MEMORANDUM

TO: Thurston County Planning Commission
FROM: Jeremy Davis, Senior Planner
DATE: April 11, 2012
SUBJECT: Critical Areas Ordinance (CAO) Cluster Option for Title 20 (Rural) Zoning Density Requirements

Impacts of Proposed Density Regulations:
As indicated during the February 15, 2012 Planning Commission meeting, the most significant impact on density is the change in the jurisdictional size of wetlands in the rural area. Currently, jurisdictional wetland size is 22,000 square feet in the rural county or 2,500 square feet if adjacent to a stream or within its 100 year floodplain. The size is proposed to be 1,000 square feet. As indicated at the meeting, this change will result in a down zoning for properties that have smaller wetlands.

At the meeting, the Planning Commission opted to go with the proposed jurisdictional wetland size for determining density in the rural area.

Proposed Density Variation:
Staff is proposing a variation on the permitted densities in the Rural Residential One Unit per Five Acres (RR 1/5) and Rural Residential and Resource One Unit per Five Acres (RRR 1/5) zoning districts.

If a property owner with a wetland agrees to use the cluster development option as permitted in Chapter 20.30 Planned Residential Development (PRD) for RR 1/5 zoned properties and Chapter 20.30B Planned Rural Residential Development (PRRD) for RRR 1/5 zoned properties, the property owner would be permitted to develop at full densities. This would better protect and preserve intact wetlands, as they would not be subdivided onto individual lots. If desired by the property owner, the wetland could then be sold to a land trust or another organization.

In the RRR 1/5 and RR 1/5 zoning districts, the permitted density is reduced by the following:

- Documented high groundwater hazard areas, wetlands, marine bluff hazard areas to the top of the bluff and landslide hazard areas
- All rivers, streams and marine shorelines up to the ordinary high water mark
- 100-year floodplains
- Submerged land of lakes;
- Critical area buffers are not subtracted for the purpose of determining density

Staff is not proposing to permit higher densities with cluster development for submerged lands (land under water), high groundwater hazard areas, 100-year floodplains, marine bluff hazard areas, 100-year floodplains, and landslide hazard areas.

Cluster developments are limited to a minimum project size of 20 acres and a maximum project size of 100 acres. The requirements for Resource Use Parcels for PRRD’s are located in Section 20.30A.040. The requirements for Open Space parcels for PRDs are located in Section 20.30.060 Open Space Standards.

In the RRR 1/5 zoning district, a PRRD is required to place 60% of the property in the Resource Use Parcel. Permitted uses in Resource Use Parcels would be limited by the permitted uses in the Critical Areas Ordinance for the specific wetland type, and would also be limited by the PRRD chapter to the following:

- Passive recreation
- Natural areas including, but not limited to, critical areas and associated buffers, and wildlife corridors
- Community water systems, sewage system drainfields, and stormwater detention ponds and facilities as further limited by the critical areas ordinance.
- One single family residence and accessory use as further limited by the critical areas ordinance. A buildable area would have to be provided on the Resource Use Parcel for this to be permitted.

In the RR 1/5 zoning district, permitted uses in the Open Space parcel for a PRD would be limited by the permitted uses in the Critical Areas Ordinance for the specific wetland type, and further limited by the open space lot provisions.

**Proposed Density Limitations with Cluster Option**

The new proposed density section for the RR 1/5 district is proposed to be located in Section 20.09.050 Density, and the new proposed density section for the RRR 1/5 district is proposed to be located in Section 20.09A.040 Density. The text indicating the maximum number of dwelling units is the same and reads as follows:

“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; all rivers, streams and marine shorelines up to the ordinary high water mark; 100-year floodplains; and submerged land of lakes;

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.”
Options:
Option 1:
Do not adjust the proposed density language in the RRR 1/5 and the RR 1/5 for cluster developments.

Option 2
Adjust the proposed density language in the RRR 1/5 and the RR 1/5 zoning districts to permit property owners who opt to use PRRD and PRD regulations to develop at the full density.

