

Attachment E:
Tumwater UGA
Zoning Ordinance
(Title 22) Excerpts



[Thurston County, Washington, Code of Ordinances](#) >> [Title 22 - TUMWATER URBAN GROWTH AREA ZONING](#) >> [Chapter 22.10 - SINGLE-FAMILY LOW DENSITY RESIDENTIAL ZONE DISTRICT \(SFL\)](#) >>

Chapter 22.10 - SINGLE-FAMILY LOW DENSITY RESIDENTIAL ZONE DISTRICT (SFL)

Sections:

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[22.10.010](#) - Intent.

The intent of the single-family low-density residential (SFL) zone district is to:

- A. Preserve and establish peaceful low-density neighborhoods in which owner-occupied single-family structures are the dominant form of dwelling unit;
- B. Provide designated areas in which a minimum net density of four units per acre and a maximum net density of seven units per acre apply to promote the efficient use of land;
- C. Guide residential development in such a 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;
- D. Encourage development of attractive residential areas that provide a sense of community, establish a pedestrian-friendly atmosphere and contain a variety of housing types; and
- E. Ensure that development without municipal utilities is at a density and in a configuration that enables cost effective urban density in-fill development when municipal utilities become available.

(Ord. 11274 § 2 (part), 1996)

[22.10.020](#) - Permitted uses.

Permitted uses in the SFL district are as follows:

- A. Single-family detached dwellings;
- B. Manufactured homes on single lots of record, in accordance with the provisions of Thurston County

Code Chapter 22.48;

C. Parks, trails, open space areas, and other related recreation facilities;

D. Support facilities;

E. Residential planned unit developments;

F. Family child care home; child mini-day care center, subject to review by the department;

G. Adult family homes, residential care facilities;

H. Duplexes which were legally established prior to the effective date of this title except where there is a cessation of the use for three or more years;

I. Agricultural uses, on lots of one acre or more, provided that poultry and/or livestock may be kept only if the number of head of livestock not exceed one for each half acre of lot area, and not more than twenty birds or fowl per acre are kept.

(Ord. 12761 § 62, 2002; Ord. 11274 § 2 (part), 1996)

[22.10.030](#) - Accessory uses.

Accessory uses in the SFL district are as follows:

A. Storage sheds, toolsheds, greenhouses;

B. Home occupations, as approved by the department;

C. Noncommercial recreational structures which could include but are not limited to swimming pools and recreational ball courts;

D. Energy systems;

E. Accessory dwelling unit, in accordance with the provisions of Thurston County Code Section 22.42.010;

F. Structures directly related to the housing, care and keeping of livestock, except it is unlawful to house livestock in a covered structure that is located within fifty feet of any property line (where this provision may conflict with other provisions of the Thurston County Code, this provision shall control).

(Ord. 11274 § 2 (part), 1996)

[22.10.040](#) - Special uses.

Special uses in the SFL zone district are as follows:

A. Churches;

B. Cemeteries;

C. Child day care center;

D. Public and/or private schools;

E. Neighborhood community center;

F. Neighborhood-oriented commercial center;

G. Group foster homes;

H. Wireless communication facilities and other antenna support structures;

I. Temporary uses.

(Ord. 13058 § 19, 2003; Ord. 12032 § 82, 1999; Ord. 11867 § 3 (part), 1998; Ord. 11274 § 2 (part), 1996)

[22.10.050](#) - Density regulations.

Density regulations in the SFL zone district are as follows:

A. Site Area. All land divisions are subject to the lot size provisions of this section, provided that all land divisions must meet the following density requirements:

1. Minimum: four dwelling units per acre;

a. In situations where density requirements and lot size, shape, topography, or location result in a subdivision that cannot reasonably meet the density requirements, a reduction in minimum density, to the maximum reasonable density, may be granted by the development services director or designee. In no event may a reduction in density be granted if it would result in a use that would not be allowed as a permitted use, accessory use, or special use in the district in which the property is located.

