street parking to provide both visual and physical separation between moving traffic and pedestrians.

c. Place trees to create a canopy in desired locations without obstructing necessary view corridors.

d. Trees used along local access streets or pedestrian walks through parking lots shall be a species approved by the department and shall be chosen for attractiveness, rooting habits, disease and pest resistance, and habitat value. All trees shall be a minimum of two inches in caliper measured six inches above the base at planting. Sufficient soil shall be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability. Decorative protection may be placed around trees.

e. Provide ground cover to cover the remainder of the planting strip within three years.

ef. Earthen berms with grass or other vegetative ground cover and other design features may be worked into landscaping provided the resultant effect of providing a pedestrian friendly environment and visual relief where clear site is required can be achieved.

eg. The minimum width for Type III landscaping shall be six feet to provide adequate rooting area for large street trees and to provide adequate streetscape. A four-foot width may be used through parking area pedestrian walks where accent trees are used and less width is required.

h. Vegetated LID facilities that satisfy the intent of Type III landscaping are allowed to count towards landscaping requirements.

i. Landscaping shall be native and drought tolerant with exception of trees on the City's street tree list.

#### E. Type IV.

1. Purpose. To provide visual relief and shade in parking areas.

2. Description.

a. Required Amount.

i. If the parking area contains no more than twenty-five parking spaces, at least thirty-five square feet of landscape development must be provided for each parking stall proposed.

ii. If the parking area contains more than twenty-five spaces, at least fifty square feet of landscape development must be provided for each parking stall proposed.

~~iii. The above requirements are considered a minimum. Additional landscape area may be necessary to meet design requirements below.~~

b. Design.

~~i. Each area of landscaping must contain at least one hundred square feet of area and must be at least eight feet in any direction. The minimum width for Type IV landscaping shall be six feet to provide adequate rooting area for large street trees and to provide adequate streetscape. A four-foot width may be used through parking area pedestrian walks where accent trees are used and less width is required.~~

ii. Each planting area ~~must~~ should contain at least one tree. Planting areas shall be provided with the maximum number of trees possible given recommended spacing for

species type. Deciduous trees shall have a minimum size of two inches in caliper measured six inches above the base and shall have the ability to reach a mature height of at least thirty-five feet. ~~Evergreens-Conifers~~ shall have a minimum height of ~~eight~~ seven feet at planting. Up to one hundred percent of the trees proposed for the parking area may be deciduous. A minimum of seventy percent must be deciduous. Sufficient soil shall be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability. No parking stall shall be located more than fifty feet from a tree.

~~iii. Live ground cover shall be provided throughout each landscaping area. Ground cover may be any combination of grass, shrubs and trees that provide the desired effect of providing visual relief and green space within the parking area. Grassed areas are recommended. Utilization of beauty bark shall be discouraged and shall not substitute for live ground cover. Ground cover shall be selected and maintained so that the entire landscaped area will be covered within three years. Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrub shall be at least sixteen inches tall at planting and have a mature height between three and four feet. Up to fifty percent of shrubs may be deciduous.~~

~~iv. Provide ground cover to cover the remainder of the planting strip within three years.~~

~~v. A landscaped area must be placed at the interior end of each parking row in a multiple lane parking area. This area must be at least eight feet wide and must extend the length of the adjacent parking stall.~~

~~vi. Landscaping islands must be placed in every parking row with a maximum spacing of at least one island every seven parking spaces. Such islands shall be a minimum of eight feet in width and shall extend a minimum length of ten feet; provided, that the department may approve of a different configuration in order to provide a more attractive and functional design consistent with the intent of this chapter to promote aesthetic values and a pedestrian-friendly parking lot.~~

~~vii. Up to one hundred percent of the trees proposed for the parking area may be deciduous. A minimum of seventy percent must be deciduous.~~

~~viii. No parking stall shall be located more than fifty feet from a tree.~~

~~viii. Landscaping islands and landscape portions of pedestrian corridors may be used for drainage treatment and given credit on drainage calculations under the Drainage Design and Erosion Control Manual adopted by TCC Section 15.05.010. However, the primary purpose shall remain landscaping and health of trees and ground cover and aesthetic character shall not be compromised. Additionally in no case shall the grade between the parking lot surface edge and the landscape island or pedestrian corridor surfaces be greater than six inches when a swale concept is utilized and it is intended to meet minimum landscaping space requirements.~~

~~ix. Vegetated LID facilities that satisfy the intent of Type IV landscaping are allowed to count towards landscaping requirements.~~

x. Landscaping shall be native and drought tolerant with exception of trees on the City's street tree list.

