

# Lewis County Zoning District Information

This guide is intended to briefly describe the major zoning districts in Lewis County. Specific information about each zone, subdivision requirements or development regulations can be obtained from the Planning Division at (360) 740-1146 or at 2025 NE Kresky Ave. in Chehalis.

**Agricultural Resource Land:** This zone is primarily devoted to commercial production of aquaculture, horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or berries, grain, hay, straw, turf, seed, Christmas trees, or livestock. Agricultural resource lands are currently subject to an order of invalidity imposed by the Western Washington Growth Management Hearings Board. For more information please contact the Planning Division at (360) 740-1146.

**CC (Crossroads Commercial):** This is a commercial zone that only allows residential development on existing lots. For more information on allowed uses please consult LCC 17.42.030. The purpose of the CC zone is to identify small, concentrated areas that have historically provided commercial services to rural residents and allow infill development.

**City Limits:** This zone is intended for residential and commercial use. They are managed by the individual city. For more information, please contact the individual city's planning department.

**FC (Freeway Commercial):** This is a commercial zone that provides service to the traveling public along major transportation routes. The purpose of this zone is to provide areas for new commercial development and provide convenient access to transportation routes. Allowed land uses include all types of commercial development and limited industrial development, residential uses are not allowed. For more information please see LCC 17.42.030.

**Forest Resource Land:** This zone is intended for land primarily useful for growing trees and Christmas trees for commercial purposes. Forest resource lands are currently subject to an order of invalidity imposed by the Western Washington Growth Management Hearings Board. For more information please contact the Planning Division at (360) 740-1146.

**Mineral Resource Land:** This zone is primarily devoted the extraction of minerals of commercial significance. Mineral resource lands are currently subject to an order of invalidity imposed by the Western Washington Growth Management Hearings Board. For more information please contact the Planning Division at (360) 740-1146.

**RDD (Rural Development District):** This is a mixed-use zoning district that allows a number of different land uses such as single family residential, resource uses and limited types of commercial activity. For more information please consult LCC 17.42.040. There are three density designations for this zone that determine the potential for future subdivision in this zone. RDD-5 allows a density of one dwelling unit per five acres for subdivision purposes. RDD-10 allows a density of one dwelling unit per ten acres for subdivision purposes. RDD-20 allows a density of one dwelling unit per twenty acres for subdivision purposes. The purpose of the RDD zone is to achieve a variety of lot sizes, protect rural character, and protect small rural businesses that have historically served the people of Lewis County.

**RRC (Rural Residential Center):** This zone represents areas that have historically developed at densities and intensities greater than rural development, but outside of urban areas. Residential uses and very limited types of business uses are allowed in this zone. For more information please see LCC 17.42.030. There are four designations for this zone that determine average density of the established pattern of development and minimum lot size. RRC-R.5 allows a maximum density and minimum lot size of one dwelling per ½ an acre. RRC-R1 allows a maximum density and minimum lot size of one dwelling per acre. RRC-R2 allows a

maximum density and minimum lot size of one dwelling per two acres. And RRC-R10000 allows a maximum density and minimum lot size of one dwelling per 10,000 sq. ft. Please note that minimum lot sizes are allowed only if compliant with current environmental health regulations.

**STI (Small Town Industrial):** This zone allows for industrial development, resource uses, and limited types of commercial and residential development. For more information please consult LCC 17.42.030. The STI designation was created to assure that areas historically devoted to intensive employment activities are protected and to assure the continuation of locations that support long-term commercially significant resource activities.

**STMU (Small Town Mixed Use):** This zone allows commercial and residential activities. For more information please consult LCC 17.42.030. The STMU designation is designed to assure infill development that is consistent with the surrounding uses, existing public facilities and character of the area.

**STR-4 (Small Town Residential-maximum four dwellings per acre):** This zone promotes and protects areas that have been historically exclusively residential in character. Allowed uses in this zone include various types of residential development and very limited types of business use. For more information please see LCC 17.42.030.

**PTSA (Tourist Services Area):** This is a floating zone that may be created through a master plan process. PTSA zones are intended to support tourist and recreation areas. Currently there are no designated PTSA zones in Lewis County.

**UGA (Urban Growth Area):** A designated area for urban growth. Urban growth areas are within county jurisdiction but when attached to an incorporated city, development within this zone is subject to the rules and regulations set forth in that city's Comprehensive Plan and Development Regulations.