

ORDINANCE NO. 14725

**AN ORDINANCE ESTABLISHING AN AGRITOURISM OVERLAY DISTRICT (AOD) IN SPECIFIC PORTIONS OF THURSTON COUNTY. AMENDING TITLE 20 OF THE THURSTON COUNTY CODE BY ADDING NEW CHAPTER 20.08G; AMENDING CHAPTER 20.54, TABLE 1; AMENDING SECTION 20.03.040; AND AMENDING THE OFFICIAL ZONING MAP, THURSTON COUNTY, WASHINGTON.**

**WHEREAS**, Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), which contains fourteen goals intended to guide the development and adoption of comprehensive plans and associated development regulations, which relate to urban growth, rural development, reduced sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space, recreation, the environment, citizen participation and coordination, public facilities and services, and historic preservation; and

**WHEREAS**, local farms provide important products and services to the local community, including fresh produce, meat, eggs and dairy products. Farms also help to preserve open spaces, create employment, reduce urban sprawl and maintain an agricultural land base, all of which contribute to the health, wellbeing and sustainability of the local economy and county residents; and

**WHEREAS**, it has been estimated that approximately 2,000 acres of farmland are converted to other uses, including residential uses, every year in Thurston County according to a 2009 farmland inventory using past analysis completed by the Thurston Regional Planning Council; and

**WHEREAS**, the continued viability of the local agricultural industry is important to the local economy, food security and maintaining the rural heritage of the area; and

**WHEREAS**, agritourism can help to conserve farms by providing additional farm income to local farmers, offsetting market fluctuations, building a stronger customer base and educating consumers about local agricultural products and issues; and

**WHEREAS**, the amendments will create an Agritourism Overlay District (AOD) in southern Thurston County and in the Nisqually Agriculture (NA) zoning district. The AOD will allow new rural, agricultural tourism opportunities and remove some existing regulatory barriers to accessory commercial uses on local farms; and

**WHEREAS**, the proposed amendments would benefit the general welfare of Thurston County residents by encouraging the preservation of farm and working lands by allowing new,

sustainable tourism related uses and income generating activities for local farmers. Such activities may serve as alternatives to the conversion of farm land to land uses inconsistent with agricultural practices; and

**WHEREAS**, the GMA requires the comprehensive plan and 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 comprehensive plans and development regulations; 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**, the GMA has established a goal to “maintain and enhance natural resource based industries, including productive timber, agricultural and fisheries industries, and to encourage the conservation of productive forest lands and productive agricultural lands and discourage incompatible uses;” and

**WHEREAS**, the proposed amendments are consistent with the Growth Management Act; and

**WHEREAS**, the proposed amendments are consistent with the Thurston County County-Wide Planning Policies; and

**WHEREAS**, the proposed amendments are consistent with other sections of the Thurston County Code; and

**WHEREAS**, the proposed amendments are consistent with the Thurston County Comprehensive Plan; and

**WHEREAS**, it is a policy of the Thurston County Comprehensive Plan to develop innovative strategies for the conservation of farmland; and

**WHEREAS**, the Natural Resource Lands chapter of the Thurston County Comprehensive Plan affirms that agricultural lands of long-term commercial significance should receive the highest priority for conservation; and

**WHEREAS**, the Thurston County Working Lands Strategic Plan was adopted in February 2010 to establish “a basis for encouraging and ensuring a continued and coordinated approach to the preservation of agriculture and forestry’s economic viability;” and

**WHEREAS**, the Thurston County Planning Commission held a series of eight work sessions between June 1, 2011 and January 4, 2012 regarding the proposed amendments; and

**WHEREAS**, the Thurston County Planning Commission held a duly advertised public hearing on November 2, 2011 to take public testimony as required by Thurston County Code, Chapter 2.05, Growth Management Public Participation; and

**WHEREAS**, the Thurston County Planning Commission issued a positive recommendation for adoption of an AOD; and

**WHEREAS**, the amendments adopted by this ordinance were the subject of a public hearing before the Board of County Commissioners on March 6, 2012; and

**WHEREAS**, in formulating its decision, the Board of County Commissioners considered the recommendation of the Planning Commission, staff's recommendation which varied from the Planning Commission and comments received through the public hearing and public process; and

**WHEREAS**, a State Environmental Policy Act (SEPA) determination of nonsignificance (DNS) was made by Thurston County on October 21, 2011; and

**WHEREAS**, in formulating the amendments adopted by this ordinance, the Board of County Commissioners has considered the goals contained in the GMA; and

**WHEREAS**, the Board of County Commissioners believes adopting the amendments are necessary for the preservation of the general welfare of Thurston County residents.