F. Single-family Residential

Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Native vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall be amended in accordance with the Thurston County Drainage Design and Erosion Control Manual and then landscaped with trees, native and drought tolerant shrubs and suitable native and drought tolerant ground cover. Suitable materials for ground cover are those which permit rain water infiltration of the soil and may include sod, shrubs, trees, and/or other natural planting materials. Amended soils shall comply with the Thurston County Drainage Design and Erosion Control Manual.

21.80.070 Species choice.

The applicant shall utilize native regional plant materials or plant materials that complement the natural character of the Pacific Northwest.

21.80.080 Maintenance of plant materials.

A. It shall be the responsibility of the property owner/developer to ensure the provision of healthy, growing landscaping. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape development proposal and shall maintain all landscape material.

B. Unless entirely landscaped with significant trees preserved under Section 21.80.040 of this chapter, all areas where new landscaping is being required, excepting new single family lots, shall be provided with irrigation systems designed by a licensed landscape architect, Washington-certified nurseryman, Washington-certified landscaper or professional engineer. Such irrigation systems shall be designed, installed and operated to maintain the plant materials to the standards detailed in Section 21.80.080A. The county may waive landscape irrigation provided an alternative method to irrigate the plantings for three years is approved by the county and a maintenance assurance device in the amount of one hundred percent of the replacement cost of the landscape materials is provided.

C. The county shall require a maintenance assurance device to insure compliance with the requirements of this chapter. for a period of one year from the completion of planting in order to insure compliance with the requirements of this chapter. The value of a maintenance assurance device must equal at least one hundred twenty percent of the replacement cost of the landscape materials, and shall be utilized by the county to perform any necessary maintenance, and to reimburse the county for documented administrative costs associated with action on the device. The maintenance assurance shall be for a minimum period of one two years from the completion of planting; however for Type I landscaping, the period shall be three years. The director may adjust the period of maintenance assurances on a case-by-case basis.

D. The county may accept, as an alternative to a maintenance assurance device, a contractual agreement or bond between the owner/developer and a licensed landscape architect, Washington-

certified nurseryman, or Washington-certified landscaper, along with a rider or endorsement specifically identifying the county as a party to the agreement for purposes of enforcement. Nothing in this alternative shall be interpreted to in any way modify the conditions of Section 21.80.080B.

E. If a maintenance assurance device or evidence of a similar device is required under Section 21.80.080B and C, the property owner shall provide the county with an irrevocable notarized agreement granting the county and its agents the right to enter the property and perform any necessary work.

F. Upon completion of the ~~two~~one-year maintenance period (three years for Type I landscaping), and if maintenance is not required, the county shall promptly release the maintenance assurance device or evidence thereof.

G. All trees, plant materials and landscaped areas shall receive sufficient water to be kept in a healthy and growing manner.

## **Title 22 – TUMWATER URBAN GROWTH AREA ZONING**

Y. Chapter 22.04 - DEFINITIONS – is hereby amended as follows:

### 22.04.282 – Impervious surface

“Impervious surface” means a non-vegetated surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to: roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater.

### 22.04.358 – Low Impact Development

“Low Impact Development” means a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

### 22.04.393 – Native vegetation

“Native vegetation” means vegetation or plant species, other than noxious weeds, which are indigenous to the area or habitat in question and which reasonably could have been expected to naturally occur on the site.

### 22.04.449 – Permeable pavement

“Permeable pavement” means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.

22.04.453 – Pervious surface

“Pervious surface” means any surface material that allows stormwater to infiltrate into the ground. Examples include but are not limited to: lawn, landscape, pasture, native vegetation areas, and permeable pavements.

22.04.610 - Tract.

“Tract” means a lot usually ~~several acres~~ held in ~~area-~~ common ownership by an association, or reserved for future development.

Z. Chapter 22.08 - RESIDENTIAL/SENSITIVE RESOURCE ZONE DISTRICT (RSR) – is hereby amended as follows:

[...]

22.08.050 - Density regulations.

Density regulations in the RSR zone district are as follows:

[...]

G. Lot Coverage, Maximum ~~for All Buildings~~ impervious surface: forty percent of total area of the lot or seven thousand five hundred square feet, whichever is less;

[...]

I. Yards.

1. For lots less than nine thousand five hundred square feet in area, yards shall be as follows:

- a. Front: twenty feet minimum from frontage property line on streets interior to a development, twenty-five feet minimum from frontage property line on streets classified as urban collectors, minor arterials and major arterials,
- b. Side: seven and one-half feet from property line, minimum,
- c. Rear: ten feet, minimum, from rear property line; twenty-five feet minimum from rear property line abutting streets classified as urban collectors, minor arterials and major arterials. Exception: Storage, garden, and tool sheds 200 square feet in area or less may be located a minimum of 10 feet from the property line.

