

Chapter 17.100

RURAL DEVELOPMENT DISTRICT (RDD)

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17.100.010 Purpose.

17.100.015 General guidelines.

17.100.020 Permitted uses.

17.100.030 Accessory uses.

17.100.060 Design standards.

17.100.080 Development standards.

17.100.010 Purpose.

The Rural Development District is the portion of land in Lewis County not otherwise designated. While the Rural Development District has an overall density designation of one unit per five acres, one unit per 10 acres, one unit per 20 acres, the combinations of steep slopes, tight soils, flood plains, and unbuildable critical areas will provide a wide variety of rural residential densities, and will preserve the rural character of the county while providing reasonable opportunity for any low density development. The purpose of this chapter is to achieve a variety of lot sizes, protect rural character, and protect small rural business which have historically served the citizens of Lewis County. [Ord. 1292 §21, 2018; Ord. 1179, 2002; Ord. 1170B, 2000]

17.100.015 General guidelines.

(1) The Zoning Districts. The Rural Development District is divided into three density districts:

- (a) Rural Development District at one dwelling unit per five acres (RDD-5);
- (b) Rural Development District at one dwelling unit per 10 acres (RDD-10); and
- (c) Rural Development District at one dwelling unit per 20 acres (RDD-20).

In the RDD-10 District, all contiguous property 15 acres or larger, but less than 20 acres, may be divided into two lots. In the RDD-20 District, all contiguous property 30 acres or larger, but less than 40 acres, may be divided into two lots. This provision is only applicable to legal lots of record in existence prior to the adoption date of May 12, 2002, and shall not apply to any lot created after that date. This provision is limited to a one-time division of property; no future multiple divisions are permitted.

(2) For purposes of subdivision, lot area shall be consistent with the methodology contained in RCW [58.17.040](#)(2). [Ord. 1292 §21, 2018; Ord. 1179B, §2, 2003; Ord. 1179, 2002]

17.100.020 Permitted uses.

Allowed uses, shown in Chapter [17.42](#) LCC, shall be permitted within this district. [Ord. 1292 §21, 2018; Ord. 1179, 2002; Ord. 1175 §2, 2000; Ord. 1170B, 2000]

17.100.030 Accessory uses.

As defined at LCC [17.10.010](#), accessory uses are considered part of the permitted uses. [Ord. 1292 §21, 2018; Ord. 1179, 2002; Ord. 1170B, 2000]

17.100.060 Design standards.

The creation of new building lots, pursuant to this section, shall be governed by the following recommended design standards:

(1) The base residential density shall be one unit per five, one unit per 10, or one unit per 20 acres. See zoning maps for specific density allowances.

(2) Clustering shall be encouraged in rural lands per Chapter [16.18](#) LCC. [Ord. 1292 §21, 2018; Ord. 1283 §14, 2017; Ord. 1179, 2002; Ord. 1170B, 2000]

17.100.080 Development standards.

All development shall be required to conform to the supplementary requirements of Chapter [17.145](#) LCC. [Ord. 1292 §21, 2018; Ord. 1170B, 2000]

The Lewis County Code is current through Ordinance 1322, passed October 12, 2020.

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RURAL ZONES

Chapter 17.42

RURAL AREA ZONING SUMMARY

Sections:

[17.42.010 Purpose.](#)[17.42.015 Conflicts.](#)[17.42.020 Land use summary.](#)**17.42.010 Purpose.**

Rural lands are divided into a number of zoning districts. The uses permitted in each of the zoning districts are set forth on a zoning chart that is intended to identify uses and limitations. [Ord. 1292 §8, 2018; Ord. 1283 §9, 2017; Ord. 1269 §29, 2016; Ord. 1197 §4, 2007; Ord. 1179, 2002]

17.42.015 Conflicts.

Where conflicts between the text and the zoning summary chart exist, the chart shall prevail. [Ord. 1292 §8, 2018; Ord. 1283 §9, 2017; Ord. 1269 §29, 2016; Ord. 1197 §4, 2007; Ord. 1179, 2002]

17.42.020 Land use summary.

See Table 1 of this section.