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

**SECTION 1.** Section 20.03.040 TCC "Definitions" is hereby amended as shown in Attachment A to this Ordinance.

**SECTION 2.** New chapter 20.08G TCC is hereby adopted as shown in Attachment B to this Ordinance.

**SECTION 3.** Table 1, chapter 20.54 of the Thurston County Code, is hereby amended as shown in Attachment C to this Ordinance.

**SECTION 4.** In accordance with the provisions of this Ordinance, the Official Zoning Map, Thurston County, Washington, is hereby amended as shown in Attachment D to this Ordinance.



**SECTION 5. 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 to be 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 6. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon adoption.

ADOPTED: March 13, 2012

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
Thurston County, Washington

Roberto J. Borromeo  
Clerk of the Board

Cathy Hylle  
Chair

APPROVED AS TO FORM:

Karen Valenzuela  
Commissioner

JOHN TUNHEIM  
PROSECUTING ATTORNEY

Gordon Jones  
Commissioner

By: Jeffrey G. Fancher  
Deputy Prosecuting Attorney

**ATTACHMENT A:**

**Title 20 Zoning would be amended as follows:**

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Staff Comments: *Italics* Unaffected Omitted

Text: (...)

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**TCC Title 20**

**Section 20.03.040 Definitions:**

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2.8 “Agricultural home stay” means a farm or farm house that has eight (8) or fewer guestrooms. The agricultural home stay must be located on and be a part of a farm that produces agricultural products as a primary source of income. Meals and light foods or snacks may be served to registered guests of an agricultural home stay at any time.

2.9 “Agricultural land” means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees, timber and forest products, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production.

3.2 “Agritourism” means an enterprise generally located at a working farm, ranch, or other agricultural operation or facility, which is conducted for the enjoyment and education of visitors, guests or clients, and that generates income for the owner / operator. Agritourism is also the act of visiting a working farm / ranch or any agricultural or horticultural operation for the purposes of enjoyment, education or active involvement in the activities of the farm / ranch or agricultural operation that also adds to the economic viability of the agricultural operation. Agriculture or agricultural production must be the primary use of the land except as otherwise provided, pursuant to the standards and criteria established by Section 20.08G – Agritourism Overlay District (AOD). Uses permitted by that chapter are generally defined as agritourism uses within the AOD.

3.3 “Agritourism Overlay District (AOD)” means an overlay zoning district covering an area defined by the official Thurston County Zoning Map, which incorporates the standards of the underlying zoning district. The main goal of the AOD is to support local agriculture and provide alternatives to the conversion of farm land through sustainable rural economic development and empowering farmers to attempt new, entrepreneurial endeavors which augment, support and highlight local agriculture.

Uses permitted within the AOD include, but are not limited to agricultural home stays, farm kitchens and bakeries, educational and interpretive seminars, you pick operations (x-mas trees, pumpkin patches, berry picking etc.), day tours, cooking and food preservation classes, elder hostels, petting zoos, horseback riding, zip lines / aerial rope slide courses, photography, nature watching, temporary gatherings, farm weddings and festivals, country inns, small scale wineries, craft distilleries and micro-breweries. Non-listed agritourism uses within the AOD are subject to the standards of Chapter 20.08G TCC, unless such uses are specifically exempt from Thurston County review and approval.

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31.5 "Country inn" means a restaurant and/or temporary overnight accommodations to be located in a R 1/20, R 1/10, RR-1/5, RRR 1/5, RL 1/2, RL 2/1, or RL 1/1 zone or Agritourism Overlay dDistricts and which may include a lounge not to exceed twenty-five (25) percent of restaurant area and facilities for banquets, meeting space small conferences, weddings, and similar parties and activities.

31.7 "Craft distillery" means a small scale facility which manufactures distilled alcohol for human consumption, limited to a maximum of twenty thousand (20,000) square feet in size.

31.8 "Culinary tourism" means experiencing the food of the country, region or area (cuisine as an expression of culture); experiencing what is unique and memorable and not necessarily pretentious and exclusive. Wine and beer tourism are regarded as subsets of culinary tourism. Culinary tourism can be a primary element of agritourism, geotourism and rural tourism where the focus is on locally grown produce and local specialty foods.

