

Title 18A

PIERCE COUNTY DEVELOPMENT REGULATIONS - ZONING

CHAPTERS:

- 18A.05 INTRODUCTION.**
- 18A.15 DEFINITIONS.**
- 18A.17 PIERCE COUNTY (OUTSIDE COMMUNITY PLAN AREAS) USES AND DENSITY/DIMENSION TABLES.**
- 18A.22 FREDERICKSON USES AND DENSITY AND DIMENSION TABLES.**
- 18A.23 GIG HARBOR PENINSULA USES AND DENSITY AND DIMENSION TABLES.**
- 18A.28 PARKLAND-SPANAWAY-MIDLAND USES AND DENSITY AND DIMENSION TABLES.**
- 18A.29 SOUTH HILL USES AND DENSITY AND DIMENSION TABLES.**
- 18A.31 UPPER NISQUALLY USES AND DENSITY AND DIMENSION TABLES.**
- 18A.33 ZONE CLASSIFICATIONS.**
- 18A.35 DEVELOPMENT STANDARDS.**
- 18A.75 USE PERMIT PROCEDURES.**
- 18A.85 GENERAL PROVISIONS.**
- 18A.95 REZONE PROCEDURES.**

Chapter 18A.05

INTRODUCTION

Sections:

- 18A.05.010 Title.**
- 18A.05.020 Purpose.**
- 18A.05.030 Interpretation and Application.**
- 18A.05.035 Recognition of Previously Granted Permits and Approvals.**
- 18A.05.040 Severability.**
- 18A.05.080 Brief User's Guide.**

18A.05.010 Title.

Title 18A shall be officially cited as the Pierce County Development Regulations - Zoning. Title 18A may also be known as the Pierce County Development Regulations - Zoning or the Pierce County Zoning Code. (Ord. 95-79S § 2 (part), 1995)

18A.05.020 Purpose.

- A. Uncoordinated and unplanned growth poses a threat to the environment, sustainable economic development, and the health, safety, and quality of life enjoyed by the residents of Pierce County. The major purpose of the Pierce County Development Regulations - Zoning is to implement the Pierce County Comprehensive Plan which is intended to prevent the harm posed by uncoordinated and unplanned growth. These Development Regulations - Zoning are not intended to be the sole method of implementing the Comprehensive Plan. Other methods such as subdivision regulations, taxing strategies, capital facility expenditures, and other implementation techniques will also be employed.
- B. Additional purposes of the Pierce County Development Regulations - Zoning, include:
 - 1. To prevent harm to the public health, safety, and general welfare through regulation of land development of Pierce County;
 - 2. To provide guidance for the future development of Pierce County so development may occur in an orderly and predictable fashion;
 - 3. To provide for adequate public facilities and services in an orderly and timely fashion that will support land development;
 - 4. To protect public and private investments within Pierce County;
 - 5. To promote social and economic well-being through integration of aesthetic, environmental, and economic values;
 - 6. To protect the property values and property rights of property owners in Pierce County;
 - 7. To protect and conserve environmentally critical or historically significant resources;
 - 8. To identify and designate adequate land areas needed to accommodate agricultural, forestry, commercial, industrial, residential, and other land uses necessary to protect and provide for the public welfare;
 - 9. To provide procedures and processes that foster the efficient and effective administration and enforcement of these regulations.

(Ord. 95-79S § 2 (part), 1995)

18A.05.030 Interpretation and Application.

- A. These Development Regulations - Zoning shall be consistent with and implement the Pierce County Comprehensive Plan. Any conflict between provisions of this Title and the Comprehensive Plan, Title 19A, shall be resolved by applying the provisions of 19A (The Plan).
- B. The provisions of this Title which are consistent with and implement the Comprehensive Plan shall be minimum requirements adopted for the promotion of the public health, safety, and general welfare.
- C. The provisions of this Title shall control when they establish more protective restrictions than are established by other applicable County, regional, state, and federal regulations.
- D. The provisions of other applicable County, regional, state and federal regulations shall control when they establish more protective restrictions than are established in this Title, provided such regulations are consistent with and implement the County's Comprehensive Plan.
- E. When a provision in this Title conflicts with another provision in this Title, the more protective restriction shall control.
- F. In case of any ambiguity or difference of meaning or inconsistencies between the text and any illustrations or other graphics, the text throughout this Title and the permitted use tables shall control.
- G. Unless the context clearly indicates otherwise, words in the present tense can include the future tense, and words in the singular can include the plural, or vice versa. Except for words and terms defined in Chapter 18.25, all words and terms used in this Title shall have their customary meanings.
- H. The word "shall" is mandatory and not discretionary. The words "may" or "should" are permissive and discretionary.
- I. Title 18A is not intended to interfere with, revoke or invalidate any lawful land use easement or covenant.

(Ord. 2004-58s § 2 (part), 2004; Ord. 2004-52s § 3 (part), 2004; Ord. 95-79S § 2 (part), 1995)

18A.05.035 Recognition of Previously Granted Permits and Approvals.

- A. **Public Facility Uses Established by Use Permit.** Any previously granted permit or approval that established a legally existing public facility use and/or activity which existed prior to the effective date of these regulations is hereby acknowledged by these provisions. As long as these legally existing public facility uses are not now prohibited in the zone classifications in which they are found, they are recognized. These legally existing public facilities include those authorized under one of the following procedures: Judicial Order, Unclassified Use Permit, Conditional Use Permit, Nonconforming Use Permit, Planned Development District, Approved Site Plan, Recorded Memorandum of Agreement, Site Plan Review (SPR), or Administrative Site Plan Review (ASPR).

The permits or approvals and attached conditions that authorize each of these legally existing public facilities are hereby defined as Public Facility Permits under these regulations, subject to any specific conditions previously imposed. To the extent practical, multiple existing permits issued for an individual facility shall be consolidated.

Existing state and federal permits, including, but not limited to, Federal Mining Permits and Leases, Surface Mine Permits (SM), National Pollution Discharge Elimination Permits (NPDES), and Solid Waste Permits may be used as evidence to prove the legal existence of an existing Public Facility. The Department of Planning and Land Services shall maintain a list of these legally existing Public Facilities as submitted and documented by the affected departments.

- B. **Uses Previously Established.** Any previously granted permit or approval that established a legally existing use and/or activity, which existed prior to the effective date of these regulations, is hereby acknowledged as follows:

How was the use allowed prior to change in regulation?	How is the use allowed after a change in regulation?	Status of use
Use Permit	Prohibited	Use is nonconforming with specific conditions. The use is still controlled by conditions of approval. Minor changes are not considered nonconforming, however, major changes are subject to nonconforming standards and original conditions.
	Outright	Use still subject to original approval until said approval is relinquished.
	Use Permit	Original use permit still governs the use. Expansions are subject to amendment criteria. If use now requires a different type of use permit, a new application is not necessary unless a major amendment is proposed. See note (1)
Outright	Prohibited	Use is nonconforming and subject to nonconforming standards.
	Outright	Use is permitted and subject to all applicable development standards.
	Use Permit	Use is <u>not</u> nonconforming. For uses requiring an Administrative, Conditional Use or Public Facilities Permit, a one-time expansion of a structure shall be allowed on the occupied parcel if it does not exceed 25 percent of the floor area of the structure, and is not more than 2,500 square feet; provided the one-time expansion, as determined by the Director, does not outwardly increase noise, glare, or dust or alter the hours of operation. Any expansion in excess of the above-referenced standards shall require the appropriate permit. For other Use Permits, any further expansion will require the necessary permit.
Nonconforming	Prohibited	Use is still nonconforming.
	Outright	Use is now permitted and subject to all applicable development standards.
	Use Permit	Any further expansion will require the necessary permit. This use is <u>not</u> nonconforming.

- (1) Master Planned Communities (MPC) previously approved by a Planned Development District (PDD) shall continue to be processed as a PDD and are not subject to provisions in 18A.75.080, Planned Unit Developments. All proposed amendments shall be subject to provisions of 18A.85.040 C., Amendments. (Ord. 97-72 § 1 (part), 1997; Ord. 96-97 § 4 (part), 1996; Ord. 95-79S § 2 (part), 1995)

18A.05.040 Severability.

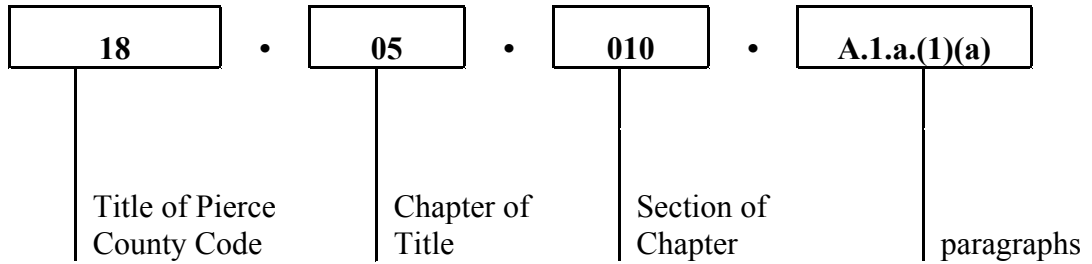
If any Section, portion, Chapter, paragraph, clause, or phrase of these regulations is held to be unconstitutional or invalid for any reason, such unconstitutionality or invalidity shall not affect the validity or constitutionality of the remaining portions of this Title. (Ord. 95-79S § 2 (part), 1995)

18A.05.080 Brief User's Guide.

A. **Chapters.** The Pierce County Development Regulations - Zoning, Title 18A, contains the following Chapters:

- 18A.05 Introduction. Establishes the purpose, title and basic rules for using the Pierce County Development Regulations - Zoning.
- 18A.15 Definitions. See Chapter 18.25 for a complete list of defined terms.
- 18A.17 Pierce County (Outside Community Plan Areas) Uses and Density/Dimension Tables.
- 18A.18 Alderton-McMillin Use and Density/Dimension Tables. [Reserved]
- 18A.20 Brown's Point/Dash Point Use and Density/Dimension Tables. [Reserved]
- 18A.22 Frederickson Uses and Density and Dimension Tables.
- 18A.23 Gig Harbor Peninsula Use and Density/Dimension Tables.
- 18A.24 Graham Use and Density/Dimension Tables. [Reserved]
- 18A.26 Key Peninsula Use and Density/Dimension Tables. [Reserved]
- 18A.27 Mid-County Use and Density/Dimension Tables. [Reserved]
- 18A.28 Parkland-Spanaway-Midland Uses and Density and Dimension Tables.
- 18A.29 South Hill Uses and Density and Dimension Tables.
- 18A.31 Upper Nisqually Uses and Density and Dimension Tables.
- 18A.33 Zone Classifications. Lists and describes the zoning classifications and categorization of uses.
- 18A.35 Development Standards. Provides development standards, such as density, setbacks, height, lot width, landscaping, buffering, parking, access, and other standards to cover general and specific uses; also covers home occupations, accessory dwelling units, adult entertainment, transfer of development rights, and sign standards.
- 18A.45 [Reserved]
- 18A.75 Use Permit Procedures. Establishes the permit processes and criteria for permits provided by this Title; e.g., Administrative Use Permits, Nonconforming Use Permits, Conditional Use Permits, Planned Unit Development Permits, and variances.
- 18A.85 General Provisions. Outlines application requirements, review procedures for permits, appeals, amendments, and enforcement provisions.
- 18A.95 Rezone Procedures. Provides the process for rezone permits.

- B. **Numbering Scheme.** The numbering scheme used in this Title operates as shown below:



- C. **Format.** Each Chapter begins with a listing of the Sections and a purpose statement for the Chapter.
(Ord. 2004-58s § 2 (part), 2004; Ord. 2004-52s § 3 (part), 2004; Ord. 95-79S § 2 (part), 1995)

Chapter 18A.15

DEFINITIONS

Sections:

18A.15.020 Definitions.

18A.15.020 Definitions.

See Chapter 18.25 for a complete list of defined terms.

(Ord. 2004-58s § 2 (part), 2004; Ord. 2004-52s § 3 (part), 2004; Ord. 2004-34s § 1 (part), 2004; Ord. 2002-11s § 1 (part), 2002; Ord. 2000-55s § 2, 2000; Ord. 2000-17 § 1 (part), 2000; Ord. 99-66S § 1 (part), 1999; Ord. 98 85S § 1 (part), 1998; Ord. 97 120S § 2 (part), 1997; Ord. 97-84 § 2 (part), 1997; Ord. 97-72 § 1 (part), 1997; Ord. 96-118S § 1, 1996; Ord. 96-97 § 4 (part), 1996; Ord. 96-18S § 1 (part), 1996; Ord. 95-149S2 § 1 (part), 1996; Ord. 95-79S § 2 (part), 1995)

Chapter 18A.17

***PIERCE COUNTY (OUTSIDE OF COMMUNITY PLAN AREAS)
USES AND DENSITY/DIMENSION TABLES***

Sections:

- 18A.17.005 Applicability.**
- 18A.17.010 Urban Zone Classifications.**
- 18A.17.020 Rural Zone Classifications.**
- 18A.17.030 Density and Dimension.**

18A.17.005 Applicability.

This Chapter provides the Use Tables and Density and Dimension Tables for all areas of unincorporated Pierce County that are not included in an adopted community plan area. A separate Chapter is included for the Use Tables and Density and Dimension Tables associated with each community plan area. (Ord. 2004-52s § 3 (part), 2004)

18A.17.010 Urban Zone Classifications.

Use Categories And Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)						
	Urban Residential			Urban Districts			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	MUD: Mixed Use District	HRD: High Density Residential District	[Reserved]	[Reserved]
		MSF		MUD	HRD		
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House		C		P			
Group Home		C		C	C		
Mobile Home							
Mobile Home Park		C		P	P		
Multi-Family Housing		C1,3		P	P		
Nursing Homes		C		P	P		
Senior Housing		A		P	P		
Two-Family Housing		P		A	P		
Single-Family Detached Housing		P		A	P		
CIVIC USE CATEGORY							
Administrative Government Svcs.				P	P		
Day-Care Centers		C		P	P		
Community and Cultural Svcs.		P1;C2		P	P1		
Education		A		A1,2;C3	A1,2		
Health Services				P1;C2			
Postal Services				P	P1		
Recreation, non-profit		P1,4;A2;C3; PFP3		P	P1,2,4		
Religious Assembly		P1;C2,3		P	P		
Public Safety Services		C1		P1,2;C3	C1		
Transportation		P1		P1,2;C3, 4; PFP3,4	P1		
UTILITIES USE CATEGORY							
Electrical Facilities		P		P	P		
Electrical Generation Facilities							
Natural Gas Facilities		P1;C3		P1,2;C3	P1;C3		
Organic Waste Processing Facilities							
Pipelines		P		P	P		
Sewage Collection Facilities		P		P	P		
Sewage Treatment Facilities		C;PFP		C;PFP	C;PFP		
Stormwater Facilities		P		P	P		
Telecommunication Towers or Wireless Facilities		P1;C2		P1;PL2;C3	P1;PL2		

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)						
	Urban Residential			Urban Districts			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	MUD: Mixed Use District	HRD: High Density Residential District	[Reserved]	[Reserved]
		MSF		MUD	HRD		
Waste Disposal Facilities		C2;PFP2					
Waste Transfer Facilities		P1;C2;PFP2		P1;C2;PFP2	P1;C2;PFP2		
Water Supply Facilities		P1;C2;PFP2		P1;C2;PFP2	P1;C2;PFP2		
Utility or Public Maintenance Facilities		P1;C2,3; PFP2,3		P1;C2,3; PFP2,3	P1;C2,3; PFP2,3		
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices				P	P1		
Educational Services				P			
RESOURCE USE CATEGORY							
Agricultural Product Sales				P	P1		
Agricultural Supply Sales				P			
Agricultural Services				P			
Animal Production, Boarding and Slaughtering							
Crop Production		P1					
Fish Processing, Hatcheries and Aquaculture		C					
Forestry		P1		P1	P1		
Surface Mines		C;PFP					
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation		C6		P			
Billboards				P			
Building Materials and Garden Supplies				P			
Bulk Fuel Dealers				P			
Business Services				P			
Buy-Back Recycling Center				P			
Commercial Centers				C			
Eating and Drinking Establishments				P	P1-4,8;C6,7		
Food Stores				P	P1		
Lodging				C1;P2			
Mobile, Manufactured and Modular Home Sales				P			

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)						
	Urban Residential			Urban Districts			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	MUD: Mixed Use District	HRD: High Density Residential District	[Reserved]	[Reserved]
		MSF		MUD	HRD		
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service				P	P1		
Personal Services				P	P1		
Pet Sales and Services				P			
Rental and Repair Services				P			
Sales of General Merchandise				P			
Storage				P	C		
Wholesale Trade				P			
INDUSTRIAL USE CATEGORY							
Basic Manufacturing							
Contractor Yards				P			
Food and Related Products				C2			
Industrial Services and Repair							
Intermediate Manufacturing and Intermediate/Final Assembly				C			
Motion Picture, Television and Radio Production Studios				P			
Off-site Hazardous Waste Treatment and Storage Facilities							
Printing, Publishing and Related Industries				P			
Recycling Processor							
Salvage Yards/Vehicle Storage				P1;C2,3,4			
Warehousing, Distribution and Freight Movement				C1-8			

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications - (Table 18A.17.010)						
	Urban Centers					Employment Centers	
	MUC: Major Urban Center	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	EC: Employment Center	[Reserved]
	MUC	CC	AC	NC		EC	
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House			P				
Group Home	C	C	C	C			
Mobile Home							
Mobile Home Park							
Multi-Family Housing	P	P	P	P			
Nursing Homes	P	P	P	P			
Senior Housing	P	P	P	P			
Two-Family Housing	A	A	A	A			
Single-Family Detached Housing	A	A	A	A			
CIVIC USE CATEGORY							
Administrative Government Svcs.	P	P	P	P			
Day-Care Centers	P	P	P	P		P	
Community and Cultural Svcs.	P	P	P	P1			
Education	A1,2;C3	A1,2;C3	P	A1,2;C3			
Health Services	P1;C2	P1;C2	P1	P1		P1;C2	
Postal Services	P	P1;C2	P1	P1		P	
Recreation, non-profit	P	P1,2,4	P1,2,4	P1,4		P1,4	
Religious Assembly	P	P	P	P			
Public Safety Services	P1	P1	P1	P1		P1,2;C3	
Transportation	P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4		P1,2;C3,4; PFP3,4	
UTILITIES USE CATEGORY							
Electrical Facilities	P	P	P	P		P	
Electrical Generation Facilities						C	
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1,2;C3	P1,2;C3		P	
Organic Waste Processing Facilities						P1,2; PFP1,2,3	
Pipelines	P	P	P	P		P	
Sewage Collection Facilities	P	P	P	P		P	
Sewage Treatment Facilities	C;PFP	C;PFP	C;PFP	C;PFP		C;PFP	
Stormwater Facilities	P	P	P	P		P	
Telecommunication Towers or Wireless Facilities	P1,2;PL3;C4	P1,2;C3	P1;PL2;C3	P1;PL2		P1,2;PL3; C4	
Waste Disposal Facilities						P1,2,3,4; PFP2,3,5	
Waste Transfer Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2		P1;C2,3,4; PFP2,4	

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
EBPC Employment Based Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	A Requires administrative review.
MRO Mineral Resource Overlay, see 18A.33.160 D.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications - (Table 18A.17.010)						
	Urban Centers					Employment Centers	
	MUC: Major Urban Center	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	EC: Employment Center	[Reserved]
	MUC	CC	AC	NC		EC	
Water Supply Facilities	P1,C2;PFP2	P1,C2;PFP2	P1,C2;PFP2	P1,C2;PFP2		P	
Utility or Public Maintenance Facilities	P1,C2,3; PFP2,3	P1,C2,3; PFP2,3	P1,C2,3; PFP2,3	P1,C2,3; PFP2,3		P	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices	P	P1,2,4	P1,2,4	P1,4		P	
Educational Services	P	P	P				
RESOURCE USE CATEGORY							
Agricultural Product Sales	P1	P1	P1	P1		P1	
Agricultural Supply Sales							
Agricultural Services						P	
Animal Production, Boarding and Slaughtering						C2	
Crop Production						P2	
Fish Processing, Hatcheries and Aquaculture						C	
Forestry	P1	P1	P1	P1		P	
Surface Mines						C;PFP	
COMMERCIAL USE CATEGORY							
Adult Business	C						
Amusement and Recreation	P	P1-3; C4,5,6,7,8	P1-3; C4,5,6,7,8	P1-3			
Billboards	P		C			P	
Building Materials and Garden Supplies	P	P1,2;C3,4	P1,2	P1,2			
Bulk Fuel Dealers						P	
Business Services	P	P	P	P		P	
Buy-Back Recycling Center	P	P	P	P		P	
Commercial Centers	P	C	C				
Eating and Drinking Establishments	P	P	P1,3,4,8;C5	P1-4,8;C6,7		P	
Food Stores	P	P	P	P1,2		P1	
Lodging	P2	P2	P2				
Mobile, Manufactured and Modular Home Sales						P	
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1-3	P1-3	P1-3	P1-3		P1,5	

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications - (Table 18A.17.010)						
	Urban Centers					Employment Centers	
	MUC: Major Urban Center	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	EC: Employment Center	[Reserved]
	MUC	CC	AC	NC		EC	
Personal Services	P	P	P	P1		P1	
Pet Sales and Services	P	P	P1	P1			
Rental and Repair Services	P	P	P1	P1		P	
Sales of General Merchandise	P	P	P1,2,3;C4	P1,2,3			
Storage	P					P1,2	
Wholesale Trade	P1	P1;C2				P	
INDUSTRIAL USE CATEGORY							
Basic Manufacturing						P	
Contractor Yards		C				P	
Food and Related Products	C2	C2				P	
Industrial Services and Repair						P	
Intermediate Manufacturing and Intermediate/Final Assembly		C				P	
Motion Picture, Television and Radio Production Studios	P					P	
Off-site Hazardous Waste Treatment and Storage Facilities						C	
Printing, Publishing and Related Industries	P	P1	P1			P	
Recycling Processor						P	
Salvage Yards/Vehicle Storage						P	
Warehousing, Distribution and Freight Movement		C1,2,3-8				P1-8;C9	

(Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
EBPC Employment Based Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	A Requires administrative review.
MRO Mineral Resource Overlay, see 18A.33.160 D.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.

18A.17.020 Rural Zone Classifications.

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural Zone Classifications (Table 18A.17.020)								
	Rural Centers					Resource Lands			
	RAC	Rural Activity Center				FL	Forest Lands		
	GC	Gateway Community				ARL	Agricultural Resource Lands		
	RNC	Rural Neighborhood Center							
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	[Rsvd]	[Rsvd]
RESIDENTIAL USE CATEGORY									
Fraternity or Sorority House									
Group Home	C	C	C			C	C		
Mobile Home	P	P	P			P	P		
Mobile Home Park									
Multi-Family Housing									
Nursing Homes	P	P	P						
Senior Housing	P	P	P						
Two-Family Housing	P	P	P			P	P		
Single Family Detached Housing	P	P	P			P	P		
CIVIC USE CATEGORY									
Administrative Government Svcs.	P	P	P						
Day-Care Centers	P	P	P						
Community and Cultural Services	P	P	P1						
Education Facilities	A1,2	A1,2	A1,2						
Health Services	P1	P1							
Postal Services	P1	P1	P1						
Recreation, non-profit	P1,2,4	P	P1			P	P1,4		
Religious Assembly	P	P	P						
Public Safety Services	P1,2	P1	P1			P1			
Transportation	P1,2; C3,4; PFP3,4	P1,2; C3,4; PFP3,4	P1,2; C3,4; PFP3,4			C3,4; PFP3,4			
UTILITIES USE CATEGORY									
Telecommunication Towers or Wireless Facilities	P1;PL2	P1;PL2	P1;PL2			P1,2,3;C4	P1;C2,3		
Electrical Facilities	P	P	P			P	P		
Electrical Generation Facilities						C			
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1,2;C3			P1;C3,4	P1;C3,4		

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	P Permitted.
EPF-SC Essential Public Facility-State Corrections, see 18A.33.160 F.	P* Permitted only as allowed by PCC 19A.30.010 B.
MRO Mineral Resource Overlay, see 18A.160 D.	P*** Mobile homes are not allowed in the Summit-Waller Community Plan area.
NFCC New Fully Contained Community, see 18A.33.150 D.	C Requires Conditional Use Permit.
	A Requires administrative review.
	A* Only legally existing contractors yards formerly designated in the CCS zone in the Summit-Waller Community Plan area shall be allowed to remain and expand (PCC 19A.40.010 G.2.) in the RSep designation. All expansions shall require approval of an Administrative Use Permit.
	Number Refers to level of Use Type allowed, see Sections 18A.33.200 – 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.
	PUD Permitted as allowed in Section 18A.75.080 Planned Unit Development.
	(1) See Section 18A.33.290.
	(2) Section 18A.33.290 applies but only for uses allowed by the levels indicated.

