Attachment F. THURSTON COUNTY ZONING ORDINANCE (TITLE 20) VARIETY OF RESIDENTIAL DENSITY AMENDMENTS.

The Thurston County Zoning Ordinance (Title 20 TCC) is hereby amended to add the variety of rural density provisions from Chapter 17.15 TCC, update density sections in each zoning district to be consistent with the Shoreline Management Plan for the Thurston Region and title 18 Platting and Subdivision, and other matters properly related thereto as follows:

A. Amend the table of contents for Chapter 20.08A to add a reference to new section 20.08A.045 Density as follows:

Sections:
...
20.08A.045 Density.
...

B. Amend Section 20.08A.040 to add specification that there is only one primary residential unit permitted per lot as follows:

20.08A.040 Primary uses.
Subject to the provisions of this title, the following uses are permitted within this district:
...
5. Single-family and farm residences, in accordance with section 20.08A.035(3), 20.08A.040, and 20.08.045 (limited to one primary residential structure per lot, not including farm housing);
...

C. Amend Section 20.08A.040 to remove density limits as follows:

20.08A.040 Design Standards.
The following standards are established as the minimum necessary to ensure that the purpose of this district is achieved and maintained as new lots are created and new buildings are constructed:

1. The maximum density shall not exceed one unit per twenty acres. For farm housing, see Section 20.08A.020(5).
2. Maximum building height: thirty-five feet; and
3. 2. Minimum yard requirements:

...

D. Add a new section to Chapter 20.08A to consolidate density limits in the chapter and make it consistent with the Shoreline Master Program for the Thurston Region:

20.08A.045 Density.
1. The maximum density shall not exceed one unit per twenty acres. For farm housing, see section 20.08A.020(5); and

2. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region, as amended, from the area of the parcel and, then applying the allowed zoning density in section 20.08A.045(1).

E. Amend the table of contents for Chapter 20.08C Nisqually Agricultural District to add a reference to new section 20.08C.045 Density as follows:

Chapter 20.08C

NISQUALLY AGRICULTURAL DISTRICT (NA)

Sections:
...

20.08C.045 Density.

...

F. Amend Section 20.08C.020 to add a specification that there is only one primary residential unit permitted per lot as follows:

20.08C.020 Primary uses.
Subject to the provisions of this title, the following uses are permitted within this district:

...

5. Single-family dwellings and farm residences with lots conforming to provisions of sections 20.08C.040, 20.05C.045, and 20.08C.050 (limited to one primary residential structure per lot, not including farm housing); and

...

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G. Amend Section 20.08C.040 to remove density limits as follows:

20.08C.040 Design Standards.
The following standards are established as the minimum necessary to ensure that the purpose of this district is achieved and maintained as new lots are created and new buildings are constructed:

1. The calculation of maximum density within this district shall vary subject to its use:
   a. Single-family residential: one unit/forty acres;
   b. Single-family residential on lots created in accordance with the planning rural residential development chapter: one unit per/five acres;
   c. Purchase or transfer of development rights: one unit/five acres.

2. Minimum yard requirements shall be as follows:

3. Maximum building height shall be thirty-five feet subject to section 20.07.080.

4. Maximum lot coverage shall be as follows:

H. Add a new section to Chapter 20.08C to consolidate density limits in the chapter and make it consistent with the Shoreline Master Program for the Thurston Region:

20.08C.045 Density.

1. The calculation of maximum density within this district shall vary subject to its use:
   a. Single-family residential: one unit/forty acres;
   b. Single-family residential on lots created under the Planned Rural Residential Development standards (chapter 20.30A TCC): one unit per/five acres; and
   c. Purchase or transfer of development rights: one unit/five acres; and

2. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region, as amended, from the area of the parcel and, then applying the allowed zoning density in section 20.08C.045(1).
I. Amend the table of contents for Chapter 20.08D Long Term Forestry District to add a reference to new section 20.08C.045 Density as follows:

Chapter 20.08D

LONG TERM FORESTREY DISTRICT (LTF)

Sections:
...

**20.08D.045 Density.**
...

J. Amend Section 20.08D.020 to add a specification that there is only one primary residential unit permitted per lot as follows:

**20.08D.020 Primary uses.**
...

6. Single-family residences, in accordance with Section 20.08D.040 and 20.08D.045 (limited to one primary residential structure per lot);
...