Table 1: Land Use Summary

USE TYPE		RURAL (RDD)			LAMIRD							RECREATIONAL		SECTION
RESIDENTIAL		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Single-family residential	P	P	P	P	P	X	P (on existing lots)	X (except caretaker)	P	X	X	X	
B	Accessory dwelling unit	P	P	P	P	P	X	P (associated with existing residential uses)	X	P	X	X	X	
C	Duplex	P (10-acre minimum lot size)	P (20-acre minimum lot size)	P (40-acre minimum lot size)	P	P	X	P (on existing lots)	X	X	X	X	X	
D	Multifamily housing	X	X	X	A ¹	X	X	X	X	A ¹	X	X	X	17.142.150
PUBLIC/SEMI-PUBLIC		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Cemeteries	P	P	P	P	P	X	P	P	P	X	X	X	
B	Schools	P	P	P	P	P	X	P	P	P	X	X	X	
C	Religious buildings, community centers, grange halls, and similar structures for public assembly													17.142.180
	-Up to 6,000 sq.ft.	P	P	P	P	P	X	P	P	P	X	X	X	17.142.180
	-Up to 10,000 sq.ft.	A	A	A	P	P	X	P	P	P	X	X	X	17.142.180
D	Assisted living facilities, convalescent homes, retirement facilities and similar uses													

USE TYPE		RURAL (RDD)			LAMIRD							RECREATIONAL		SECTION
	-Up to 6 persons, when the individuals are covered under Washington State fair housing legislation	P	P	P	P	P	X	P (on existing lots)	X	P	X	X	X	
	-Up to 6 persons, when the individuals are not covered under Washington State fair housing legislation	SUP	SUP	SUP	SUP	SUP	X	SUP	SUP	SUP	X	X	X	
	-7 or more persons	SUP	SUP	SUP	SUP	SUP	X	SUP	SUP	SUP	X	X	X	
E	Public facilities ²													
	-Rural governmental services	A	A	A	A	A	A	A	A	A	A	A	A	17.142.160
	-Essential public facilities, local	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	17.142.160
	-Essential public facilities, major	Amend CP												17.142.160
F	Tourist/rest stops	A	A	A	A	X	X	X	A	A	X	A	A	
COMMERCIAL/INDUSTRIAL		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Home-based business (cottage industries)	P/A/SUP ³	P/A/SUP ³	P/A/SUP ³	P/A/SUP ³	P/A/SUP ³	P/A/SUP ³	P/A/SUP ³	P/A/SUP ³	P/A/SUP ³	P/A/SUP ³	P/A/SUP ³	P/A/SUP ³	17.142.110 , 17.142.120
B	Isolated small business	A/SUP ³	A/SUP ³	A/SUP ³	Not applicable in LAMIRDs							X	X	17.142.120
C	Standalone retail, sales, or professional services	Use isolated small business process			P/SUP ⁴	X	P - related to industrial or resource use	P	P	X	P - related to industrial or resource use	X	X	
D	Recreation service retail (boat shop, boat and tackle shop, camping supplies, limited grocery and sundries, including storage)	A	A	A	P/SUP ⁴	X	X	P	P	P/SUP ⁴	X	P	P	
E	Restaurant	SUP	SUP	SUP	P	X	X	P	P	SUP	X	P	P	
F	Convenience grocery or fuels	P	P	P	P/SUP ⁴	X	P	P	P	X	P	P	P	
G	Clustered tourist uses	A	A	A	A/SUP ⁴	X	X	X	A	X	X	X	X	17.142.090
H	Event center													
	-Up to 5,000 square feet	A	A	A	A	A	A	A	A	A	A	A	A	
	-Up to 10,000 square feet	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
I	New regional auctioneering facility and supporting uses	SUP	SUP	SUP	X	X	SUP	X	SUP	X	SUP	X	X	17.142.050
J	Manufacturing, assembly, and process of goods	Use isolated small business process			SUP	X	P/SUP ⁴	X	SUP	X	P (based on standards in 17.75)	X	X	
K	Storage, transportation and handling of goods	Use isolated small business process			SUP	X	P/SUP ⁴	X	SUP	X	P (based on standards in 17.75)	X	X	
L	Mini-storage	Use isolated small business process			A	X	X	A	A	X	A	X	X	