If this option were selected by the Planning Commission, then the proposed density limits in the RRR 1/5 zoning district would be adjusted as follows:

“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; all rivers, streams and marine shorelines up to the ordinary high water mark; 100-year floodplains; and submerged land of lakes;

b. Critical area buffers shall not be subtracted from the parcel for purposes of making the density calculation;

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”

If this option were selected by the Planning Commission, then the proposed density limits in the RR 1/5 zoning district would be adjusted as follows:

“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; all rivers, streams and marine shorelines up to the ordinary high water mark; 100-year floodplains; and submerged land of lakes;

b. Critical area buffers shall not be subtracted from the parcel for purposes of making the density calculation;

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”

Attachments:         Chapter 20.30 Planned Residential Development
                                   Chapter 20.30B Planned Rural Residential Development
Chapter 20.30 - PLANNED RESIDENTIAL DEVELOPMENT

Sections:
20.30.010 - Purpose.
20.30.030 - Types of uses permitted.
20.30.040 - Relationship of this section to other ordinance provisions.
20.30.050 - Development standards.
20.30.060 - Open space standards.
20.30.070 - Application requirements.
20.30.080 - Application procedure for hearing examiner review and approval.
20.30.090 - Administration and enforcement.

20.30.010 - Purpose.

It is the intent of this section to:

1. Encourage imaginative design and the creation of permanent open space by permitting greater flexibility in zoning requirements than is generally permitted by other sections of this title;
2. Preserve or create environmental amenities superior to those generally found in conventional developments;
3. Create or preserve usable open space for the enjoyment of the occupants;
4. Preserve to the greatest possible extent, the natural characteristics of the land, including topography, natural vegetation, waterways, views, etc;
5. Encourage development of a variety of housing types;
6. Provide for maximum efficiency in the layout of streets, utility networks and other public improvements;
7. Provide a guide for developers and county officials in meeting the purpose and provisions of this section.

(Ord. 11398 § 3 (part), 1997: Ord. 6708 § 3 (part), 1980)


Planned residential development may be permitted in the following zoning districts consistent with the development standards in Section 20.30.050:

1. Chapter 20.09 (rural residential—1/5);
2. Chapter 20.15 (residential—3—6/1, only in the Grand Mound Urban Growth Area);
3. Chapter 20.21 A (residential—4—16/1, only in the Grand Mound Urban Growth Area);
4. Chapter 20.23 (McAllister geologically sensitive area).
20.30.030 - Types of uses permitted.

1. Specific Types Permitted. In a planned residential development (PRD), the following uses are permitted, provided that they meet the standards and criteria established in this title:
   a. Those uses permitted as a matter of right in the underlying zone;
   b. Residential developments of all types as defined in this chapter;
   c. As a secondary use, uses permitted in neighborhood convenience may be permitted in a PRD subject to the limitations set forth in Chapter 20.22.

2. Other or Related Uses Permitted. Accessory uses specifically geared to the needs of the residents of the PRD such as motor vehicle or boat storage structures, or structures related to open space use, subject to the building and development coverage limitations set forth in the design standards hereof.

20.30.040 - Relationship of this section to other ordinance provisions.

1. Zoning Requirements. The provisions of this title pertaining to land use of the underlying zoning district shall govern the use of land in a planned residential development.
   The specific setback, lot size, height limits and other dimensional requirements are waived, and the regulations for PRD's shall be those indicated in Section 20.30.060.

2. Platting Requirements. A PRD shall be exempt from the specific design requirements of the Subdivision Ordinance, except that when any parcel of land in a PRD is intended for individual ownership, sale or public dedication, the platting and procedural requirements of the Subdivision Ordinance and applicable state laws pertaining to the subdivision and conveyancing of land and the preparation of maps shall be followed.

3. Public Hearing Required. For hearing examiner approval of PRD's, public hearings shall be held and notices thereof given as provided in Section 20.60.020.