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural Zone Classifications (Table 18A.17.020)								
	Rural Centers					Resource Lands			
	RAC	Rural Activity Center				FL	Forest Lands		
	GC	Gateway Community				ARL	Agricultural Resource Lands		
	RNC	Rural Neighborhood Center							
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	[Rsvd]	[Rsvd]
Organic Waste Processing Facilities	P1,2; PFP1,2,3					C1,2; PFP1,2,3	P2; PFP1,2,3		
Pipelines	P	P	P			P	P		
Sewage Collection Facilities	P*	P*	P*			P*			
Sewage Treatment Facilities	C;PFP	C;PFP							
Stormwater Facilities	P	P	P			P	P		
Waste Disposal Facilities						C1,2,3,5; PFP1,2, 3,5	C1,2,3,5; PFP1,2, 3,5		
Waste Transfer Facilities	P1;C2,4; PFP2,4	P1;C2,4; PFP2,4	P1; PFP2,4			P1;C2,4; PFP2,4			
Water Supply Facilities	P1;C2; PFP2	P1;C2; PFP2	P1;C2; PFP2			P1;C2; PFP2	P1;C2; PFP2		
Utility or Public Maintenance Facilities	P	P	P			P1;C2,3; PFP2,3			
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]									
OFFICE/BUSINESS USE CATEGORY									
Administrative and Professional Offices	P1	P1	P1						
Educational Services									
RESOURCE USE CATEGORY									
Agricultural Product Sales	P	P1	P1			P1	P1		
Agricultural Supply Sales	P	P1	P1				P1		
Agricultural Services	P		P				P		
Animal Production, Boarding and Slaughter	P1,3;C2						P		
Crop Production	P1;C2	P1	P1			P1	P		
Fish Processing, Hatcheries and Aquaculture						P	P		
Forestry	P1;C2	P1	P1;C2			P1;C2	P1		
Surface Mines	C;PFP	C;PFP	C;PFP			C;PFP	C;PFP		

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
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EPF-SC Essential Public Facility-State Corrections, see 18A.33.160 F.	P* Permitted only as allowed by PCC 19A.30.010 B.
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	RNC	Rural Neighborhood Center							
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	[Rsvd]	[Rsvd]
COMMERCIAL USE CATEGORY									
Adult Business									
Amusement and Recreation	P1	P1,2,3,5; C3,4	P1,5						
Billboards									
Building Materials and Garden Supplies	P1,2	P1,2	P1,2						
Bulk Fuel Dealers	C	C	C						
Business Services	P	P							
Buy-Back Recycling Center	P	P	P						
Commercial Centers	P1								
Eating and Drinking Establishments	P	P	P1,2,3,4; C6,7						
Food Stores	P1,2	P1,2	P1						
Lodging	P1,2	P1,2;C5 PUD3				C1;PUD3			
Mobile, Manufactured and Modular Home Sales									
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2	P1,2	P1,2						
Personal Services	P1	P1	P1						
Storage	P1,2		C1,2						
Pet Sales and Services	P1	P1	P1						
Rental and Repair Services	P1	P1	P1						
Sales of General Merchandise	P1,2,3	P1,2,3	P1						
Wholesale Trade									
INDUSTRIAL USE CATEGORY									
Basic Manufacturing									
Contractor Yards	P1								
Food and Related Products	C1								
Industrial Services and Repair									

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	P Permitted.
EPF-SC Essential Public Facility-State Corrections, see 18A.33.160 F.	P* Permitted only as allowed by PCC 19A.30.010 B.
MRO Mineral Resource Overlay, see 18A.160 D.	P*** Mobile homes are not allowed in the Summit-Waller Community Plan area.
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	GC	Gateway Community				ARL	Agricultural Resource Lands		
	RNC	Rural Neighborhood Center							
	RAC	GC	RNC	[Rsud]	[Rsud]	FL	ARL	[Rsud]	[Rsud]
Intermediate Manufacturing and Intermediate/Final Assembly	C1								
Motion Picture, Television and Radio Production Studios									
Off-site Hazardous Waste Treatment and Storage Facilities									
Printing, Publishing and Related Industries	P1								
Recycling Processor									
Salvage Yards/Vehicle Storage	C3								
Warehousing, Distribution and Freight Movement									

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	P Permitted.
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Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural Zone Classifications (Table 18A.17.020)						
	Rural Residential						
	RSep R10 R20	Rural Separator Rural 10 Rural 20	R40 Rsv5	Rural 40 Reserve 5			
	RSep	R10, R20, R40	Rsv5	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House							
Group Home	C	C	C				
Mobile Home	P***	P	P				
Mobile Home Park							
Multi-Family Housing							
Nursing Homes							
Senior Housing							
Two-Family Housing	P	P	P				
Single-Family Detached Housing	P	P	P				
CIVIC USE CATEGORY							
Administrative Government Svcs.							
Day-Care Centers	P1;C2	P1;C2	P1;C2				
Community and Cultural Services	P1;C2	P1;C2	P1;C2				
Education Facilities	A1,2	A1,2	A1,2				
Health Services							
Postal Services							
Recreation, non-profit	P1,2,4;C3; PFP3	P1,2,4;C3; PFP3	P1,2,4;C3; PFP3				
Religious Assembly	P1;C2,3	P1;C2,3	P1;C2,3				
Public Safety Services	P1	P1	P1				
Transportation	P1; C2,3,4; PFP2,3,4	P1; C2,3,4; PFP2,3,4	P1; C2,3,4; PFP2,3,4				
UTILITIES USE CATEGORY							
Telecommunication Towers or Wireless Facilities	P1;PL2;C3	P1;PL2;C3	P1;C2				
Electrical Facilities	P	P	P				
Electrical Generation Facilities	C	C	C				
Natural Gas Facilities	P1;C3	P1;C3,4	P1;C3,4				

OTHER RURAL ZONE CLASSIFICATIONS		NOTES	
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	P	Permitted.
EPF-SC	Essential Public Facility-State Corrections, see 18A.33.160 F.	P*	Permitted only as allowed by PCC 19A.30.010 B.
MRO	Mineral Resource Overlay, see 18A.160 D.	P***	Mobile homes are not allowed in the Summit-Waller Community Plan area.
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		PL	Priority Location Criteria, see Section 18A.35.140 D.
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	RSep R10 R20	Rural Separator Rural 10 Rural 20	R40 Rsv5	Rural 40 Reserve 5			
	RSep	R10, R20, R40	Rsv5	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]
Organic Waste Processing Facilities	C1,2; PFP1,2,3	C1,2; PFP1,2,3	C1,2; PFP1,2,3				
Pipelines	P	P	P				
Sewage Collection Facilities	P*	P*	P*				
Sewage Treatment Facilities							
Stormwater Facilities	P	P	P				
Waste Disposal Facilities	C1,2,3,5; PFP1,2,3,5	C1,2,3,5; PFP1,2,3,5	C1,2,3,5; PFP1,2,3,5				
Waste Transfer Facilities	P1;C2,4; PFP2,4	P1;C2,4; PFP2,4	P1;C2,4; PFP2,4				
Water Supply Facilities	P1;C2; PFP2	P1;C2; PFP2	P1;C2; PFP2				
Utility and Public Maintenance Facilities	P1;C2,3; PFP2,3	P1;C2,3; PFP2,3	P1;C2,3; PFP2,3				
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices							
Educational Services	C1,P3						
RESOURCE USE CATEGORY							
Agricultural Product Sales	P1	P1	P1				
Agricultural Supply Sales							
Agricultural Services	C	C	C				
Animal Production, Boarding and Slaughtering	P1;C2	P1;C2	P1;C2				
Crop Production	P1;C2	P1;C2	P1;C2				
Fish Processing, Hatcheries and Aquaculture	P	P	P				
Forestry	P1	P1	P1				
Surface Mines	C;PFP	C;PFP	C;PFP				

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	P Permitted.
EPF-SC Essential Public Facility-State Corrections, see 18A.33.160 F.	P* Permitted only as allowed by PCC 19A.30.010 B.
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	RSep	R10, R20, R40	Rsv5	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation	C4,6,7,8	C4,6,7,8	C4,6,7,8				
Billboards							
Building Materials and Garden Supplies							
Bulk Fuel Dealers							
Business Services							
Buy-Back Recycling Center							
Commercial Centers							
Eating and Drinking Establishments	(2)C1,2	(2)C1,2					
Food Stores	(2)C1	(2)C1					
Lodging	C1;PUD3	C1,5;PUD3	C1;PUD3				
Mobile, Manufactured and Modular Home Sales	(1)	(1)					
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	(1)	(1)					
Personal Services							
Storage	(1)	(1)					
Pet Sales and Services							
Rental and Repair Services	(1)	(1)					
Sales of General Merchandise							
Wholesale Trade							
INDUSTRIAL USE CATEGORY							
Basic Manufacturing							
Contractor Yards	A*	C					
Food and Related Products							
Industrial Services and Repair							
Intermediate Manufacturing and Intermediate/Final Assembly							
Motion Picture, Television and							

OTHER RURAL ZONE CLASSIFICATIONS		NOTES	
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	Rural Residential						
	RSep	Rural Separator	R40	Rural 40			
	R10	Rural 10	Rsv5	Reserve 5			
	R20	Rural 20					
	RSep	R10, R20, R40	Rsv5	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]
Radio Production Studios							
Off-site Hazardous Waste Treatment and Storage Facilities							
Printing, Publishing and Related Industries							
Recycling Processor							
Salvage Yards/Vehicle Storage							
Warehousing, Distribution and Freight Movement		C9					

(Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

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18A.17.030 Density and Dimension.

- A. **Purpose.** The purpose of this Section is to establish density and dimensional standards for development. These standards are established to provide flexibility in project design and promote high density development in urban areas when utilizing incentives.
- B. **Tables.**
 - 1. **Interpretation of Tables.** The density and dimension tables are arranged in a matrix format on two separate tables; Table 18A.17.030 B.2.-1 includes Urban Zone Classifications and Table 18A.17.030 B.2.-2 includes Rural Zone Classifications. Development standards are listed down the left side of both tables and the zones are listed across the top. The matrix cells contain the applicable requirements of the zone. The footnotes in the matrix identify specific requirements applicable to a specific use or zone. A blank box indicates that the cell is not applicable.

2. Density and Dimension Tables.

Density and Dimension	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.030 B.2.-1)					
	Employment Centers and Urban Centers (18)					
	EC	Employment Center	AC	Activity Center		
	MUC	Major Urban Center	NC	Neighborhood Center		
	CC	Community Center				
	EC	MUC	CC	AC	NC	[Reserved]
Base Density (du/ac) (1)(11)(14)		20	20	20	16	
Maximum Density (du/ac) (11)(14)		25 (2)	25 (2)	25 (2)	25 (2)	
Minimum Density (du/ac) (3)		8	8	8	4	
Minimum Street Frontage						
Minimum Lot Size (sq ft)						
Average Lot Size (sq ft)						
Minimum Lot Width						
Minimum Setback, State Highways and Major Arterials (13)(16)	35'	0' (9)	0' (9)	25'	25'	
Minimum Setback, Other Roads (13)(16)	25'	0' (9)	0' (9)	25'	25'	
Maximum Setback						
Minimum Setback, Rear (13)	0' (4)	0' (4)	0' (4)	0' (4)	0' (4)	
Minimum Setback, Interior (13)	0' (4)	0' (4)	0' (4)	0' (4)	0' (4)	
Height			60'	60'	60'	
Maximum Gross Floor Area (sq ft)						
Note: All footnotes are described in Section 18A.17.030 B.3.						

Density and Dimension	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.030 B.2.-1)					
	Urban Districts (18) and Urban Residential (18)					
	MUD	Mixed Use District		MSF	Moderate Density Single-Family	
	HRD	High Density Residential District				
	MUD	HRD	[Reserved]	MSF	[Reserved]	
Base Density (du/ac) (1)(11)(14)	20	20		4 (1)		
Maximum Density (du/ac) (11)(14)	25 (2)	25 (2)		6 (2)(15)		
Minimum Density (du/ac) (3)	6	6		4		
Average Lot Size (sq ft)				5,000 (17)		
Minimum Lot Size (sq ft)				4,000 (17)		
Minimum Lot Width				50' (39)		
Minimum Setback, State Highways and Major Arterials (13)(16)	25'	25'		25'		
Minimum Setback, Other Roads (13)(16)	25'	25'		25'		
Maximum Setback						
Minimum Setback, Rear (13)	0' (4)	0' (4)		10'		
Minimum Setback, Interior (13)	0' (4)	0' (4)		5'		
Height	60'	40'		35'		
Note: All footnotes are described in Section 18A.17.030 B.3.						

Density and Dimension	PIERCE COUNTY (Outside of Community Plan Areas) Rural Zone Classifications (Table 18A.17.030 B.2.-2)							
	Rural Centers				Resource Lands			
	RAC	Rural Activity Center			FL	Forest Lands		
	GC	Gateway Community			ARL	Agricultural Resource Lands		
	RNC	Rural Neighborhood Center						
	RAC	GC	RNC	[Rsvd]	FL	ARL	[Rsvd]	[Rsvd]
Base Density (du/ac) (1)(11)(12)	(6)	(6)	(6)		0.0125	0.1 (2)		
Maximum Density (du/ac) (11)(12)	(6)	(6)	(6)		0.0125	0.1 (2)		
Minimum Lot Dimension					60'			
Minimum Lot Size (acres)					80	10		
Setback, State Highway and Major Arterials (16)	25'	25'	25'		25'	25'		
Setback, Other Roads (16)	15' (9)	15' (9)	15' (9)		25'	25'		
Setback, Rear (13)	0' (5)	0' (5)	0' (5)		30'	30'		
Setback, Interior (13)	0' (5)	0' (5)	0' (5)		30'	30'		
Height	40'	40'	40'		40'	40'		
Maximum Impervious Surface (percentage)	85% (10)							
Note: All footnotes are described in Section 18A.17.030 B.3. Code Revisor's Note: The Maximum Percent Total Impervious Cover shall automatically sunset upon the effective date of subsequently adopted county-wide impervious cover requirements.								

Density and Dimension	PIERCE COUNTY (Outside of Community Plan Areas) Rural Zone Classifications (Table 18A.17.030 B.2.-2)					
	Rural Residential					
	RSp	Rural Separator			R40	Rural 40
	R10	Rural 10			Rsv5	Reserve 5
	R20	Rural 20				
	RSep	R10	R20	R40	Rsv5	[Reserved]
Base Density (du/ac) (1)(11)(12)	0.2	0.1 (8)	0.05 (8)	0.025 (8)	0.2 (7)	
Maximum Density (du/ac) (11)(12)	0.4	0.2 (2)(8)	0.1 (2)(8)	0.0625 (2)(8)	0.2 (7)	
Minimum Lot Dimension	60'	60'	60'	60'		
Minimum Lot Size (acres)		10 (8)	20 (8)	40 (8)		
Setback, State Highway and Major Arterials (16)	25'	25'	25'	25'	25'	
Setback, Other Roads (16)	25'	25'	25'	25'	25'	
Setback, Rear (13)	30'	30'	30'	30'	10'	
Setback, Interior (13)	10'	10'	10'	10'	5'	
Height	40'	40'	40'	40'	35'	
Note: All footnotes are described in Section 18A.17.030 B.3.						

3. **Footnotes to Tables.** This subsection pertains to the parenthetical numbers in Tables 18A.17.030 B.2.-1 and B.2.-2.
- (1) **Base Density.** These densities may be achieved outright by following the development standards of Chapter 18A.35, Development Standards, and any applicable Design Standards and Guidelines in Title 18J.
 - (2) **Maximum Density.** In an MSF classification sanitary sewers are required to achieve the maximum density. In all other classifications maximum densities shall be achieved through one of the following methods: the application of density incentives and exceptions (18A.35.020 C.), planned development districts, or planned unit developments. An applicant may plan for maximum density through shadow platting (see also 18J.15.020 F.).
 - (3) **Minimum Density.** If a lot is more than 300 feet from a sewer hook-up, the minimum density requirement shall not apply provided that only one lot of the proposed short plat, subdivision or large lot subdivision may exceed 0.25 acres in size. (See Figure 6, Section 18A.35.020)
 - (4) **Transitional Areas, Setbacks.** The minimum setback for any new multi-family or commercial building abutting a MSF, SF, RR, or Rural Residential classification shall be 30 feet. When a proposed multiple-level multi-family development abuts property classified as MSF, SF or RR, or is across a residential street or collector arterial adjacent to MSF, SF or RR, a setback equal to the height of the multi-family structure shall be required but in no case be less than 30 feet. The minimum setback for an industrial building or use abutting a MSF, SF, RR, HRD or Rural Residential classification shall be 100 feet.
 - (5) **Rural Centers, Setbacks.** The minimum setback for any new senior and assisted-living center or commercial building abutting a rural residential classification shall be 30 feet. The minimum setback for an industrial building or use abutting a rural residential classification shall be 100 feet.
 - (6) **Rural Centers, Density.** The residential densities in Rural Centers shall be the same as permitted in the adjacent rural designations. If the Rural Center is abutting more than one rural designation, the least restrictive density provisions will apply except when abutting lands within a Case II Volcanic Hazard Area, the more restrictive density shall apply. If the Rural Center is surrounded by resource lands, the density of the resource lands will apply. The densities for senior and assisted-living centers shall be based upon the requirements of the Health Department.
 - (7) **Reserve 5.** The maximum lot size permitted in a reserve classification shall be 12,500 square feet. The balance of the original tract shall be held for future development in set-aside lands.
 - (8) **Minimum Rural Lot Size Reduction.** Minimum lot size may be reduced to 1 acre within a short subdivision and to 5 acres within a large lot division provided the short subdivision, large lot division, or formal subdivision remains in compliance with the density requirements of the applicable zone.

- (9) **State Highways, Major Arterials, and All Other Roads.** These setbacks are minimum requirements abutting the specific right-of-way classification except that when abutting State Highways or rights-of-way that have been identified for improvement in the County Six-Year Road Plan, or most current version thereof, the minimum setback shall be 25 feet.
- (10) **Impervious Surface.** This requirement is calculated per each individual lot. Lots smaller than 0.75 acres are exempt from this provision.
- (11) **Allowable Dwelling Units - Calculating.** Within urban zone classifications, the allowable number of dwelling units shall be calculated by multiplying the net developable acreage of the site by the allowed density in dwelling units/acres. The number of dwelling units allowed shall be adjusted accordingly if a site-specific evaluation (i.e., wetland analysis, geotechnical report, etc.) changes the net developable acreage. Within rural zone classifications, the allowable number of dwelling units shall be calculated by multiplying the gross site acreage by the allowed density in dwelling units/acres. The result of these calculations shall equal the number of dwelling units allowed. If a calculation results in a partial dwelling unit, the partial dwelling unit shall be rounded to the nearest whole number. Less than .5 shall be rounded down. Greater than or equal to .5 shall be rounded up.
Examples:
 - 9.2 acres x 4 du/acre = 36.8 (rounded to 37 allowable dwelling units)
 - 17 acres x 1 du/5 acres = 3.4 (rounded to 3 allowable dwelling units)
 - 15 acres x 1 du/10 acres = 1.5 (rounded to 2 allowable dwelling units)
- (12) On a lot containing both residential and non-residential uses, the density shall be based only on that portion of the lot not utilized by the non-residential use, including parking and storage associated with the non-residential use. If the residential development is located within the same structure as the non-residential use, the entire lot may be used to calculate density.
- (13) Landscape buffer requirements of Section 18A.35.030 may result in setbacks greater than indicated in Tables 18A.17.030 B.2.-1 and 18A.17.030 B.2.-2.
- (15) In the Moderate Density Single-Family zone, developments of up to eight dwelling units per acre are allowed when exclusively for senior living. Senior living means a development limited to occupants who are at least 55 years of age. These types of developments shall only be considered when sewer services are available, housing types are consistent with those allowed in the Moderate Density Single-Family zone classification, at least two viable modes of transportation serve the development, and when adequate land use controls are prescribed through a Conditional Use permit process.
- (16) See Section 18A.35.030 J.3. for highway and arterial buffer standards for the Key Peninsula area.
- (17) Average lot size within the MSF zone shall be 5,000 square feet with no individual lot less than 4,000 square feet, except as follows:
 - (a) Average or minimum lot sizes shall not apply to low impact development projects designed pursuant to the Pierce County Stormwater Management Manual, Chapter 10 Low Impact Development.
 - (b) Average minimum lot size may be reduced up to 1,000 square feet for those sites containing critical areas or their buffers when it is determined that:

- (i) Compliance with critical area requirements in combination with the average lot size requirement would prevent a density of 5 dwelling units per net acre from being achieved; and
 - (ii) The reduction in average lot size is the minimum necessary to achieve a density of 5 dwelling units per acre.
 - (c) An average lot size of less than 5,000 square or individual lots smaller than 4,000 square feet are allowed with a Planned Development District permit pursuant to 18A.75.050.
- (39) Lot dimension and setbacks may be reduced to the following when it is determined that application of critical area requirements would otherwise prevent a density of 5 dwelling units per acre from being achieved.
- (a) Minimum lot width may be reduced 1 foot for each 100 foot reduction in lot size below 5,000 square feet up to a maximum reduction of 10 feet (example: a 4,000 square foot lot would have a minimum lot width of 40 feet).
 - (b) Interior yard setback may be reduced to 5 feet.
 - (c) Rear yard setback may be reduced to 10 feet.
- (Ord. 2005-10s § 1 (part), 2005; Ord. 2004-58s § 2 (part), 2004; Ord. 2005-9 § 3 (part), 2005; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-129 § 1 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

Chapter 18A.22

FREDERICKSON USES AND DENSITY AND DIMENSION TABLES

Sections:

18A.22.005 Applicability.

18A.22.010 Urban Zone Classifications.

18A.22.030 Density and Dimension.

18A.22.005 Applicability.

This Chapter provides the Use Tables and Density and Dimension Tables for the Frederickson Community Plan area. (See the Frederickson Community Plan Area Map.) (Ord. 2004-52s § 3 (part), 2004)



18A.22.010 Urban Zone Classifications.

Use Categories And Use Types	FREDERICKSON						
	Urban Zone Classifications (Table 18A.22.010)						
	Urban Residential						
	MHR: Moderate- High Density Residential	MSF: Moderate Density Single- Family	SF: Single- Family	RR: Residential Resource	[Reserved]	[Reserved]	[Reserved]
	MHR	MSF	SF	RR			
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House	C	C					
Group Home	C	C	C	C			
Mobile Home							
Mobile Home Park		C					
Multi-Family Housing	P	C1,3					
Nursing Homes	P	C	C				
Senior Housing	P	A	A	A			
Two-Family Housing		P		P			
Single-Family Detached Housing	(1)	P	P	P			
CIVIC USE CATEGORY							
Administrative Government Svcs.							
Day-Care Centers	P	P1		P1			
Community and Cultural Svcs.							
Education		P1;A2;C3	P1;A2;C3				
Health Services							
Postal Services							
Recreation, non-profit	P1,2,4	P1,4;C2,3; PFP2,3	P1,4;C2,3; PFP2,3	P1,4;C2,3; PFP2,3			
Religious Assembly	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3			
Public Safety Services	C1	C1	C1	C1			
Transportation	P1,2	P1	P1	P1			
UTILITIES USE CATEGORY							
Electrical Facilities	P	P	P	P			
Electrical Generation Facilities							
Natural Gas Facilities	P1;C3	P1;C3	P1;C3	P1;C3			
Organic Waste Processing Facilities							
Pipelines	P	P	P	P			
Sewage Collection Facilities	P	P	P	P			
Sewage Treatment Facilities							
Stormwater Facilities	P	P	P	P			

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
EBPC Employment Based Planned Community, see 18A.33.100 E.	P Permitted.
MPC Master Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	A Requires administrative review.
MRO Mineral Resource Overlay, see 18A.33.160 D.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.
	(1) Pursuant to 18A.33.285.

Use Categories And Use Types	FREDERICKSON						
	Urban Zone Classifications (Table 18A.22.010)						
	Urban Residential						
	MHR: Moderate- High Density Residential	MSF: Moderate Density Single- Family	SF: Single- Family	RR: Residential Resource	[Reserved]	[Reserved]	[Reserved]
	MHR	MSF	SF	RR			
Telecommunication Towers or Wireless Facilities	P1;PL2	P1;C2	P1;C2	P1;C2			
Waste Disposal Facilities							
Waste Transfer Facilities	C1	C1					
Water Supply Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2			
Utility or Public Maintenance Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2			
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices	C1,4						
Educational Services							
RESOURCE USE CATEGORY							
Agricultural Product Sales							
Agricultural Supply Sales							
Agricultural Services							
Animal Production, Boarding and Slaughtering							
Crop Production	P1	P1	P1	P1			
Fish Processing, Hatcheries and Aquaculture							
Forestry	P1	P1	P1	P1			
Surface Mines							
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation	C6	C6	C6	C6			
Billboards							
Building Materials and Garden Supplies							
Bulk Fuel Dealers							
Business Services							
Buy-Back Recycling Center							
Commercial Centers							
Eating and Drinking Establishments							
Food Stores							

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
EBPC Employment Based Planned Community, see 18A.33.100 E.	P Permitted.
MPC Master Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	A Requires administrative review.
MRO Mineral Resource Overlay, see 18A.33.160 D.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.
	(1) Pursuant to 18A.33.285.

Use Categories And Use Types	FREDERICKSON						
	Urban Zone Classifications (Table 18A.22.010)						
	Urban Residential						
	MHR: Moderate- High Density Residential	MSF: Moderate Density Single- Family	SF: Single- Family	RR: Residential Resource	[Reserved]	[Reserved]	[Reserved]
	MHR	MSF	SF	RR			
Lodging							
Mobile, Manufactured and Modular Home Sales							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service							
Personal Services							
Pet Sales and Services							
Rental and Repair Services							
Sales of General Merchandise							
Storage	C1						
Wholesale Trade							
INDUSTRIAL USE CATEGORY							
Basic Manufacturing							
Contractor Yards							
Food and Related Products							
Industrial Services and Repair							
Intermediate Manufacturing and Intermediate/Final Assembly							
Motion Picture, Television and Radio Production Studios							
Off-site Hazardous Waste Treatment and Storage Facilities							
Printing, Publishing and Related Industries							
Recycling Processor							
Salvage Yards/Vehicle Storage							
Warehousing, Distribution and Freight Movement							

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
EBPC	Employment Based Planned Community, see 18A.33.100 E.	P	Permitted.
MPC	Master Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.
		(1)	Pursuant to 18A.33.285.

Use Categories And Use Types	FREDERICKSON						
	Urban Zone Classifications - (18A.22.010)						
	Urban Districts			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office- Civic	[Reserved]	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC		EC	CE	ES	
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House							
Group Home	C						
Mobile Home							
Mobile Home Park							
Multi-Family Housing	P	P					
Nursing Homes	P	P					
Senior Housing		P					
Two-Family Housing		P					
Single-Family Detached Housing	(1)	(1)		(1)	(1)		
CIVIC USE CATEGORY							
Administrative Government Sves.	P	P		P	P	P	
Day-Care Centers	P	P			P	P	
Community and Cultural Sves.	P	P1;C2			P1,3;C2	P1;C2	
Education	P1,2;C3	P1,2;C3					
Health Services	P1;C2	P1			P1;C2	P1	
Postal Services	P1;C2	A1		P2	P2	P1	
Recreation, non-profit	P	P1,4		P	P	P	
Religious Assembly	P	P1,2					
Public Safety Services	P1;C2	C1		P1;C2,3	P1;C2	P1	
Transportation	P1;C2,3	P1		P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4	P1,2;C3 PFP3	
UTILITIES USE CATEGORY							
Electrical Facilities	P	P		P	P	P	
Electrical Generation Facilities				C			
Natural Gas Facilities	P1,2;C3	P1,2;C3		P	P1-3;C4	P1-2;C3	
Organic Waste Processing Facilities				C1,2;PFP1,2, 3			
Pipelines	P	P		P	P	P	
Sewage Collection Facilities	P	P		P	P	P	
Sewage Treatment Facilities				C;PFP			
Stormwater Facilities	P	P		P	P	P	
Telecommunication Towers or Wireless Facilities	P1;PL2;C3	P1;PL2;C3		P1,2;PL3;C4	P1,2;PL3;C4	P1;PL2	
Waste Disposal Facilities				P1,2,3,4; PFP2,3,5			

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
EBPC Employment Based Planned Community, see 18A.33.100 E.	P Permitted.
MPC Master Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	A Requires administrative review.
MRO Mineral Resource Overlay, see 18A.33.160 D.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.
	(1) Pursuant to 18A.33.285.

Use Categories And Use Types	FREDERICKSON						
	Urban Zone Classifications - (18A.22.010)						
	Urban Districts			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office- Civic	[Reserved]	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC		EC	CE	ES	
Waste Transfer Facilities				P1;C2,3,4; PFP2,4	P1	P1	
Water Supply Facilities	P1;C2;PFP2	P1;PFP2;C2		P	P	P1	
Utility or Public Maintenance Facilities	P1;C2,3	P1;C2,3		P	P	P1	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices	P	P1;C2		P	P	P	
Educational Services	P	P			P	P	
RESOURCE USE CATEGORY							
Agricultural Product Sales	P	P1		P1	P1,2	P1	
Agricultural Supply Sales	P				P1		
Agricultural Services				P			
Animal Production, Boarding and Slaughtering				C2			
Crop Production				P2	P2		
Fish Processing, Hatcheries and Aquaculture				C	C		
Forestry	P1	P1		P	P	P1	
Surface Mines				C;PFP			
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation	P1-4;C7,8	P1;A2,3			P1,2,4,5	P1,2,5	
Billboards							
Building Materials and Garden Supplies	P1-5;C6				P1,2	P	
Bulk Fuel Dealers				P			
Business Services	P	P1,2		P	P	P	
Buy-Back Recycling Center				P			
Commercial Centers	P1;C2					P1,2;C3	
Eating and Drinking Establishments	P1-3;A4-7; C8	P3;A4-7			P1,3-7;C2	P1,3-7;C2	
Food Stores	P	P1				P	
Lodging	A1;P2					P2	
Mobile, Manufactured and Modular Home Sales				P			

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
EBPC Employment Based Planned Community, see 18A.33.100 E.	P Permitted.
MPC Master Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	A Requires administrative review.
MRO Mineral Resource Overlay, see 18A.33.160 D.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.
	(1) Pursuant to 18A.33.285.