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44.5 "Ecotourism" means environmentally responsible travel to fragile, pristine, and usually protected areas that strive to be low impact and often small scale as opposed to mass tourism. The purpose is to educate the traveler; provide funds for ecological conservation; directly benefit the economic development and political empowerment of local communities; and foster respect for nature, different cultures and human rights.

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46.2.5 "Farm": A farm is defined as a tract of land cultivated for the purpose of agricultural production devoted to the raising of crops and/or domestic animals and where the farmer or farm family participates in the day-to-day labor and management of the farm, and owns or leases its productive assets.

46.2.7 "Farmers market": A farmers market consists of individual vendors, primarily farmers, who set up booths, tables or other displays outdoors or indoors, selling primarily local produce, meat products, fruits, vegetables, value-added agricultural products and possibly prepared foods and beverages directly to the public.

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57.2 “Geo-tourism” means best practice tourism that sustains or enhances the geographical character of a place, culture, environment, heritage and well-being of its residents and often includes many elements of nature tourism and ecotourism.

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84.4 Microbrewery: means a small scale brewery, including craft breweries and nanobreweries limited to twenty thousand (20,000) square feet in size.

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86.8 “Nature tourism” (see “ecotourism”).

...

97.5 “Overnight lodging” means a facility or place offering temporary, overnight lodging units to travelers and guests for periods of 30 days or less per visit, and may include food service operations in accordance with Washington State and local health standards. Facilities providing overnight lodging or overnight accommodations may include country inns, bed and breakfasts or agricultural home stays.

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98.5 “Pacific Northwest” For the purposes of this Title, “Pacific Northwest” is defined as the US states of Washington, Oregon and Idaho.

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~~146.~~ 145.5 “Wholesale sales” means the sale of goods, merchandise and commodities in gross, primarily for the purpose of resale.

146. “Winery (small scale)” means a small scale winery limited to twenty-thousand (20,000) square feet in size, which utilizes fruit and berries grown in the Pacific Northwest in the production of wine.

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146.7 “Working lands” means lands used for farm and forestry management, that raise food, grow trees, support jobs and the local economy. Also see “Agricultural land”.

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## ATTACHMENT B:

### 20.08G – Agritourism Overlay District (AOD).

#### 20.08G.010. Purpose statement. The purpose of the Agritourism Overlay District (AOD) is:

1. To preserve working lands and support the agricultural industry of Thurston County as a viable economic activity and discourage conversion to other incompatible uses.
2. To provide clear legislative authority for agricultural land-owners to launch agritourism activities in specific rural areas of Thurston County as a way to supplement their income, educate visitors about their way of life, and share their agricultural heritage with others.
3. To protect and promote agriculture as an important component of the Thurston County economy.
4. To implement the goals and objectives of the Thurston County Comprehensive Plan, which recognizes the economic, environmental, and cultural benefits of our agricultural and working lands.
5. To empower farmers and other rural land owners to start new, entrepreneurial endeavors that augment, and highlight the importance of local agriculture.
6. To entice visitors to rural Thurston County to see and experience the value of local agricultural lands to our culture, economy, landscape and local food supply.
7. To boost agricultural commerce in rural Thurston County by establishing a broad overlay district that reduces barriers and inconsistencies among the base zoning districts, while maintaining and promoting the high quality of the environment and the economy in rural Thurston County.
8. This chapter places no new restrictions or limitations on legal, existing or allowed uses within the AOD. The intent of this section is only to add new allowed uses and to ease some land use restrictions which pose regulatory barriers to a healthy and sustainable agricultural economy. Additionally, this section is meant to promote and build on the inherent strengths of Thurston County with a particular focus on rural, southern Thurston County. The provisions of this chapter do not apply to lands zoned as Public Parks, Trails and Preserves (PP) or Rural Resource Industrial (RRI).

20.08G.015 Conflicts with other regulations. If a specific AOD standard or regulation conflicts with other specific development standards in the Thurston County Zoning Ordinance (Title 20 TCC), the AOD rules and standards shall apply. Additionally, 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.