4. Drainage and Erosion Control Plan. Planned residential development applications shall not be approved until a drainage and erosion control plan has been approved pursuant to Chapter 15.05 TCC.

20.30.050 - Development standards.

The following standards shall govern the interpretation and administration of this section:

1. Relationship of PRD Site to Adjacent Areas. The design of a planned residential development shall take into account the relationship of the site to the surrounding areas. The perimeter of the PRD shall be so designed as to minimize undesirable impact of the PRD on adjacent properties and, conversely, to minimize undesirable impact of adjacent land use and development characteristics on the PRD.
2. Minimum and maximum project acreage for a PRD.
   a. Grand Mound Urban Growth Area:
      i. The minimum site project size within the Grand Mound Urban Growth Area shall be one acre.
      ii. There is no maximum project size.
   b. Chapter 20.09 (Rural Residential—1/5) and Chapter 20.23 (McAllister geologically sensitive area):
      i. The minimum project size shall be twenty acres.
      ii. The maximum project size shall be one hundred acres.
   c. PRDs which are contiguous are deemed a single project if (a) they are under common ownership, (b) the applicant(s) for PRD or other development approval are the same or a related person or entity; or (c) the PRDs are being developed as a unified project. For purposes of this section, persons or entities are related if one owns any ownership interest in the other or exercises any legal control or influence in the decisions of the other.

3. Minimum Lot Size within a PRD. The minimum lot size provisions of other sections of the Zoning Ordinance are waived in a planned residential development, except that the minimum lot size requirements of the underlying zone shall serve as the criterion to determine the dwelling unit density of the total development.

4. Density. In a PRD in the Grand Mound Urban Growth Area only, the hearing examiner shall authorize a dwelling unit density not more than twenty percent greater than that permitted by the underlying zone, rounded to the nearest whole number, provided that the open space amenities described in Section 20.30.060 (6) are met. No density bonus shall be awarded for PRDs in the RR—1/5 and McAllister geologically sensitive area. The total number of dwelling units permitted in these districts is subject to the density of the underlying zoning district.

5. Maximum Coverage. Building coverage and development of the site shall not exceed the percentage permitted by the underlying zone.

6. Landscaping Required. All common open space shall be landscaped in accordance with the landscaping plan submitted by the applicant and approved by the hearing examiner. Natural landscape features which are to be preserved, such as existing trees, drainage ways, rock out-croppings, etc., may be accepted as part of the landscaping plan.

7. Setback and Side Yard Requirements
   a. Setbacks from the exterior boundary line of the PRD area shall be comparable to or compatible with those of the existing development of adjacent properties, or, if adjacent properties are undeveloped, the type of development which may reasonably be expected on such properties given the existing zoning of such properties or the county Comprehensive Plan and adopted subarea plans. In no event shall such setback be less than twenty feet.
   b. Setbacks or Side Yards Between Buildings. The standard setbacks and yard requirements between buildings may be waived in a PRD. Buildings may have common walls and, therefore, built to the property line as in

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townhouse construction. Wherever buildings are separated, a minimum distance of ten feet shall be maintained between such buildings.

8. Off-Street Parking. Off-street parking shall be provided in a PRD in the same ratios for types of buildings and uses as required for the underlying zoning district, and as described in Chapter 20.44.

   a. Commercial uses are subject to site plan review procedures and shall be provided for in the application for the development within which the commercial use is to be integrated.
   b. The gross floor area of the commercial use shall not exceed the product of fifty square feet multiplied by the number of dwelling units within the development.
   c. Construction of at least thirty-five percent of the residences in the PRD must be completed before any building permits will be issued for the construction of commercial uses, except this shall not prohibit a sales office.
   d. Commercial uses within a PRD shall be of a size and type to serve primarily the residents of the development, and shall be internally located to fulfill this function.


(Ord. No. 14524, § 5, 6-7-2011)

20.30.060 - Open space standards.