USE TYPE		RURAL (RDD)			LAMIRD							RECREATIONAL		SECTION
M	Marijuana production, processing and retail													
	-Marijuana retailers	X	X	X	SUP	X	X	SUP	SUP	X	X	X	X	17.142.140
	-Type 1 marijuana processing	SUP	SUP	SUP	X	X	SUP	X	X	X	SUP	X	X	17.142.130
	-Type 2 marijuana processing	X	X	X	X	X	SUP	X	X	X	X	X	X	17.142.130
	-Marijuana production	SUP	SUP	SUP	X	X	SUP	X	X	X	SUP	X	X	17.142.130
N	On-site treatment/storage of hazardous waste	P - ac.	P - ac.	P - ac.	P - ac.	P - ac.	P - ac.	P - ac.	P - ac.	P - ac.	P - ac.	P - ac.	P - ac.	
O	Animal kennels, shelters, boarding, grooming and hospitals	P	P	P	A	X	P	P/A ⁵	P	X	X	X	X	
LODGING/ACCOMODATIONS		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Bed and breakfast	P	P	P	P	P	X	P	P	P	X	P	P	17.142.070
B	RV parks and campgrounds	SUP	SUP	SUP	P	X	X	P	P	SUP	X	P	P	16.14
C	Transient accommodations (other than bed and breakfasts)	SUP	SUP	X	P	X	X	X	P	SUP	X	P	P	17.142.210
D	Master planned resorts	MPR	MPR	MPR	X	X	X	X	X	X	X	MPR	MPR	
RECREATION/PARKS		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Local recreational facilities	P	P	P	P	P	X	X	X	P	X	P	P	
B	Regional recreational facilities	SUP	SUP	SUP	SUP	SUP	X	X	X	SUP	X	P	P	17.142.190
SHORELINE		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Shoreline uses	Regulated under the Shoreline Master Program (SMP)												
AVIATION		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Aviation facilities	SUP	SUP	SUP	X (existing public airports permitted to expand)	X	X	X	X	X	X (existing public airports permitted to expand)	X	X	17.142.060
RESOURCE		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Mineral resource use													
	-Below DNR threshold	P	P	P	X	X	X	X	X	X	X	X	X	
	-New or expansion of existing approved mine area	SUP	SUP	SUP	X	X	X	X	X	X	SUP	X	X	17.142.200
B	Forestry uses listed in LCC 17.30.450 (1) and (2)	P	P	P	P	P	P	P	P	P	P	P	P	
C	Forest resource accessory use, mills, log yards													
	-Temporary (less than 1 year/ portable)	P	P	P	X	X	P	X	X	X	P	X	P	
	-Permanent (fixed installation or more than 1 year)	P/SUP over 20 acres	P/SUP over 20 acres	P/SUP over 20 acres	X	X	P/SUP over 20 acres	X	X	X	P/SUP over 20 acres	X	X	