20.08G.020. General standards. General standards for all agritourism uses within the AOD shall be as follows:

1. AOD uses shall incorporate a rural theme in terms of building style and design. This means that new agritourism uses involving new structures shall complement or enhance, rather than detract from the rural environment.
2. New AOD uses shall be located, designed and operated so as not to interfere with normal agricultural practices on and off site. Non-agricultural uses should be limited to lands with poor agricultural soils or lands otherwise not suitable for agricultural purposes.
3. Impervious surface limits, signage and parking standards are the same as the underlying zoning district for agritourism related uses.
4. AOD activities shall comply with all applicable Thurston County Health, Resource Stewardship and Public Works Department requirements and standards.
5. Safe vehicular access and customer parking shall be provided on site, such that vehicles are not required to back onto public roads. Structures and parking shall be located outside of public right-of-ways. Also refer to parking and loading standards, Title 20, Chapter 20.44.
6. Any exterior lighting installed related to an agritourism use or activity shall be appropriately shielded and directed generally downwards to minimize traffic safety impacts and light pollution.
7. Agritourism events allowed pursuant to this section shall not involve motorized off-road vehicle (ORV) racing or similar motor vehicle activities unless otherwise allowed by this Title. All activities generating noise detectible off-site shall observe Thurston County Title 10, Chapter 10.36 – Public Disturbance Noise.
8. Permitted nonagricultural accessory uses and activities located on land with an agricultural use, or land zoned Long-term Agriculture (LTA), Nisqually Agricultural District (NA) or Long-term Forestry (LTF) shall be consistent with the size, scale, and intensity of the existing agricultural or resource use of the property and the existing buildings on the site. Nonagricultural accessory uses

and activities, including new buildings, parking, or supportive uses, shall not be located outside the general area already developed for buildings, parking and residential uses and shall not otherwise convert more than one acre of agricultural or resource land to nonagricultural or non-resource uses.

9. Parcel size standards. Unless otherwise specified, the minimum parcel size for new agritourism uses within the AOD is ten (10) acres. Exceptions to the ten (10) acre minimum parcel size may be considered through a variance process in accordance with Chapter 20.52 TCC.
10. Maximum structure size. The maximum size for structures related to an agritourism use within the AOD is twenty thousand (20,000) square feet, except as otherwise stated by this chapter. Existing buildings may be used for agritourism uses regardless of size.

20.08G.030 Exempt AOD uses. Exempt AOD uses are those uses permitted as a matter of right under this chapter, i.e. no land use permit is required under this chapter. However, other local, state or federal requirements may have standards that need to be met or approvals/permits that need to be received. This includes, but is not limited to, Thurston County Health Department and Public Works Department requirements.

1. The following standards shall apply to all exempt agritourism uses permitted by this chapter:
  - a. Exempt uses shall meet applicable vehicular access, signage, lighting and parking standards.
  - b. The director shall determine if an unlisted use is exempt, permitted or prohibited based on similarity to a listed use and likely impacts of such unlisted use.
  - c. Exempt uses in this section are not subject to the minimum lot size requirements of TCC section 20.08G.020(9). All other applicable requirements of TCC section 20.08G.020 must be met.
2. Exempt uses include, but are not limited to the following:
  - a. Manned and unmanned you-pick operations, including, but not limited to vegetable and berry picking, pumpkin patches and similar uses.
  - b. Christmas tree sales.
  - c. Hay rides / sleigh rides.

- d. Roadside farm stands of seven-hundred (700) square feet or less and operated in accordance with the requirements contained in TCC 20.54.070(11.7).
- e. Cottage food operations, including sale of jams and preserves meeting the standards of Chapter 69.22 RCW as amended.
- f. Direct sale of agricultural products grown and/or produced on-site.
- g. Farm tours and agricultural clinics, seminars or classes, organized group activities involving nature watching or star gazing with no overnight accommodations.
- h. Agricultural activities specifically exempted from local review by state law.
- i. Farmers markets operating under the guidelines of the Washington State Farmers Market Association as amended, where no permanent structures are involved.
- j. Agritourism activities and agriculturally related experiences occurring on a farm where no structure is involved, i.e. corn / crop mazes, hay bale sculptures and similar crop art installations, animal feeding, petting zoos, archery ranges, fee fishing and similar low intensity activities in conformance with all standards contained in this chapter and all other applicable Thurston County Codes.

20.08G.040 Permitted uses and exclusions. The following uses are permitted within the AOD subject to the development standards contained in section 20.08G.020 and the requirements provided herein.