2. For lots greater than or equal to nine thousand five hundred square feet in area, yards shall be as follows:

- a. Front: twenty feet minimum from frontage property line on streets interior to a development, twenty-five feet minimum from frontage property line on streets classified as urban collectors, minor arterials and major arterials,
- b. Side: ten feet from property line, minimum,
- c. Rear: twenty feet, minimum, from rear property line; twenty-five feet minimum from rear property line abutting streets classified as urban collectors, minor arterials and major arterials.

Exception: Storage, garden, and tool sheds 200 square feet in area or less may be located a minimum of 10 feet from the property line.;

[...]

AA. Chapter 22.10 - SINGLE-FAMILY LOW DENSITY RESIDENTIAL ZONE DISTRICT (SFL) -- is hereby amended as follows:

22.10.050 - Density regulations.

Density regulations in the SFL zone district are as follows:

[...]

G. Lot Coverage, Maximum for All ~~Buildings~~ impervious surfaces: sixty percent of total area of the lot;

[...]

I. Yards.\*

1. Front: ten feet minimum from frontage property line;

2. Side: five feet from property line, minimum;

3. Rear: ~~five~~ twenty feet from property line, minimum. Exception: Storage, garden, or tool sheds 200 square feet or less in area may be located a minimum of 5 feet from property line.

[...]

AB. Chapter 22.14 - MULTIFAMILY MEDIUM DENSITY RESIDENTIAL ZONE DISTRICT (MFM) -- is hereby amended as follows:

22.14.050 - Density regulations.

A. Site Area. All residential developments must meet the following density requirements:

1. Minimum: nine dwelling units per acre,

2. Maximum: fifteen dwelling units per acre, except that any density greater than fourteen dwelling units per acre shall be obtained only by purchase of transfer of development rights in accordance with Chapter 22.57 of the Thurston County Code;

B. Density Calculation. The calculation of the density requirements in ~~Section Chapter~~ 22.14.050A above is based on the portion of the site devoted to residential and associated uses (e.g., dwelling units; private community clubs; stormwater management facilities~~detention, treatment and infiltration~~). The following land is excluded from density calculations:

1. Land that is required to be set aside for public use as open space, right-of-way, or land on which development is prohibited by Thurston County Code Title 24, Thurston County Critical Areas Ordinance, or Chapter 17.15, Thurston County Agricultural Activities Critical Areas Ordinance and land that is to be used for private roads. Provided that portion of open space/park areas that consists of stormwater facilities that are designed for active and/or passive recreational purposes in accordance with the Drainage Design and Erosion Control Manual for Thurston County shall not be excluded from density calculations,

2. Land that is intended for future phases of development created in accordance with Section Chapter 22.14.060,
  3. Land that consists of lots devoted to uses other than residential and associated uses, including but not limited to: churches, schools and support facilities (except for stormwater detention, treatment and infiltration facilities);
- C. Division of Land Not on Public Sanitary Sewer. Division of land in areas without sewer ~~must~~ shall occur in a manner that maintains long term potential to achieve minimum required densities and efficient provision of sewer once sewer becomes available. For a proposed division of land not required to be served by the extension of public sewer at the time of approval, a conversion plan shall be submitted in accordance with Section Chapter 22.14.060 for the entire property, and the proposed land division shall be subject to the following:
1. For land division of an existing lot of record created prior to October 15, 1998:
    - a. Any division creating two lots shall not be subject to the minimum density requirements of Section Chapter 22.14.050A, provided one of the lots is at least five acres in size. A note must be included on the recorded land division that future land divisions shall meet minimum density requirements of Section Chapter 22.14.050A in each phase of development,
    - b. Any division creating more than two lots shall meet the minimum density requirements of Section Chapter 22.14.050A in each phase of development;
- D. Lot Coverage, Maximum ~~for All Buildings~~ impervious surface: seventy percent of total area of the lot;
- E. Structure height: forty feet, maximum;
- F. Yards.\*
- \* See Section Chapter 22.04.670 .
1. Front: ten feet minimum from frontage property line;
  2. Side: five feet from property line, minimum; provided that side yards for single-family attached dwellings may be reduced to zero where attached;
  3. Rear: five feet from property line, minimum.

Where any structures or portions of structures are adjacent to any single-family residential zoning district, the minimum setback shall be twenty feet. Where structures are constructed over one story, the setback from the adjacent property line or lines shall be increased by ten feet for every story above the ground level story of the proposed new building, and shall be completely screened from view in accordance with Chapter 22.47;

- G. Yards Exception. Any side or rear yard, not abutting on a public or private street, may be reduced to zero, provided:
1. That the yard area reduced by this procedure is added to the required setback on the opposite side of the site;
  2. The opposite side yard setback is no less than ten feet after the yard area has been added as described in Section Chapter 22.14.050F1;
  3. Where zero yard setback is used, the abutting site ~~must~~ shall be held under the same ownership at the time of initial construction or the owners of the abutting property(ies) record agreements