USE TYPE		RURAL (RDD)			LAMIRD							RECREATIONAL		SECTION
D	Agricultural uses listed in LCC 17.30.610 through 17.30.630 ⁶	P	P	P	P	P	P	P	P	P	P	X	X	
E	Standalone food or beverage manufacturing	SUP	SUP	SUP	SUP	X	SUP	SUP	SUP	X	SUP	X	X	
F	Storage of agricultural waste (for commercial sale or use outside of the agricultural operation)	SUP	SUP	SUP	X	X	X	X	X	X	X	X	X	
G	Composting (for commercial sale or use outside of the agricultural operation)	SUP	SUP	SUP	X	X	X	X	X	X	X	X	X	
H	Application of biosolids ⁷	SUP	SUP	SUP	X	X	SUP	X	SUP	X	SUP	X	SUP	
I	Confined animal feeding operations	SUP	SUP	SUP	X	X	X	X	X	X	X	X	X	

LEGEND

RDD-5 = Rural Development District, Town Mixed Use
1 Unit Per 5 Acres

RDD-10 = Rural Development District, Town Residential
1 Unit Per 10 Acres

RDD-20 = Rural Development District, Town Industrial
1 Unit Per 20 Acres

P = Permitted Use
SUP = Special Use Permit

P - ac. = Permitted as Accessory to a Permitted Use
MPR = Master Planned Resort (county and state planning requirements)

A = Administrative Review

X = Prohibited

¹-Allowed where the LAMIRD contains a centralized wastewater treatment facility with adequate capacity.

²-An administrative or special use permit is required for the centralized components of public facilities or services, and not for the provision of the service itself or the linear features of the service, such as individual water lines or roads. For example:

- a. Special permitting is required for new facilities such as a public works road shop, a fire station, a bus facility or a water treatment plant; and
- b. Special permitting is not required for a water line or road (so long as all the other applicable requirements are met), or the operation of a fire or bus service.

³-Uses that exceed a certain size (per LCC [17.142.120](#)) are required to receive an administrative or special use permit.

⁴-Uses that exceed a certain size (per LCC [17.142.080](#)) are required to receive a special use permit.

⁵-Animal kennels, shelters, boarding, grooming and hospitals are permitted outright in the majority of crossroads commercial areas. When an application is submitted for the Galvin and Dorn's Corner crossroads commercial areas, the proposal requires an administrative approval to ensure that notice is provided to nearby landowners.

⁶-The agricultural uses in LCC [17.30.610](#) through [17.30.630](#) are allowed subject to the standards within that section, so long as the uses are not otherwise listed within this matrix and are conducted in accordance with best management practices.

⁷-The application of biosolids does not apply to bulk biosolids that are applied to a lawn or home garden per the standards in WAC [173-308-250](#), or bulk biosolids sold or given away in a bag or other container per the standards in WAC [173-308-260](#).

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Chapter 17.145 SUPPLEMENTAL REQUIREMENTS

Sections:

17.145.010 Purpose.

17.145.020 Required setbacks.

17.145.030 Height limit.

17.145.040 Off-street parking and loading requirements.

17.145.060 Driveways.

17.145.090 Junk.

17.145.130 Lot area.

17.145.140 Clear view triangle.

17.145.010 Purpose.

The purpose of this chapter shall be to provide specific regulations, providing for the location of certain special and accessory uses in all use districts and providing supplementary controls for the protection of essential uses of said districts. [Ord. 1170B, 2000]

17.145.020 Required setbacks.

(1) The minimum required setbacks shall be as follows:

Setback	Residential	Commercial	Industrial
Front			
From public right-of-way	As defined in Chapter 15.15 LCC		
From private right-of-way easement	0	0	0
Side			
From public right-of-way	As defined in Chapter 15.15 LCC		
From alley ¹	5	5	5
From property line	5	10	10
Rear			
From alley ¹	5	5	5
From property line	15	0	0
From abutting residential zone	-	25	50

¹ In no instance shall parking associated with the proposed structure be allowed in an alley, or allowed to back directly into an alley.

(2) The administrator may reduce the required side or rear setbacks:

(a) To promote reasonable use of the property, where topography, critical areas or the lot's size and configuration impact the reasonable development of the property.