- 1. Farmers markets operating under the guidelines of the Washington State Farmers Market Association as amended, where one or more permanent structures are involved is permitted through an Administrative Site Plan Review, subject to the following standards.
  - a. Farmers markets pursuant to this section are not subject to the minimum lot size requirements of TCC section 20.08G.020 (9).
  - b. All applicable local, state and federal laws, including, but not limited to, environmental health, site access, lighting and parking standards shall be met.
  - c. Temporary and permanent structures and parking areas shall be located where impacts to adjacent residential uses will be minimized.

2. Permitted agricultural accessory uses and activities, include, but are not limited to the production, storage, distribution, and marketing of regional agricultural products, including value-added products from one or more producers, agriculturally related experiences and support services that facilitate these activities. Accessory commercial or retail sales in conformance with standards contained in this chapter and other applicable Thurston County Codes are permitted within the AOD subject to the following standards and approval processes. Accessory agritourism activities and agriculturally related experiences involving a building or structure are also subject to these standards.
- a. Unless otherwise specified by this chapter, accessory commercial or retail uses shall be located on an active farm where agriculture is the primary use of the property.
- b. The accessory commercial or retail use shall offer for sale products or services produced on-site, but which may also be supplemented by goods and services produced in the Pacific Northwest. At least seventy-five percent (75%) of the agricultural produce displayed shall be grown or produced in the Pacific Northwest. Sale of ancillary products is permitted, however such products shall not exceed twenty-five percent (25%) of product display area.
- c. Nonagricultural accessory uses and activities such as corporate or group events, reunions, photography / art classes, art exhibits, archery ranges, group camping and similar accessory uses as determined by the director are permitted as long as they are consistent with the size, scale, and intensity of the existing agricultural use of the property and the existing buildings on the site. Nonagricultural accessory uses and activities, including new buildings, parking, or supportive uses, shall not be located outside the general area already developed for buildings and residential uses and shall not otherwise convert more than one acre of agricultural land to nonagricultural uses or non-resource use.
- d. An accessory commercial or retail use involving seven hundred (700) or less square feet of floor area is allowed by right (no land use permit required), but is subject to all other applicable local, state and federal requirements related to public health, building / construction standards, safety, health and welfare. Such exempt accessory commercial or retail uses are not subject to the lot size requirements of section 20.08G.020 (9) TCC, titled General standards.
- e. An accessory commercial or retail use involving from seven hundred and one (701) to six thousand (6,000) square feet of floor area is permitted with an Administrative Site Plan Review and shall follow the public notice standards of 18.10.030.B(4)-B(5) TCC.

- f. An accessory commercial or retail use involving more than six thousand (6,000) square feet of floor area is permitted with a Special Use Permit for a Home Based Industry.
  - g. Unlisted accessory commercial or retail uses involving no defined area or structure, which are determined to be non-exempt by the Director may be reviewed through an administrative site plan review process, subject to the standards of this chapter and all other applicable Thurston County Codes.
3. Small scale wineries, microbreweries, cider mills, craft distilleries and similar, small scale, craft beverage producers with associated tasting room and retail space are permitted in accordance with the following:
- a. Small scale wineries, microbreweries, cider mills, craft distilleries and other craft beverage production facilities equal to or less than 8,000 square feet shall be permitted through an Administrative Site Plan Review and shall follow the public notice standards of 18.10.030.B(4)-B(5) TCC.
  - b. Small scale wineries, microbreweries, cider mills, and craft distilleries and other craft beverage production facilities greater than 8,000 square feet and up to a maximum of 20,000 square feet shall be permitted through a Special Use Permit.
  - c. Structures and mechanical appurtenances necessary for the production and storage of locally produced wine, microbrews, cider, distilled spirits and other craft beverages shall be exempt from maximum height limits pursuant to section 20.07.080 TCC – Structures excluded from maximum height regulations.
  - d. Small scale wineries, microbreweries, cider mills, craft distilleries and other small-scale, craft beverage producers within the AOD may also include the following accessory uses:
    - i. Product tasting facilities.
    - ii. Retail sales of wine, beer and spirits produced on-site and limited sale of other regionally produced goods and services, (i.e. locally produced wines, cheeses, preserves etc.).
    - iii. On-site bed and breakfast services, with guest rooms for temporary occupancy (up to thirty (30) days maximum per stay) are permitted in accordance with the following:
      - A. Small scale wineries, microbreweries, cider mills and craft distilleries of eight thousand (8,000) square feet or less pursuant to

section 20.08G.020(3)(a) may also include bed and breakfast accommodations of up to three (3) guest rooms.