2. Maximum: seven dwelling units per acre, except that any density greater than six 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; provided, if a land division is subject to the clustering provisions of Section 22.10.050E or the critical area protection standards of Thurston County Code (TCC) Chapter 17.15, the maximum density shall be no greater than one hundred twenty-five percent of the maximum density that would otherwise be allowed;

B. Density Calculation. The calculation of the density requirements in Section 22.10.050A above is based on the portion of the site that contains lots devoted to residential and associated uses (e.g., dwelling units; private community clubs; stormwater 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 Chapter 17.15, Critical Areas 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 22.10.060,

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 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 22.10.060 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 22.10.050A, 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 22.10.050A in each phase of development.

b. Any division creating more than two lots shall meet the minimum density requirements of Section 22.10.050A in each phase of development;

D. Lot size requirements:

1. Maximum: None,

2. Minimum: four thousand square feet, or if a land division is subject to the clustering provisions of Section 22.10.050E or the critical area protection standards of Thurston County Code (TCC) Chapter 17.15, the minimum lot size shall be three thousand two hundred square feet,

3. Lot width: fifty feet, minimum, except if there is an alley located adjacent to a side property line the minimum lot width shall be forty feet;

E. Clustered Subdivision. Any site in this zone district may be subdivided as a clustered subdivision, provided that a clustered subdivision must meet all other provisions of this chapter;

F. Lots Adjacent to Critical Areas. Lots located adjacent to a critical area and/or critical area buffer shall be as large as practicable within the allowances of this section and the physical conditions of the site;

G. Lot coverage, maximum for all buildings: sixty percent of total area of the lot;

H. Structure height: thirty-five feet, maximum;

I. Yards.*

1. Front: ten feet minimum from frontage property line,
2. Side: five feet from property line, minimum,
3. Rear: five feet from property line, minimum;

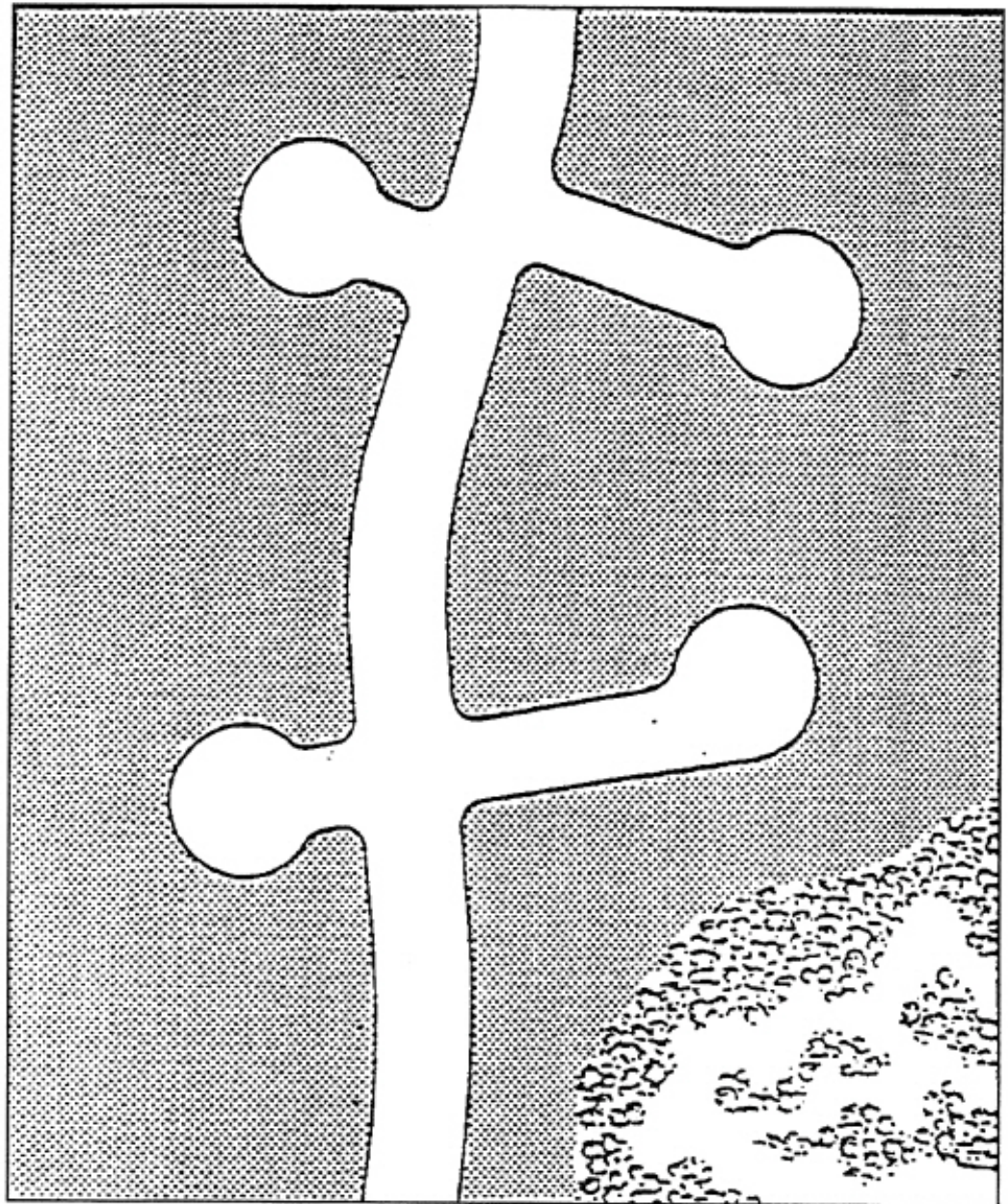
J. Yards Exception. Any side or rear yard, not abutting on a public or private street, may be reduced to zero, provided:

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 22.10.050J1,
3. Where zero yard setback is used, the abutting site must be held under the same ownership at the time of initial construction or the owners of the abutting property(ies) record agreements or deed restrictions providing maintenance access and consent in writing to such zero yard setback,
4. The adjacent setback for such abutting property(ies) is not less than ten feet.

(Ord. 12761 § 63, 2002; Ord. 12032 § 35, 1999; Ord. 11804 § 126, 1998; Ord. 11500 § 3, 1997; Ord. 11274 § 2 (part), 1996)

Editor's note—* See Section 22.04.670.

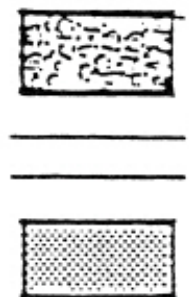
Section 22.10.050A and B**Example Density Transfer Calculation No. 1****Single-Family Low Density Residential Zone (4—7 DU/Acre)**



- 10 acres
- 1 acre
- 2 acres
- = 7 acres

Total Area of Land
 Critical Area (e.g., wetland
 or dedicated open space)
 (@ 6 DU/acre* = 6 DU)
 Road Rights-of-Way

 Net Developable Land (including
 stormwater facilities) (maximum
 density @ 6 DU/acre = 42 DU)



Density Transfer Calculation

[22.10.060](#) - Conversion plans.

For any land division that is submitted in phases of development or that does not meet the minimum density requirements of Section 22.10.050A, and for any development where sewer is not available, the approval shall be contingent upon the following:

- A. The lots created by the land division for residential and associated uses (e.g., dwelling units; private community clubs and recreation areas; stormwater detention, treatment and infiltration) shall meet the applicable requirements of Section 22.10.050.
- B. A conversion plan must be submitted for the entire property which demonstrates that the property can be subsequently subdivided to create sufficient lots to achieve the minimum densities necessary to comply with Section 22.10.050. Such conversion plan shall depict a schematic lot layout, approximate location of utility easements, and potential street access and an internal circulation system consistent with county transportation policies. Conversion plans shall not be required to be stamped by an engineer or surveyor, and may be included as part of a drawing or plan submitted for the land division application. The applicant shall make a notation on the face of the plat providing notice of the special density requirements relating to the property. This conversion plan will not bind future phases of development of the site to anything except the obligation to meet the overall density requirements of the entire property. Acceptance of a conversion plan by the county does not, by itself, constitute approval of, nor the granting of vested rights to, a future phase of development. (Note: The purpose of the conversion plan is to ensure that the entire property can be ultimately developed at the residential densities required for this zone district, not to limit future development to a specified development scheme. Recognizing that some property subject to this requirement may not be redeveloped in the near future, the time and cost involved in preparing and obtaining approval of a conversion plan should be kept to a minimum.)