(b) To complement surrounding commercial or industrial development, in existing commercial or industrial areas that are typified by setbacks that are less than those presented above, so long as adequate fire protection is included in the design of the structure.

(3) An administrative reduction will be considered if:

- (a) Justification for the request is included in the application.
- (b) The reduction will not adversely affect health and safety.
- (c) When a reduction is used for the reasonable development of the property:
 - (i) It is demonstrated that the use of the proposed reduction cannot be reasonably accommodated elsewhere on the lot; and
 - (ii) If granted, the reduction would be the minimum necessary for reasonable use of the lot.

An administrative reduction will be processed in accordance with LCC [17.160.055](#).

(4) Additional setbacks may be required near resource lands in accordance with LCC [17.30.500](#), [17.30.660](#), [17.30.810](#) and Chapter [17.40](#) LCC. [Ord. 1292 §24, 2018; Ord. 1253, 2014; Ord. 1170B, 2000]

17.145.030 Height limit.

(1) Unless otherwise designated in this title, the maximum height limit shall be as follows:

- (a) Residential, 35 feet.
- (b) Commercial, 50 feet, except 35 feet when abutting (or within 50 feet of) a residential zone.
- (c) Industrial, 50 feet plus one foot for every foot from property lines.
- (d) Agriculture, resource, communication, and public utility uses, none.

(2) Calculation of Building Height. The height of a building shall be the highest point of the structure when measured from the average point of elevation of the finished surface of the ground within five feet of the structure, provided narrow projections such as a chimney, spires, domes, elevator shaft housing, aerials, antennas, and flagpoles shall not be considered. [Ord. 1292 §25, 2018; Ord. 1170B, 2000]

17.145.040 Off-street parking and loading requirements.

(1) This section is only applies to Chapters [17.45](#), [17.55](#), and [17.60](#).

(2) General requirements

- (a) No building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off-street parking and loading spaces have been provided in accordance with the provisions of this chapter.
- (b) The provisions of this section, except where there is a change of use, shall not apply to any existing building or structure. Where the new use involves no additions or enlargements there shall be provided as many of such spaces as may be required by this chapter.
- (c) Whenever a building or structure constructed after the effective date of this ordinance is changed or enlarged in floor area, number of employees, number of housing units, seating capacity, or otherwise to create a need for an increase in the number of existing parking spaces, additional parking spaces shall be provided on the basis of the enlargement or change; provided whenever a building or structure existing prior to the effective date of this ordinance is enlarged to the extent of 50 percent or more in floor area, number of employees, number of housing units, seating capacity, or otherwise, said building structure shall then and thereafter comply with the full parking requirements set forth herein.

(3) Parking space dimensions. A parking space shall have minimum rectangular dimensions of not less than 10 feet in width and 20 feet in length; provided, however, that for any parking area of 12 or more spaces, 35 percent of all parking spaces may have minimum rectangular dimensions of not less than eight feet in width and 15 feet in length; provided that these spaces are marked for use by

compact automobiles. All dimensions shall be exclusive of driveways, aisles, and other circulation areas. The number of required off-street parking spaces is established in LCC [17.145.040](#)(9) and Table 17.145A.

(4) Loading space requirements and dimensions. A loading space shall have minimum dimensions of not less than 14 feet in width, 60 feet in length, exclusive of driveways, aisles, and other circulation areas, and a height or clearance of not less than 15 feet. One off-street loading space shall be provided and maintained on the same lot for every separate occupancy requiring delivery of goods and having a gross floor area of at least 5,000 square feet in the case of manufacturing, warehouse, or terminal buildings, and 10,000 square feet for commercial, hotel, institutional, and public buildings. One loading space shall be provided for each additional 10,000 square feet for retail and restaurant buildings; and one for each additional 30,000 square feet for manufacturing, warehouse, and service uses. The Administrator may adjust dimensions to fit specific needs, consistent with the need for traffic circulation and safety (ASHTO guidelines).