K. Amend Section 20.08D.040 to remove density limits as follows:

**20.08D.040 Design Standards.**
...

1. Residential Density
   a. The maximum density is one unit per eighty acres.
   b. Clustering of residences is encouraged, in conformance with Chapter 20.30A, Planned rural Residential Development, except that such residential lots shall be a minimum of one acre in size and no larger than five acres in size;

2-1. Maximum building height: thirty-five feet;

...

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4.3. Where parcels of contiguous ownership total less than six hundred forty acres of the effective date of this chapter, the parcels may be developed in accordance with the following development standards:

...

5.4. Legal lots from ten to 39.99 acres in size, under the same ownership since August 23, 1993, may be subdivided one time into a maximum of two lots with a minimum lot size of five acres. Further division of a lot created pursuant to this subsection is prohibited.

L. Add a new section to Chapter 20.08D to consolidate density limits in the chapter and make it consistent with the Shoreline Master Program for the Thurston Region:

20.08D.045 Density.
1. The maximum density is one unit per eighty acres;

2. Clustering of residences is encouraged, in conformance with chapter 20.30A, Planned Rural Residential Development, except that such residential lots shall be a minimum of one acre in size and no larger than five acres; and

3. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region, as amended, from the area of the parcel and, then applying the allowed zoning density in section 20.08D.040(1).

M. Amend the table of contents for Chapter 20.09 Rural Residential – One Dwelling Unit per Five Acres (RR 1/5) to add a reference to new section 20.09.050 Density as follows:

Chapter 20.09

RURAL RESIDENTIAL – ONE DWELLING UNIT PER FIVE ACRES (RR 1/5)

Sections:

...

20.09.050 Density.

...
N. Amend Section 20.09.040 to remove the density limit as follows:

20.09.020 Primary uses.
Subject to the provisions of this title, the following uses are permitted in this district up to a maximum density of one unit per five acres:

1. Agriculture, including forest practices;

2. Single-family and two-family residential (within urban growth management areas, limited to four residential dwelling units per lot; otherwise, limited to one primary residential structure per lot);

... 

O. Add a new section to Chapter 20.09 to consolidate density limits in the chapter, add the variety of rural density provisions from chapter 17.15 TCC, and make it consistent with the Shoreline Master Program for the Thurston Region:

20.09.050 Density.

1. The base density for this district is a maximum of one unit per five acres, or one unit per one-one hundred twenty-eighth of a section of land; and

2. The maximum number of dwelling units allowed shall be determined by:
   a. Subtracting from the parcel area: documented high groundwater hazard areas, wetlands 22,000 square feet or more and 2,500 square feet or more if adjacent to a stream or within its 100-year floodplain, marine bluff hazard areas to the top of the bluff and landslide hazard areas; 100-year floodplains; and submerged lands as defined in the Shoreline Master Program for the Thurston Region, as amended;
   b. Critical area buffers shall not be subtracted from the parcel for purposes of making the density calculation; and
   c. The zoning density shall be applied to the remainder of the parcel.
   d. For the purposes of calculating density, the documented area of a wetland shall not be subtracted from the parcel area if a property owner opts to develop a Planned Residential Development as specified in chapter 20.30 TCC.

P. Amend Section 20.09A.020 in chapter 20.09A Rural Residential/Resource – One Dwelling Unit per Five Acres (RRR 1/5) to remove the density limit as follows:

20.09A.020 Primary uses.
Subject to the provisions of this title, the following uses are permitted in this district:
1. Agriculture, including forest practices;

2. Single-family and two-family residences, as defined in Section 20.07.020, (limited to one primary residential structure per lot subject to a maximum density of one unit per five acres);

... 

Q. Amend section 20.09A.040 to consolidate density limits in chapter 20.09A, add the variety of rural density provisions from chapter 17.15 TCC, and make it consistent with the Shoreline Master Program for the Thurston Region:

**20.09A.040 Density.**
The base density for this district is a maximum of one unit per five acres, or one unit per one-hundred twenty-eighth of a section of land. This base density shall be modified as follows:

... 