1. Common Open Space. Each planned residential development shall dedicate not less than thirty percent of the gross land area for common open space for the use of its residents.

2. Location.
   a. The area proposed for open space shall be within the PRD and within reasonable walking distance of all dwelling units in the PRD.
   b. Where practical, the proposed dedicated property shall be located adjacent to other established or planned park and recreational areas in adjacent developments, schools, or county parks; provided, that such dedication would increase the overall benefit to the residents of the subject PRD and conform to other criteria in the section.

3. Access.
   a. All dwelling units within the PRD must have legal access to the proposed area for dedication at the time of final PRD approval. Private or access roads, trees or other landscaping may separate the area proposed for dedication. However, access should not be blocked by major obstacles such as arterials or collectors, canyons or ravines.
   b. Areas dedicated for active recreational open space shall have reasonable access from street frontages. Design measures should accomplish the purposes of access and security.

4. Types of Open Space.
a. Land dedicated for open space should be usable for either (i) greenbelts that serve as a buffer between land uses, using existing vegetation, or an aesthetic amenity such as boulevard trees; (ii) active recreational activities; or (iii) for protecting environmentally sensitive areas such as wetlands.

b. Except as provided in subsection (4)(c) or (d) below, thirty percent of the dedicated open space area shall be suitable for active recreation. The topography, soils, hydrology, and other physical characteristics of the area proposed for active recreation shall be of such quality as to provide a dry, obstacle-free space in a configuration which is suitable for active recreation.

c. The percentage of active recreational areas may be increased to as high as fifty percent if it is determined that anticipated recreational needs will require a larger percentage. In increasing this percentage, the following standard should be used: the ratio of one acre to one hundred twenty-five residential units.

d. The percentage of active recreational area may be decreased to as low as zero if it is determined that: (i) inclusion of buffers or environmentally sensitive lands such as wetlands would better meet the open space needs of the residents of the subdivision; or (ii) meeting the standard would require detrimental grading or other disturbance of the natural setting.

5. Structures. Common open space may contain complimentary structures, such as a gazebo or maintenance equipment shed, and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the PRD, provided that the building coverage of such building or structure combined with the building coverage of the residential structures shall not exceed the maximum permitted by the underlying zone.

6. Qualification for Density Bonus in the Grand Mound Urban Growth Area. The provision of improved recreational or parks facilities such as improved playfields, basketball and tennis courts, boat launches and fishing docks, or the preservation of unique natural features such as habitats of threatened or endangered wildlife or plant species, unique geologic formations, wetlands, and environmentally sensitive areas shall qualify the developer for the density bonus as described in Section 20.30.050(4).

7. Implementation.

a. The area proposed for open space shall be dedicated in common to the lot owners within the plat or to a lot owner's association. Maintenance and operation of the dedicated open space shall be the responsibility of the lot owners.

b. The county may choose to accept dedication, maintenance and operation responsibilities when the area to be dedicated is either one or a combination of the following:

i. Greater than ten acres;
ii. Adjacent to an established or future county park or school grounds;
iii. Is an access to a body of water greater than three acres in size;
iv. Is an environmentally sensitive area;
v. If the county feels it is in the public interest to accept dedications.

c. The dedication shall be identified on the master plan.

8. Improvements. The following improvements to the area proposed for dedication may be required prior to final approval of the PRD:

a. Removal of construction debris and hazards;
b. Rough grading and establishment of grass cover over those portions of the site suitable for playfields.

9. Equivalent Facilities. When areas proposed for dedication do not meet the criteria for dedication in Section 20.30.060(1), such land may be improved by grading, filling, landscaping, or with installation of recreation equipment so as to be equivalent in result to the intent of this chapter. Determination of equivalency shall be made by the development services department according to the following guidelines:

a. The proposed land and improvements must create recreational opportunities generally equivalent to or greater than the land required for the residents within the PRD.

b. The proposed land and improvements must not result in significant disturbance or alteration of an environmentally sensitive area, unless otherwise allowed by Thurston County.

c. The proposed land and improvements shall be dedicated in accordance with Section 20.30.060(7).