(5) Drainage. All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways, and shall provide water quality benefits to comply with the minimum requirements of Chapter [15.45](#) LCC. Off-site drainage improvements and maintenance easements shall be secured to comply with Chapter [15.45](#) LCC to prevent damage to downstream property.

(6) Maintenance. The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash, and other debris.

(7) Lighting. Any parking area which is intended to be used primarily during nondaylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to direct the light away from the adjoining property and the public road.

(8) Access. Any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or into a public or private street shall be travelling in a forward motion. Access of driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such lot shall be clearly visible for a reasonable distance to any pedestrian or motorist approaching the access or driveway from a public or private street. This requirement shall apply to parking areas of two or less required spaces only when exits are on state highways and major county arterials and collectors. No building permit shall be issued until an access plan is approved by the county engineer.

(9) Parking space requirements. For the purpose of this ordinance, the following parking space requirements shall apply.

(a) Administration buildings (public or private): 1 for each 200 square feet of floor area.

(b) Apartments: 3 for each 2 units.

(c) Apartment hotels: 3 for each 2 units.

(d) Art galleries: 1 for each 300 square feet of floor area.

(e) Auditoriums: 1 for each 4 seats.

(f) Automobile service stations (which also provide repair): 1 for each gasoline pump and 2 for each service bay.

(g) Banks: 1 for each 200 square feet of floor area.

(h) Boarding houses: 1 for each bed.

(i) Bowling alley: 4 for each alley or lane plus one additional space for each 100 square feet of the area used for restaurant, cocktail lounge, or similar use.

(j) Business and commercial (general): 1 for each 300 square feet of floor area.

(k) Business schools: 1 for each 2 classroom seats.

- (l) Cartage, express, and parcel delivery: 1 for every employee (on the largest shift for which the building is designed) and 1 for each motor vehicle maintained on the premises.
- (m) Child care centers: 2 for each classroom but not less than 6 for the building.
- (n) Children's homes: 1 for each 3 beds.
- (o) Churches: 1 for each 4 seats.
- (p) Colleges: 1 for each 3 students.
- (q) Dance floors: 1 for each 100 square feet of floor area used for the activity.
- (r) Dental clinics: 1 for every 200 square feet of floor area of examination.
- (s) Dining rooms: 1 for each 100 square feet of floor area.
- (t) Dormitories: 1 for each bed.
- (u) Duplex: 2 for each unit.
- (v) Elementary school: 1 for each teacher and 1 for every 8 seats in auditoriums or assembly halls.
- (w) Financial institutions: 1 for each 200 square feet of floor area.
- (x) Fraternities: 1 for each bed.
- (y) Freight terminals: 1 for every employee (on the largest shift for which the building is designed) and 1 for each motor vehicle maintained on the premises.
- (z) Funeral parlors: 1 for each 100 square feet of floor area in slumber rooms, parlors, or service rooms.
- (aa) High school: In accordance with SPI guidelines and a traffic report on the specific size and location of the school to assure that parking is adequately contained on site for daily and regular use.
- (bb) Homes for the aged: 1 for each 3 beds.
- (cc) Hospitals: 1 1/2 for each bed.
- (dd) Hotels: 1 per each sleeping room plus 1 space for each 2 employees.
- (ee) Junior high schools: 1 for each teacher and 1 for every 8 seats in auditoriums or assembly halls.
- (ff) Kindergartens: 2 for each classroom but not less than 6 for the building.
- (gg) Libraries: 1 for each 300 square feet of floor area.
- (hh) Manufacturing uses: 1 for every employee (on the largest shift for which the building is designed) and 1 for each motor vehicle maintained on the premises.
- (ii) Medical clinic: 1 for every 200 square feet of floor area of examination, treating room, office, and waiting room.
- (jj) Mobile homes: 2 for each unit.
- (kk) Mortuaries: 1 for each 100 feet of floor area in slumber rooms, parlors, or service rooms.