(Ord. 11804 § 127, 1998; Ord. 11274 § 2 (part), 1996)

[22.10.070](#) - Screening and buffering requirements.

Buffering should be provided between this zoning district and areas in the light industrial zoning district. Buffering should be equally shared between the abutting industrial and residential developments, unless one of the uses is already developed as of the effective date of this title. If the residential use already exists, no further buffering should be required of the residential property owner. If the industrial use already exists, the residential use will be required to install buffering measures.

(Ord. 11669 § 6, 1998; Ord. 11274 § 2 (part), 1996)



Table 22.08

Residential Zone Districts Permitted and Special Uses

Residential Districts	RSR	SFL	SFM	MFM	MFH	Applicable Regulations
Single-family detached dwellings	P	P	P	P		Chapter 22.48
Single-family attached dwellings (including duplexes)			P	P		
Duplexes on at least six thousand square feet of land area			P	P		
Multifamily dwellings				P	P	
Manufactured homes	P	P	P	P		
Mobile home parks				P		
Wildlife refuges and forest preserves	P					
Parks, trails, open space areas and other related recreation facilities	P	P	P	P	P	
Campgrounds, recreational vehicle parks				S		
Support facilities	P	P	P	P	P	
Residential planned unit developments		P	P	P	P	
Accessory buildings or structures	P					
Adult family homes, residential care facilities	P	P	P	P	P	
Family child care home, child mini day care center (with approval of development services director)	P	P	P	P	P	
Group foster homes	S	S	S	S	S	
The housing, care and keeping of livestock	P					
Agricultural operations as an accessory use	P					
Agriculture		P	P	S		
Mobile home parks existing prior to September 1,	P					

1996						
Duplexes existing prior to September 1, 1996		P				
Churches	S	S	S	S	S	
Cemeteries	S	S	S	S	S	
Child day care center	S	S	S	S	S	
Public and/or private schools	S	S	S	S	S	
Neighborhood community center	S	S	S	S	S	
Neighborhood oriented commercial center		S	S	S	S	
Private clubs and lodges			S	S	S	
Medical clinic or hospital				S	S	
Mental health facilities				S	S	
Inpatient facilities				S	S	
Wireless communication facilities and other antenna support structures	S	S	S	S	S	Chapter 20.33
Senior housing facilities				S	P-S	Section 22.56.125
Legend:						
RSR	= Residential/sensitive resource					
SFL	= Single-family low density					
SFM	= Single-family medium density					
MFM	= Multifamily medium density					
MFH	= Multifamily high density					

(Ord. 13058 § 18, 2003; Ord. 12761 § 58, 2002; Ord. 11867 § 3 (part), 1998; Ord. 11500 § 2, 1997)



[Thurston County, Washington, Code of Ordinances](#) >> [Title 22 - TUMWATER URBAN GROWTH AREA ZONING](#) >> [Chapter 22.24 - LIGHT INDUSTRIAL ZONE DISTRICT \(LI\)](#) >>

Chapter 22.24 - LIGHT INDUSTRIAL ZONE DISTRICT (LI)

Sections:

[22.24.010 - Intent.](#)

[22.24.020 - Permitted uses.](#)

[22.24.030 - Accessory uses.](#)

[22.24.040 - Special uses.](#)

[22.24.050 - Density regulations.](#)

[22.24.060 - Screening and buffering requirements.](#)

[22.24.010 - Intent.](#)

The intent of the light industrial (LI) zone district is to establish and preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses; to make provisions for certain kinds of commercial uses which are most appropriately located as neighbors of industrial uses, or which are necessary to service immediate needs of people in these areas; to ensure that retail commercial areas are encouraged within one-quarter mile of the 93rd Avenue/Interstate 5 intersection; to provide pedestrian and transit orientation in these commercial areas to provide an alternative to driving a private automobile; and to encourage the preservation and provision of open space in industrial areas to ensure a desirable quality of life.