10. Stormwater Detention Facilities. Stormwater detention ponds may be allowed by the county as part of dedicated open space subject to the following criteria:

a. The detention pond shall be constructed so as to drain fully when precipitation is not occurring (i.e., no standing water may be left) unless the pond is designed as an aesthetic amenity.

b. The side slope of the detention pond shall not exceed thirty-three percent unless slopes are existing, natural and covered with vegetation.

c. If detention facilities are located adjacent to or near a natural, year-round stream or wetland, these systems shall be left in natural or near-natural condition.

d. The detention area shall be landscaped in a manner which is both aesthetic and able to withstand the inundation expected.

e. Use of a dedicated open space area for stormwater detention shall not be acceptable if the detention area must be fenced or otherwise rendered unsuitable or unavailable for recreation use during dry weather.

f. In the case of joint use of open space for detention and recreation, the lot owners or owners’ association shall be responsible for maintenance of the detention facilities.

11. Rights and Duties. The owners of open space shall have the following rights which may be exercised in respect of such land, subject to restrictive covenants or other restrictions:

a. The right to locate recreational facilities, such as tennis courts, swimming pools, picnic tables, and fireplaces accessory to picnic tables designed to be used exclusively for the use of residents of the development and their guests;

b. The right to locate pedestrian paths, bicycle paths and bridle paths;

c. The right to take whatever measures are reasonably necessary to protect and maintain such land, or land or property adjacent thereto, or to correct a hazardous condition posing a threat to life or limb;

d. The right to conduct agricultural activities, including the selective harvesting of mature trees;

e. The right to regulate access to or entry on the open space land and duty to maintain such land.

(Ord. 11398 § 3 (part), 1997: Ord. 8034 § 15, 1985: Ord. 6708 § 3 (part), 1980)
20.30.070 - Application requirements.

See Section 20.60.030.

20.30.080 - Application procedure for hearing examiner review and approval.

1. PRD applications shall be heard pursuant to Section 20.60.020(3).
2. The PRD shall be effective for five years from the date of approval by the hearing examiner. During this time the terms and conditions upon which approval was given will not be changed except as provided in Section 20.30.090(2) (Minor and Major Adjustments).

Upon the application of the owner or representative, the planner may recommend extending the approval period for an additional one year or the planner may recommend to the hearing examiner that the site plan be resubmitted. Upon receipt of the planner's recommendation, the hearing examiner at his next regular meeting shall adopt, reject or modify the recommendation. In no case shall the hearing examiner grant an extension for more than one year at a time. If an extension of time is approved, the PRD will be subject to all new and amended regulations, requirements, policies or standards which are adopted after the original date of approval unless there has been substantial on-site work completed.

Knowledge of expiration date and initiation of a request for extension of approval time is the responsibility of the applicant. Thurston County shall not be held accountable for notification of expirations, although it may notify the applicant of date of expiration. All requests for an extension of time must be submitted to the planner prior to expiration of PRD approval.

Note: Approval of a PRD development plan shall not be construed to be final plat approval. Plat approval is a separate action and shall be in compliance with state and local subdivision and platting regulations. (As stated in Section 20.30.040(2) of this chapter.)

20.30.090 - Administration and enforcement.

1. Building permits and other permits required for the construction or development of property under the provisions of this section shall be issued only when in the opinion of the development services director, the work to be performed meets the requirements of the final plan and program elements of the PRD.
2. Minor and Major Adjustments.
   a. Minor adjustments may be made and approved by the development services director when a building permit is issued. Minor adjustments are those which may affect the precise dimensions or siting of buildings, but which do not affect the basic character or arrangement of buildings approved in the final plan, nor the density of the development or the open space requirements. Such dimensional adjustments shall not vary more than ten percent from the original.
   b. Major adjustments are those which, in the opinion of the development services
director, substantially change the basic design, density, open space or other requirements of the planned residential development. When, in the opinion of the development services director, a change constitutes a major adjustment, no building or other permit shall be issued without prior review and approval by the hearing examiner of such adjustment.

