

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 350 N. Market Blvd in Chehalis.

AFPD *Agriculture and Forest Protection District- overlay* This zone was created to provide protection for agricultural and forestry activities outside of designated resource lands. All properties in the RDD-10 and RDD-20 zones are subject to the AFPD requirements; all properties in the RDD-5 zone that are identified under an agriculture or timber tax designation, or adjacent to a property so designated, are also subject to the AFPD zone. For more information, please consult LCC 17.107.

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.

CL.A Ag *Class A 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.

CL.B Ag *Class B 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. Class B Agricultural Resource Land all lies in the 100-year flood plain. 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.

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 *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.

MID *Major Industrial Development* These are areas that have been proposed for major industrial development. For more information please contact the Planning Division at (360) 740-1146.

Mineral *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.

RAD *Rural Agricultural District- Overlay* This is a special purpose zone for the protection of large, unbroken tracts of land. It may be created through petition to the Planning Commission. Currently there are no designated RAD zones in Lewis County.

RAI *Rural Area Industrial* This is an area that has historically been devoted to industrial uses. Industrial uses are the only uses permitted and urban growth is strictly prohibited. For more information see LCC 17.75.

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 three 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-RI* 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. 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.

TSA *Tourist Services Area Overlay* This is a floating zone that may be created through a master plan process. TSA zones are intended to support tourist and recreation areas. Currently there are no designated TSA 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.