Use Categories And Use Types	FREDERICKSON						
	Urban Zone Classifications - (18A.22.010)						
	Urban Districts			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office- Civic	[Reserved]	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC		EC	CE	ES	
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	A1,2	C1,2			P2	P1,2	
Personal Services	P	P1,2				P1	
Pet Sales and Services	P	A1			P1	P	
Rental and Repair Services	P	P1			P1;C2	P1	
Sales of General Merchandise	P	P1				P1,2;C3,4	
Storage				P1,2	C		
Wholesale Trade	P			P	P	P1	
INDUSTRIAL USE CATEGORY							
Basic Manufacturing				P			
Contractor Yards				P			
Food and Related Products	C1			P	P		
Industrial Services and Repair				P	P1,3,5;C2,4	C	
Intermediate Manufacturing and Intermediate/Final Assembly	C1,2			P	P	C1,2,4	
Motion Picture, Television and Radio Production Studios	P1;C2			P	P	P	
Off-site Hazardous Waste Treatment and Storage Facilities				C			
Printing, Publishing and Related Industries	P			P	P	P	
Recycling Processor				P			
Salvage Yards/Vehicle Storage				C			
Warehousing, Distribution and Freight Movement	C1,3,6			P1-8;C9	P1-8	C1,2,3,6,7	

(Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
EBPC Employment Based Planned Community, see 18A.33.100 E.	P Permitted.
MPC Master Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	A Requires administrative review.
MRO Mineral Resource Overlay, see 18A.33.160 D.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.
	(1) Pursuant to 18A.33.285.

18A.22.030 Density and Dimension.

- A. **Purpose.** The purpose of this Section is to establish density and dimensional standards for development. These standards are established to provide flexibility in project design and promote high density development in urban areas when utilizing incentives.
- B. **Table.**
 - 1. **Interpretation of Table.** The density and dimension table, Table 18A.22.030 B.2.-1, is arranged in a matrix format. Development standards are listed down the left side of both tables and the zones are listed across the top. The matrix cells contain the applicable requirements of the zone. The footnotes in the matrix identify specific requirements applicable to a specific use or zone. A blank box indicates that the cell is not applicable.
 - 2. **Density and Dimension Table.**

Density and Dimension	FREDERICKSON					
	Urban Zone Classifications (Table 18A.22.030 B.2.-1)					
	Employment Centers and Urban Districts					
	EC	Employment Center	MUD	Mixed Use District		
	CE	Community Employment	ROC	Residential/Office-Civic		
	ES	Employment Service				
	EC	CE	ES	MUD	ROC	[Reserved]
Base Density (du/ac) (1)(11)				18	12	
Maximum Density (du/ac) (11)				25 (2)	18 (2)	
Minimum Density (du/ac) (3)				12	8	
Minimum Lot Size (sq ft)						
Average Lot Size (sq ft)						
Minimum Lot Width						
Minimum Setback, State Highways and Major Arterials (13)	35'	20'	20' (37)	35'	35'	
Minimum Setback, Other Roads (13)	25'	20'	15'	25'	25'	
Maximum Setback						
Minimum Setback, Rear (13)	0' (4)	0' (4)	0' (4)	0' (4)	0' (4)	
Minimum Setback, Interior (13)	0' (4)	0' (4)	0' (4)	0' (4)	0' (4)	
Height	(38)	(38)	60'	60'	35'	
Maximum Gross Floor Area (sq ft)			60,000 (35)			
Note: All footnotes are described in Section 18A.22.030 B.3.						

Density and Dimension	FREDERICKSON Urban Zone Classifications (Table 18A.22.030 B.2.-1)						
	Urban Residential						
	MHR	Moderate-High Density Residential			SF	Single-Family	
	RR	Residential Resource					
	MSF	Moderate Density Single-Family					
	MHR	[Reserved]	MSF	SF	RR	[Reserved]	[Reserved]
Base Density (du/ac) (1)(11)	18		4 (1)	4	2		
Maximum Density (du/ac) (11)	25 (2)		6 (2)(15)	4	3		
Minimum Density (du/ac) (3)	12		4	4	1		
Average Lot Size (sq ft)			6,000 (17)(39)	6,000			
Minimum Lot Size (sq ft)			5,000	5,000			
Minimum Lot Width			60' (36)(39)	60'	50'		
Minimum Setback, State Highways and Major Arterials (13)	35'		35'	35'	35'		
Minimum Setback, Other Roads (13)	25' (37)		25' (37)	25' (37)	25' (37)		
Maximum Setback							
Minimum Setback, Rear (13)	0' (4)		25' (39)	30'	30'		
Minimum Setback, Interior (13)	0' (4)		10' (37)(39)	10' (37)	5' (37)		
Height	60'		35'	35'	35'		
Note: All footnotes are described in Section 18A.22.030 B.3.							

3. **Footnotes to Table.** This subsection pertains to the parenthetical numbers in Table 18A.22.030 B.2.-1.
- (1) **Base Density.** These densities may be achieved outright by following the development standards of Chapter 18A.35, Development Standards, and any applicable Design Standards and Guidelines in Title 18J.
 - (2) **Maximum Density.** In an MSF classification sanitary sewers are required to achieve the maximum density. In all other classifications maximum densities shall be achieved through one of the following methods: the application of density incentives (18A.35.020 C.), planned development districts, or planned unit developments. An applicant may plan for maximum density through shadow platting (see also 18J.15.020 F).
 - (3) **Minimum Density.** If a lot is more than 300 feet from a sewer hook-up, the minimum density requirement shall not apply provided that only one lot of the proposed short plat, subdivision or large lot subdivision may exceed 0.25 acres in size. (See Figure 6, Section 18A.35.020)
 - (4) **Transitional Areas, Setbacks.** The minimum setback for any new multi-family or commercial building abutting a MSF, SF, RR, or Rural Residential classification shall be 30 feet. When a proposed multiple-level multi-family development abuts property classified as MSF, SF or RR, or is across a residential street or collector arterial adjacent to MSF, SF or RR, a setback equal to the height of the multi-family structure shall be required but in no case be less than 30 feet. The minimum setback for an industrial building or use abutting a MSF, SF, RR, HRD or Rural Residential classification shall be 100 feet except in the Frederickson Plan area, where no structure in the CE zone shall be closer than 50 feet to any residential zone or use.
 - (11) **Allowable Dwelling Units – Calculating.** Within urban zone classifications, the allowable number of dwelling units shall be calculated by multiplying the net developable acreage of the site by the allowed density in dwelling units/acres. The number of dwelling units allowed shall be adjusted accordingly if a site-specific evaluation (i.e., wetland analysis, geotechnical report, etc.) changes the net developable acreage. Within rural zone classifications, the allowable number of dwelling units shall be calculated by multiplying the gross site acreage by the allowed density in dwelling units/acres. The result of these calculations shall equal the number of dwelling units allowed. If a calculation results in a partial dwelling unit, the partial dwelling unit shall be rounded to the nearest whole number. Less than .5 shall be rounded down. Greater than or equal to .5 shall be rounded up.
Examples:
 - 9.2 acres x 4 du/acre = 36.8 (rounded to 37 allowable dwelling units)
 - 17 acres x 1 du/5 acres = 3.4 (rounded to 3 allowable dwelling units)
 - 15 acres x 1 du/10 acres = 1.5 (rounded to 2 allowable dwelling units)
 - (13) Landscape buffer requirements of Section 18A.35.030 may result in setbacks greater than indicated in Section 18A.35.020 B.2.
 - (15) In the Moderate Density Single-Family zone, developments of up to eight dwelling units per acre are allowed when exclusively for senior living. Senior living means a development limited to occupants who are at least 55 years of age. These types of developments shall only be considered when sewer

services are available, housing types are consistent with those allowed in the Moderate Density Single-Family zone classification, at least two viable modes of transportation serve the development, and when adequate land use controls are prescribed through a Conditional Use permit process.

- (17) Average lot size within the MSF zone shall be 6,000 square feet with no individual lot less than 5,000 square feet, except as follows:
 - (a) Average or minimum lot sizes shall not apply to low impact development projects designed pursuant to the Pierce County Stormwater Management Manual, Chapter 10 Low Impact Development.
 - (b) Average minimum lot size may be reduced up to 1,000 square feet for those sites containing critical areas or their buffers when it is determined that:
 - (i) Compliance with critical area requirements in combination with the average lot size requirement would prevent a density of 5 dwelling units per net acre from being achieved; and
 - (ii) The reduction in average lot size is the minimum necessary to achieve a density of 5 dwelling units per acre.
 - (c) An average lot size of less than 6,000 square or individual lots smaller than 5,000 square feet are allowed with a Planned Development District permit pursuant to 18A.75.050.
- (35) Maximum square footage within the ES zone is calculated on a per tenant basis.
- (36) Lots having an area of less than 6,000 square feet may reduce minimum lot width 1 foot for each 100 square foot reduction in lot size, to a maximum reduction of 10 feet. (Example: a 5,000 square foot lot would have a minimum lot width of 50 feet.)
- (37) See 18A.35.020 D.13. for additional setback requirements.
- (38) See 18A.35.020 E.5. for additional height requirements.
- (39) Lot dimension and setbacks may be reduced to the following when it is determined that application of critical area requirements would otherwise prevent a density of 5 dwelling units per acre from being achieved:
 - (a) Minimum lot width may be reduced 1 foot for each 100 foot reduction in lot size below 6,000 square feet up to a maximum reduction of 10 feet (example: a 5,000 square foot lot would have a minimum lot width of 50 feet).
 - (b) Interior yard setback may be reduced to 5 feet.
 - (c) Rear yard setback may be reduced to 10 feet.

(Ord. 2004-58s § 2 (part), 2004; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

Chapter 18A.23

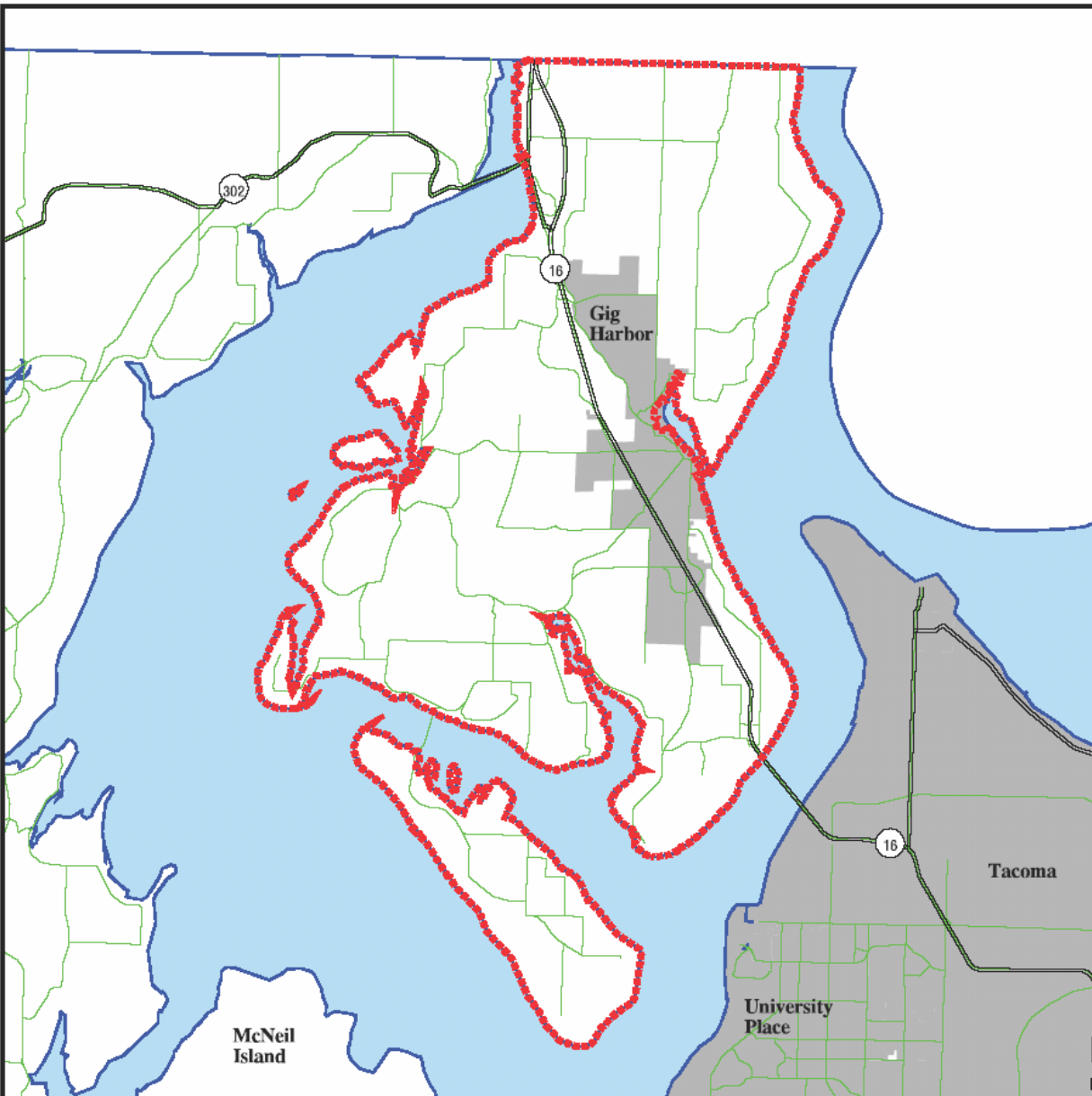
GIG HARBOR PENINSULA USES AND DENSITY AND DIMENSION TABLES

Sections:

- 18A.23.005 Applicability.**
- 18A.23.010 Urban Zone Classifications.**
- 18A.23.020 Rural Zone Classifications.**
- 18A.23.030 Density and Dimension.**

18A.23.005 Applicability.

This Chapter provides the Use Tables and Density and Dimension Tables for the Gig Harbor Peninsula Community Plan area. (See the Gig Harbor Peninsula Community Plan Area Map.) (Ord. 2004-52s § 3 (part), 2004)



GIG HARBOR COMMUNITY PLAN

..... Community Plan Boundary

Department of Planning & Land Services
July 22, 2004

Scale = 1:120000

 **Pierce County**
Geographic Information System

18A.23.010 Urban Zone Classifications.

Use Categories And Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Residential				Urban Employment Centers		
	MSF: Moderate Density Single- Family	SF: Single- Family	[Reserved]	[Reserved]	CE: Community Employment	PI: Public Institutional	[Reserved]
	MSF	SF			CE	PI	
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House							
Group Home						C	
Mobile Home							
Mobile Home Park	P						
Multi-Family Housing							
Nursing Homes	C				C	C	
Senior Housing					C		
Two-Family Housing	P						
Single-Family Detached Housing	P	P					
CIVIC USE CATEGORY							
Administrative Government Svcs.						P	
Day-Care Centers					C		
Community and Cultural Svcs.	C1,2	C2			P1;C2	P1	
Education	C1,2	C1,2			P	P1,2;C3	
Health Services					C2	C2	
Postal Services					P	P1	
Recreation, non-profit	P1,2,4;C3	P1,2,4;C3			P1,3,4	P	
Religious Assembly	C	C			C		
Public Safety Services	C1	C1			C1	P1;C3	
Transportation	P1	P1			P1,2	P1;C2,3,4	
UTILITIES USE CATEGORY							
Electrical Facilities	P	P			P	P	
Electrical Generation Facilities							
Natural Gas Facilities	P1,3	P1,3			P1,2,3;C4	P1,2,3	
Organic Waste Processing Facilities						P	
Pipelines	P	P			P	P	
Sewage Collection Facilities	P	P			P	P	
Sewage Treatment Facilities						C	
Stormwater Facilities	P	P			P	P	

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	C	Requires Conditional Use Permit.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	A	Requires administrative review.
USRO	Urban Sensitive Resource Overlay, see 18A.33.160 G.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		LTD	All levels require Conditional Use Permit; allows only the manufacture or assembly of specific product types identified in 18A.33.280 E.16.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Residential				Urban Employment Centers		
	MSF: Moderate Density Single- Family	SF: Single- Family	[Reserved]	[Reserved]	CE: Community Employment	PI: Public Institutional	[Reserved]
	MSF	SF			CE	PI	
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2			P1	P1;C2,3	
Waste Disposal Facilities						C	
Waste Transfer Facilities	C1	C1			P1;C2	P1;C2-4	
Water Supply Facilities	P1;C2	P1;C2			P1;C2	P1;C2	
Utility or Public Maintenance Facilities	C	C			C	P	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices					P		
Educational Services					P	P	
RESOURCE USE CATEGORY							
Agricultural Product Sales							
Agricultural Supply Sales							
Agricultural Services							
Animal Production, Boarding and Slaughtering							
Crop Production							
Fish Processing, Hatcheries and Aquaculture							
Forestry							
Surface Mines							
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation					C		
Billboards							
Building Materials and Garden Supplies							
Bulk Fuel Dealers							
Business Services					P		
Buy-Back Recycling Center							
Commercial Centers							
Eating and Drinking Establishments							
Food Stores							
Lodging							

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	C Requires Conditional Use Permit.
MRO Mineral Resource Overlay, see 18A.33.160 D.	A Requires administrative review.
USRO Urban Sensitive Resource Overlay, see 18A.33.160 G.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	LTD All levels require Conditional Use Permit; allows only the manufacture or assembly of specific product types identified in 18A.33.280 E.16.
	PL Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Residential				Urban Employment Centers		
	MSF: Moderate Density Single- Family	SF: Single- Family	[Reserved]	[Reserved]	CE: Community Employment	PI: Public Institutional	[Reserved]
	MSF	SF			CE	PI	
Mobile, Manufactured and Modular Home Sales							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service							
Personal Services							
Pet Sales and Services							
Rental and Repair Services							
Sales of General Merchandise							
Storage					C		
Wholesale Trade							
INDUSTRIAL USE CATEGORY							
Basic Manufacturing							
Contractor Yards					P		
Food and Related Products							
Industrial Services and Repair					P5		
Intermediate Manufacturing and Intermediate/Final Assembly					P		
Motion Picture, Television and Radio Production Studios					P		
Off-site Hazardous Waste Treatment and Storage Facilities							
Printing, Publishing and Related Industries					P		
Recycling Processor							
Salvage Yards/Vehicle Storage							
Warehousing, Distribution and Freight Movement					P1-8		

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	C Requires Conditional Use Permit.
MRO Mineral Resource Overlay, see 18A.33.160 D.	A Requires administrative review.
USRO Urban Sensitive Resource Overlay, see 18A.33.160 G.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	LTD All levels require Conditional Use Permit; allows only the manufacture or assembly of specific product types identified in 18A.33.280 E.16.
	PL Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	GIG HARBOR PENINSULA Urban Zone Classifications - (Table 18A.23.010)						
	Urban Centers						
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	[Reserved]		
	CC	AC	NC				
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House							
Group Home							
Mobile Home							
Mobile Home Park							
Multi-Family Housing	C	P1,2					
Nursing Homes			C				
Senior Housing							
Two-Family Housing	C	P					
Single-Family Detached Housing	C	P	P				
CIVIC USE CATEGORY							
Administrative Government Svcs.		P	P				
Day-Care Centers			C				
Community and Cultural Svcs.	C1,2	P3	C1,2				
Education			C1,2				
Health Services	P1		P1				
Postal Services		C1					
Recreation, non-profit		P	P1,2,4				
Religious Assembly			C				
Public Safety Services	C1	C1	C1				
Transportation	P1;C2	P1;C2	P1				
UTILITIES USE CATEGORY							
Electrical Facilities	P	P	P				
Electrical Generation Facilities							
Natural Gas Facilities	P1,3;C2	P1,3	P1,3				
Organic Waste Processing Facilities							
Pipelines	P	P	P				
Sewage Collection Facilities	P	P	P				
Sewage Treatment Facilities							
Stormwater Facilities	P	P	P				
Telecommunication Towers or Wireless Facilities	P1;C2-4	P1	P1				
Waste Disposal Facilities							
Waste Transfer Facilities	P1;C2	P1;C2	P1				
Water Supply Facilities	P1;C2	P1;C2	P1;C2				
Utility or Public Maintenance Facilities	C	C	C				

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	C Requires Conditional Use Permit.
MRO Mineral Resource Overlay, see 18A.33.160 D.	A Requires administrative review.
USRO Urban Sensitive Resource Overlay, see 18A.33.160 G.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	LTD All levels require Conditional Use Permit; allows only the manufacture or assembly of specific product types identified in 18A.33.280 E.16.
	PL Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	GIG HARBOR PENINSULA Urban Zone Classifications - (Table 18A.23.010)						
	Urban Centers						
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	[Reserved]		
	CC	AC	NC				
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices	P	P	P				
Educational Services							
RESOURCE USE CATEGORY							
Agricultural Product Sales	P1						
Agricultural Supply Sales							
Agricultural Services							
Animal Production, Boarding and Slaughtering							
Crop Production							
Fish Processing, Hatcheries and Aquaculture		C					
Forestry							
Surface Mines							
COMMERCIAL USE CATEGORY							
Adult Business	C						
Amusement and Recreation	P1-6,8	P3,7	C3,6,7				
Billboards							
Building Materials and Garden Supplies	P1-4						
Bulk Fuel Dealers	P						
Business Services	P						
Buy-Back Recycling Center							
Commercial Centers							
Eating and Drinking Establishments	P1,3-7;C2	P1,3-7					
Food Stores	P	P1,2					
Lodging	P2	C2					
Mobile, Manufactured and Modular Home Sales							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1	P8					
Personal Services	P						
Pet Sales and Services	P						
Rental and Repair Services							
Sales of General Merchandise	P1-3	P1,2					
Storage	C						

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	C Requires Conditional Use Permit.
MRO Mineral Resource Overlay, see 18A.33.160 D.	A Requires administrative review.
USRO Urban Sensitive Resource Overlay, see 18A.33.160 G.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	LTD All levels require Conditional Use Permit; allows only the manufacture or assembly of specific product types identified in 18A.33.280 E.16.
	PL Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	GIG HARBOR PENINSULA						
	Urban Zone Classifications - (Table 18A.23.010)						
	Urban Centers						
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	[Reserved]		
	CC	AC	NC				
Wholesale Trade	P						
INDUSTRIAL USE CATEGORY							
Basic Manufacturing							
Contractor Yards							
Food and Related Products							
Industrial Services and Repair							
Intermediate Manufacturing and Intermediate/Final Assembly	C	LTD					
Motion Picture, Television and Radio Production Studios							
Off-site Hazardous Waste Treatment and Storage Facilities							
Printing, Publishing and Related Industries							
Recycling Processor							
Salvage Yards/Vehicle Storage							
Warehousing, Distribution and Freight Movement							

(Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	C Requires Conditional Use Permit.
MRO Mineral Resource Overlay, see 18A.33.160 D.	A Requires administrative review.
USRO Urban Sensitive Resource Overlay, see 18A.33.160 G.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	LTD All levels require Conditional Use Permit; allows only the manufacture or assembly of specific product types identified in 18A.33.280 E.16.
	PL Priority Location Criteria, see Section 18A.35.140 D.

18A.23.020 Rural Zone Classifications.

Use Categories and Use Types	GIG HARBOR PENINSULA Rural Zone Classifications (Table 18A.23.020)							
	Rural Centers			Rural Residential and Resource Lands				
	RNC	Rural Neighborhood Center		R10	Rural 10			
	EPF-RAS	Essential Public Facility- Rural Airport South		Rsv5	Reserve 5			
	EPF-RAN	Essential Public Facility- Rural Airport North		RSR	Rural Sensitive Resource			
	RNC	EPF-RAS	EPF-RAN	R10	Rsv5	RSR	ARL	[Rsvd]
RESIDENTIAL USE CATEGORY								
Fraternity or Sorority House								
Group Home				C	C		C	
Mobile Home								
Mobile Home Park								
Multi-Family Housing								
Nursing Homes								
Senior Housing								
Two-Family Housing				P	P	P	P	
Single Family Detached Housing				P	P	P	P	
CIVIC USE CATEGORY								
Administrative Government Svcs.								
Day-Care Centers	C			C1	C1	C1		
Community and Cultural Services	C1		C1	C1	C1			
Education Facilities				C1	C1	C1		
Health Services								
Postal Services	C1							
Recreation, non-profit	C1	PUD	P1;C2,3,4	P1;C2,3,4	P1;C2,3,4	P1;C2,3,4	P1;C4	
Religious Assembly	C1,2			C1,2	C1,2	C1,2		
Public Safety Services	C1	PUD1	C1	C1	C1	C1		
Transportation	P1;C2	PUD	P1;C2,3	P1;C2,3	P1;C2	P1		
UTILITIES USE CATEGORY								
Telecommunication Towers or Wireless Facilities	P1	PUD1,2	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3	
Electrical Facilities	P	P	P	P	P	P	P	
Electrical Generation Facilities								
Natural Gas Facilities	P1	PUD	P1,2;C3,4	P1,2;C3,4	P1,2;C3,4	P1;C3	P1;C3,4	
Organic Waste Processing Facilities			C	C			C2	
Pipelines	P	P	P	P	P	P	P	
Sewage Collection Facilities	p*	p*	p*	p*	p*	p*		
Sewage Treatment Facilities								
Stormwater Facilities	P	P	P	P	P	P	P	

OTHER RURAL ZONE CLASSIFICATIONS		NOTES	
NFCC	New Fully Contained Community, see 18A.33.150 D.	P	Permitted.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	P*	Permitted only as allowed by PCC 19A.30.010 B.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	C	Requires Conditional Use Permit.
RAO	Rural Airport Overlay, see 18A.33.160 E.	A	Requires administrative review.
		Number	Refers to level of Use Type allowed, see Sections 18A.33.200 – 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PUD	Individual uses described in each cell are permitted as shown on the Tacoma Narrows Airport PUD Boundaries Map.

Use Categories and Use Types	GIG HARBOR PENINSULA Rural Zone Classifications (Table 18A.23.020)							
	Rural Centers			Rural Residential and Resource Lands				
	RNC	Rural Neighborhood Center		R10	Rural 10			
	EPF-RAS	Essential Public Facility- Rural Airport South		Rsv5	Reserve 5			
	EPF-RAN	Essential Public Facility- Rural Airport North		RSR	Rural Sensitive Resource			
	RNC	EPF-RAS	EPF-RAN	R10	Rsv5	RSR	ARL	[Rsvd]
Waste Disposal Facilities				C1,2,3				
Waste Transfer Facilities	P1	PUD1	P1	P1;C2,4	P1;C2,4		P	
Water Supply Facilities	P1	PUD	P1;C2	P1;C2	P1;C2	P1;C2	C1,2,3	
Utility or Public Maintenance Facilities		PUD	C	C	C		P1;C2	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]								
OFFICE/BUSINESS USE CATEGORY								
Administrative and Professional Offices								
Educational Services		PUD						
RESOURCE USE CATEGORY								
Agricultural Product Sales	P1		C	C	C1	C1	P1	
Agricultural Supply Sales			C1	C1			P1	
Agricultural Services			C	C	C	C	P	
Animal Production, Boarding and Slaughtering			P1	P1	P1	C1	P	
Crop Production	P1		P1	P1	P1	C1	P	
Fish Processing, Hatcheries and Aquaculture			C	C	C	C	P	
Forestry			P1	P1	P1	P1	P1	
Surface Mines			C	C			C	
COMMERCIAL USE CATEGORY								
Adult Business								
Amusement and Recreation			C5,6	C5,6,7				
Billboards								
Building Materials and Garden Supplies	P1		C5	C5				
Bulk Fuel Dealers								
Business Services								
Buy-Back Recycling Center								
Commercial Centers								
Eating and Drinking Establishments		PUD3,4,5,9						
Food Stores	C1							
Lodging		PUD2	C1	C1;PUD3				
Mobile, Manufactured and Modular Home Sales								

OTHER RURAL ZONE CLASSIFICATIONS		NOTES	
NFCC	New Fully Contained Community, see 18A.33.150 D.	P	Permitted.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	P*	Permitted only as allowed by PCC 19A.30.010 B.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	C	Requires Conditional Use Permit.
RAO	Rural Airport Overlay, see 18A.33.160 E.	A	Requires administrative review.
		Number	Refers to level of Use Type allowed, see Sections 18A.33.200 – 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PUD	Individual uses described in each cell are permitted as shown on the Tacoma Narrows Airport PUD Boundaries Map.