2. Academic schools with sewer service, not including on-site disposal systems, that are permitted within this district are exempted from the density provisions of this chapter, subject to any conditions required for special use permit approval; and

3. The maximum number of dwelling units allowed shall be determined by:
   a. Subtracting from the parcel area: documented high groundwater hazard areas, wetlands 22,000 square feet or more and 2,500 square feet or more if adjacent to a stream or within its 100-year floodplain, marine bluff hazard areas to the top of the bluff and landslide hazard areas; 100-year floodplains; and submerged lands as defined in the Shoreline Master Program for the Thurston Region, as amended;
   b. Critical area buffers shall not be subtracted from the parcel for purposes of making the density calculation; and
   c. The zoning density shall be applied to the remainder of the parcel.
   d. For the purposes of calculating density, the documented area of a wetland shall not be subtracted from the parcel area if a property owner opts to develop a Planned Rural Residential Development as specified in chapter 20.30B TCC.

R. Amend Section 20.09B.020 of Chapter 20.09B Rural One Dwelling Unit per Twenty Acres (R 1/20) to specify that single family dwellings are limited to one primary structure per lot as follows:

**20.09B.020 Primary uses.**
Subject to the provisions of this title, the following uses are permitted in this district:
1. Single-family dwellings (limited to one primary residential structure per lot);

...

S. Amend Section 20.09B.040 to make it consistent with the Shoreline Master Program for the Thurston Region:

20.09B.040 Density.
1. The maximum density for residential uses in this district is one dwelling unit per twenty acres; and

2. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in section 20.09B.040(1).

T. Amend Section 20.09C.020 of Chapter 20.09B Rural One Dwelling Unit per Ten Acres (R 1/10) to specify that single family dwellings are limited to one primary structure per lot as follows:

20.09C.020 Primary Uses
Subject to the provisions of this title, the following uses are permitted in this district:

1. Single-family dwellings (limited to one primary residential structure per lot);

...

U. Amend Section 20.09C.040 to make it consistent with the Shoreline Master Program for the Thurston Region:

20.09C.040 Density.
1. The maximum density for residential uses in this district is one dwelling unit per ten acres; and

2. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in section 20.09C.040(1).
V. Amend Section 20.09D.020 of Chapter 20.09D Urban Reserve
One Dwelling Unit per Five Acres (UR 1/5) to specify that
single family dwellings are limited to one primary
structure per lot as follows:

20.09D.020 Primary Uses
Subject to the provisions of this title, the following uses are permitted in this district:

1. Single-family dwellings (limited to one primary residential structure per lot):

...

W. Amend Section 20.09C.040 to make it consistent with Title
18 Platting and Subdivision and the Shoreline Master
Program for the Thurston Region:

20.09D.040 Density.
1. The maximum density for residential uses in this district is one dwelling unit per five
acres, or one unit per one-one hundred twenty-eighth of a section of land; and

2. The maximum number of dwelling units allowed on a site shall be calculated by
subtracting all submerged lands as defined in the Shoreline Master Program for the
Thurston Region from the area of the parcel and, then applying the allowed zoning
density in section 20.09D.040(1).

X. Amend Section 20.10A.035 of Chapter 20.10A Residential
LAMIRD One Dwelling Unit per Two Acres (RL 1/2) to make it
consistent with the Shoreline Master Program for the
Thurston Region:

20.10A.035 Density.
1. The maximum density for residential uses in this district is one dwelling unit per two
acres, with the exception of parcels that are developed as a planned rural residential
development (PRRD) (Chapter 20.30A). These PRRDs shall receive a density bonus of
thirty-five percent, in accordance with Section 20.30A.065; and

2. The maximum number of dwelling units allowed on a site shall be calculated by
subtracting all submerged lands as defined in the Shoreline Master Program for the
Thurston Region from the area of the parcel and, then applying the allowed zoning
density in section 20.10A.035(1).
Y. Amend the table of contents for Chapter 20.11 Residential LAMIRD- One Dwelling Unit per Five Acre (RL 1/1) to add a reference to new section 20.11A.035 Density as follows:

CHAPTER 20.11A RESIDENTIAL LAMIRD – ONE DWELLING UNIT PER ACRE (RL 1/1)

Sections:
...
20.11A.035 Density.
...