3. Parties Bound. Once the preliminary development plan is approved, all persons and parties, their successors, heirs, or assigns, who own, have, or will have by virtue of purchase, inheritance or assignment, any interest in the real property within the proposed PRD, shall be bound by the conditions attending the approval of the development and the provisions of this title.

4. Filing of Applications. See Section 20.60.020

(Ord. 11398 § 3 (part), 1997: Ord. 11025 § 18, 1995: Ord. 6708 § 3 (part), 1980)
Chapter 20.30A - PLANNED RURAL RESIDENTIAL DEVELOPMENT (PRRD)

Sections:
20.30A.010 - Purpose.
20.30A.020 - Applicability.
20.30A.030 - Permitted uses.
20.30A.031 - Minimum and maximum project acreage for PRRD.
20.30A.040 - Resource use parcel requirements.
20.30A.050 - Optional open space.
20.30A.060 - Reserved.
20.30A.065 - Reserved.
20.30A.070 - Development standards.
20.30A.080 - Application and processing requirements.
20.30A.090 - Administration and enforcement.

20.30A.010 - Purpose.

The purpose of this chapter is to provide for residential development in rural areas in a way that maintains or enhances the county's rural character; is sensitive to the physical characteristics of the site; retains large, undivided parcels of land that provide opportunities for compatible agricultural, forestry and other rural land uses; protects sensitive environmental resources; facilitates creation of open space corridors; and minimizes impacts of road and utility systems.

(Ord. 11398 § 3 (part), 1997: Ord. 10398 § 14 (part), 1993)

20.30A.020 - Applicability.

Planned Rural Residential Developments are permitted within the following districts consistent with the development standards in this chapter:

1. Long-Term Agriculture District (Chapter 20.08A);
2. Nisqually Agricultural District (Chapter 20.08C);
3. Long-Term Forestry District (Chapter 20.08D);
4. Rural Residential/Resource—One Dwelling Unit Per Five Acres (Chapter 20.09A);
5. Residential LAMIRD—One Dwelling Unit Per Two Acres (Chapter 20.10A);
6. Rural—One Dwelling Unit per Twenty Acres (Chapter 20.09B);
7. Rural—One Dwelling Unit per Ten Acres (Chapter 20.09C); and
8. Urban Reserve—One Dwelling Unit per Five Acres (Chapter 20.09D).


20.30A.030 - Permitted uses.
Same as the underlying district, subject to the limitations on land uses within the resource use parcel specified in Section 20.30A.040(3).

(Ord. 11398 § 3 (part), 1997: Ord. 10398 § 14 (part), 1993)

20.30A.031 - Minimum and maximum project acreage for PRRD.

1. The minimum project size is twenty acres.
2. The maximum project size is one hundred acres.
3. The total number of dwelling units permitted is subject to the density of the underlying zoning district.
4. PRDs which are contiguous are deemed a single project if (a) they are under common ownership, (b) the applicant(s) for PRD or other development approval are the same or a related person or entity; or (c) the PRDs are being developed as a unified project. For purposes of this section, persons or entities are related if one owns any ownership interest in the other or exercises any legal control or influence in the decisions of the other.

(Ord. No. 14524, § 7, 6-7-2011)

20.30A.040 - Resource use parcel requirements.