Use Categories and Use Types	GIG HARBOR PENINSULA							
	Rural Zone Classifications (Table 18A.23.020)							
	Rural Centers			Rural Residential and Resource Lands				
	RNC	Rural Neighborhood Center		R10	Rural 10			
	EPF-RAS	Essential Public Facility- Rural Airport South		Rsv5	Reserve 5			
	EPF-RAN	Essential Public Facility- Rural Airport North		RSR	Rural Sensitive Resource			
				ARL	Agricultural Resource Lands			
	RNC	EPF-RAS	EPF-RAN	R10	Rsv5	RSR	ARL	[Rsvd]
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service		PUD6,7						
Personal Services								
Storage								
Pet Sales and Services								
Rental and Repair Services								
Sales of General Merchandise	C1							
Wholesale Trade								
INDUSTRIAL USE CATEGORY								
Basic Manufacturing								
Contractor Yards			C	C				
Food and Related Products								
Industrial Services and Repair		PUD6						
Intermediate Manufacturing and Intermediate/Final Assembly								
Motion Picture, Television and Radio Production Studios								
Off-site Hazardous Waste Treatment and Storage Facilities								
Printing, Publishing and Related Industries								
Recycling Processor								
Salvage Yards/Vehicle Storage								
Warehousing, Distribution and Freight Movement								

(Ord. 2005-15 § 1 (part), 2005; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

OTHER RURAL ZONE CLASSIFICATIONS		NOTES	
NFCC	New Fully Contained Community, see 18A.33.150 D.	P	Permitted.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	P*	Permitted only as allowed by PCC 19A.30.010 B.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	C	Requires Conditional Use Permit.
RAO	Rural Airport Overlay, see 18A.33.160 E.	A	Requires administrative review.
		Number	Refers to level of Use Type allowed, see Sections 18A.33.200 – 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PUD	Individual uses described in each cell are permitted as shown on the Tacoma Narrows Airport PUD Boundaries Map.

18A.23.030 Density and Dimension.

- A. **Purpose.** The purpose of this Section is to establish density and dimensional standards for development. These standards are established to provide flexibility in project design and promote high density development in urban areas when utilizing incentives.
- B. **Tables.**
 - 1. **Interpretation of Tables.** The density and dimension tables are arranged in a matrix format on two separate tables; Table 18A.23.030 B.2.-1 includes Urban Zone Classifications and Table 18A.23.030 B.2.-2 includes Rural Zone Classifications. Development standards are listed down the left side of both tables and the zones are listed across the top. The matrix cells contain the applicable requirements of the zone. The footnotes in the matrix identify specific requirements applicable to a specific use or zone. A blank box indicates that the cell is not applicable.

2. Density and Dimension Tables.

Density and Dimension	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.030 B.2.-1)					
	Urban Residential			Employment Centers		
	MSF Moderate Density Single-Family SF Single-Family			CE Community Employment PI Public Institutional		
	MSF	SF	[Reserved]	CE	PI	[Reserved]
Base Density (du/ac) (1)(11)	4	4				
Maximum Density (du/ac) (2)(11)	6	4				
Minimum Density (du/ac)	4	4				
Minimum Street Frontage						
Minimum Lot Size (sq ft)	7,000 for short plats only	12,000 for short plats only				
Average Lot Size (sq ft)						
Minimum Lot Width	50' (24)(39)	70' (24)			100'	
Minimum Setback, State Highways and Major Arterials (13)(16)	25'	25'		20' (4)	50'	
Minimum Setback, Other Roads (13)(16)	25' (34)	25' (34)		20' (4)	50'	
Maximum Setback						
Minimum Setback, Rear (13)	30'	30'		20' (4)	50'	
Minimum Setback, Interior (13)	8'	8'		20' (4)	15'	
Height	35'	35'		35'	35'	
Maximum Gross Floor Area (sq ft)						
Note: All footnotes are described in Section 18A.23.030 B.3.						

Density and Dimension	GIG HARBOR PENINSULA				
	Urban Zone Classifications (Table 18A.23.030 B.2.-1)				
	Urban Centers				
	CC Community Center	AC Activity Center			
	NC Neighborhood Center				
	CC	AC	NC	[Reserved]	[Reserved]
Base Density (du/ac) (1)(11)	4	3.5	3		
Maximum Density (du/ac) (2)(11)	12	3.5	3		
Minimum Density (du/ac)					
Minimum Street Frontage			20' res 50' non-res		
Minimum Lot Size (sq ft)		6,000 per du res 15,000 non-res	12,000 per du res 15,000 non-res		
Average Lot Size (sq ft)					
Minimum Lot Width		50' per single-family residence or 100'	70'		
Minimum Setback, State Highways and Major Arterials (13)(16)	20'	20'	20'		
Minimum Setback, Other Roads (13)(16)	20'	20'	20'		
Maximum Setback					
Minimum Setback, Rear (13)	20'	20'	25'		
Minimum Setback, Interior (13)	5'	10'	10'		
Height	35'	16'	35'		
Maximum Gross Floor Area (sq ft)	35,000	5,000 non-res			
Note: All footnotes are described in Section 18A.23.030 B.3.					

Density and Dimension	GIG HARBOR PENINSULA Rural Zone Classifications (18A.23.030 B.2.-2)						
	Rural Residential and Resource Lands				Rural Centers		
	R10	Rural 10			RNC	Rural Neighborhood Center	
	Rsv5	Reserve 5			EPF-RAS	Essential Public Facility- Rural Airport South	
	RSR	Rural Sensitive Resource			EPF-RAN	Essential Public Facility- Rural Airport North	
	ARL	Agricultural Resource Lands					
	R10	Rsv5	RSR	ARL	RNC	EPF-RAS	EPF-RAN
Base Density (du/ac) (1)(11)	0.1 (8)	0.2 (7)	0.1 (8)	0.1			0.1 (8)
Maximum Density (du/ac) (11)	0.2 (2)(8)	0.2 (7)	0.2 (8)	0.1			0.2 (2)(8)
Minimum Lot Dimension							
Minimum Lot Size	10 acres (8)		10 acres (8)		5,000 sq. ft.	(42)	
Setback, State Highway and Major Arterials (13)	25'	25'	25'	25'	10'	(42)	25'
Setback, Other Roads (13)	25'	25'	25'	25'	10'	(42)	25'
Setback, Rear (13)	50' (21)	10'	50' (21)	50' (21)	0'	(42)	50' (21)
Setback, Interior (13)	50' (21)	5'	50' (21)	50' (21)	0'	(42)	50' (21)
Height	40'	35'	40'	40'	40'	(42)	40'
Maximum Impervious Surface (percentage)	25%	15%	25%	25%	70%	(42)	25%
Minimum Percentage Native Vegetation Retention (19)	35' screen (25)	35' screen (25)	25% with 50' screen (25)	35' screen (25)		(42)	35' screen (25)
<p>Note: All footnotes are described in Section 18A.23.030 B.3.</p> <p>Code Revisor's Note: The Maximum Percent Total Impervious Cover shall automatically sunset upon the effective date of subsequently adopted county-wide impervious cover requirements. The Minimum Percentage Native Vegetation Retention shall automatically sunset upon the effective date of subsequently adopted vegetation retention requirements that apply county-wide.</p>							

3. **Footnotes to Tables.** This subsection pertains to the parenthetical numbers in Tables 18A.23.030 B.2.-1 and B.2.-2.
- (1) **Base Density.** These densities may be achieved outright by following the development standards of Chapter 18A.35, Development Standards, and any applicable Design Standards and Guidelines in Title 18J.
 - (2) **Maximum Density.** In an MSF classification sanitary sewers are required to achieve the maximum density. In all other classifications maximum densities shall be achieved through one of the following methods: the application of density incentives (18A.35.020 C.), planned development districts, or planned unit developments. An applicant may plan for maximum density through shadow platting (see also 18J.15.020 F).
 - (4) **Transitional Areas, Setbacks.** The minimum setback for any new multi-family or commercial building abutting a MSF, SF, RR, or Rural Residential classification shall be 30 feet. When a proposed multiple-level multi-family development abuts property classified as MSF, SF or RR, or is across a residential street or collector arterial adjacent to MSF, SF or RR, a setback equal to the height of the multi-family structure shall be required but in no case be less than 30 feet. The minimum setback for an industrial building or use abutting a MSF, SF, RR, HRD or Rural Residential classification shall be 100 feet except in the Gig Harbor Peninsula Plan area, where no structure in the CE zone shall be closer than 50 feet to any residential zone or use.
 - (7) **Reserve 5.** The maximum lot size permitted in a reserve classification shall be 12,500 square feet. The maximum lot size may be increased to 21,780 square feet within the Gig Harbor Peninsula Plan area if the density of the development does not exceed one dwelling unit for every 10 acres. The balance of the original tract shall be held for future development in set-aside lands.
 - (8) **Minimum Rural Lot Size Reduction.** Minimum lot size may be reduced to 1 acre within a short subdivision or a formal subdivision and to 5 acres within a large lot division provided the short subdivision, large lot division, or formal subdivision remains in compliance with the density requirements of the applicable zone.
 - (11) **Allowable Dwelling Units - Calculating.** Within urban zone classifications, the allowable number of dwelling units shall be calculated by multiplying the net developable acreage of the site by the allowed density in dwelling units/acres. The number of dwelling units allowed shall be adjusted accordingly if a site-specific evaluation (i.e., wetland analysis, geotechnical report, etc.) changes the net developable acreage. Within rural zone classifications, the allowable number of dwelling units shall be calculated by multiplying the gross site acreage by the allowed density in dwelling units/acres. The result of these calculations shall equal the number of dwelling units allowed. If a calculation results in a partial dwelling unit, the partial dwelling unit shall be rounded to the nearest whole number. Less than .5 shall be rounded down. Greater than or equal to .5 shall be rounded up.
Examples:
9.2 acres x 4 du/acre = 36.8 (rounded to 37 allowable dwelling units)
17 acres x 1 du/5 acres = 3.4 (rounded to 3 allowable dwelling units)
15 acres x 1 du/10 acres = 1.5 (rounded to 2 allowable dwelling units)

- (12) On a lot containing both residential and non-residential uses, the density shall be based only on that portion of the lot not utilized by the non-residential use, including parking and storage associated with the non-residential use. If the residential development is located within the same structure as the non-residential use, the entire lot may be used to calculate density.
- (13) Landscape buffer requirements of Section 18A.35.030 may result in setbacks greater than indicated in Section 18A.35.020 B.2.
- (16) See Section 18A.35.030 J.3. for highway and arterial buffer standards for the Gig Harbor and Key Peninsula areas.
- (17) Average lot size with the MSF zone shall be 5,000 square feet with no individual lot less than 4,000 square feet. An average lot size of less than 5,000 square feet or individual lots smaller than 4,000 square feet are allowed with a Planned Development District (PDD) permit pursuant to 18A.75.050.
- (21) Lots that are 100 feet or less in width may reduce the interior yard setback to 10 percent of the lot width. In no case shall the setback be less than 3 feet unless a variance is approved. Lots between 101 feet and 150 feet wide may reduce the interior yard setback to 15 percent of the lot width. Lots between 151 and 200 feet wide may reduce the interior lot setback to 25 percent of the lot width. Existing lots of record that are less than 150 feet in depth may reduce the required rear yard setback one foot for each foot the lot is less than 150 feet in depth, provided a rear yard setback of at least 25 feet shall be maintained.
- (24) In subdivisions of 5 or more lots, the minimum lot width shall be calculated by multiplying the lot area by 0.007.
- (34) The following front yard setbacks shall apply within the Gig Harbor Peninsula Community Plan area: House - 20 feet; Garage - 26 feet; Porch - 12 feet.
- (39) Lot dimension and setbacks may be reduced to the following when it is determined that application of critical area requirements would otherwise prevent a density of 5 dwelling units per acre from being achieved:
 - (a) Minimum lot width may be reduced 1 foot for each 100 foot reduction in lot size below 5,000 square feet up to a maximum reduction of 10 feet (example: a 4,000 square foot lot would have a minimum lot width of 40 feet).
 - (b) Interior yard setback may be reduced to 5 feet.
 - (c) Rear yard setback may be reduced to 10 feet.
- (42) **Essential Public Facility-Rural Airport.** For areas within the PUD, the density and dimension standards described in the PUD shall control. New developments adjacent to 26th Street NW shall provide Level 3 landscaping (18A.35.030 H.3.) adjacent to the road right-of-way.

(Ord. 2005-10s § 1 (part), 2005; Ord. 2005-15 § 1 (part), 2005; Ord. 2004-58s § 2 (part), 2004; Ord. 2005-9 § 3 (part), 2005; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-129 § 1 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

Chapter 18A.28

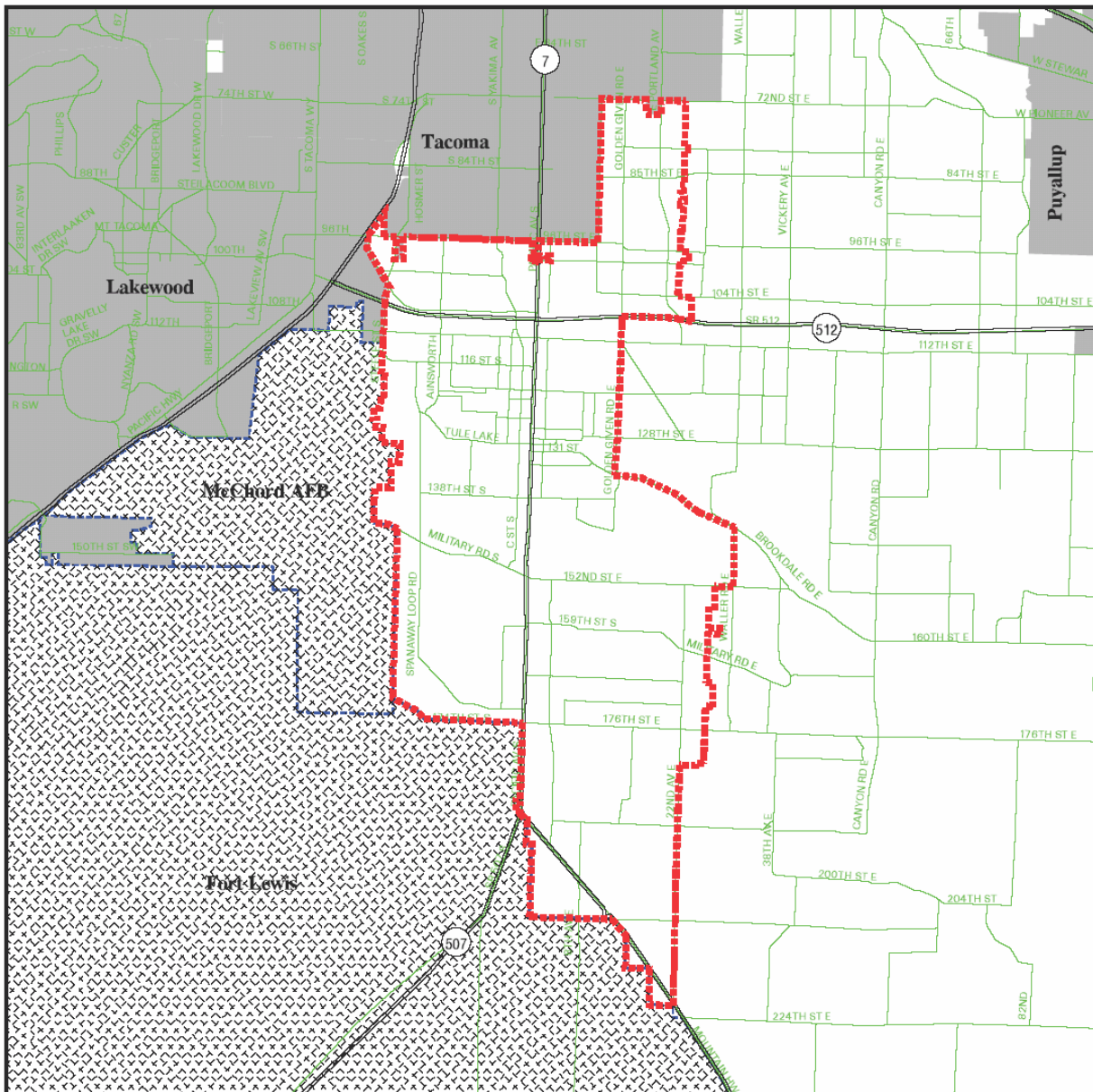
***PARKLAND-SPANAWAY-MIDLAND
USES AND DENSITY AND DIMENSION TABLES***

Sections:

- 18A.28.005 Applicability.**
- 18A.28.010 Urban Zone Classifications.**
- 18A.28.030 Density and Dimension.**

18A.28.005 Applicability.

This Chapter provides the Use Tables and Density and Dimension Tables for the Parkland-Spanaway-Midland Community Plan area. (See the Parkland-Spanaway-Midland Community Plan Area Map.) (Ord. 2004-52s § 3 (part), 2004)



PARKLAND SPANAWAY MIDLAND COMMUNITIES PLAN

..... Community Plan Boundary

Department of Planning & Land Services
July 22, 2004
Scale = 1:96000

 **Pierce County**
Geographic Information System

18A.28.010 Urban Zone Classifications.

Use Categories And Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	MHR: Moderate- High Density Residential	MSF: Moderate Density Single- Family	SF: Single- Family	RR: Residential Resource	HSF: High Density Single- Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House	C	C	C				
Group Home	C	C	C	C			
Mobile Home							
Mobile Home Park	C	C					
Multi-Family Housing	P	C1,3					
Nursing Homes	P	C	C				
Senior Housing	P	A	A				
Two-Family Housing	P	P					
Single-Family Detached Housing	P	P	P	P	P		
CIVIC USE CATEGORY							
Administrative Government Svcs.	P						
Day-Care Centers	P	C1	C1	C1			
Community and Cultural Svcs.	P1;C2	P1;C2	P1;C2	P1;C2			
Education	P1;A2	P1;A2;C3	P1;A2;C3	P1;A2			
Health Services							
Postal Services							
Recreation, non-profit	P1,2,4	P1,4;C2,3; PFP2,3	P1,4;C2,3; PFP2,3	P1,4;C2,3; PFP2,3			
Religious Assembly	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3			
Public Safety Services	C1	C1	C1	C1			
Transportation	P1	P1	P1	P1			
UTILITIES USE CATEGORY							
Electrical Facilities	P	P	P	P			
Electrical Generation Facilities							
Natural Gas Facilities	P1;C3	P1;C3	P1;C3	P1;C3			
Organic Waste Processing Facilities							
Pipelines	P	P	P	P			
Sewage Collection Facilities	P	P	P	P			
Sewage Treatment Facilities	C;PFP	C;PFP	C;PFP	C;PFP			
Stormwater Facilities	P	P	P	P			
Telecommunication Towers or Wireless Facilities	P1;PL2	P1;C2	P1;C2	P1			

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
EBPC Employment Based Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	A Requires administrative review.
MRO Mineral Resource Overlay, see 18A.33.160 D.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	MHR: Moderate- High Density Residential	MSF: Moderate Density Single- Family	SF: Single- Family	RR: Residential Resource	HSF: High Density Single- Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
Waste Disposal Facilities		C2;PFP2	C2;PFP2	C2;PFP2			
Waste Transfer Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2			
Water Supply Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2			
Utility or Public Maintenance Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2			
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices	P1						
Educational Services							
RESOURCE USE CATEGORY							
Agricultural Product Sales	P1						
Agricultural Supply Sales							
Agricultural Services							
Animal Production, Boarding and Slaughtering							
Crop Production		P1	P1	P1			
Fish Processing, Hatcheries and Aquaculture		C	C	C			
Forestry	P1	P1	P1	P1			
Surface Mines		C;PFP	C;PFP	C;PFP			
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation	C6	C6	C6	C6			
Billboards							
Building Materials and Garden Supplies							
Bulk Fuel Dealers							
Business Services							
Buy-Back Recycling Center							
Commercial Centers							
Eating and Drinking Establishments							
Food Stores							
Lodging							
Mobile, Manufactured and Modular Home Sales							

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
EBPC Employment Based Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	A Requires administrative review.
MRO Mineral Resource Overlay, see 18A.33.160 D.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	PARKLAND-SPANAWAY-MIDLAND						
	Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	MHR: Moderate- High Density Residential	MSF: Moderate Density Single- Family	SF: Single- Family	RR: Residential Resource	HSF: High Density Single- Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service							
Personal Services							
Pet Sales and Services							
Rental and Repair Services							
Sales of General Merchandise							
Storage							
Wholesale Trade							
INDUSTRIAL USE CATEGORY							
Basic Manufacturing							
Contractor Yards							
Food and Related Products							
Industrial Services and Repair							
Intermediate Manufacturing and Intermediate/Final Assembly							
Motion Picture, Television and Radio Production Studios							
Off-site Hazardous Waste Treatment and Storage Facilities							
Printing, Publishing and Related Industries							
Recycling Processor							
Salvage Yards/Vehicle Storage							
Warehousing, Distribution and Freight Movement							

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications - (Table 18A.28.010)						
	Urban Districts						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office- Residential Mixed Use District	[Reserved]	ROC: Residential/ Office- Civic	[Reserved]	[Reserved]
	MUD	CMUD	OMUD		ROC		
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House							
Group Home	C				C		
Mobile Home							
Mobile Home Park	P		P		P		
Multi-Family Housing	P	P5	P		P		
Nursing Homes					P		
Senior Housing					P		
Two-Family Housing	P		P		P		
Single-Family Detached Housing	P		P		P		
CIVIC USE CATEGORY							
Administrative Government Svcs.	P	P	P		P		
Day-Care Centers	P	P	P		P		
Community and Cultural Svcs.	P				P1		
Education	P1;A2;C3	P1;A2;C3	P1;A2;C3		P1;A2;C3		
Health Services	P1	P1	P1;C2		P1		
Postal Services	P1;C2	P1;C2	P1		P1		
Recreation, non-profit	P	P	P1,2,4		P1,2,4		
Religious Assembly	P1,2	P1,2	P1,2		P1;C2,3		
Public Safety Services	P1;C2,3	P1;C2,3	P1		C1		
Transportation	P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4	P1,2		P1,2		
UTILITIES USE CATEGORY							
Electrical Facilities	P	P	P		P		
Electrical Generation Facilities							
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1,2;C3		P1,2;C3		
Organic Waste Processing Facilities							
Pipelines	P	P	P		P		
Sewage Collection Facilities	P	P	P		P		
Sewage Treatment Facilities	C;PFP	C;PFP	C;PFP		C;PFP		
Stormwater Facilities	P	P	P		P		
Telecommunication Towers or Wireless Facilities	P1;PL2;C3	P1;PL2;C3	P1;PL2;C3		P1;PL2;C3		
Waste Disposal Facilities							
Waste Transfer Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2		P1;C2;PFP2		

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications - (Table 18A.28.010)						
	Urban Districts						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office- Residential Mixed Use District	[Reserved]	ROC: Residential/ Office- Civic	[Reserved]	[Reserved]
	MUD	CMUD	OMUD		ROC		
Water Supply Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2		P1;C2;PFP2		
Utility or Public Maintenance Facilities	P1;C2,3; PFP2,3	P1;C2,3; PFP2,3	P1;C2;PFP2		P1;C2;PFP2		
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices	P1,2,4	P1,2,4	P1,2,4		P1,4		
Educational Services	P	P	P		P		
RESOURCE USE CATEGORY							
Agricultural Product Sales	P	P	P1		P1		
Agricultural Supply Sales	P	P					
Agricultural Services		P					
Animal Production, Boarding and Slaughtering							
Crop Production							
Fish Processing, Hatcheries and Aquaculture							
Forestry							
Surface Mines							
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation	P1-4;C7,8	P1-4;C7,8	P1;A2,3		P1;A2,3		
Billboards	A	A					
Building Materials and Garden Supplies	P1-5;C6	P1-5;C6					
Bulk Fuel Dealers		P					
Business Services	P	P	P		P1,2		
Buy-Back Recycling Center		P					
Commercial Centers	P1;C2	P1;C2	P1;C2				
Eating and Drinking Establishments	P1-3;A4-7; C8	P1-3;A4-7; C8	P1-3;A4-7		P3;A4,6,7		
Food Stores	P	P	P1		P1		
Lodging	P1,2	P1,2					
Mobile, Manufactured and Modular Home Sales		P					
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P	P	P1		P1		

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
EBPC Employment Based Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	A Requires administrative review.
MRO Mineral Resource Overlay, see 18A.33.160 D.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications - (Table 18A.28.010)						
	Urban Districts						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office- Residential Mixed Use District	[Reserved]	ROC: Residential/ Office- Civic	[Reserved]	[Reserved]
	MUD	CMUD	OMUD		ROC		
Personal Services	P	P	P1		P1		
Pet Sales and Services	P	P	P1;A2				
Rental and Repair Services	P	P	P				
Sales of General Merchandise	P	P	P1,2		P1		
Storage	P	P			C		
Wholesale Trade		P1					
INDUSTRIAL USE CATEGORY							
Basic Manufacturing							
Contractor Yards	P1	P1					
Food and Related Products	C1,2	C1,2,3					
Industrial Services and Repair	C5	C5					
Intermediate Manufacturing and Intermediate/Final Assembly	C1,2	C1,2					
Motion Picture, Television and Radio Production Studios	P1;C2	P1;C2					
Off-site Hazardous Waste Treatment and Storage Facilities							
Printing, Publishing and Related Industries		P	P				
Recycling Processor							
Salvage Yards/Vehicle Storage		P1;C2,3,4					
Warehousing, Distribution and Freight Movement	C1,3	C1,3					

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications - (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research- Office	[Reserved]
	CC	AC	NC		CE	RO	
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House							
Group Home	C	C	C				
Mobile Home							
Mobile Home Park							
Multi-Family Housing	P5	P5	P1,2,5				
Nursing Homes	P	P	P				
Senior Housing	P	P	P				
Two-Family Housing	P	P	P				
Single-Family Detached Housing	P		P				
CIVIC USE CATEGORY							
Administrative Government Svcs.	P	P	P		P	P	
Day-Care Centers	P	P	P		P	P	
Community and Cultural Svcs.	P	P	P1				
Education	P1;A2,3	P1;A2,3	P1;A2				
Health Services	P1;C2	P1;C2	P1		P1	P1	
Postal Services	P1	P1	P1		P1;C2	P1	
Recreation, non-profit	P1,2,4	P1,2,4	P1,4		P1,4	P1,4	
Religious Assembly	P	P	P				
Public Safety Services	P1	P1	P1		P1,2	P1	
Transportation	P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4	P1,2		P1,2;C3,4; PFP3,4	P1,2;C3,4	
UTILITIES USE CATEGORY							
Electrical Facilities	P	P	P		P	P	
Electrical Generation Facilities							
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1,2;C3		P1-3;C4	P1-2;C3	
Organic Waste Processing Facilities							
Pipelines	P	P	P		P	P	
Sewage Collection Facilities	P	P	P		P	P	
Sewage Treatment Facilities	C;PFP	C;PFP	C;PFP		C;PFP	C;PFP	
Stormwater Facilities	P	P	P		P	P	
Telecommunication Towers or Wireless Facilities	P1,2;C3	P1;PL2;C3	P1;PL2		P1,2;PL3;C4	P1,2;PL3;C4	
Waste Disposal Facilities							
Waste Transfer Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2		P1;C2;PFP2	P1;C2;PFP2	
Water Supply Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2		P1;C2;PFP2	P1;C2;PFP2	

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
EBPC Employment Based Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	A Requires administrative review.
MRO Mineral Resource Overlay, see 18A.33.160 D.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications - (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research- Office	[Reserved]
	CC	AC	NC		CE	RO	
Utility or Public Maintenance Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2		P	P1;C2;PFP 2	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices	P1,2,3,4	P1,2,4	P1,4		P		
Educational Services	P	P			P	P	
RESOURCE USE CATEGORY							
Agricultural Product Sales	P1	P1	P1		P1		
Agricultural Supply Sales					P1		
Agricultural Services					P		
Animal Production, Boarding and Slaughtering							
Crop Production					C2		
Fish Processing, Hatcheries and Aquaculture					C		
Forestry							
Surface Mines							
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation	P1-3;A4-5; C6,7	P1-3;A4-5; C6,7	P1;C2,3				
Billboards					A		
Building Materials and Garden Supplies	P1,2,3;C4	P1	P1		P4,5;C6		
Bulk Fuel Dealers					P		
Business Services	P1,2	P1,2	P1				
Buy-Back Recycling Center	P				P		
Commercial Centers	C	C					
Eating and Drinking Establishments	P1-3;A4-7; C8	P1,3; A4,5,6,7;C8	P1,3;A4,6,7; C5		P1-7	P1-7	
Food Stores	P	P1,2;A3	P1,2		P1	P1	
Lodging	P2	P2			C4		
Mobile, Manufactured and Modular Home Sales					P		
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2;A3	P1;A2	P1;A2;C3		P1,4		
Personal Services	P1,2	P1,2	P1		P1	P1	
Pet Sales and Services	P1;A2	P1;A2	P1				

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
EBPC Employment Based Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	A Requires administrative review.
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	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications - (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research- Office	[Reserved]
	CC	AC	NC		CE	RO	
Rental and Repair Services	P	P1	P1;A2		P		
Sales of General Merchandise	P	P1,2,3;A4	P1,2				
Storage					P1,2		
Wholesale Trade	P1;C2				P		
INDUSTRIAL USE CATEGORY							
Basic Manufacturing							
Contractor Yards					P1;C2		
Food and Related Products					P1,2,5; C4,6,7		
Industrial Services and Repair					P1,3,5;C2,4		
Intermediate Manufacturing and Intermediate/Final Assembly					P1,2,4; C3,5,6		
Motion Picture, Television and Radio Production Studios	P1	P1			P	P	
Off-site Hazardous Waste Treatment and Storage Facilities							
Printing, Publishing and Related Industries	P1	P1			P	P1	
Recycling Processor							
Salvage Yards/Vehicle Storage					P1;C2,3,4		
Warehousing, Distribution and Freight Movement					P1,3,6;A2,4 ; C5,7,8,9		

(Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
EBPC Employment Based Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 C. and 18A.33.180	A Requires administrative review.
MRO Mineral Resource Overlay, see 18A.33.160 D.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.