(Ord. 11274 § 2 (part), 1996)

[22.24.020 - Permitted uses.](#)

Permitted uses in the LI district are as follows:

- A. All uses having to do with buying, selling, and personal and professional services or offices, or of a general commercial nature;
- B. The wholesaling, manufacturing, assembling, warehousing, storing, repairing, fabricating, distribution of goods or other handling of products and equipment;
- C. Recreational facilities;
- D. Support facilities;
- E. Parks and recreation facilities;
- F. Transportation terminal facility;
- G. Planned unit developments not including residential uses;
- H. Post offices;

- I. Park and ride facilities;
- J. Public or private schools other than through the eighth grade;
- K. Off-site hazardous waste treatment and storage facilities:
 - 1. Off-site treatment and storage facilities must be located a minimum of two hundred fifty feet from surface water, residential zones, and public gathering places;
 - 2. Off-site treatment and storage facilities are subject to the state siting criteria adopted pursuant to the requirements of Chapter 70.105 RCW;
- L. Mobile home parks, individual mobile homes and single-family homes which were legally established prior to the effective date of this title, except where there is a cessation of the use for three or more years. Expansion of the mobile home park area should not be allowed; however, enlargement of units within existing mobile home spaces should be permitted;
- M. Child day care center; child mini-day care center;
- N. Adult family homes, residential care facilities;
- O. Sexually-oriented businesses, as defined in Section 22.04.543, subject to the provisions of Section 22.42.050;
- P. Nurseries or greenhouses;
- Q. Museum, library, art gallery;
- R. Transit facilities;
- S. Family child care homes;
- T. Motor pools and transit facilities;
- U. Agricultural uses, on lots of one acre or more, provided that poultry and/or livestock may be kept only if the number of head of livestock not exceed one for each half acre of lot area, and not more than twenty birds or fowl per acre are kept;
- V. Automobile sales areas;
- W. Automobile service stations.

(Ord. 12761 § 78, 2002; Ord. 11500 § 19, 1997; Ord. 11274 § 2 (part), 1996)

[22.24.030](#) - Accessory uses.

Accessory uses in the LI district are as follows:

- A. Living or residential quarters as an accessory use including, but not limited to, security guards' quarters where such quarters are customarily provided for security and/or insurability of the premises and other residential uses directly related to the operation of the primary permitted use;
- B. Off-street parking and loading;
- C. Energy systems;
- D. On-site hazardous waste treatment and storage facilities;
- E. Structures directly related to the housing, care and keeping of livestock, except it is unlawful to house livestock in a covered structure that is located within fifty feet of any property line (where this provision may conflict with other provisions of the Thurston County Code, this provision shall control).

(Ord. 11274 § 2 (part), 1996)

[22.24.040](#) - Special uses.

Special uses in the LI district are as follows:

- A. Off-premises signs;
- B. Cemeteries;
- C. The following essential public facilities:
 - 1. State education facilities;
 - 2. Large scale or regional transportation facilities;

3. Prisons, jails or other correctional facilities:
 - a. Juvenile detention facilities;
 - b. Work release facilities;
 - c. Prisons and prerelease facilities;
 - d. Jails;
4. Solid waste handling facilities;
5. Sewage treatment facilities (not including individual or community wastewater treatment systems);
- D. Building heights exceeding fifty feet;*
- E. Animal clinics;
- F. Animal kennels;
- G. Wireless communication facilities and other antenna support structures subject to Chapter 20.22;
- H. Temporary uses;
- I. Recycling collection centers.

(Ord. 13058 § 27, 2003; Ord. 12761 § 79, 2002; Ord. 12032 § 89, 1999; Ord. 11867 § 3 (part), 1998; Ord. 11274 § 2 (part), 1996)

Editor's note—* Subject to Federal Aviation Administration (FAA) standards and approval if they apply.

[22.24.050](#) - Density regulations.