1. Establishment of a Resource Use Parcel. Each planned rural residential development shall contain a resource use parcel comprising as a minimum the following percentage of the proposed subdivision:
   a. Long-term agriculture district—eighty-five percent;
   b. Nisqually agriculture district—ninety percent;
   c. Long-term forestry district—seventy-five percent;
   d. Rural residential/resource—one unit per five acres district—sixty percent.
2. Ownership. The resource use parcel may be owned by a homeowners association, corporation, partnership, land trust, individual, or other legal entity.
3. Use. The following uses of the resource use parcel are permitted, subject to any land use limitations in the underlying district:
   a. Permitted uses:
      i. Agriculture, including forest practices;
      ii. Passive recreation;
      iii. Natural areas including, but not limited to, critical areas and associated buffers, and wildlife corridors;
      iv. Community and individual water systems, sewage system drainfields, and stormwater detention ponds and facilities serving the subdivision, subject to the standards in Section 20.32.070. Such facilities shall not be permitted in agricultural and forestry districts where they would significantly impede the agriculture or forestry use or potential for such use; and
      v. One single-family residence and accessory uses, including a home occupation, pursuant to Chapter 20.54, and farm housing pursuant to Chapters 20.08A, 20.08C, or 20.09A.
   b. Special Uses. Only the following special uses are permitted in resource use parcels created in the rural residential/resource—one unit per five acres district,
subject to Chapter 20.54:

i. Boat launches;

ii. Riding stables and arenas;

iii. Golf courses and associated uses;

iv. Commercial campgrounds.

4. A residence within the resource use parcel shall count toward the total number of residential units allowed.

5. Plat Restrictions. The limitations on the use and subdivision of the resource use parcel, as provided in Sections 20.30A.040(3) and 20.30A.080(2), shall be noted on the plat. If not all of the allowable density is used, the number of lots which may be created in the future shall also be noted on the plat. The limitations noted on the plat shall be effective until annexation to a city or town.


(Ord. No. 14524, § 8, 6-7-2011)

20.30A.050 - Optional open space.

The subdivision may also include open space areas in addition to the resource use parcel described in Section 20.30A.040 above, in accordance with Chapter 20.32. Permanent open space may qualify for an exemption from the requirement of a drainage plan, in accordance with Chapter 15.05 TCC.

(Ord. 11398 § 3 (part), 1997: Ord. 10398 § 14 (part), 1993)

(Ord. No. 14524, § 9, 6-7-2011)

20.30A.060 - Reserved.

Editor's note—


20.30A.065 - Reserved.

Editor's note—


20.30A.070 - Development standards.

1. Minimum Lot Size. None, subject to compliance with applicable standards for sewage disposal and provision of water contained in Articles III and IV of the Thurston County Sanitary Code;

2. Setbacks. Setbacks from the exterior boundary of the site shall be the same as required in the underlying district. All other setback requirements shall be waived to allow flexibility in site design. However:

a. Individual buildings shall be separated by a minimum of ten feet, and

b. The hearing examiner or administrator may establish setbacks not to exceed one
hundred fifty feet, as necessary to buffer agricultural or forestry activities from residential uses;

3. Maximum Coverage by Structures. Same as underlying district;

4. Maximum Building Height. Same as underlying district;

   a. Any prime agricultural soils (as identified in the Soil Survey of Thurston County) and Washington State Private Forest Land Grade 2 present within the proposed subdivision shall be contained within the resource use parcel unless the applicant demonstrates that:
      i. The allowable density cannot be accommodated elsewhere within the proposed subdivision; or
      ii. Within the rural residential/resource—1/5 district:
         (A) The size of the potential resource use parcel is not sufficient to sustain an economically viable resource use, or
         (B) The resource use is not compatible with surrounding land uses.
   b. In order to retain large, undivided parcels of land that provide opportunities to compatible agricultural and forestry uses and protection of sensitive environmental resources, the resource use parcel shall, to the greatest extent possible, be a single contiguous parcel and shaped so as to be usable for resource uses. Where the resource use parcel is intended for other uses, more flexibility is allowed in the shape of the parcel; however, the resource use parcel may not be narrow strips or small interspersed parcel within the residential cluster(s).
   c. Resource use parcels that are used for agriculture, forestry or sensitive resource protection shall not be bisected by roads or easements where the physical conditions of the site would allow otherwise.
   d. Where consistent with other provisions of this chapter, the resource use parcel shall be contiguous with any abutting resource use parcel, open space, greenbelt, agricultural lands, commercial forestry lands, public preserves, parks, or schools. Wildlife corridors shall be linked with other wildlife corridors abutting the proposed subdivision.
   e. The subdivision shall be designed, to the extent consistent with other provisions of this chapter, to maximize the visibility of the resource use parcel and open space areas from adjoining collector roads, arterials, or state highways.
   f. Native vegetation shall be retained in the resource use parcel to the extent that it is compatible with the intended use of the parcel and does not pose a risk to public safety.
   g. Any single-family residence and accessory uses within the resource use parcel shall be sited to maximize resource opportunities on the remainder of the parcel.