Z. Add Section 20.11A.035 to Chapter 20.11A Residential LAMIRD One Dwelling Unit per Acre (RL 1/1) to specify permitted density and make it consistent with the Shoreline Master Program for the Thurston Region:

20.11A.035 Density.
1. The maximum density for residential uses in this district is one dwelling unit per acre; and

2. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in section 20.11A.035(1).

AA. Amend the table of contents for Chapter 20.13A Residential LAMIRD- Two Dwelling Units per Acre (RR 2/1) to add a reference to new section 20.13A.035 Density as follows:

CHAPTER 20.13A RESIDENTIAL LAMIRD – TWO DWELLING UNITS PER ACRE (RL 2/1)

Sections:
...
20.13A.035 Density.
...

BB. Amend Section 20.13A.020 of Chapter 20.13A Residential LAMIRD- Two Dwelling Units per Acre (RR 2/1) to specify that single family dwellings are limited to one primary structure per lot as follows:

20.13A.020 Primary uses.
Subject to the provisions of this title, the following uses are permitted up to a maximum density of two dwelling units per acres:
1. Single-family and two-family residential (limited to one primary residential structure per lot);

... 

CC. Add Section 20.13A.035 to Chapter 20.13A Residential LAMIRD Two Dwelling Units per Acre (RL 2/1) to specify permitted density and make it consistent with the Shoreline Master Program for the Thurston Region:

**20.13A.035 Density.**
1. The maximum density for residential uses in this district is two dwelling units per acre; and

2. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in section 20.13A.035(1).

DD. Amend Section 20.15.020 of Chapter 20.15 Residential – Three to Six Dwelling Units per Acre (R3 6/1) to specify that single family dwellings are limited to one primary structure per lot as follows:

**20.15.020 Primary uses.**
Subject to the provisions of this title, the following uses are permitted in the residential, three to six units per acre district as primary uses:

... 

2. Single-family and two-family residential (limited to four residential dwelling units per lot);

... 

EE. Add Section 20.15.050 to Chapter 20.15 Residential – Three to Six Dwelling Units per Acre (R3 6/1) to specify permitted density and make it consistent with the Shoreline Master Program for the Thurston Region:

**20.15.050 Density.**
1. Minimum: three dwelling units per acre;

2. Maximum: six dwelling units per acre, except that any density greater that five dwelling units per acre shall be obtained only by purchase of transfer of development rights in accordance with Section 20.62.055; and.
3. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in section 20.15.035(1).

FF. Add Section 20.21A.050 to Chapter 20.21A Residential – Four to Sixteen Dwelling Units per Acre (R4 16/1) to specify permitted density and make it consistent with the Shoreline Master Program for the Thurston Region:

20.21A.050 Density
1. Minimum: four dwelling units per acre within the Grand Mound urban growth area;
2. Maximum: sixteen dwelling units per acre within the Grand Mound urban growth area, except that any density greater than fifteen dwelling units per acre shall be obtained only by purchase of transfer of development rights in accordance with Section 20.62.055;
3. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in section 20.21A.035(1).

GG. Amend the table of contents for Chapter 20.23 McAllister Geologically Sensitive Area District (MGSA) to add a reference to new section 20.23.035 Density as follows:

CHAPTER 20.23 MCALLISTER GEOLOGICALLY SENSITIVE AREA DISTRICT (MGSA)

Sections:

...  
20.23.035 Density.

...  
HH. Amend Section 20.23.020 of Chapter 20.23 McAllister Geologically Sensitive Area District (MGSA) to specify that single family dwellings are limited to one primary structure per lot as follows:

20.23020 Primary uses.
1. Single-family residential (limited to one primary residential structure per lot);
II. Amend Section 20.23.030 to remove density limit as follows:

**20.23.030 Design standards.**

1. Density: maximum overall density of one unit per five acres;

2.1. Minimum lot size:

...  

3.2. Minimum lot width:

...  

4.3. Maximum building height: thirty-five feet.

5.4. Minimum yard requirements:

6.5. Maximum lot coverage by impervious surfaces:

...  

7.6. Dedication of open space:

...  

JJ. Add Section 20.23.035 to Chapter 20.23 McAllister Geologically Sensitive Area District (MGSA) to specify permitted density and make it consistent with the Shoreline Master Program for the Thurston Region:

**20.23.035 Density.**

1. The maximum density for residential uses in this district is one dwelling unit per five acres; and

2. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in section 20.09D.040(1).