Density regulations in the LI district are as follows:

- A. Site area: no minimum, except adequate space must be provided for required parking, yards and landscaping;
- B. Lot coverage: no maximum, except adequate space must be provided for required parking, yards and landscaping;
- C. Structure height: A maximum height of fifty feet;
- D. Yards:*

 1. Front: ten feet minimum setback on all street frontages;
 2. Side: no minimum;
 3. Rear: no minimum;

Where structures or portions of structures are adjacent to any residential zoning district, the minimum structural setback shall be twenty feet. Where structures are constructed over one story, the setback of the structure from the adjacent property 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;

E. Open Space/Park Area. For developments of ten acres or more, the minimum usable open space/park area shall be five percent of the total site. Open space/park area shall at a minimum meet the standards shown in Section 18.47.040 TCC; provided, however, a land division which includes a master plan that provides for an open space/park area meeting the intent of this provision shall be considered to have fulfilled this requirement.

(Ord. 12761 § 80, 2002; Ord. 11804 § 136, 1998; Ord. 11274 § 2 (part), 1996)

Editor's note—* See Section 22.04.670.

[22.24.060](#) - Screening and buffering requirements.

Buffering should be provided between this zoning district and residentially zoned areas. Buffering should be equally shared between the abutting residential and industrial developments, unless one of the uses is already developed as of the effective date of this title. If the residential use already exists, no further buffering should be required of the residential property owner. If the industrial use already exists, any change in the use which increases impacts on abutting residential lands such as noise, glare or visual impacts, whether or not it involves enlargement of an existing structure or adding new structures, will require additional buffering measures as outlined in Chapter 22.47.

(Ord. 11669 § 14, 1998: Ord. 11274 § 2 (part), 1996)

Table 22.24

Industrial Zone Districts Permitted and Special Uses

Industrial Districts	LI	HI	Applicable Regulations
Uses having to do with buying, selling, and personal and professional services or offices, or of a general commercial nature	P		
All industrial activities involving the manufacture, assembly, bulk storage, processing, repair, recycling or servicing of goods or products		P	
Recycling collection centers	S	P	
Personal and professional services	P		
Wholesaling, manufacturing, assembling, warehousing, storing, repairing, fabricating, distribution of goods or other handling of products and equipment	P	P	
Retail sale of goods or products manufactured on the premises, or utilized in manufacturing, repairing, or servicing activities which are permitted in the same zoning district		P	
Offices			
Hotel/motel and conference facilities			
Restaurants			
Automobile service stations	P	P	
Mobile home parks, individual mobile homes and single-family homes legally established prior to the effective date of this title	P		
Aviation, aviation related uses, aviation fueling facilities			
Storage, manufacture or sale of highly volatile or extremely hazardous substances or materials other than airport fueling facilities			Section 22.56.240
Motor pool and equipment parking	P		
Mineral extraction		P	
Parks, open space and recreation facilities	P	S	
Transportation terminal facilities	P	P	
Post offices, museum, library, art gallery	P		
Support facilities	P	P	

Planned unit developments not including residential uses	P	P	Chapter 22.36
Park and ride facilities	P	P	
Transit facilities	P		
The raising of crops, including trees			
Adult family homes	P	S	
Residential care facilities	P	S	
Child mini day care center (with approval of development services department)	P	S	
Family child care home (with approval of development services department)	P	S	
Child day care center	P	S	
Public or private schools other than through the eighth grade	P		
Public schools on parcels abutting residential zones and outside of air hazard areas			Section 22.56.110 (B)
Private education facilities			
Off-site hazardous waste treatment and storage facilities	P	P	
Sexually-oriented business	P		Sections 22.04.543 and 22.42.040
Nurseries or greenhouses	P		
Terminal facilities	P	S	
Cemeteries	S	S	
Off-premises signs	S	S	
State educational facilities	S		
Transportation facilities, large scale or regional	S	S	
Automobile sales areas	P		
Prisons, jails or other correctional facilities	S	S	
Solid waste handling facilities	S	S	
Sewage treatment facilities	S	S	
Animal clinics	S	S	
Animal kennels	S		
Building heights over fifty feet	S	S	
Wireless communication facilities and other antenna support structures	S	S	Chapter 20.33
Legend:			
LI	= Light industrial		
HI	= Heavy industrial		

(Ord. 13058 § 28, 2003; Ord. 12761 § 77, 2002; (Ord. 11867 § 3 (part), 1998; Ord. 11500 § 18, 1997)