(ll) Motels: 1 per each sleeping room plus 1 space for each 2 employees.

(mm) Multifamily dwelling: 3 for each 2 units.

(nn) Museums: 1 for each 300 square feet of floor area.

(oo) Night clubs: 1 for each 100 square feet of floor area.

(pp) Nursing homes: 1 for each 3 beds.

(qq) Nursery schools: 2 for each classroom but not less than 6 for the building.

(rr) Offices: 1 for each 200 square feet of floor area.

(ss) Parks, golf courses, cemeteries, and other uses consisting primarily of open space: 1 for each acre of land; provided that this requirement may be increased or decreased by the Administrator or hearing examiner, as appropriate, based on anticipated intensity of use of the property.

(tt) Retail stores: 1 for each 250 square feet of floor area.

(uu) Restaurants: 1 for each 100 square feet of floor area.

(vv) Rooming houses: 1 for each bed.

(ww) Sanitariums: 1 for each beds.

(xx) Service building: 1 for each 200 square feet of floor area.

(yy) Single-family dwelling: 2 for each unit.

(zz) Skating rinks: 1 for each 100 square feet of floor area used for the activity.

(aaa) Sports arenas: 1 for each 4 seats.

(bbb) Storage uses: 1 for every employee (on the largest shift for which the building is designed) plus 1 for each motor vehicle used in the business.

(ccc) Swimming pools (outdoor-public, community or club): 1 for each 5 persons capacity plus 1 for each 4 seats or 1 for each 30 square feet of floor area used for seating purposes, whichever is greater.

(ddd) Taverns: 1 for each 100 square feet of floor area.

(eee) Technical schools: 1 for each 2 classroom seats.

(fff) Theaters: 1 for each 4 seats.

(ggg) Trade schools: 1 for each 2 classroom seats.

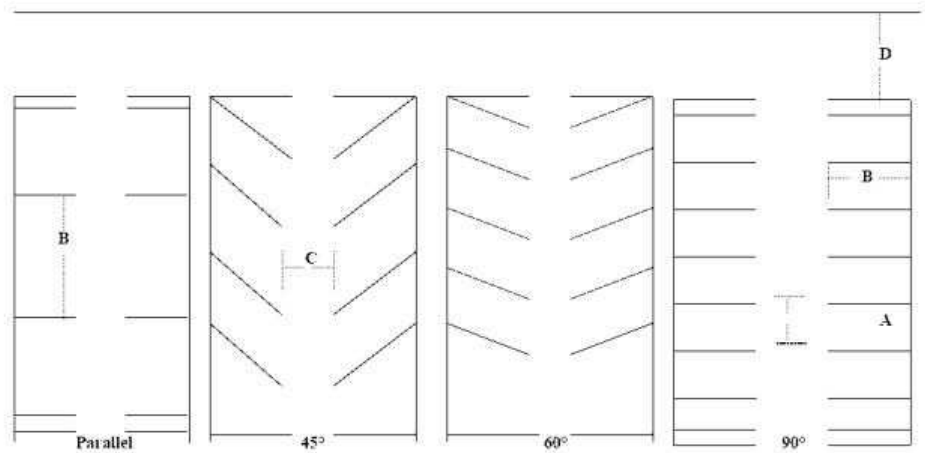
(hhh) Universities: 1 for each 3 students.

(iii) Wholesale uses: 1 for every employee (on the largest shift for which the building is designed) plus 1 for each motor vehicle used in the business.

(10) Accessible parking. Parking shall be installed in accordance with federal and state regulations for ADA accessibility.

