



Thurston County Code Section 18.04.052

18.04.052 Division of lots with more than one residential structure

- A. Except as limited by subsection C of this section, notwithstanding the maximum residential density otherwise allowed by Title 20 TCC, an undivided parcel on which two or more single-family or multiple-family dwellings are located on the effective date of this section may be subdivided to create lots for each of the structures if each of the following conditions are met:
1. Each of the single-family or multiple-family dwellings was constructed in compliance with all applicable codes and other law;
 2. Each of the single-family or multiple-family dwellings has been occupied as a residence during the year preceding submittal of the preliminary subdivision application;
 3. Any on-site sewage disposal system associated with any such dwelling is functioning properly, is located on the lot being created or is accessible to that lot through an easement, and has an available repair option capable of handling the daily design flow; and
 4. None of the lots are large enough to allow them to be further subdivided under zoning regulations in effect at the time of division under this section.
- B. Lots created under the authority of this section are exempt only from the density and minimum lot size requirements of Title 20 TCC. Such lots and all land uses carried out on such lots are subject to all other standards and requirements of law, including, but not limited to, lot size requirements for on-site sewage disposal systems contained in the Thurston County Sanitary Code.
- C. 1. Subsection A of this section does not apply to parcels on which more than two mobile homes are located.
2. Subsection A of this section does not apply to dwellings authorized as family member units.
3. Subsection A of this section may only be used when the base density would not allow the creation of lots for each of the existing dwellings. (Ord. 11398 § 10 (part), 1997; Ord. 10399 § 4, 1993)

Note: The above is copied from the online Thurston county Code, which is available at: <http://www.co.thurston.wa.us/countycodes.htm>.