18A.28.030 Density and Dimension.

- A. **Purpose.** The purpose of this Section is to establish density and dimensional standards for development. These standards are established to provide flexibility in project design and promote high density development in urban areas when utilizing incentives.
- B. **Table.**
 - 1. **Interpretation of Table.** The density and dimension table, Table 18A.28.030 B.2.-1, is arranged in a matrix format. Development standards are listed down the left side of both tables and the zones are listed across the top. The matrix cells contain the applicable requirements of the zone. The footnotes in the matrix identify specific requirements applicable to a specific use or zone. A blank box indicates that the cell is not applicable.

2. Density and Dimension Table.

Density and Dimension	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.030 B.2.-1)					
	Employment Centers		Urban Centers			
	CE Community Employment RO Research-Office		CC Community Center AC Activity Center NC Neighborhood Center			
	CE	RO	CC	AC	NC	[Reserved]
Base Density (du/ac) (1)(11)(12)					8	
Maximum Density (du/ac) (2)(11)(12)					8	
Minimum Density (du/ac) (3)				8	4	
Minimum Street Frontage						
Minimum Lot Size (sq ft)						
Average Lot Size (sq ft)						
Minimum Lot Width						
Minimum Setback, State Highways and Major Arterials (13)(9)	35'	35'	0' (9)	25'	25'	
Minimum Setback, Other Roads (13)(16)	25'	25'	0' (4)	25'	25'	
Maximum Setback						
Minimum Setback, Rear (13)	0' (4)	0'	0' (4)	0' (4)	0' (4)	
Minimum Setback, Interior (13)	0' (4)	0'	0' (4)	0' (4)	0' (4)	
Height	60'	60'	60'	60'	60'	
Maximum Gross Floor Area (sq ft)						
Note: All footnotes are described in Section 18A.28.030 B.3.						

Density and Dimension	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.030 B.2.-1)						
	Urban Districts						
	MUD	Mixed Use District			ROC	Residential/Office-Civic	
	CMUD	Commercial Mixed Use District			OMUD	Office-Residential Mixed Use District	
	MUD	CMUD	OMUD	ROC	[Rsvd]	[Rsvd]	[Rsvd]
Base Density (du/ac) (1)(11)(12)	20	12	12	12			
Maximum Density (du/ac) (2)(11)(12)	25	25	25	25			
Minimum Density (du/ac) (3)	12	8	8	8			
Average Lot Size (sq ft)							
Minimum Lot Size (sq ft)							
Minimum Lot Width							
Minimum Setback, State Highways and Major Arterials (13)(9)	25'	25'	25'	25'			
Minimum Setback, Other Roads (13)	25'	25'	25'	25'			
Maximum Setback							
Minimum Setback, Rear (13)	0' (4)	0' (4)	0' (4)	0' (4)			
Minimum Setback, Interior (13)	0' (4)	0' (4)	0' (4)	0' (4)			
Height	60'	60'	35'	35'			
Note: All footnotes are described in Section 18A.28.030 B.3.							

Density and Dimension	PARKLAND-SPANAWAY-MIDLAND						
	Urban Zone Classifications (Table 18A.28.030 B.2.-1)						
	Urban Residential						
	MHR	Moderate-High Density Residential	SF	Single-Family			
	HSF	High Density Single-Family	RR	Residential Resource			
	MSF	Moderate Density Single-Family					
	MHR	HSF	MSF	SF	RR	[Reserved]	[Reserved]
Base Density (du/ac) (1)(11)	20	6	5	4	2		
Maximum Density (du/ac) (2)(11)	25	12(30)	6(15)	4	3		
Minimum Density (du/ac) (3)	8	6	4	4	1		
Average Lot Size (sq ft)			5,000 (17)	6,000			
Minimum Lot Size (sq ft)			4,000 (17)				
Minimum Lot Width			50' (39)	60'			
Minimum Setback, State Highways and Major Arterials (13)	25'		25'	25'	25'		
Minimum Setback, Other Roads (13)	25'		20' (28)	20' (28)	20' (28)		
Maximum Setback							
Minimum Setback, Rear (13)	0' (4)		10'	10'	30'		
Minimum Setback, Interior (13)	0' (4)		5'	8'	10'		
Height	40'		35'	35'	35'		
Note: All footnotes are described in Section 18A.28.030 B.3.							

3. **Footnotes to Tables.** This subsection pertains to the parenthetical numbers in Table 18A.28.030 B.2.-1.

- (1) **Base Density.** These densities may be achieved outright by following the development standards of Chapter 18A.35, Development Standards, and any applicable Design Standards and Guidelines in Title 18J.
- (2) **Maximum Density.** In an MSF classification sanitary sewers are required to achieve the maximum density. In all other classifications maximum densities shall be achieved through one of the following methods: the application of density incentives (18A.35.020 C.), planned development districts, or planned unit developments. An applicant may plan for maximum density through shadow platting (see also 18J.15.020 F).
- (3) **Minimum Density.** If a lot is more than 300 feet from a sewer hook-up, the minimum density requirement shall not apply provided that only one lot of the proposed short plat, subdivision or large lot subdivision may exceed 0.25 acres in size. (See Figure 6, Section 18A.35.020)
- (4) **Transitional Areas, Setbacks.** The minimum setback for any new multi-family or commercial building abutting a MSF, SF, RR, or Rural Residential classification shall be 30 feet. When a proposed multiple-level multi-family development abuts property classified as MSF, SF or RR, or is across a residential street or collector arterial adjacent to MSF, SF or RR, a setback equal to the height of the multi-family structure shall be required but in no case be less than 30 feet. The minimum setback for an industrial building or use abutting a MSF, SF, RR, HRD or Rural Residential classification shall be 100 feet.
- (9) **State Highways, Major Arterials, and All Other Roads.** These setbacks are minimum requirements abutting the specific right-of-way classification except that when abutting State Highways or rights-of-way that have been identified for improvement in the County Six-Year Road Plan, or most current version thereof, the minimum setback shall be 25 feet.
- (11) **Allowable Dwelling Units - Calculating.** Within urban zone classifications, the allowable number of dwelling units shall be calculated by multiplying the net developable acreage of the site by the allowed density in dwelling units/acres. The number of dwelling units allowed shall be adjusted accordingly if a site-specific evaluation (i.e., wetland analysis, geotechnical report, etc.) changes the net developable acreage. Within rural zone classifications, the allowable number of dwelling units shall be calculated by multiplying the gross site acreage by the allowed density in dwelling units/acres. The result of these calculations shall equal the number of dwelling units allowed. If a calculation results in a partial dwelling unit, the partial dwelling unit shall be rounded to the nearest whole number. Less than .5 shall be rounded down. Greater than or equal to .5 shall be rounded up.
Examples:
 $9.2 \text{ acres} \times 4 \text{ du/acre} = 36.8$ (rounded to 37 allowable dwelling units)
 $17 \text{ acres} \times 1 \text{ du/5 acres} = 3.4$ (rounded to 3 allowable dwelling units)
 $15 \text{ acres} \times 1 \text{ du/10 acres} = 1.5$ (rounded to 2 allowable dwelling units)

- (12) On a lot containing both residential and non-residential uses, the density shall be based only on that portion of the lot not utilized by the non-residential use, including parking and storage associated with the non-residential use. If the residential development is located within the same structure as the non-residential use, the entire lot may be used to calculate density.
 - (13) Landscape buffer requirements of Section 18A.35.030 may result in setbacks greater than indicated in Table 18A.35.020 B.2.-1.
 - (15) In the Moderate Density Single-Family zone, developments of up to eight dwelling units per acre are allowed when exclusively for senior living. Senior living means a development limited to occupants who are at least 55 years of age. These types of developments shall only be considered when sewer services are available, housing types are consistent with those allowed in the Moderate Density Single-Family zone classification, at least two viable modes of transportation serve the development, and when adequate land use controls are prescribed through a Conditional Use permit process.
 - (17) Average lot size within the MSF zone shall be 5,000 square feet with no individual lot less than 4,000 square feet except as follows:
 - (a) Average or minimum lot sizes shall not apply to low impact development projects designed pursuant to the Pierce County Stormwater Management Manual, Chapter 10 Low Impact Development.
 - (b) Average minimum lot size may be reduced up to 1,000 square feet for those sites containing critical areas or their buffers when it is determined that:
 - (i) Compliance with critical area requirements in combination with the average lot size requirement would prevent a density of 5 dwelling units per net acre from being achieved; and,
 - (ii) The reduction in average lot size is the minimum necessary to achieve a density of 5 dwelling units per acre.
 - (c) An average lot size of less than 5,000 square or individual lots smaller than 4,000 square feet are allowed with a Planned Development District permit pursuant to 18A.75.050.
 - (28) The minimum setback may be reduced to 15 feet provided the garage is set back an additional five feet from the front of the structure.
 - (30) The maximum density may be increased to a total of 14 dwelling units per acre for senior housing only.
 - (39) Lot dimension and setbacks may be reduced to the following when it is determined that application of critical area requirements would otherwise prevent a density of 5 dwelling units per acre from being achieved:
 - (a) Minimum lot width may be reduced 1 foot for each 100 foot reduction in lot size below 5,000 square feet up to a maximum reduction of 10 feet (example: a 4,000 square foot lot would have a minimum lot width of 40 feet).
 - (b) Interior yard setback may be reduced to 5 feet.
 - (c) Rear yard setback may be reduced to 10 feet.
- (Ord. 2004-58s § 2 (part), 2004; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

Chapter 18A.29

SOUTH HILL USES AND DENSITY AND DIMENSION TABLES

Sections:

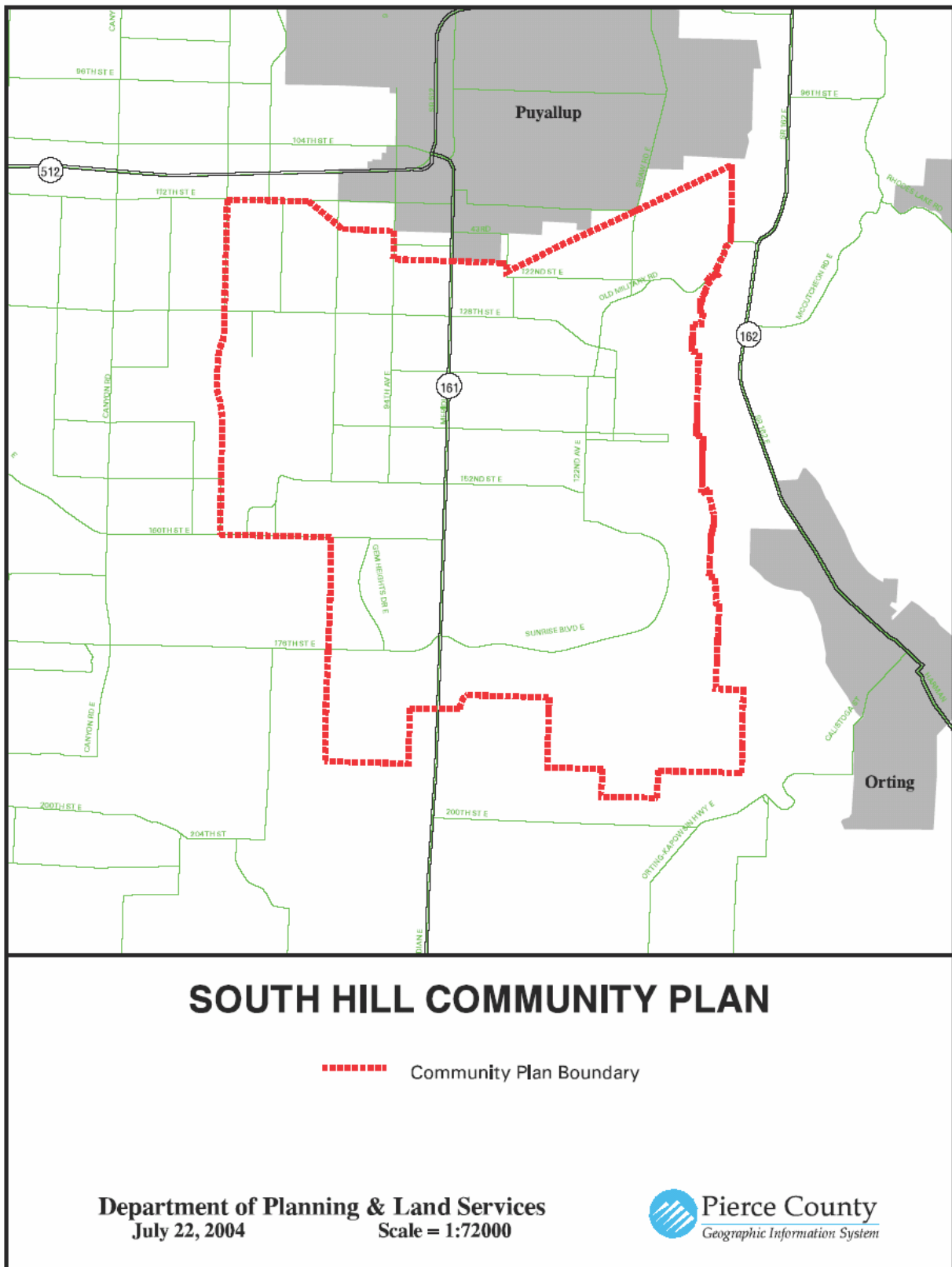
18A.29.005 Applicability.

18A.29.010 Urban Zone Classifications.

18A.29.030 Density and Dimension.

18A.29.005 Applicability.

This Chapter provides the Use Tables and Density and Dimension Tables for the South Hill Community Plan area. (See the South Hill Community Plan Area Map.) (Ord. 2004-52s § 3 (part), 2004)



18A.29.010 Urban Zone Classifications.

Use Categories And Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	EC: Employment Center	[Reserved]
	MHR	MSF	RR	HSF		EC	
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House	C	C					
Group Home	C	C					
Mobile Home	P						
Mobile Home Park	C						
Multi-Family Housing	P1-4	C1					
Nursing Homes	P	C					
Senior Housing	P	A	C2	P			
Two-Family Housing		P	P				
Single-Family Detached Housing	P	P	P	P			
CIVIC USE CATEGORY							
Administrative Government Svcs.							
Day-Care Centers	P1;C2	C		P1;C2			
Community and Cultural Svcs.	P1;C2	P1;C2		P1;C2			
Education	P1;C2,3	P1;C2,3	P1;C2	P1;C2,3			
Health Services							
Postal Services						C2	
Recreation, non-profit	P1,2,4;C3	P1,2,4;C3	P1,2,4;C3	P1,2,4;C3		P1,4	
Religious Assembly	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3			
Public Safety Services	C1	C1	C1	C1		P1,2;C3	
Transportation	P1	P1	P1	P1		P1,2;C3,4; PFP3,4	
UTILITIES USE CATEGORY							
Electrical Facilities	P	P		P	P	P	
Electrical Generation Facilities						C	
Natural Gas Facilities	P1;C3	P1;C3		P1;C3	P1;C3	P	
Organic Waste Processing Facilities						C1,2; PFP1,2,3	
Pipelines	P	P		P	P	P	
Sewage Collection Facilities	P	P		P	P	P	
Sewage Treatment Facilities	C;PFP	C;PFP		C;PFP	C;PFP	C;PFP	
Stormwater Facilities	P	P		P	P	P	

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate- High Density Residential	MSF: Moderate Density Single- Family	RR: Residential Resource	HSF: High Density Single- Family	[Reserved]	EC: Employment Center	[Reserved]
	MHR	MSF	RR	HSF		EC	
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1	P1;C2		P1;2;PL3;C4	
Waste Disposal Facilities		C2;PFP2	C2;PFP2	C2;PFP2			
Waste Transfer Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2		P1;C2,3,4; PFP2,4	
Water Supply Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2		P	
Utility or Public Maintenance Facilities	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3		P	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices						P5	
Educational Services						P	
RESOURCE USE CATEGORY							
Agricultural Product Sales							
Agricultural Supply Sales							
Agricultural Services						P	
Animal Production, Boarding and Slaughtering							
Crop Production	P1	P1	P1	P1			
Fish Processing, Hatcheries and Aquaculture		C	C				
Forestry	P1	P1	P1	P1		P	
Surface Mines		C;PFP					
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation	C6	C6	C6	C6			
Billboards							
Building Materials and Garden Supplies							
Bulk Fuel Dealers						C	
Business Services							
Buy-Back Recycling Center						P	
Commercial Centers							
Eating and Drinking Establishments						P9	

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate- High Density Residential	MSF: Moderate Density Single- Family	RR: Residential Resource	HSF: High Density Single- Family	[Reserved]	EC: Employment Center	[Reserved]
	MHR	MSF	RR	HSF		EC	
Food Stores							
Lodging							
Mobile, Manufactured and Modular Home Sales							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service						P4,7	
Personal Services							
Pet Sales and Services							
Rental and Repair Services						P	
Sales of General Merchandise							
Storage						P1,2	
Wholesale Trade						P	
INDUSTRIAL USE CATEGORY							
Basic Manufacturing						P	
Contractor Yards						P	
Food and Related Products						P	
Industrial Services and Repair						P	
Intermediate Manufacturing and Intermediate/Final Assembly						P	
Motion Picture, Television and Radio Production Studios						P	
Off-site Hazardous Waste Treatment and Storage Facilities						C	
Printing, Publishing and Related Industries						P	
Recycling Processor						P	
Salvage Yards/Vehicle Storage						P	
Warehousing, Distribution and Freight Movement						P1-8;C9	

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	SOUTH HILL						
	Urban Zone Classifications - (Table 18A.29.010)						
	Urban Districts						
	MUD: Mixed Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	[Reserved]
	MUD	HRD	ROC				
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House							
Group Home		C					
Mobile Home							
Mobile Home Park		C					
Multi-Family Housing		P	P5				
Nursing Homes		P					
Senior Housing		P	P				
Two-Family Housing		P	P				
Single-Family Detached Housing		P	P				
CIVIC USE CATEGORY							
Administrative Government Svcs.	P						
Day-Care Centers	P	P	P				
Community and Cultural Svcs.	P		P1				
Education	P1,2;C3	P1,2;C3					
Health Services	P1;C2		P1				
Postal Services	P		P1				
Recreation, non-profit	P	P1,2,4	P1,4				
Religious Assembly	P	P1;C2,3	P1;C2,3				
Public Safety Services	P1,2;C3	C1	C1				
Transportation	P1,2;C3,4; PFP3,4	P1;C2	P1				
UTILITIES USE CATEGORY							
Electrical Facilities	P	P	P				
Electrical Generation Facilities							
Natural Gas Facilities	P1,2;C3	P1;C3	P1;C3				
Organic Waste Processing Facilities							
Pipelines	P	P	P				
Sewage Collection Facilities	P	P	P				
Sewage Treatment Facilities	C;PFP	C;PFP	C;PFP				
Stormwater Facilities	P	P	P				
Telecommunication Towers or Wireless Facilities	P1;PL2;C3	P1;C2	P1;C2				
Waste Disposal Facilities							

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	SOUTH HILL						
	Urban Zone Classifications - (Table 18A.29.010)						
	Urban Districts						
	MUD: Mixed Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	[Reserved]
	MUD	HRD	ROC				
Waste Transfer Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2				
Water Supply Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2				
Utility or Public Maintenance Facilities	P1;C2,3	P1;C2,3	P1;C2,3				
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices	P	P1	P1,4				
Educational Services	P						
RESOURCE USE CATEGORY							
Agricultural Product Sales	P	P1	P1				
Agricultural Supply Sales	P						
Agricultural Services	P						
Animal Production, Boarding and Slaughtering							
Crop Production							
Fish Processing, Hatcheries and Aquaculture							
Forestry	P1	P1	P1				
Surface Mines							
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation	P						
Billboards							
Building Materials and Garden Supplies	P						
Bulk Fuel Dealers	P						
Business Services	P		P1				
Buy-Back Recycling Center	P						
Commercial Centers	C						
Eating and Drinking Establishments	P	P1-5,7	P10;C3				
Food Stores	P	P1					
Lodging	C1;P2						
Mobile, Manufactured and Modular Home Sales	P						

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	SOUTH HILL						
	Urban Zone Classifications - (Table 18A.29.010)						
	Urban Districts						
	MUD: Mixed Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	[Reserved]
	MUD	HRD	ROC				
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P						
Personal Services	P	P1	P1				
Pet Sales and Services	P						
Rental and Repair Services	P						
Sales of General Merchandise	P						
Storage	P						
Wholesale Trade	P						
INDUSTRIAL USE CATEGORY							
Basic Manufacturing							
Contractor Yards	P						
Food and Related Products	C2						
Industrial Services and Repair							
Intermediate Manufacturing and Intermediate/Final Assembly	C						
Motion Picture, Television and Radio Production Studios	P						
Off-site Hazardous Waste Treatment and Storage Facilities							
Printing, Publishing and Related Industries	P						
Recycling Processor							
Salvage Yards/Vehicle Storage	P1;C2,3,4						
Warehousing, Distribution and Freight Movement	C1-8						

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	SOUTH HILL						
	Urban Zone Classifications - (Table 18A.29.010)						
	Urban Centers						
	[Reserved]	CC: Community Center	[Reserved]	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
		CC		NC	UV		
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House							
Group Home		C			C		
Mobile Home							
Mobile Home Park							
Multi-Family Housing		P		P5	P3-5		
Nursing Homes		P		P	P		
Senior Housing		P		P	P		
Two-Family Housing		P			P		
Single-Family Detached Housing		A		P			
CIVIC USE CATEGORY							
Administrative Government Svcs.		P			P		
Day-Care Centers		P		P1;C2	P		
Community and Cultural Svcs.		P1,4		P1	P		
Education		A1,2;C3			A1,2;C3		
Health Services		P1;C2		P1	P1		
Postal Services		P1;C2		P1	P1		
Recreation, non-profit		P1,4		P1,4	P1,4; C2,3		
Religious Assembly		P		P1;C2	P1		
Public Safety Services		P1		P1	P1		
Transportation		P1,2;C3,4; PFP3,4		P1,2	P1,2;C3,4; PFP3,4		
UTILITIES USE CATEGORY							
Electrical Facilities		P		P	P		
Electrical Generation Facilities							
Natural Gas Facilities		P1,2,5;C3		P1,2;C3	P1,2;C3		
Organic Waste Processing Facilities							
Pipelines		P		P	P		
Sewage Collection Facilities		P		P	P		
Sewage Treatment Facilities	P	C;PFP					
Stormwater Facilities		P		P	P		
Telecommunication Towers or Wireless Facilities		P1,2;C3		P1;C2	P1;C2		
Waste Disposal Facilities							
Waste Transfer Facilities		P1;C2;PFP2		P1	P1		
Water Supply Facilities		P1;C2;PFP2		P1;C2;PFP2	P1;C2;PFP2		
Utility or Public Maintenance Facilities		P1;C2,3; PFP2,3		P1;C2,3; PFP2,3	P1;C2,3; PFP2,3		

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	SOUTH HILL						
	Urban Zone Classifications - (Table 18A.29.010)						
	Urban Centers						
	[Reserved]	CC: Community Center	[Reserved]	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
		CC		NC	UV		
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices		P		P4;C1	P1,4;C2,3		
Educational Services		P1			P		
RESOURCE USE CATEGORY							
Agricultural Product Sales		P1		P1	P1		
Agricultural Supply Sales							
Agricultural Services		P1,2					
Animal Production, Boarding and Slaughtering							
Crop Production		P3					
Fish Processing, Hatcheries and Aquaculture							
Forestry		P3					
Surface Mines							
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation		P1-3;C4-8		C1	P1,2,5;C3,4		
Billboards							
Building Materials and Garden Supplies		P1,2,3;C4		C1	P1,2		
Bulk Fuel Dealers		P2					
Business Services		P		P1,2;C3	P		
Buy-Back Recycling Center		P					
Commercial Centers		C			C		
Eating and Drinking Establishments		P		P10;C3	P1,3-8		
Food Stores		P		C1,2	P1,2		
Lodging		P2			P2		
Mobile, Manufactured and Modular Home Sales							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service		P1,2,9;C3					
Personal Services		P		P1	P		
Pet Sales and Services		P			P		
Rental and Repair Services		P1;C2		C1	P1		
Sales of General Merchandise		P1-3;C4		C1,2	P1-3;C4		

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	SOUTH HILL						
	Urban Zone Classifications - (Table 18A.29.010)						
	Urban Centers						
	[Reserved]	CC: Community Center	[Reserved]	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
		CC		NC	UV		
Storage		P4,5					
Wholesale Trade		P1					
INDUSTRIAL USE CATEGORY							
Basic Manufacturing							
Contractor Yards							
Food and Related Products							
Industrial Services and Repair							
Intermediate Manufacturing and Intermediate/Final Assembly							
Motion Picture, Television and Radio Production Studios		P1					
Off-site Hazardous Waste Treatment and Storage Facilities							
Printing, Publishing and Related Industries		P1					
Recycling Processor							
Salvage Yards/Vehicle Storage							
Warehousing, Distribution and Freight Movement							

(Ord. 2005-9 § 3 (part), 2005; Ord. 2004-114s2 § 1 (part), 2004; Ord. 2004-114s2 § 1 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

OTHER URBAN ZONE CLASSIFICATIONS		NOTES	
MPC	Master Planned Community, see 18A.33.100 E.	P	Permitted.
EBPC	Employment Based Planned Community, see 18A.33.100 E.	C	Requires Conditional Use Permit.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	A	Requires administrative review.
MRO	Mineral Resource Overlay, see 18A.33.160 D.	Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.