- (11) General interpretations. In the interpretation of this section, the following rule shall govern:
- (a) Parking spaces for other permitted or special uses not listed in this section shall be determined by the hearing examiner where a land use permit is required and by the Administrator for other permitted uses.
 - (b) Fractional numbers shall be increased to the next whole number.
 - (c) Where there is an adequate public transit system or where for any other reason parking requirements are unusually low, the parking space provisions cited above may be reduced proportionately by the Administrator.
 - (d) In portions of a lot devoted exclusively to the smaller spaces marked for use by small cars, aisle width may be reduced to 20 feet for 90 degree parking; to 15 feet for 60 degree parking; and to 12 feet for 45 degree parking.
- (12) In all use districts, space for the off-street storage and parking and loading and unloading of motor vehicles shall be reserved and improved for use when any building or structure is erected, or when any building or structure is enlarged or expanded in height or ground coverage so as to increase the number of required parking spaces by 10 percent over the number required prior to the enlargement or expansion. Any on-street parking space immediately adjacent to a use may be counted toward fulfilling that use's parking requirements.
- (13) Layout plan. Prior to the issuance of a building permit for any building or use requiring more than one parking space, a plan showing proposed and existing buildings and the layout, dimension, and number of parking spaces shall be submitted to and approved by the Administrator.
- (14) Mixed uses. In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required facilities to any other use except as herein specified for a joint use.
- (15) Parking, restrictions—recreational vehicles and boats. No recreational vehicle, boat, boat trailer, or similar equipment shall be parked within the required street setback or side setback of any lot in any residential zone. [Ord. 1170B, 2000]

TABLE 17.145A
Off-Street Parking Diagram



Off-Street Parking Dimensional Table

		45 Degrees	60 Degrees	90 Degrees	Parallel
A	= width of parking space	10'	10'	10'	10'
B	= length of parking space	20'	20'	20'	25'

		45 Degrees	60 Degrees	90 Degrees	Parallel
C	= width of driveway isle	13'	18'	25'	12'
D	= width of access driveway (one-way)	14'	14'	14'	14'
	= width of 2-way access driveway	24'	24'	24'	24'

17.145.060 Driveways.

A permit shall be obtained from the county engineer or the State Department of Transportation, as appropriate, prior to the construction of any driveways on a public right-of-way. The location of driveways adjacent to a property line functioning as one point of ingress and egress to both properties shall be encouraged and shall be considered as one driveway. The location of driveways shall be in accordance with standards adopted by the county or, if appropriate, by the State Department of Transportation. These standards shall regulate location, width, and alignment as they relate to safety and traffic congestion. [Ord. 1170B, 2000]

17.145.090 Junk.

In no use district shall there be a collection of junk, scrap, and abandoned equipment, except where specific provisions are made concerning such items in a specific use district. Junk yards, salvage yards, and recycling operations shall comply with all applicable state and local siting and permitting regulations; provided, however, this provision is not applicable to Rural Development District, Chapter [17.100](#) LCC, and Resource Lands, Chapter [17.30](#) LCC. [Ord. 1170B, 2000]

17.145.130 Lot area.

All minimum lot sizes shall be consistent with the requirements of the International Building Code as adopted by Lewis County and Lewis County health regulations and with the maximum residential density permitted within each use district. [Ord. 1292 §31, 2018; Ord. 1170B, 2000]

17.145.140 Clear view triangle.

(1) Visibility at Intersections in Residential Zones. Fences, walls, or hedges may be installed except in the following instances in which they may only be four feet or of a substance which does not interfere with traffic visibility:

(a) Within a 25-foot vision clearance triangle formed by the intersection of two street rights-of-way.

(b) Within a 10-foot vision clearance triangle formed by the intersection of an alley and street right-of-way. [Ord. 1292 §32, 2018; Ord. 1233 §1, 2011; Ord. 1170B, 2000]

The Lewis County Code is current through Ordinance 1322, passed October 12, 2020.

Disclaimer: The clerk of the board's office has the official version of the Lewis County Code. Users should contact the clerk of the board's office for ordinances passed subsequent to the ordinance cited above.

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