   a. The configuration and size lots shall be varied and blend with the natural features of the site in order to retain the natural, rural character of the site, particularly as viewed from public roadways.
   b. Windfirm trees shall be retained where they would screen residences from collector roads, arterials or state highways, unless they would unduly impede site development, be incompatible with the intended use of the resource use parcel, or pose a risk to public safety for motorists on those roadways and to private
utilities.

c. A lot created for any existing residence on the property may be discontiguous from the remaining residential lots in the proposed subdivision.

d. Residential lots shall be grouped and not assembled in a linear configuration. A linear configuration refers to a site design for the residential portion of a development which may be described as long and narrow. Exceptions shall be granted at the discretion of the approval authority where unusual site conditions, such as wetlands, steep slopes, shorelines, or very narrow lots, warrant a linear configuration.

   Explanatory note: The reasons for minimizing linear configurations are to promote the integrity of the resource use parcel by minimizing the extent of the residential cluster boundary or edge effect, and to retain the natural, rural character of the site, particularly as viewed from public roadways. Both farmers and foresters have long maintained that proximity of residences to their operations is one of the biggest threats to the continued viability of those industries in Thurston County. Impacts to critical areas are also reduced by minimizing residential boundary area.


20.30A.080 - Application and processing requirements.

Planned rural residential developments are subject to the application and processing requirements of Title 18, Thurston County Code.

1. The submission requirements specified in Title 18 TCC shall be supplemented with the information listed in Section 20.60.030

2. Resubdivision.
   a. Lands subject to a planned rural residential development may be further subdivided to the extent of the allowable density if in compliance with applicable provisions of the underlying district, this chapter, and Title 18 TCC.
   b. Once the allowable density is used, the resource use parcel may not be further subdivided.

(Ord. 11398 § 3 (part), 1997: Ord. 10398 § 14 (part), 1993)

20.30A.090 - Administration and enforcement.

1. Building permits and other permits required for the construction or development of property under the provisions of this section shall be issued only when in the opinion of the development services director, the work to be performed meets the requirements of the final plan of the planned rural residential development.

2. Minor and Major Adjustments.
   a. Minor adjustments may be made and approved by the development services director when a building permit is issued. Minor adjustments are those which may affect the precise dimensions or siting of buildings, but which do not affect the basic character or arrangement of buildings approved in the final plan, nor the density of the development or the resource use/open space parcel

(Ord. 11398 § 3 (part), 1997: Ord. 10398 § 14 (part), 1993)
requirements.

b. Major adjustments are those which, in the opinion of the development services
director, substantially change the basic design, density, resource use/open
space parcel or other requirements of the planned rural residential development.
When, in the opinion of the development services director, a change constitutes
a major adjustment, no building or other permit shall be issued for such an
adjustment without prior review and approval by the original approval authority of
the planned rural residential development.

3. If the provisions of this chapter and Title 18 TCC conflict, the provisions of this chapter
shall apply.

4. Filing of Applications. See Chapter 20.60
(Ord. 11398 § 3 (part), 1997: Ord. 10398 § 14 (part), 1993)