18A.29.030 Density and Dimension.

- A. **Purpose.** The purpose of this Section is to establish density and dimensional standards for development. These standards are established to provide flexibility in project design and promote high density development in urban areas when utilizing incentives.
- B. **Tables.**
 - 1. **Interpretation of Table.** The density and dimension table, Table 18A.29.030 B.2.-1, is arranged in a matrix format. Development standards are listed down the left side of both tables and the zones are listed across the top. The matrix cells contain the applicable requirements of the zone. The footnotes in the matrix identify specific requirements applicable to a specific use or zone. A blank box indicates that the cell is not applicable.

2. Density and Dimension Table.

Density and Dimension	SOUTH HILL					
	Urban Zone Classifications (Table 18A.29.030 B.2.-1)					
	Employment Centers and Urban Centers					
	EC	Employment Center	CC	Community Center	NC	Neighborhood Center
	EC	[Reserved]	CC	NC	UV	[Reserved]
Base Density (du/ac) (1)(11)			15	10	20	
Maximum Density (du/ac) (2)(11)			20	12 (30)	30 (26)(43)	
Minimum Density (du/ac) (3)			8	6	12	
Minimum Street Frontage						
Minimum Lot Size (sq ft)						
Average Lot Size (sq ft)						
Minimum Lot Width		(41)		(41)		
Minimum Setback, State Highways and Major Arterials (13)	35'		0' (9)	25'	0' (9)	
Minimum Setback, Other Roads (13)	25'		0' (9) (41)	25' (41)	0' (9)	
Maximum Setback						
Minimum Setback, Rear (13)	0' (4)		0' (4) (41)	10' (41)	0' (4)	
Minimum Setback, Interior (13)	0' (4) (41)		0' (4)	5' (41)	0' (4)	
Height (27)	60'		60'	35'	70'	
Maximum Gross Floor Area (sq ft)						
Note: All footnotes are described in Section 18A.29.030 B.3.						

Density and Dimension	SOUTH HILL					
	Urban Zone Classifications (Table 18A.29.030 B.2.-1)					
	Urban Districts (18)					
	MUD HRD	Mixed Use District High Density Residential District	ROC	Residential/Office-Civic		
	MUD	ROC	HRD	[Reserved]	[Reserved]	[Reserved]
Base Density (du/ac) (1)(11)		10	12			
Maximum Density (du/ac) (2)(11)		12 (30)	16			
Minimum Density (du/ac) (3)		6	6			
Average Lot Size (sq ft)						
Minimum Lot Size (sq ft)						
Minimum Lot Width		(41)	(41)			
Minimum Setback, State Highways and Major Arterials (13)	25'	25'	25'			
Minimum Setback, Other Roads (13)	25'	25' (41)	25' (41)			
Maximum Setback						
Minimum Setback, Rear (13)	0' (4)	10' (41)	0' (4) (41)			
Minimum Setback, Interior (13)	0' (4)	5' (41)	0' (4) (41)			
Height (27)	60'	35' (32)	40' (32)			
Note: All footnotes are described in Section 18A.29.030 B.3.						

Density and Dimension	SOUTH HILL					
	Urban Zone Classifications (Table 18A.29.030 B.2.-1)					
	Urban Residential (18)					
	MHR HSF MSF	Moderate-High Density Residential High Density Single-Family Moderate Density Single-Family	SF RR	Single-Family Residential Resource		
	MHR	HSF	MSF	RR	[Reserved]	[Reserved]
Base Density (du/ac) (1)(11)	15	10	4	2		
Maximum Density (du/ac) (2)(11)	20	12 (30)	6 (2)(15)	3		
Minimum Density (du/ac) (3)	8	6	4	1		
Average Lot Size (sq ft)			5,000 (17)			
Minimum Lot Size (sq ft)			4,000 (17)			
Minimum Lot Width	(41)	(41)	50' (39)	50'		
Minimum Setback, State Highways and Major Arterials (13)	25'	25'	25'	25'		
Minimum Setback, Other Roads (13)	15' (41)	15' (41)	25' (28)	15'		
Maximum Setback						
Minimum Setback, Rear (13)	0' (41)	8' (41)	10' (33)	10'		
Minimum Setback, Interior (13)	(41)	5' (41)	5'	10'		
Height (27) (32)	35'	40'	35'	35'		
Note: All footnotes are described in Section 18A.29.030 B.3.						

3. **Footnotes to Table.** This subsection pertains to the parenthetical numbers in Table 18A.29.030 B.2.-1.
- (1) **Base Density.** These densities may be achieved outright by following the development standards of Chapter 18A.35, Development Standards, and any applicable Design Standards and Guidelines in Title 18J.
 - (2) **Maximum Density.** In an MSF classification sanitary sewers are required to achieve the maximum density. In all other classifications maximum densities shall be achieved through one of the following methods: the application of density incentives (18A.35.020 C.), planned development districts, or planned unit developments. An applicant may plan for maximum density through shadow platting (see also 18J.15.020 F).
 - (3) **Minimum Density.** If a lot is more than 300 feet from a sewer hook-up, the minimum density requirement shall not apply provided that only one lot of the proposed short plat, subdivision or large lot subdivision may exceed 0.25 acres in size. (See Figure 6, Section 18A.35.020)
 - (4) **Transitional Areas, Setbacks.** The minimum setback for any new multi-family or commercial building abutting a MSF, SF, RR, or Rural Residential classification shall be 30 feet. When a proposed multiple-level multi-family development abuts property classified as MSF, SF or RR, or is across a residential street or collector arterial adjacent to MSF, SF or RR, a setback equal to the height of the multi-family structure shall be required but in no case be less than 30 feet. The minimum setback for an industrial building or use abutting a MSF, SF, RR, HRD or Rural Residential classification shall be 100 feet.
 - (9) **State Highways, Major Arterials, and All Other Roads.** These setbacks are minimum requirements abutting the specific right-of-way classification except that when abutting State Highways or rights-of-way that have been identified for improvement in the County Six-Year Road Plan, or most current version thereof, the minimum setback shall be 25 feet.
 - (11) **Allowable Dwelling Units - Calculating.** Within urban zone classifications, the allowable number of dwelling units shall be calculated by multiplying the net developable acreage of the site by the allowed density in dwelling units/acres. The number of dwelling units allowed shall be adjusted accordingly if a site-specific evaluation (i.e., wetland analysis, geotechnical report, etc.) changes the net developable acreage. Within rural zone classifications, the allowable number of dwelling units shall be calculated by multiplying the gross site acreage by the allowed density in dwelling units/acres. The result of these calculations shall equal the number of dwelling units allowed. If a calculation results in a partial dwelling unit, the partial dwelling unit shall be rounded to the nearest whole number. Less than .5 shall be rounded down. Greater than or equal to .5 shall be rounded up.
Examples:
 - 9.2 acres x 4 du/acre = 36.8 (rounded to 37 allowable dwelling units)
 - 17 acres x 1 du/5 acres = 3.4 (rounded to 3 allowable dwelling units)
 - 15 acres x 1 du/10 acres = 1.5 (rounded to 2 allowable dwelling units)
 - (13) Landscape buffer requirements of Section 18A.35.030 may result in setbacks greater than indicated in Section 18A.35.020 B.2.

- (15) In Moderate Density Single-Family zones, developments of up to eight dwelling units per acre are allowed when exclusively for senior living. Senior living means a development limited to occupants who are at least 55 years of age. These types of developments shall only be considered when sewer services are available, housing types are consistent with those allowed in the Moderate Density Single-Family, at least two viable modes of transportation serve the development, and when adequate land use controls are prescribed through a Conditional Use permit process.
- (17) Average lot size within the MSF zone shall be 5,000 square feet with no individual lot less than 4,000 square feet except as follows:
 - (a) Average or minimum lot sizes shall not apply to low impact development projects designed pursuant to the Pierce County Stormwater Management Manual, Chapter 10 Low Impact Development.
 - (b) Average minimum lot size may be reduced up to 1,000 square feet for those sites containing critical areas or their buffers when it is determined that:
 - (i) Compliance with critical area requirements in combination with the average lot size requirement would prevent a density of 5 dwelling units per net acre from being achieved; and
 - (ii) The reduction in average lot size is the minimum necessary to achieve a density of 5 dwelling units per acre.
 - (c) An average lot size of less than 5,000 square or individual lots smaller than 4,000 square feet are allowed with a Planned Development District permit pursuant to 18A.75.050.
- (26) Refer to individual community plans to determine whether the maximum density may be exceeded.
- (27) See Section 18A.33.180 B.2.d. for object height limitations associated with the Pierce County Airport imaginary airport airspace surface.
- (28) The minimum setback may be reduced to 15 feet provided the garage is set back an additional five feet from the front of the structure.
- (30) The maximum density may be increased to a total of 14 dwelling units per acre for senior housing only.
- (32) When a multi-family development is proposed to locate adjacent to single-family development, additional height restrictions in PCC 18J.50.110 apply.
- (33) A 40-foot rear yard setback may be required pursuant to Section 18J.50.040 G. to meet infill compatibility standards. This requirement is reflected on the final plat for affected developments.
- (39) Lot dimension and setbacks may be reduced to the following when it is determined that application of critical area requirements would otherwise prevent a density of 5 dwelling units per acre from being achieved:
 - (a) Minimum lot width may be reduced 1 foot for each 100 foot reduction in lot size below 5,000 square feet up to a maximum reduction of 10 feet (example: a 4,000 square foot lot would have a minimum lot width of 40 feet).
 - (b) Interior yard setback may be reduced to 5 feet.
 - (c) Rear yard setback may be reduced to 10 feet.
- (41) See Chapter 18J.17 for Small Lot Design standards for detached single-family development at densities of six or more dwelling units per net acre.

- (43) **Mixed Use Buildings.** The maximum density may be increased to 60 dwelling units per acre when commercial, civic, or office/business uses occupy the entire first floor or street level floor of all buildings adjacent to a public roadway classified as an arterial pursuant to 12.03.040 B.1., 2., or 3., or a private roadway which is constructed to meet the requirements of 18J.50.040 H.2.b. and connects at both ends to a public roadway classified as an arterial pursuant to 12.03.040 B.1., 2., or 3.
- (44) Within the South Hill Community Plan area, Mixed Use Buildings located within the UV or AC zone that meet all of the provisions for increased density set forth in 18A.29.030 B.3., Footnote 43, shall be subject to the following impervious cover and native vegetation retention standards:
 - (a) Maximum Percent Total Impervious Cover – 80 percent
Maximum Percent Total Impervious Cover in Open Space Corridor – 80 percent
 - (b) Minimum Percentage Native Vegetation Retention – 0 percent
Minimum Percentage Native Vegetation Retention in Open Space Corridor – 10 percent

(Ord. 2004-114s2 § 1 (part), 2004; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

Chapter 18A.31

UPPER NISQUALLY USES AND DENSITY AND DIMENSION TABLES

Sections:

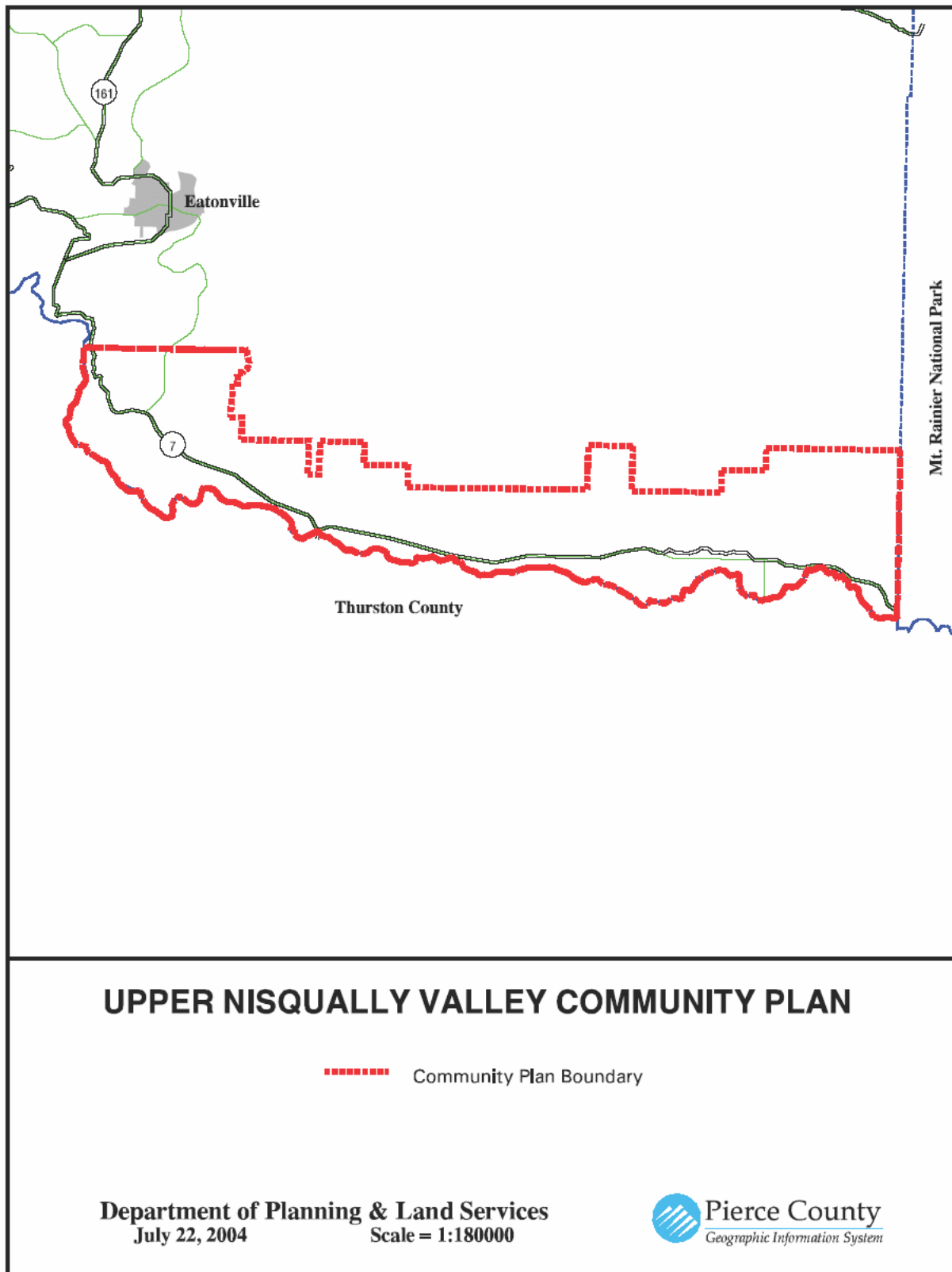
18A.31.005 Applicability.

18A.31.020 Rural Zone Classifications.

18A.31.030 Density and Dimension.

18A.31.005 Applicability.

This Chapter provides the Use Table and Density and Dimension Table for the Upper Nisqually Valley Community Plan area. (See the Upper Nisqually Valley Community Plan Area Map.) (Ord. 2004-52s § 3 (part), 2004)



18A.31.020 Rural Zone Classifications.

Use Categories and Use Types	UPPER NISQUALLY Rural Zone Classifications (Table 18A.31.020)								
	VC	Village Center		R10	Rural 10		FL	Forest Land	
	TC	Tourist Commercial		R20	Rural 20		ARL	Agricultural Resource	
	VR	Village Residential		R40	Rural 40			Lands	
	VC	TC	VR	[Rsvd]	R10, R20, and R40	[Rsvd]	FL	ARL	[Rsvd]
RESIDENTIAL USE CATEGORY									
Fraternity or Sorority House									
Group Home			C		C		C	C	
Mobile Home			P		P		P	P	
Mobile Home Park	C								
Multi-Family Housing	P								
Nursing Homes	P								
Senior Housing	P		P						
Two-Family Housing	P	P	P		P		P	P	
Single Family Detached Housing	P	P	P		P		P	P	
CIVIC USE CATEGORY									
Administrative Government Svcs.	P								
Day-Care Centers	P		A1		P1;C2				
Community and Cultural Services	P				P1;C2				
Education Facilities	A1,2		A1,2		A1,2				
Health Services	P1								
Postal Services	P1								
Recreation, non-profit	P1,2,4		P1,2,4;C3		P1,2,4;C3; PFP3		P	P1,4	
Religious Assembly	P		P1,2		P1;C2,3				
Public Safety Services	P1		P1		P1		P1		
Transportation	P1,2; C3,4; PFP3,4		P1;A2; PFP2		P1; C2,3,4; PFP2,3,4		C3,4; PFP3,4		
UTILITIES USE CATEGORY									
Telecommunication Towers or Wireless Facilities	P1;C2		P1;C2		P1;PL2;C3		P1,2,3;C4	P1;C2,3	
Electrical Facilities	P		P		P		P	P	
Electrical Generation Facilities					C		C		
Natural Gas Facilities	P1,2;C3				P1;C3,4		P1;C3,4	P1;C3,4	
Organic Waste Processing Facilities					C1,2; PFP1,2,3		C1,2; PFP1,2,3	P2; PFP1,2,3	

OTHER RURAL ZONE CLASSIFICATIONS		NOTES	
NFCC	New Fully Contained Community, see 18A.33.150 D.	P	Permitted.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	P*	Permitted only as allowed by PCC 19A.30.010 B.
MRO	Mineral Resource Overlay, se 18A.33.160 D.	C	Requires Conditional Use Permit.
		A	Requires administrative review.
		PL	Priority Location Criteria, see Section 18A.35.140 D.
		Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.
		PUD	Permitted as allowed in Section 18A.75.080 Planned Unit Development.
		(1)	See Section 18A.33.290.
		(2)	Section 18A.33.290 applies but only for uses allowed by the levels indicated.

Use Categories and Use Types	UPPER NISQUALLY								
	Rural Zone Classifications (Table 18A.31.020)								
	VC	Village Center		R10	Rural 10		FL	Forest Land	
	TC	Tourist Commercial		R20	Rural 20		ARL	Agricultural Resource	
	VR	Village Residential		R40	Rural 40			Lands	
	VC	TC	VR	[Rsvd]	R10, R20, and R40	[Rsvd]	FL	ARL	[Rsvd]
Pipelines	P		P		P		P	P	
Sewage Collection Facilities	P*		P*		P*		P*		
Sewage Treatment Facilities									
Stormwater Facilities	P	P	P		P		P	P	
Waste Disposal Facilities					C1,2,3,5; PFP1,2,3,5		C1,2,3,5; PFP1,2,3,5	C1,2,3,5; PFP1,2,3,5	
Waste Transfer Facilities	P1;C2; PFP2,4		P1;C2; PFP2		P1;C2,4; PFP2,4		P1;C2,4; PFP2,4		
Water Supply Facilities	P1;C2; PFP2	P1;C2; PFP2	P1;C2; PFP2		P1;C2; PFP2		P1;C2; PFP2	P1;C2; PFP2	
Utility or Public Maintenance Facilities	P		P		P1;C2,3; PFP2,3		P1;C2,3; PFP2,3		
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]									
OFFICE/BUSINESS USE CATEGORY									
Administrative and Professional Offices	P4								
Educational Services	A								
RESOURCE USE CATEGORY									
Agricultural Product Sales	P1				P1		P1	P1	
Agricultural Supply Sales	P1								
Agricultural Services					C			P	
Animal Production, Boarding and Slaughtering			P1		P1;C2			P	
Crop Production					P1;C2		P1	P	
Fish Processing, Hatcheries and Aquaculture					P		P	P	
Forestry					P1		P1;C2	P1	
Surface Mines					C;PFP		C;PFP	C;PFP	
COMMERCIAL USE CATEGORY									
Adult Business									
Amusement and Recreation	P1,5;C2,3	P1,5			C				
Billboards									
Building Materials and Garden Supplies	P1,2								
Bulk Fuel Dealers	C								
Business Services	P								

OTHER RURAL ZONE CLASSIFICATIONS		NOTES	
NFCC	New Fully Contained Community, see 18A.33.150 D.	P	Permitted.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	P*	Permitted only as allowed by PCC 19A.30.010 B.
MRO	Mineral Resource Overlay, se 18A.33.160 D.	C	Requires Conditional Use Permit.
		A	Requires administrative review.
		PL	Priority Location Criteria, see Section 18A.35.140 D.
		Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.
		PUD	Permitted as allowed in Section 18A.75.080 Planned Unit Development.
		(1)	See Section 18A.33.290.
		(2)	Section 18A.33.290 applies but only for uses allowed by the levels indicated.

Use Categories and Use Types	UPPER NISQUALLY								
	Rural Zone Classifications (Table 18A.31.020)								
	VC	Village Center		R10	Rural 10		FL	Forest Land	
	TC	Tourist Commercial		R20	Rural 20		ARL	Agricultural Resource	
	VR	Village Residential		R40	Rural 40			Lands	
	VC	TC	VR	[Rsvd]	R10, R20, and R40	[Rsvd]	FL	ARL	[Rsvd]
Buy-Back Recycling Center	P								
Commercial Centers									
Eating and Drinking Establishments	P1,3,4,5,6,7	P3,4,5,6,7							
Food Stores	P1,2								
Lodging	P2;A4;C5	P2;C5			C1;PUD3		C1;PUD3		
Mobile, Manufactured and Modular Home Sales									
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2				C				
Personal Services	P1								
Storage									
Pet Sales and Services	C1								
Rental and Repair Services	P1								
Sales of General Merchandise	P1	P1							
Wholesale Trade									
INDUSTRIAL USE CATEGORY									
Basic Manufacturing									
Contractor Yards					C				
Food and Related Products									
Industrial Services and Repair									
Intermediate Manufacturing and Intermediate/Final Assembly									
Motion Picture, Television and Radio Production Studios									
Off-site Hazardous Waste Treatment and Storage Facilities									
Printing, Publishing and Related Industries	C1								
Recycling Processor									
Salvage Yards/Vehicle Storage									
Warehousing, Distribution and Freight Movement					C9				

(Ord. 2005-9 § 3 (part), 2005; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

OTHER RURAL ZONE CLASSIFICATIONS		NOTES	
NFCC	New Fully Contained Community, see 18A.33.150 D.	P	Permitted.
AIR	Airport Overlay, see 18A.33.160 C. and 18A.33.180	P*	Permitted only as allowed by PCC 19A.30.010 B.
MRO	Mineral Resource Overlay, se 18A.33.160 D.	C	Requires Conditional Use Permit.
		A	Requires administrative review.
		PL	Priority Location Criteria, see Section 18A.35.140 D.
		Number	Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see Section 18A.35.140 D.
		PUD	Permitted as allowed in Section 18A.75.080 Planned Unit Development.
		(1)	See Section 18A.33.290.
		(2)	Section 18A.33.290 applies but only for uses allowed by the levels indicated.

18A.31.030 Density and Dimension.

A. **Purpose.** The purpose of this Section is to establish density and dimensional standards for development. These standards are established to provide flexibility in project design and promote high density development in urban areas when utilizing incentives.

B. **Tables.**

1. **Interpretation of Table.** The density and dimension table, Table 18A.31.030 B.2.-1, is arranged in a matrix format. Development standards are listed down the left side of both tables and the zones are listed across the top. The matrix cells contain the applicable requirements of the zone. The footnotes in the matrix identify specific requirements applicable to a specific use or zone. A blank box indicates that the cell is not applicable.

2. **Density and Dimension Table.**

Density and Dimension	UPPER NISQUALLY								
	Rural Zone Classifications (Table 18A.31.030 B.2.-2)								
	Rural Centers			Rural Residential				Resource Lands	
	VC	Village Center		R10	Rural 10			FL	Forest Lands
	TC	Tourist Commercial		R20	Rural 20			ARL	Agricultural Resource Lands
	VC	TC	VR	R10	R20	R40	[Rsvd]	FL	ARL
Base Density (du/ac) (1)(11)(12)		(6)	0.1	0.1 (8)	0.05 (8)	0.025 (8)		0.0125	0.1 (2)
Maximum Density (du/ac) (11)(12)	3	(6)	0.2 (2)(8)	0.2 (2)(8)	0.1 (2)	0.0625 (2)		0.0125	0.1 (2)
Minimum Lot Dimension			60'	60'	60'	60'		60'	
Minimum Lot Size (acres)			10 (8)	10 (8)	20 (8)	40 (8)		80	10
Setback, State Highway and Major Arterials			25'	25'	25'	25'		25'	25'
Setback, Other Roads			25'	25'	25'	25'		25'	25'
Setback, Rear (13)			30'	30'	30'	30'		30'	30'
Setback, Interior (13)			10'	10'	10'	10'		30'	30'
Height	40'	40'	40'	40'	40'	40'		40'	40'
Maximum Impervious Surface (percentage)	75%	60%							
Note: All footnotes are described in Section 18A.31.030 B.3. Code Revisor's Note: The Maximum Percent Total Impervious Cover shall automatically sunset upon the effective date of subsequently adopted county-wide impervious cover requirements.									

