Rural Residential density Changes

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Staff Comments: Italic
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Chapter 20.08A

LONG TERM AGRICULTURE DISTRICT (LTA)

Sections:
...

20.08A.045 Density.
...

Amend section to add specification that there is only one primary residential unit permitted per lot. Farm housing is considered an accessory use:

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 §20.08A.035(3)
20.08A.040, and 20.08.045 (limited to one primary residential structure per lot, not including farm housing):
...

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Proposed Changes: Underlined
Staff Comments: Italic
Unaffected Omitted Text: (…)
Amend section to remove density limit, which will be placed in a new stand-alone section.

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. Minimum yard requirements:

...  

New Section: The Shoreline Master Program for the Thurston Region requires that density be reduced by the area considered submerged lands. This includes lakes 20 acres or larger, rivers, and marine lands up to the ordinary high water mark. The permitted density section for each zoning district is being updated to include this to consolidate density limits in the zoning ordinance.

20.08A045 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).

Chapter 20.08C

NISQUALLY AGRICULTURAL DISTRICT (NA)

Sections:

...  

20.08C.045 Density. 

...

Amend section to add specification that there is only one primary residential unit permitted per lot. Farm housing is considered an accessory use:
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

...

Amend section to remove density limit, which will be placed in a new stand-alone section.

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/fourty acres;
   b. Single-family residential on lots created in accordance with the planning rural residential development chapter: one unit/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:

New Section.

Submerged lands as defined in the Shoreline Master Program for the Thurston Region includes all lakes 20 acres or larger, rivers, streams and marine shorelines up to the ordinary high water mark.
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/fourty 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).

Add a new section to the table of contents for the long term forestry district.

Chapter 20.08D

LONG TERM FORESTREY DISTRICT (LTF)

Sections:
...

20.08D.045 Density.
...

This section has been updated to specify that only one primary residential structure is permitted per lot.

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);
...

Amend Section to remove density provisions, which will be moved to the new section:

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. **Maximum building height:** thirty-five feet;

3. **Minimum Yard Requirements.**

...  

4. 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. **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.**

*New Section:*

*Submerged lands as defined in the Shoreline Master Program for the Thurston Region includes all lakes 20 acres or larger, rivers, streams and marine shorelines up to the ordinary high water mark.*

**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).
Add to the table of contents for the RR 1/5 district.

Chapter 20.09

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

Sections:

...

20.09.050 Density.

...

Amend Section to remove density provisions, which will be moved to the new section:

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);

...

New Section to specifically address density in this district.

Submerged lands as defined in the Shoreline Master Program for the Thurston Region include all lakes 20 acres or larger, rivers, streams and marine shorelines up to the ordinary high water mark.

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, 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.

OPTION: The new proposed wetland size is 1,000 square feet. This would mean that density would be reduced because of a small 1,000 square foot wetland. Currently the reduction in density would be because of a 22,000 square foot wetland. As an option, should the County subtract the area for wetlands 22,000 square feet or larger for the purposes of calculating/reducing density.

CHAPTER 20.09A RURAL RESIDENTIAL/RESOURCE – ONE DWELLING UNIT PER FIVE ACRES (RRR1/5)

Amend section to remove density provision, which is already in the density section. Add the word “primary” so that the district does not appear to limit residential structures to one per lot.

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);

... New Section to specifically address density in this district.

Submerged lands as defined in the Shoreline Master Program for the Thurston Region include all lakes 20 acres or larger, rivers, streams and marine shorelines up to the ordinary high water mark.

Add language to make the density section consistent with the large lot requirements in Title 18. Add the innovative technique language to this section of the code.

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, 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.

OPTION: The new proposed wetland size is 1,000 square feet. This would mean that density would be reduced because of a small 1,000 square foot wetland. Currently the reduction in density would be because of a 22,000 square foot wetland. As an option, should the County subtract the area for wetlands 22,000 square feet or larger for the purposes of calculating/reducing density.

CHAPTER 20.09B RURAL – ONE DWELLING UNIT PER TWENTY ACRES (R 1/20)

Amend section to specify that single family dwellings are limited to one primary structure per lot.

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);

...
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).

CHAPTER 20.09C RURAL -- ONE DWELLING UNIT PER TEN ACRES (R 1/10)

Amend section to specify that single family dwellings are limited to one primary structure per lot.

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);

... Amend section to add the language for reducing the density because of submerged lands.

Submerged lands as defined in the Shoreline Master Program for the Thurston Region includes all lakes 20 acres or larger, rivers, streams and marine shorelines up to the ordinary high water mark.

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).

CHAPTER 20.09D URBAN RESERVE – ONE DWELLING UNIT PER FIVE ACRES (UR 1/5)

Amend section to specify that single family dwellings are limited to one primary structure per lot.

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);
Amend section to add the language for reducing the density because of submerged lands.

Submerged lands as defined in the Shoreline Master Program for the Thurston Region include all lakes 20 acres or larger, rivers, streams and marine shorelines up to the ordinary high water mark.

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).

CHAPTER 20.10A RESIDENTIAL LAMIRD – ONE DWELLING UNIT PER TWO ACRES (RL 1/2)

Amend section to add the language for reducing the density because of submerged lands.

Submerged lands as defined in the Shoreline Master Program for the Thurston Region include all lakes 20 acres or larger, rivers, streams and marine shorelines up to the ordinary high water mark.

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).

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

Sections:

...
Create a new section to address density in this district.

Submerged lands as defined in the Shoreline Master Program for the Thurston Region include all lakes 20 acres or larger, rivers, streams and marine shorelines up to the ordinary high water mark.

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).

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

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

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);

...

Create a new section to address density in this district.

Submerged lands as defined in the Shoreline Master Program for the Thurston Region include all lakes 20 acres or larger, rivers, streams and marine shorelines up to the ordinary high water mark.

20.13A.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 20.13A.035(1).

CHAPTER 20.15 RESIDENTIAL – THREE TO SIX DWELLING UNITS PER ACRE (R3-6/1)

Amend section to specify that single family dwellings are limited to one primary structure per lot.

20.15 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);

...

Amend section to add the language for reducing the density because of submerged lands.

Submerged lands as defined in the Shoreline Master Program for the Thurston Region include all lakes 20 acres or larger, rivers, streams and marine shorelines up to the ordinary high water mark.

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).

CHAPTER 20.21A RESIDENTIAL – FOUR TO SIXTEEN DWELLING UNITS PER ACRE (R4-16/1)
Amend section to add the language for reducing the density because of submerged lands.

Submerged lands as defined in the Shoreline Master Program for the Thurston Region include all lakes 20 acres or larger, rivers, streams and marine shorelines up to the ordinary high water mark.

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).

Amend table of contents to add a new chapter.

CHAPTER 20.23 McAllister Geologically Sensitive Area District (MGSA)

Sections:

...  

20.23.035 Density.

...  

Amend section to specify that single family dwellings are limited to one primary structure per lot.

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

...  

Amend section to remove density limit, which will be placed in the new section on density.

20.23.030 Design standards.

Deleted Text: Strikethrough Proposed Changes: Underlined
Staff Comments: Italic Unaffected Omitted Text: (…)
1. Density: maximum overall density of one unit per five acres;

2-1. Minimum lot size:

... 

3-2. Minimum lot width:

...


5-4. Minimum yard requirements:

6-5. Maximum lot coverage by impervious surfaces:

...

7-6. Dedication of open space:

...

Add new section on density.

Submerged lands as defined in the Shoreline Master Program for the Thurston Region include all lakes 20 acres or larger, rivers, streams and marine shorelines up to the ordinary high water mark.

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).