B. Small scale wineries, microbreweries, cider mills and craft distilleries between eight thousand and one (8,001) and twenty thousand (20,000) square feet or less pursuant to section 20.08G.020(3)(b) may also include bed and breakfast accommodations of up to eight (8) guest rooms.

iv. Tours, seminars, parties, weddings and all other temporary uses allowed under item 6. of this section titled "short-term events" are permitted at small scale wineries, microbreweries, cider mills, craft distilleries and other craft beverage production facilities within the AOD.

4. Country inns with or without a restaurant / lounge, overnight accommodations and meeting space are permitted in the AOD and are exempt from the design standards of Thurston County Code 20.54.070 (9.5), and replaced with the following in addition to the general standards contained in this chapter. Within the AOD, country inns are permitted subject to the following standards:

a. Country inns within the AOD are permitted in the following zoning districts, residential LAMIRD, RL 1/2, RL 1/1 and RL 2/1, RR 1/5, RRR 1/5, R 1/10 and R 1/20. Country inns are prohibited within the NA, LTA and LTF zoning districts.

b. Minimum lot size for country inns within the AOD is ten (10) acres, subject to the following provision:

i. When a proposed country inn within an existing, nonconforming structure does not meet the minimum lot size or setback requirements of this section, the Resource Stewardship Department may permit the development subject to the applicant demonstrating compatibility with the rural environment and existing development. For this section, existing lots are defined as lots existing at the time of adoption of this Chapter.

c. Building height.

i. The maximum building height is thirty five (35) feet (excluding existing structures).

d. Parking standards for country inns. The following minimum number and design of parking spaces shall be provided:

- i. One space per employee, one space for each guest room and one space per two table settings if a restaurant and/or lounge is included.
- ii. Parking areas shall be setback a minimum of fifty (50) feet from external property lines and shall be landscaped to soften the visual appearance of parking and loading areas. Parking and loading areas should be located within the side or rear yard to reduce visual impacts (all other requirements for parking area are located in Chapter 20.44 TCC).
- e. Lounge / bar area is limited to twenty five (25) % floor area of the restaurant, or ten (10) % of total square footage if no restaurant.
- f. Minimum distance of one country inn from another shall be one (1) air mile. Separation of country inns from a neighborhood convenience use shall be one (1) air mile.
- g. Minimum building setback is one hundred (100) feet from all property lines, subject to the following provision:
  - i. When a proposed country inn for an existing structure cannot meet the required setbacks, the director may adjust setbacks to the lesser standards of TCC Section 20.07.030.1.(a.), subject to the applicant demonstrating compatibility with the rural environment and existing development. For this section, existing structures are defined as structures existing at the time of adoption of this Chapter.
- h. Proposed country inns within the AOD equal to or less than four thousand five hundred (4,500) square feet require:
  - i. An Administrative Special Use Permit, and;
  - ii. Shall follow the public notice standards of 18.10.030.B(4)-B(5) TCC.
- i. Proposed country inns within the AOD between four thousand five hundred (4500) and a maximum of eight thousand (8000) square feet require a Special Use Permit by Hearing Examiner.
- j. Landscaping standards. Landscaping will be required to screen, buffer, and enhance the character of the neighborhood. The applicant will be required to provide a landscape plan showing how these requirements will be met.