3. **Footnotes to Table.** This subsection pertains to the parenthetical numbers in Table 18A.31.030 B.2.-2.
- (1) **Base Density.** These densities may be achieved outright by following the development standards of Chapter 18A.35, Development Standards, and any applicable Design Standards and Guidelines in Title 18J.
 - (2) **Maximum Density.** In an MSF classification sanitary sewers are required to achieve the maximum density. In all other classifications maximum densities shall be achieved through one of the following methods: the application of density incentives and exceptions (18A.35.020 C.), planned development districts, or planned unit developments. An applicant may plan for maximum density through shadow platting (see also 18J.15.020 F).
 - (6) **Rural Centers, Density.** The residential densities in Rural Centers shall be the same as permitted in the adjacent rural designations. If the Rural Center is abutting more than one rural designation, the least restrictive density provisions will apply except when abutting lands within a Case II Volcanic Hazard Area, the more restrictive density shall apply. If the Rural Center is surrounded by resource lands, the density of the resource lands will apply. The densities for senior and assisted-living centers shall be based upon the requirements of the Health Department.
 - (8) **Minimum Rural Lot Size Reduction.** Minimum lot size may be reduced to 1 acre within a short subdivision or a formal subdivision and to 5 acres within a large lot division provided the short subdivision, large lot division, or formal subdivision remains in compliance with the density requirements of the applicable zone.
 - (11) **Allowable Dwelling Units - Calculating.** Within urban zone classifications, the allowable number of dwelling units shall be calculated by multiplying the net developable acreage of the site by the allowed density in dwelling units/acres. The number of dwelling units allowed shall be adjusted accordingly if a site-specific evaluation (i.e., wetland analysis, geotechnical report, etc.) changes the net developable acreage. Within rural zone classifications, the allowable number of dwelling units shall be calculated by multiplying the gross site acreage by the allowed density in dwelling units/acres. The result of these calculations shall equal the number of dwelling units allowed. If a calculation results in a partial dwelling unit, the partial dwelling unit shall be rounded to the nearest whole number. Less than .5 shall be rounded down. Greater than or equal to .5 shall be rounded up.
Examples:
 - 9.2 acres x 4 du/acre = 36.8 (rounded to 37 allowable dwelling units)
 - 17 acres x 1 du/5 acres = 3.4 (rounded to 3 allowable dwelling units)
 - 15 acres x 1 du/10 acres = 1.5 (rounded to 2 allowable dwelling units)
 - (12) On a lot containing both residential and non-residential uses, the density shall be based only on that portion of the lot not utilized by the non-residential use, including parking and storage associated with the non-residential use. If the residential development is located within the same structure as the non-residential use, the entire lot may be used to calculate density.

(13) Landscape buffer requirements of Section 18A.35.030 may result in setbacks greater than indicated in Table 18A.31.030 B.2.-2.
(Ord. 2005-10s § 1 (part), 2005; Ord. 2004-58s § 3 (part), 2004; Ord. 2005-9 § 3 (part), 2005; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-129 § 1 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

Chapter 18A.33

ZONE CLASSIFICATIONS

Sections:

Division I. Purpose and Interpretation

- 18A.33.010 Purpose.**
- 18A.33.020 List of Zone Classifications.**
- 18A.33.030 Zoning Atlas.**
- 18A.33.050 Interpretation of Uses and Use Tables.**
- 18A.33.070 Exempted Uses.**

Division II. Zone Classifications

- 18A.33.100 Urban Zone Classifications.**
- 18A.33.150 Rural Zone Classifications.**
- 18A.33.160 Overlays.**
- 18A.33.180 Airport Overlay Zone Classification.**
- 18A.33.190 Military Lands.**

Division III. Description of Use Categories

- 18A.33.200 List of Categories.**
- 18A.33.210 Residential Use Category - Description of Use Categories.**
- 18A.33.220 Civic Use Category - Description of Use Categories.**
- 18A.33.230 Utilities Use Category - Description of Use Categories.**
- 18A.33.240 Essential Public Facilities Category - Description of Use Categories.**
- 18A.33.250 Office Business Use Category - Description of Use Categories.**
- 18A.33.260 Resource Use Category - Description of Use Categories.**
- 18A.33.270 Commercial Use Category - Description of Use Categories.**
- 18A.33.280 Industrial Use Category - Description of Use Categories.**
- 18A.33.285 Single-Family Detached Use Exception.**
- 18A.33.290 Rural Zone Use Exception.**

Division IV. Accessory Uses

- 18A.33.300 Accessory Uses.**
- 18A.33.400 Temporary Uses.**

Division I. Purpose and Interpretation

18A.33.010 Purpose.

The purpose of this Chapter is to list and describe the zone classifications and their purposes; provide interpretation of uses allowed in each zone classification; establish the Zoning Atlas and classify uses according to a limited number of categories on the basis of common functional, product, or compatibility characteristics. (Ord. 2004-52s § 3 (part), 2004)

18A.33.020 List of Zone Classifications.

Zone classifications are grouped into Urban and Rural Classifications based on their locations inside or outside of an urban growth boundary. See the table below for a list of zone classifications and their symbols. Zone classifications identified with an asterisk were created through the implementation of a community plan. These classifications may be applied only to parcels within the jurisdiction of a community plan, adopted after August 1999, which specifically allows such classifications. Descriptions and purposes can be found in Sections 18A.33.100, Urban Zone Classifications and 18A.33.150, Rural Zone Classifications.

ZONE CLASSIFICATIONS AND THEIR SYMBOLS			
Urban Classifications		Rural Classifications	
Employment Centers		Rural Centers	
Employment Center	EC	Rural Activity Centers	RAC
Community Employment	CE*	Rural Neighborhood Centers	RNC
Research-Office	RO*	Gateway Communities	GC
Public Institutional	PI*	Village Center	VC*
Employment Service	ES*	Tourist Commercial	TC*
		Village Residential	VR*
		Essential Public Facility-	
		Rural Airport South	EPF-RAS*
		Essential Public Facility-	
		Rural Airport North	EPF-RAN*
Urban Centers		Rural Residential	
Major Urban Centers	MUC	Rural Separator	RSep
Community Centers	CC	Rural 10	R10
Activity Centers	AC	Reserve 5	Rsv5
Neighborhood Centers	NC	Rural 20	R20
Urban Village	UV*	Rural 40	R40
		Rural Sensitive Resource	RSR*
Urban Districts		Rural Planned Communities	
Mixed Use Districts	MUD	New Fully Contained Communities	NFCC
Commercial Mixed Use District	CMUD*		
Office-Residential Mixed Use District	OMUD*		
High Density Residential	HRD		
Residential/Office-Civic	ROC*		
Urban Residential			
Moderate-High Density Residential	MHR*		
High Density Single-Family	HSF		
Moderate Density Single-Family	MSF		
Single-Family	SF*		
Residential Resource	RR*		
Urban Planned Communities		Resource Lands	
Employment Based Planned Communities	EBPC	Agricultural Resource Lands	ARL
Master Planned Communities	MPC	Forest Lands	FL
Urban Military Lands	UML	Rural Military Lands	RML

OVERLAYS AND THEIR SYMBOLS	
Airport Overlay	AIR
Mineral Resource Overlay	MRO
Rural Airport Overlay	RAO
Essential Public Facility-State Corrections	EPF-SC
Urban Sensitive Resource Overlay	USRO

(Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

18A.33.030 Zoning Atlas.

- A. **Atlas Established.** The official zoning atlas used as a basis for this zoning regulation shall be maintained by the Cartography Laboratory of the Department of Planning and Land Services. Each property in unincorporated Pierce County is classified under this Code (Title 18A) and is subject to the requirements of this Title. Zoning classifications on the official zoning atlas shall use the symbols shown in Section 18A.33.020, List of Zone Classifications.
- B. **Urban Growth Boundaries.** The official zoning atlas shall include the designation of the Comprehensive Urban Growth Area boundary and Urban Growth Areas for stand-alone cities and towns. Any reference to an "urban growth area" in this Title shall mean the Comprehensive Urban Growth Area or stand-alone municipal Urban Growth Areas.
- C. **Interpretation of Boundaries.** When interpreting a zone classification boundary, the following rules shall apply:
 - 1. Where zoning or urban growth boundaries are indicated as following the centerline of streets, alleys, railroad rights-of-way, or highways, the right-of-way centerline shall be the boundary.
 - 2. Where zoning or urban growth boundaries are indicated as following lot or tract lines, the lot or tract lines shall be the boundary.
 - 3. Unmapped shorelands shall be considered to be within the same zoning classification or urban growth area designation as the adjacent upland.
 - 4. Where a public street or alley is officially vacated or abandoned, the zone classification applicable to the property abutting the vacated portion shall apply to the vacated or abandoned street or alley.
 - 5.
 - a. Where zoning or urban growth boundaries divide a parcel, as a result of Pierce County Council action, the entire parcel shall be considered to be within the classification of the majority of the parcel; i.e., the portion which is greater than 50 percent of the lot area.
 - b. Where said boundaries are established by a road or railroad right-of-way, 5.a. above does not apply and the railroad line will act as a boundary line between the zone classifications.
 - 6. Where these rules do not clarify a boundary issue, the Director shall make the determination. The Director's determination in these instances may be appealable according to Section 18A.85.050 of this Chapter and Chapter 1.22.

(Ord. 2004-52s § 3 (part), 2004)

18A.33.050 Interpretation of Uses and Use Tables.

Use tables are provided for urban and rural zoning classifications, respectively. Zoning classifications are shown across the horizontal axis, and use category and type are shown down the vertical axis.

- A. **Use Categories, Types, and Levels.** Uses are grouped into eight major categories: residential, civic, utilities, essential public facilities, office/business, commercial, industrial, and resource. Each use category includes a number of use types. Each use type may contain one or more level. Each level indicates uses based on intensity or characteristics of the use. These use categories, types, and levels are shown on the use table. For a description of use categories, types, and levels see Sections 18A.33.200 to 18A.33.280.

1. **Typical Uses within Use Types.** The description of the use types and associated levels in this Chapter contain examples of usual and customary uses. These uses are intended to be typical and are not intended to represent all possible uses.
2. **Organization of Uses.** In Sections 18A.33.200 through 18A.33.280, uses are organized into use categories, use types and levels which represent typical uses.
Example: Commercial Use Category
 Lodging Use Type
 Level 2 - Hotels as a typical use
Any use may have accessory uses subordinate to the permitted use.
- B. **Symbols.** The following symbols are employed in the use tables:
 1. A blank cell on the table indicates that the use type is not allowed in the zone listed at the top of the column.
 2. A "P" in a cell on the table indicates that the use type is permitted outright in the zone listed at the top of the column.
 3. A "C" in a cell on the table indicates that the use type is permitted subject to the Conditional Use provisions specified in Section 18A.75.030, Conditional Use Permit.
 4. An "A" in a cell on the table indicates that the use type is permitted subject to administrative review under the provision specified in Section 18A.75.020, Administrative Use Permit.
 5. A "PFP" in a cell on the table indicates that the use type is permitted subject to a Public Facilities Permit (Section 18A.75.060, Public Facility Permit) if the use is provided by a governmental entity to serve a specific public need as identified in the adopted facility plan.
 6. A number accompanying a "P", "C", "PFP", or "A" in a cell refers to the level of the use type allowed in the zone listed at the top of the column. If a letter is not accompanied by a number, all levels of that use type are permitted subject to appropriate review. The description of levels for each use type is contained in Sections 18A.33.200 through 18A.33.280.
 7. All symbols used in the use tables, including superscripts and parenthetical footnotes, are explained in a footer table at the bottom of every page for every use table.
- C. **Interpretation by Director.** Where there is a question regarding the inclusion or exclusion of a particular proposed use within a particular use category, use type, or use type level, the Director shall have the authority to make the final determination. The Director's determination in these instances may be appealable according to Section 18A.85.050. The Director shall prepare an annual report for the County Council regarding such interpretations and shall offer recommendations on necessary amendments to this Chapter or Title.
- D. **Establishing Use.** The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. A property may have uses that fall into one or more categories or use types. When more than one use category or use type level applies to one property, each use shall be classified separately.
- E. **Accessory Uses.** Accessory uses are described and regulated in Section 18A.33.300, Accessory Uses.
- F. **Temporary Uses.** Temporary uses are described and regulated in Section 18A.33.400, Temporary Uses.

G. **Number of Uses Permitted.** In all regulatory zones there shall be no limit as to the number of principal uses allowed on a lot, provided:

1. Each principal use is permitted in the zone classification;
2. Each principal use meets all pertinent regulatory requirements; and
3. No more than one single-family detached dwelling unit or one two-family dwelling unit shall be permitted as a principal use on any individual lot, except as specifically provided in Section 18A.33.400, Temporary Uses, 18A.35.080, Accessory Dwelling Units, 18A.35.110, Mobile Home Parks, and Section 18A.75.050, Planned Development Districts.

(Ord. 2004-52s § 3 (part), 2004)

18A.33.070 Exempted Uses.

A. **Applicability to Other Chapters.** Unless otherwise stated, the uses exempted in Chapter 18A.33.070 are also exempted from Chapters 18A.35, Development Standards; 18A.75, Special Use Permits; and 18A.85, General Procedures.

B. **Uses Exempted From Chapter 18A.33.** The provisions of Chapter 18A.33 shall not apply to the following uses:

1. On-site and community septic systems;
2. Stormwater conveyance systems which include features such as gutters, pipelines, culverts, manholes, weirs, man-made and natural channels, water quality filtration systems, and drywells;
3. Electrical distribution lines and poles (55 kilovolts and under);
4. Sewerage and water conveyance systems which include underground or flush-with-the-ground features including, but not limited, to pipes and manholes;
5. Water, oil, and petroleum gas distribution pipelines;
6. Natural gas distribution lines (as opposed to transmission lines) and necessary appurtenant facilities and hookups;
7. Cable, fiber optic, or telephone transmission and distribution lines, poles, and appurtenances (not including antennae or cellular transmission towers – see Utilities Use Category); and
8. Streets and linear trails when located in existing rights-of-way.

C. **Repair and Maintenance.** The provisions of Chapter 18A.33 shall not be construed to regulate the maintenance and repair of any use or facility exempted or permitted by this Chapter.

(Ord. 2004-52s § 3 (part), 2004)

Division II. Zone Classifications

18A.33.100 Urban Zone Classifications.

A. **Employment Centers.**

1. Purpose. To designate adequate industrial areas to meet the needs of a growing jobs-based economy.
2. Description. There are five Employment Center zone classifications: Employment Center, Employment Service, Community Employment, Public Institutional and Research-Office.

- a. **Employment Center.** An Employment Center (EC) is a concentration of low to high intensity office parks, manufacturing, other industrial development, or a combination of activities. It may also include commercial development as a part of the center as long as the commercial development is incidental to the employment activities of the center and supports and serves the needs of the workforce.
- b. **Community Employment.** The role of the Community Employment (CE) classification is to provide for areas in the communities where low to moderate intensity industrial activities (manufacturing, assembly, warehousing, and industrial services), research activities, and/or office park development may locate.
- c. **Research-Office.** The role of the Research-Office (RO) classification is to provide for areas in the communities where low to moderate intensity research activities and/or office park development may locate.
- d. **Public Institutional.** The Public Institutional (PI) zone is intended to provide for the siting of public-owned facilities and institutions.
- e. **Employment Service.** The primary focus of the Employment Service (ES) zone is the provision of those goods and services needed on a daily basis by workers within the Employment Center land use designation in an easily identifiable, well-defined location. Light industrial, commercial, and civic uses are permitted.

B. Urban Centers.

1. Purpose. To provide for major concentrations of employment, shopping, services, and multi-family housing in unincorporated areas.
2. Description. There are five Urban Center zone classifications: Major Urban Centers, Activity Centers, Community Centers, Urban Villages, and Neighborhood Centers.
 - a. **Major Urban Centers.** The Major Urban Center (MUC) zone classification is a highly dense concentration of urban development with a commercial focus. A significant multi-family residential presence in the area is encouraged.
 - b. **Community Centers.** The Community Center (CC) zone classification has, as its focus, a significant commercial traffic generator, around which develops a concentration of other commercial office, services, and some moderate to high density residential developments. The commercial activity within the center is directed to a customer base drawn from more than one neighborhood but should be at a scale which is compatible with surrounding residential areas.
 - c. **Urban Village.** The Urban Village (UV) zone classification is a mixed-use zone in which residential and commercial uses are required for development. The Urban Village is a concentration of residential housing mixed with commercial development. Plazas and pedestrian pathways provide linkages between commercial activities. The commercial activity is directed to a customer base drawn from more than one neighborhood but at a scale conducive more to the pedestrian than the automobile.
 - d. **Activity Centers.** The Activity Center (AC) zone classification has, as its focus, a recreational, cultural, or educational activity around which develops a concentration of commercial, office, or moderate to high density residential development. The attraction draws people from throughout the area, not just surrounding neighborhoods or the community in which the activity is located.

- e. **Neighborhood Centers.** The Neighborhood Center (NC) zone classification is a concentrated mix of small scale retail and service commercial and office development that serves the daily needs of residents within the immediate neighborhood. Residential development at various densities may occur within the Center if appropriate to the individual neighborhood.

C. Urban Districts.

1. Purpose. To allow multi-family, office, and other commercial uses that provide economic diversity and housing opportunities near transit routes and business activity.
2. Description. There are five Urban Districts zone classifications: Mixed Use Districts, Commercial Mixed Use Districts, Office-Residential Mixed Use Districts, Residential/Office-Civic, and High Density Residential Districts.
 - a. **Mixed Use Districts.** The Mixed Use District (MUD) zone classification includes areas that are concentrations of commercial, office, and multi-family developments located along major arterials, state highways, and major transit routes and between Major Urban, Activity, or Community Centers. Commercial activity in Mixed Use Districts caters to a customer base beyond the surrounding neighborhoods or community due to its placement on a roadway used by residents of more than one community. Auto-oriented commercial and land-intensive commercial with a low number of employees per acre is the primary use within Mixed Use Districts.
 - b. **Commercial Mixed Use District.** The primary role of the Commercial Mixed Use District (CMUD) classification is to identify those portions of the Mixed Use District land use designation best suited to general purpose, auto-oriented and auto-dependent commercial and civic activities.
 - c. **Office-Residential Mixed Use District.** The primary role of the Office-Residential Mixed Use District (OMUD) classification is to identify those portions of the Mixed Use District land use designation best suited to auto-oriented commercial office and service and civic uses.
 - d. **High Density Residential Districts.** The High Density Residential District (HRD) zone classification includes areas that are composed of multi-family and high density single-family housing, and limited neighborhood retail and service commercial which are located along major arterials, state highways, and major transit routes that connect to Major Urban, Activity, Community, or Employment Centers.
 - e. **Residential/Office-Civic.** The primary role of the Residential/Office-Civic (ROC) classification is to provide a transition between the center and district classifications and the surrounding moderate and low density residential neighborhoods. This classification is to provide for low to moderate intensity.

D. Urban Residential.

1. Purpose. To provide for single-family and two-family dwelling units in a residential environment.
2. Description. There are five Urban Residential zone classifications: Moderate-High Density Residential, High Density Single-Family, Moderate Density Single-Family, Single-Family, and Residential Resource.
 - a. **Moderate-High Density Residential.** The Moderate-High Density Residential (MHR) zone classification includes areas that are composed of moderate and high density single-, two-, and multi-family housing and compatible civic uses.

- b. **High Density Single-Family.** The High Density Single-Family (HSF) zone classification should include areas where sewers are available and there are minimal environmental constraints. This classification is strictly comprised of moderate to high-density single-family development.
 - c. **Moderate Density Single-Family.** The Moderate Density Single-Family (MSF) zone classification covers geographic areas located within urban growth areas but which fall outside of an Employment Center, Urban Center, or Urban District. The primary use of the classification is low and moderate density single- and two-family residential activities and compatible civic uses in areas with a mixed residential pattern.
 - d. **Single-Family.** The Single-Family (SF) classification covers geographic areas located within urban growth areas but which fall outside of an Employment Center, Urban Center, or Urban District. The primary use of the classification is low and moderate density single-family residential activities and compatible civic uses in areas with a predominantly detached single-family development pattern.
 - e. **Residential Resource.** The Residential Resource (RR) zone classification is intended to accommodate and allow for low density single-family residential uses in manner that is compatible with areas of unique open space character and/or environmental sensitivity.
- E. **Urban Planned Communities.**
 - 1. Purpose. To achieve well-designed, compact urban development with a balance of uses: jobs, services, recreation, and housing; to provide more efficient use of public facilities; and to preserve greater open space.
 - 2. Description. There are two Urban Planned Communities zone classifications:
 - a. **Master Planned Communities.** The Master Planned Communities (MPC) zone classification provides for planned unit developments which integrate a mix of housing, services and recreation and are approved through the planned unit development (PUD) or planned development district (PDD) permit process.
 - b. **Employment Based Planned Communities.** The Employment Based Planned Communities (EBPC) zone classification includes areas designated for development of a mixture of housing, jobs, services, and recreation, proposed as a planned community under a planned unit development (PUD) or planned development district (PDD) permit process.
 - 3. Permit Required. Allowed uses in Master Planned Community and Employment Based Planned Community classifications are authorized through an approved planned unit development (PUD) or a planned development district PDD permit (18A.75.050).
- F. **Specific Zone Classifications.** The land use designations identified through the Comprehensive Plan or Community Plan as identified below may be used to implement particular zones.
 - 1. Pierce County Comprehensive Plan (those urban areas for which a community plan has not been developed or updated since January 1, 1995.) See the use tables in 18A.17.010.
 - a. Employment Center: EC
 - b. Major Urban Center: MUC
 - c. Community Center: CC
 - d. Activity Center: AC
 - e. Neighborhood Center: NC

- f. Mixed Use District: MUD
 - g. High Density Residential District: HRD
 - h. High Density Single-Family: HSF
 - i. Moderate Density Single-Family: MSF
 - 2. Parkland-Spanaway-Midland Communities Plan. See the use tables in 18A.28.010.
 - a. Employment Center: CE and RO
 - b. Community Center: CC, ROC, and MHR
 - c. Activity Center: AC
 - d. Neighborhood Center: NC, ROC, and MHR
 - e. Mixed Use District: MUD, CMUD, OMUD, ROC, and MHR
 - f. High Density Residential District: ROC and MHR
 - g. High Density Single-Family: HSF
 - h. Moderate Density Single-Family: MSF, SF, and RR
 - 3. Gig Harbor Peninsula Community Plan. See the use tables 18A.23.010.
 - a. Employment Center: CE and PI
 - b. Community Center: CC
 - c. Activity Center: AC
 - d. Neighborhood Center: NC
 - e. High Density Single-Family: HSF
 - f. Moderate Density Single-Family: MSF and SF
 - 4. Frederickson Community Plan. See the use tables in 18A.22.010.
 - a. Employment Center: EC, CE, and ES
 - b. Mixed Use District: MUD
 - c. High Density Residential: MHR and ROC
 - d. High Density Single-Family: HSF
 - e. Moderate Density Single-Family: MSF, SF, and RR
 - 5. South Hill Community Plan. See the use tables in 18A.29.010.
 - a. Employment Center: EC
 - b. Community Center: CC
 - c. Neighborhood Center: NC and ROC
 - d. Mixed Use District: MUD
 - e. High Density Residential District: HRD and MHR
 - f. High Density Single-Family: HSF
 - g. Moderate Density Single-Family: MSF and RR
 - h. Master Planned Community: MSF, RR, HSF, MHR, NC and CC
 - i. Urban Village: UV
- (Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

18A.33.150 Rural Zone Classifications.

A. Rural Centers.

1. Purpose. To provide for commercial growth in rural areas and senior or group homes which could provide assisted living for persons who are elderly or disabled. The functions of Rural Centers include serving the retail and other commercial and business needs of the local communities, and providing employment opportunities including those related to tourism and natural resource-based industries at a scale and character appropriate to the rural environment.

2. Description. Rural Centers are concentrations of shopping, services, and employment in rural areas. Eight different Rural Centers zone classifications are recognized: Rural Activity Centers, Rural Neighborhood Centers, and Rural Gateway Communities, Village Centers, Tourist Commercial, Village Residential, Essential Public Facility-Rural Airport South, and Essential Public Facility-Rural Airport North.
 - a. **Rural Activity Centers.** The Rural Activity Center (RAC) zone classification is a concentration of commercial and industrial businesses that provide goods, services, employment, group homes, and senior housing which meet the needs of a local rural community.
 - b. **Rural Gateway Communities.** The Rural Gateway Communities (GC) zone classification includes rural centers located near major recreational facilities, including the entrances to Mt. Rainier National Park, where commercial businesses that provide goods and services, including housing and lodging, meet the needs of a local rural community, visitors, and tourists.
 - c. **Rural Neighborhood Centers.** The Rural Neighborhood Center (RNC) zone classification includes areas which have established commercial uses that provide limited convenience shopping and services, meeting the daily needs of the surrounding rural area, immediate access onto state routes, major or secondary arterials.
 - d. **Village Centers.** The Village Center (VC) zone classification provides for a compact mix of commercial, civic, and residential uses connected by pedestrian facilities in areas which experience a tourist population such as communities adjacent to Mount Rainier National Park. The zone classification includes commercial and residential uses that provide commercial services and civic facilities to meet the daily needs of the surrounding rural residents and serve a tourist economy.
 - e. **Tourist Commercial.** The Tourist Commercial (TC) zone classification provides limited commercial opportunities that are only oriented to tourism such as restaurants, lodging, and rental of recreational equipment. The zone classification is not intended to provide civic activities or meet the daily shopping needs of residents.
 - f. **Village Residential.** The Village Residential (VR) zone classification allows for low density residential uses located within a reasonable walking distance of commercial amenities found in a Village Center. Typically, the Village Residential zone classification recognizes existing platting patterns.
 - g. **Essential Public Facility-Rural Airport South and North.** The Rural Essential Public Facility-Rural Airport South and North (EPF-RAS and EPF-RAN) zone classifications recognizes existing airports classified as essential public facilities in the rural area of the County. New uses are appropriate when consistent with an applicable community plan.

B. Rural Residential.

1. Purpose. To provide for rural uses incorporating existing as well as historic patterns of settlement and character. Rural Residential areas function as a buffer between urbanized areas and resource land. They can supply lands that may be added to an urban growth area over time. The Rural Residential zones also allow

for commercial and industrial uses related to and dependent upon natural resources and public and commercial recreational and associated uses related to the outdoors, along with rural residential, agricultural, and other resource uses.

2. Description. Six Rural Residential zone classifications are recognized: Rural Separator, Rural 10, Rural Reserve 5, Rural 20, Rural 40, and Rural Sensitive Resource.
 - a. **Rural Separator.** The Rural Separator (RSep) zone classification includes rural lands intended as a buffer or separation between urban zone classifications.
 - b. **Rural 10.** The Rural 10 (R10) zone classification is intended to provide for rural uses at a rural density.
 - c. **Rural Reserve 5.** The Rural Reserve 5 (Rsv5) zone classification is intended to provide lands for potential future inclusion in an urban growth area when the need for additional land is identified and a Plan amendment is adopted.
 - d. **Rural 20.** The Rural 20 (R20) zone classification is intended to provide for rural uses at a rural density and includes rural lands between the Rural 10 classification and the Rural 40 or Forest Lands classifications.
 - e. **Rural 40.** The Rural 40 (R40) zone classification is intended to provide for rural uses at the lowest rural density.
 - f. **Rural Sensitive Resource.** The Rural Sensitive Resource (RSR) zone classification is intended to maintain the rural character of the valleys and stream corridors and protect the surface waters, aquifers, and fish and wildlife habitat in these areas from degradation. New development within the RSR classification shall utilize low impact development (LID) techniques. To meet this requirement, the LID techniques described in the Gig Harbor Peninsula Community Plan shall be followed to limit the maximum effective impervious coverage. The properties within the RSR designation are considered a high priority for community open space preservation and acquisition efforts. The RSR classification follows the rural valleys and stream corridors that have historically been protected from development pressures by low-density zoning and sensitive area designations.
- C. **Resource Lands.**
 1. Purpose. To promote long-term commercially significant resource use.
 2. Description. Three categories of Resource Lands are identified. Forest lands and Agricultural Resource Lands are recognized as zone classifications. Mineral Resource lands are recognized by an Overlay (See PCC 18A.33.160 D.).
 - a. **Agricultural Resource Lands.** The Agricultural Resource Lands (ARL) zone classification includes land primarily devoted to the commercial production of agricultural products and is applied to parcels outside of urban growth areas that meet certain criteria.
 - b. **Forest Lands.** The Forest Lands (FL) zone classification includes land primarily useful for growing trees for commercial purposes, and that has long-term commercial significance for growing trees commercially.
- D. **Rural Planned Communities.**
 1. Purpose. To integrate a mix of housing, jobs, services and recreation.
 2. Description. New Fully Contained Communities is the one Rural Planned Community zone classification in Title 18A.