- k. Access. New country inns shall be located on a paved road and within one-half mile from a County arterial or collector road at minimum.
  - l. Design. The outward appearance and design of country inns shall be consistent with the rural character of Thurston County.
5. Agricultural home stay establishments for the purpose of providing temporary accommodations to visitors and tourists shall only be located on an active farm that produces agricultural products as its primary source of income. All applicable local, state and federal law, permits and licenses shall be met/obtained prior to establishing an agricultural home stay, including required Washington State Department of Health licenses. Agricultural home stays shall be subject to the following:
- a. Minimum parcel size is ten (10) acres.
  - b. Farming shall be the primary use of the subject parcel.
  - c. The total number of guest rooms permitted for short-term rental on an individual parcel is determined by parcel size and the permitted residential density of the underlying zoning district. To determine the number of short-term rental units per parcel, divide the total parcel acreage by the minimum lot size allowed in the particular zoning district, then subtract any existing residential units on the subject parcel. Critical areas and approved farm housing are not counted in determining the number of permitted guest units.
  - d. Up to four (4) guest units shall be reviewed through a Minor Administrative Action permit process.
  - e. Between five (5) to a maximum of eight guest units shall be reviewed through an Administrative Site Plan Review permit process.
  - f. The maximum size of individual guest units is six-hundred (600) square feet of floor area and each unit may contain a kitchen.
  - g. Maximum length of stay is 30 days per visit.
  - h. Maximum number of guests is sixteen (16) overnight guests per day.
  - i. Guest units shall be contained within an existing building or home, one new building or in more than one building clustered within a one-acre, non-agricultural area to reduce impacts to agricultural lands.

6. Activities and uses defined as nature tourism, geo-tourism, culinary tourism or eco-tourism may be permitted subject to sections 20.08G.020, 20.08G.040(2), and all other applicable standards contained in this chapter and Thurston County Code. In addition, such uses shall be designed and operated so as to enhance the economic viability of farming and maintain the rural character of the AOD by:

- a. Promoting locally grown and produced agricultural products, goods and services; and
- b. Emphasizing local rural and agricultural attributes such as local specialty crops, farming and rural culture, native and natural resources, local history, local food networks and relationships, and other elements which highlight the importance of local agriculture.

7. Short-term, agritourism events meeting the following standards are exempt from the requirements of TCC section 20.54.070, subsections 41.5(a), (b) and (c). However, the requirements of section 20.54.070 41.5(d) shall be met. Food and wine festivals, art shows, weddings and similar temporary gatherings as determined by the director are permitted in accordance with the following:

- a. The primary use of the property shall be agriculture, with the exception of sites with an approved winery, brewery, distillery, country inn or approved agritourism operation.
- b. Short-term events up to ten (10) days per year involving fewer than one-hundred (100) individuals daily or otherwise listed as exempt under Chapter 20.54.070 (41.5) are allowed as a matter of right.
- c. Short-term events in excess of ten (10) days per year may be permitted pursuant to the following:
  - i. Short-term events up to twenty-one (21) days per year may be permitted through a Special Use Permit for a home occupation and shall follow the public notice requirements of 18.10.030.B(4) TCC.
  - ii. Short-term events exceeding twenty-one (21) days per year may be permitted through a Special Use Permit for a home based industry.
- d. Short term events shall be limited to three (3) consecutive days per event, with a minimum of 10 days between events unless otherwise approved by the Department.
- e. On-site parking shall be provided in accordance with Chapter 20.44 TCC (Parking and Loading).

- f. All local public health, noise, food handling, building and other applicable regulations shall be followed.
- g. For temporary events lasting two (2) or more days and with an expected daily attendance exceeding two hundred (200) individuals, the on-site manager or owner shall notify all adjacent neighbors bordering the subject property in writing of the date, time, duration and description of the event. Notification shall occur at least five (5) business days prior to the beginning of the event.
- h. Short-term uses within the AOD are subject to the standards contained in 20.54.070(41.5)(d).
- i. Short-term events not meeting the criteria contained in this section may be allowed subject to the provisions of Chapter 20.54.070(41.5).

**ATTACHMENT C:**

**Table 1**

**Special Uses—Distribution in County Zoning Districts**

**Uses listed below are prohibited unless specifically identified as allowable through special use review, or unless listed as a permitted or primary use within an individual zoning district chapter.**

USE	R 1 / 2 0	R 1/ 10	R R 1/ 5	R R 1/ 5	U R 1/ 5	R L 1/ 2	R L 1/ 1	R L 2 /1	R 3 - 6 /1	R 4 - 16 /1	L I	R R I	P I	N C	R C C	A C	H C	S L <sup>1</sup>	M G S A <sup>2</sup>	L T A	N A	L T F	P P	M R	A O D
1. Academic schools*	X	X	X	X	X	X	X	X	X	X									X						
1.5. <u>Agritourism</u> (see 20.08G TCC)																									X
2. Airfields and landing strips*	A / X	A/ X	A/ X	A/ X		A/ X																			



**ATTACHMENT D:**

**Agritourism Overlay District Map**