New Fully Contained Communities. The New Fully Contained Communities (NFCC) zone classification provides for self-contained planned unit developments which integrate a mix of housing, jobs, services and recreation and are proposed through the planned unit development (PUD) or planned development district (PDD) permit process. Upon approval of the PUD or PDD permit, and a Plan Amendment, the proposal would be designated within an urban growth area.

- E. **Specific Zone Classifications.** The land use designations identified through the Comprehensive Plan or Community Plan as identified below may be used to implement particular zones:

1. Pierce County Comprehensive Plan (those rural areas for which a community plan has not been developed or updated since January 1, 1995). See the use tables in 18A.17.020.
 - a. Reserve-5: Rsv5
 - b. Rural Separator: RSep
 - c. Rural 10: R10
 - d. Rural 20: R20
 - e. Rural 40: R40
 - f. Rural Activity Center: RAC
 - g. Rural Neighborhood Center: RNC
 - h. Gateway Community: GC
 - i. Agricultural Resource Lands: ARL
 - j. Forest Land: FL
2. Upper Nisqually Valley Community Plan. See the use tables in 18A.31.020.
 - a. Rural 10: R10
 - b. Rural 20: R20
 - c. Rural 40: R40
 - d. Gateway Community: VR,VC,TC
 - e. Agricultural Resource Lands: ARL
 - f. Forest Land: FL
3. Gig Harbor Peninsula Community Plan. See the use tables in 18A.23.020.
 - a. Reserve-5: Rsv5
 - b. Rural 10: R10
 - c. Rural Sensitive Resource: RSR
 - d. Rural Neighborhood Center: RNC
 - e. Essential Public Facility-Rural Airport South: EPF-RAS
 - f. Essential Public Facility-Rural Airport North: EPF-RAN
4. Graham Community Plan [Reserved]
5. Mid-County Communities Plan [Reserved]

(Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

18A.33.160 Overlays.

- A. **Purpose.** To provide for special zoning considerations based on unique characteristics of the land, environment, or economy.
- B. **Airport Overlay.** The Airport Overlay (AIR) is intended to minimize land use incompatibilities in Accident Potential Zone (APZ) I for McChord Air Force Base, the Clear Zones for Thun Field, and the Noise Zones for McChord Air Force Base and Thun Field. The Airport Overlay zone classification is divided into levels (See PCC 18A.33.180 for applicable regulation).

- C. **Mineral Resource Overlay.** The Mineral Resource Overlay (MRO) identifies those lands devoted to the extraction of minerals that have a known or potential long-term commercial significance for the extraction of minerals. The Mineral Resource Overlay zone includes only those lands operating under a valid Washington State Department of Natural Resources (DNR) Surface Mining Permit and a valid Pierce County Unclassified Use or Conditional Use Permit prior to the effective date of this Title. As DNR Surface Mining Permits and Pierce County Conditional Use Permits or Public Facility Permits are obtained, additional lands may be added to the Mineral Resource Overlay. There are no implementing regulations associated with this overlay. The land use regulations for the underlying zone shall apply.
- D. **Rural Airport Overlay.** The Rural Airport Overlay (RAO) functions as a safety buffer adjacent to an airport in rural designated land. The overlay provides restrictions on the use of land, which are intended to protect the airport from neighboring land uses that are incompatible with aviation activities. The area also provides buffering between those more intensive uses related to aviation activities and the uses authorized in the rural-residential classifications.
 - 1. The following uses shall be permitted in the Rural Airport Overlay pursuant to the process described in Table 18A.33.160-1.

Rural Airport Overlay (Table 18A.33.160-1)	
Use Category and Use Type	Permit Process
Residential Use Category	
Single-family Detached Housing	P
Civic Use Category	
Community and Cultural Services	C1
Public Safety Services	C1
Recreation, Non-Profit	P1; C2,3,4
Transportation	P1;C2,3
Utilities Use Category	
Telecommunication Towers or Wireless Facilities	P1;C2,3
Electrical Facilities	P
Natural Gas Facilities	P1,2;C3,4
Organic Waste Processing Facilities	C
Pipelines	P
Sewage Collection Facilities	P*
Stormwater Facilities	P
Waste Transfer Facilities	P1
Water Supply Facilities	P1;C2
Utilities or Public Maintenance Facilities	C
Resource Use Category	
Agricultural Product Sales	C
Agricultural Supply Sales	C1
Agricultural Services	C
Animal Production, Boarding and Slaughtering	P1
Crop Production	P1
Forestry	P1
Surface Mines	C
Commercial Use Category	
Amusement and Recreation	C4,5,6
Building Materials and Garden Supply	C5
Lodging	C1
Industrial Use Category	
Contractor Yards	C

2. Residential density shall be limited to 1 dwelling unit per 10 acres. A bonus density that provides for 2 dwelling units per 10 acres is permitted when 50 percent of the development is retained in open space. A minimum lot size of 5 acres is required for new lots.
3. Prior to approval of a residential building permit in this overlay, notification describing the presence of the airport shall be required.

4. Buildings and structures that would penetrate the imaginary airspace surfaces for the Tacoma Narrows Airport as defined in Title 14 CFR (Code of Federal Regulations) FAR (Federal Aviation Regulations) Part 77 "Objects affecting navigable airspace" are prohibited. Examples of such obstructions may be cell towers, radio broadcast towers, water towers, etc. when the height of the structure would exceed the lower limits of navigable airspace.
 5. Any new use that involves the release of airborne substances that could interfere with aircraft operations is prohibited.
 6. Any new use that emits light that interferes with a pilot's vision is prohibited.
 7. Any new use that attracts concentrations of birds is prohibited.
 8. Uses that emit electrical currents shall be installed in a manner that does not interfere with communications systems or navigational equipment.
- F. **Essential Public Facility-State Corrections Overlay.** The Essential Public Facility-State Corrections Overlay (EPF-SC) applies to the McNeil Island Corrections Center on McNeil Island. The Overlay designation includes only the main institution located on approximately 89 acres, and the north complex facility located on approximately 87 acres in the north central area of McNeil Island. Allowed facilities and uses are limited to those typically associated with a State corrections center. Measures are provided to assure that the uses and activities associated with the Overlay designation are compatible with the land uses and natural systems on adjacent lands and shorelines.
- G. **Urban Sensitive Resource Overlay.** The Urban Sensitive Resource Overlay (USRO) is intended to maintain the native vegetation and wooded character of the valleys and stream corridors in the UGA and protect the surface waters, aquifers, and fish and wildlife habitat in these areas from degradation. Uses shall be permitted based on the underlying zone classification. New development within this overlay shall utilize low impact development (LID) techniques. To meet this requirement, the LID techniques described in the applicable community plan shall be followed to limit the maximum effective impervious coverage to 10 percent until such time as Pierce County adopts countywide LID standards. Upon the adoption of such countywide standards, the LID policies set forth in the community plans shall sunset and the countywide standards shall govern. The properties within the overlay are considered a high priority for community open space preservation and acquisition efforts. The overlay follows the ravines and stream corridors in the UGA that have historically been protected from development pressures by low-density zoning and sensitive area designations.
- (Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

18A.33.180 Airport Overlay Zone Classification.

- A. **Purpose.** The purpose of the Airport Overlay zone classification is to minimize land use incompatibilities for the two publicly-owned airports in the County: McChord Air Force Base and Pierce County Airport/Thun Field. Provisions of this Section address reduction of incompatibilities with these airports through performance standards, building coverages, limitations on the number of persons on site at any one time, and/or construction of buildings with noise attenuation features, depending upon the situation.
- B. **Restriction on Uses Permitted.** Uses permitted and reviews required for activities within the Airport Overlay zone classification vary depending on the designation given to the particular airport.

1. McChord Air Force Base Area of Influence.

a. McChord I (Accident Potential Zone (APZ) I).

- (1) All non-residential uses within McChord I permitted outright in the underlying zones shall be allowed subject to Administrative Review by the Director to determine compliance with the performance and intensity of use criteria of Sections 18A.33.180 D. and E.
- (2) All non-residential uses within McChord I permitted by conditional use in the underlying zones shall be reviewed by the Examiner utilizing the performance and intensity of use criteria of Sections 18A.33.180 D. and E. in addition to the criteria of Section 18A.75.030 B., Conditional Use Permit.
- (3) Within McChord I, the Basic Manufacturing Use Type shall be permitted subject to Administrative Review per Section 18A.33.180 B.1.a.(1).
- (4) No new residential dwelling units shall be permitted in McChord I, unless building permits were submitted prior to July 21, 1995. On lots in McChord I containing residential dwellings as of July 21, 1995, no additional dwelling units, including accessory dwelling units, shall be permitted. Remodeling and expansion of existing dwelling units or common areas is permitted as long as the number of dwelling units is not increased over that existing on July 21, 1995.

2. Pierce County Airport-Thun Field Area of Influence. Thun Field Aircraft Accident Safety Zones 1-6.

- a. All non-residential uses within Thun Field Area of Influence, Aircraft Accident Safety Zones 1-6, shall be subject to Sections 18A.33.180 D. and 18A.33.180 B.2.c. through g.
- b. No new residential dwelling units shall be permitted in the Thun Field Area of Influence, with the exception of Zones 4 and 6, unless building permits were submitted prior to June 16, 2003. On lots in the Thun Field Area of Influence, with the exception of Zones 4 and 6, containing residential dwellings as of June 16, 2003, no additional dwelling units, including accessory dwelling units, shall be permitted. Remodeling and expansion of existing dwelling units or common areas is permitted as long as the number of dwelling units is not increased over that existing on June 16, 2003.
- c. Large concentrations of people shall be prohibited within the Pierce County Airport Area of Influence Aircraft Accident Safety Zones 1-6. Non-residential uses or activities shall meet this standard by complying with either (1) or (2) below:
 - (1) Large concentrations of people shall be calculated by the number of people the proposed building(s) would accommodate per gross acre. The concentration standard varies by Accident Safety Zones (see (b) below).
 - (a) Calculation Method. To determine the number of people that a building or use would accommodate, the following methods shall be used depending on the type of use:

- (i) Other Than Education Use Type. The number of people that a building(s), other than those associated with an Education Use Type, can accommodate shall be calculated by multiplying the total number of proposed parking stalls by two.

Example:

$$\begin{array}{r} 500 \text{ (proposed parking stalls)} \\ \times 2 \\ \hline 1,000 \text{ (assumed number of people for the site)} \end{array}$$

- (ii) Education Use Type. The number of people that a site associated with an Education Use Type can accommodate shall be the building's maximum occupancy load per the County's adopted Building Code divided by two.

Example:

$$\begin{array}{r} 1,600 \text{ (calculated building codes, Title 17C), maximum} \\ \text{occupancy load} \\ \div 2 \text{ (reduction figure)} \\ \hline 800 \text{ (assumed number of people for the site)} \end{array}$$

- (iii) Combination of Education and Religious Assembly Use Types on One Site/Building. The number of people that a site can accommodate if it has buildings that facilitate both Education Use Types and Religious Assembly Use Types shall be the total number of proposed parking stalls multiplied by two, or the maximum occupancy load per the County's adopted Building Code for the identified Education Use Type building divided by two, whichever is greater.

Examples:

Educational Use Type Building

$$\begin{array}{r} 900 \text{ (calculated building codes, Title 17C) maximum occupancy} \\ \text{load} \\ \div 2 \text{ (reduction figure)} \\ \hline 450 \text{ (assumed number of people for the site)} \end{array}$$

Religious Assembly Use Type Building

$$\begin{array}{r} 75 \text{ (proposed parking stalls)} \\ \times 2 \\ \hline 150 \text{ (assumed number of people for the site)} \end{array}$$

In this example, 450 would be the assumed number of people for the site, and used in determining if the use met the standard below.

- (b) Standard. The concentration standard for each Safety Accident Zone is defined as follows:

Safety Accident Zone 1, 2, 5 – greater than 5 people per gross acre

Safety Accident Zone 3 – greater than 25 people per gross acre

Safety Accident Zone 4 – greater than 40 people per gross acre

Safety Accident Zone 6 – greater than 100 people per gross acre

Example: Zone 6

1,000 (assumed number of people for the site per 18A.33.180

B.2.c.(1)(a))

$\div 8$ (site acreage)

125 (concentration of persons per gross acre)

Since 125 persons per gross acres is higher than the standard for Zone 6, 100, the proposed use in this example would not meet the standard and is not allowed; or

- (2) Alternatively, the prohibition of large concentrations of people within the Pierce County Airport Area of Influence can be accomplished by limiting the building coverage portion of the site. The building coverage associated with a non-residential activity within the Pierce County Airport Area of Influence cannot exceed 20 percent of the site in Safety Accident Zones 1-5, and 25 percent in Safety Accident Zone 6.
 - d. Any buildings and structures that would penetrate the imaginary airspace surfaces for the Pierce County Airport (Thun Field) as defined in Title 14 CFR (Code of Federal Regulations) FAR (Federal Aviation Regulations) Part 77 "Objects affecting navigable airspace" shall be prohibited. The imaginary airspace surfaces (maximum elevations) are identified on the Pierce County Airport – Thun Field Airport Airspace Drawing.
 - e. No use, building or structure that promotes large concentrations of bulk storage of flammable/hazardous substances or materials shall be permitted within Accident Safety Zones 1-5.
 - f. Prior to issuance of a Building Permit for new construction within the Pierce County Airport Area of Influence, the property owner must sign an airport proximity disclosure statement and record it in the Pierce County Auditors office. The disclosure statement acknowledges that the property is located within 4,500 feet of the Pierce County Airport as indicated on the Pierce County Airport Area of Influence map and that the property maybe impacted by low flying aircraft, noise, vibration, odors, and other associated aviation activities.
 - g. The expansion of an existing business within the Pierce County Airport Area of Influence must comply with 18A.33.180 B.2.d. through e. and 18A.33.180 D.
- C. **Noise Insulation.** Provisions for noise insulation apply to uses within the 65 Ldn Noise Contour for McChord Air Force Base, Thun Field and the following airport designations: McChord Air Force Base: Clear Zone, APZ I, and APZ II; and Thun Field: Object Free Area, Runway Protection Zone, and Transitional Surface Area.
1. Noise Insulation Required. All new residential dwelling units and the portion of new non-residential structures where the public is received or where offices are proposed must be constructed with sound insulation or other means to achieve a day/night interior noise level (Ldn) of no greater than 45 dB. A remodeling project where the total cost of improvements is 75 percent or more of the valuation of the existing building must also meet this standard.
 2. Certified by an Acoustical Expert. An engineer registered in the State of Washington who is knowledgeable in acoustical engineering, an architect registered in the State of Washington who is knowledgeable in acoustic design, or an industrial hygienist must certify that the building plans comply with the performance standard for sound insulation prior to the issuance of a Building Permit.

3. Noise Contour Maps. A set of noise contour maps, known as the Pierce County 65 Ldn Noise Contour Maps, is available for review at the Department.
 4. Noise Disclosure Statement. Prior to the issuance of a Building Permit for new construction or remodeling where the total cost of improvements is 75 percent or more of the valuation of the existing building, the property owner must sign a noise disclosure statement and record the statement with the title of the property. The noise disclosure statement acknowledges that the property is located within the 65 Ldn contour, as indicated on the Pierce County Noise Contour Maps, and that noise attenuation is required of any new construction or remodeled structure where it meets the threshold.
- D. **Performance Criteria.** The following performance criteria shall be used by the Director or Examiner in determining the compatibility of a use, the project design, and any mitigation measures with aircraft operations within Clear Zones, "FAR Part 77 Imaginary Surfaces," or within the Accident Potential Zones, as required in Section 18A.33.180 B.:
1. Prohibit any new use which involves release of airborne substances, such as steam, dust, and smoke which interfere with aircraft operations;
 2. Prohibit any new use which emits light, direct or indirect (reflections), which interfere with a pilot's vision;
 3. Facilities which emit electrical currents shall be installed in a manner that does not interfere with communication systems or navigational equipment;
 4. Prohibit any new use which attracts concentrations of birds or waterfowl (i.e., mixed solid waste landfill disposal facilities, waste transfer facilities, feeding stations, and the growth of certain vegetation); and
 5. Prohibit any use which would have structures within 100 feet of aircraft approach-departure or transitional surfaces.
- E. **Intensity of Use Criteria.** The intensity of use criteria shall be used by the Director or Examiner in determining the compatibility of a non-residential use with aircraft operations, as required in Section 18A.33.180 B. Provisions for the intensity of use criteria are as follows:
1. One of the following criteria must be met:
 - a. The building coverage cannot exceed 20 percent; or
 - b. The number of persons on site during any particular hour cannot exceed that permitted by the following formula: an average of 25 persons per hour-per acre in a 24-hour period, provided there shall be no more than 50 persons per acre during any hour of the day.
 2. It is the applicant's burden to provide adequate information to indicate that the operation will comply with the formula in 1.b. above. If an applicant can demonstrate that they can comply with the formula, a notice shall be required to be recorded with the County Auditor prior to issuance of Building Permits.
 3. Existing developments that exceed the 20 percent building coverage may not expand the building coverage without complying with the limitation on the number of persons on site during any particular hour.
- F. **Divided Properties.** Where the Pierce County 65 Ldn Noise Contour divides a lot of record, the entire lot shall be subject to the noise insulation requirements of Section 18A.33.180 C. The applicant may be exempted from noise insulation requirements on divided lots if an acoustical engineer provides documentation that the portion of the site in question has a noise level below 65 Ldn.
- (Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

18A.33.190 Military Lands.

Purpose. To recognize Urban Military Lands (UML) as portions of the Federal and State Military Installations within unincorporated Pierce County Urban Growth Area and to recognize Rural Military Lands (RML) as portions of these Installations within unincorporated Pierce County outside the Urban Growth Area. The autonomy associated with the federal ownership in combination with the unique character of the military operations and support structures is not typical of civilian land uses. Urban Military Lands and Rural Military Lands are designated on the Comprehensive Plan Land Use Designations Map but are not represented in the Use Classification Tables because Pierce County does not govern land uses within these designations. The classifications are a mechanism to recognize the presence of urban and rural areas within the military installations. (Ord. 2004-52s § 3 (part), 2004; Ord. 2002-11s § 1 (part), 2002; Ord. 2000-17 § 1 (part), 2000)

Division III. Description of Use Categories

18A.33.200 List of Categories.

Uses shown on the Use Tables are grouped into the eight major categories listed below. Each category includes a number of use types and associated levels. A description of all the use types by use category is provided in Sections 18A.33.210 to 18A.33.280. See Section 18A.33.050 for interpretation of the use categories, types, and levels.

18A.33.210	Residential
18A.33.220	Civic
18A.33.230	Utilities
18A.33.240	Essential Public Facilities
18A.33.250	Office/Business
18A.33.260	Resource
18A.33.270	Commercial
18A.33.280	Industrial

(Ord. 2004-52s § 3 (part), 2004)

18A.33.210 Residential Use Category - Description of Use Categories.

The Residential Use Category includes permanent or transient living accommodations for individuals, families, or people with special needs. The residential category has been separated into the following types based upon distinguishing features such as: type of structure; number, age and special needs of individuals who reside in the structure; and state and local licensing requirements.

- A. **Fraternity and Sorority House.** Fraternity and Sorority House Use Type refers to living accommodations for unrelated individuals belonging to a fraternity or sorority who share a residential structure in affiliation with a school of higher education.
- B. **Group Home.** Group Home Use Type refers to living accommodations for seven unrelated individuals with special needs who share a single-family detached dwelling unit. Individuals may be provided with a combination of personal care, social or counseling services, and transportation. Examples of uses include group homes for the physically or mentally challenged, foster homes, women's shelters, drug abuse rehabilitation, and home-based incarceration for up to 16 individuals.
- C. **Mobile Home.** Mobile Home Use Type refers to factory-assembled single-wide structures which are equipped with the necessary service connections and serve as living accommodations for a family.

- D. **Mobile Home Park.** Mobile Home Park Use Type refers to developments maintained under single or multiple ownership with unified control, where two or more spaces or pads are provided solely for the placement of mobile or manufactured homes which serve as living accommodations for families. Mobile home parks do not include mobile home subdivisions or recreational vehicle parks.
- E. **Multi-Family Housing.** Multi-Family Housing Use Type refers to three or more joined dwelling units which provide living accommodations for families.
- Level 1:** Three to four-unit multi-family buildings (tri- and four-plexes), with ground level access to each unit, also known as "attached single-family."
 - Level 2:** Three to four-unit multi-family buildings (tri- and four-plexes), with upper level access to some or all units.
 - Level 3:** Multi-family buildings with five or more units per building, with ground level access to each unit, also known as "attached single-family."
 - Level 4:** Multi-family buildings with five or more units per building, with upper level access to some or all units.
 - Level 5:** Multi-family component of mixed use developments in which residential units are located above the non-residential activity located on the first floor of the same building(s). The multi-family component of a mixed use development is not restricted to a specific number of units per building or development.
- F. **Nursing Home.** Nursing Home Use Type refers to multi-unit or multi-bed facilities that are licensed or approved to provide living accommodations, health care, and medical supervision for 24 or more consecutive hours.
- G. **Senior Housing.** Senior Housing Use Type refers to living accommodations where at least one member of the family or an individual is age 55 or over and no member of the household is under 18 years of age.
- Level 1:** Assisted living facilities that provide rooms, meals, personal care, supervision of self-administered medication, recreational activities, financial services, and transportation.
 - Level 2:** A retirement community that includes a mix of living quarters where no more than 25 percent of the total units consist of independent units as described in Level 3 and subject to density requirements of the zone, and the remainder consist of assisted living facilities as described in Level 1.
 - Level 3:** Housing types that consist of independent living and are comprised of grouped multi-family housing where elderly individuals or families reside and care for themselves. These housing types are subject to density requirements of the underlying zone.
- H. **Two-Family Housing.** Two-Family Housing Use Type refers to residential dwelling units providing living accommodations for individual families in dwelling units that are attached in pairs of two. Two-family dwelling units include stick-built, modular, and manufactured homes. A two-family housing structure is commonly known as a "duplex."

- I. **Single-Family Detached Housing.** Single-Family Detached Housing Use Type refers to residential dwelling units providing living accommodations for individual families in individual structures that are not attached to another dwelling unit by any means. Single-family dwelling units include stick-built, modular, and manufactured homes. (Ord. 2004-52s § 3 (part), 2004)

18A.33.220 Civic Use Category - Description of Use Categories.

Civic Use Category includes facilities or services that are strongly associated with public need or social importance such as educational, cultural, medical, protective, and governmental.

- A. **Administrative Government Facilities and Services.** Administrative Government Facilities and Services Use Type refers to the executive, legislative, judicial, administrative, and regulatory activities of local, state, federal, and international governments that may perform public services and work directly with citizens. Typical uses include courthouses, human and social service offices, health offices, and government offices.
- B. **Day-Care Centers.** Day-Care Centers Use Type refers to the commercial use of a building or any portion thereof for the care of individuals needing supervision and care on a less than 24-hour basis. The term shall also include facilities commonly known as pre-schools. Also see Section 18A.35.070, Day Care, regarding development standards for day-care centers and home-based day-care facilities.
- Level 1:** Day-care Centers licensed for fewer than 25 children.
- Level 2:** Day-care Centers licensed for 25 or more children.
- C. **Community and Cultural Services.** Community and Cultural Services Use Type refers to establishments primarily engaged in the provision of services that are strongly associated with community, social, or public importance. Typical uses include libraries, museums, art galleries, senior centers, community centers, performing arts theaters, community clubs and organizations, granges, blood banks, food banks, and shelters for the homeless. Also see Essential Public Facilities, Residential, and Commercial Use Categories.
- Level 1:** Uses that serve primarily the neighborhood in which they are located and are open to the general public on an equal basis, with or without fee. Examples include: community clubs, senior centers, indoor wedding facilities, and grange halls.
- Level 2:** Uses that generally serve more than one neighborhood and are open to the general public on an equal basis, with or without fee. Examples include: boys and girls clubs, libraries, museums, blood banks, food banks, shelters for the homeless, outdoor wedding facilities, cemeteries and associated services.
- Level 3:** Uses that serve one or more neighborhoods and are restricted to members who are chosen through invitation and their guests. Examples include: fraternal organizations, but excluding fraternities or sororities with on-site living quarters, and private clubs.
- Level 4:** Uses that generally serve more than one neighborhood and are open to the general public on an equal basis, with or without fee. Total floor area not to exceed 2,000 square feet. Examples include: boys and girls clubs, libraries, museums, blood banks, food banks.

- D. **Education.** Education Use Type refers to educational services provided by public, private, or parochial institutions. Typical uses include elementary, junior, and senior high schools, community colleges, public and private colleges, universities, and private colleges not otherwise considered business or trade schools. These uses allow for associated daycare facilities when clearly secondary to the principal use. Also see Office/Business Use Category and Educational Services Use Type. Refer to Section 18A.33.300 E.2.b. for regulations of minor annual building construction on school sites.
- Level 1:** Primary and secondary educational facilities, limited to grades K through 8, e.g., associated daycare, Headstart and preschool programs, kindergarten, and elementary, intermediate, middle and junior high schools.
 - Level 2:** Secondary educational facilities limited to grades 9-12, i.e., high schools.
 - Level 3:** Higher educational facilities such as community colleges, public and private colleges, and universities.
- E. **Health Services.** Health Services Use Type refers to any health related facilities and services that are not listed elsewhere such as hospitals, surgical facilities, ambulance services, emergency medical facilities providing 24-hour walk-in services, and respite facilities for the elderly, terminally ill, or handicapped. Also see Office/Business Use Category – Administrative Professional Office Use Type for medical and dental offices.
- Level 1:** Medical and dental offices, emergency medical facilities providing 24-hour walk in service.
 - Level 2:** Hospitals and institutional facilities. Such facilities may involve surgical and medical procedures as well as mental health related care.
- F. **Postal Services.** Postal Services Use Type refers to mailing services provided by the United States Postal Service and including branch post offices, contract stations, terminals, and distribution centers. Also see Commercial Use Category – Business Services Use Type, and Industrial Use Category – Warehouse and Distribution Use Type for courier and parcel delivery.
- Level 1:** Postal facilities serving neighborhoods, such as contract stations or branch offices.
 - Level 2:** Postal facilities serving a region, such as distribution centers and terminals.
- G. **Recreation, Non-Profit.** Recreation, Non-Profit Use Type refers to publicly owned or non-profit recreational areas and recreation facilities. Typical uses include neighborhood parks, community parks, regional parks, waterfront parks, open space, arboretums, small or special landscaped areas, community gardens, fairgrounds, zoos, and swimming pools. Rest areas associated with major transportation routes would also fall into this category. Also see Commercial Category – Amusement and Recreation Use Type for other types of recreation.
- Level 1:** Neighborhood Parks and Open Space. Neighborhood Parks range in size from approximately three to 10 acres. Open space may be unlimited in size and may or may not have public access.
 - Level 2:** Community Parks. Community Parks exceed 10 acres in size.
 - Level 3:** Regional Parks. Regional Parks exceed 40 acres in size except that waterfront parks of any size are considered regional parks.

- Level 4:** Linear Trails. Linear Trails are long, narrow parks used for walking, jogging, and bicycling. (Linear Trails are exempt when located in existing rights-of-way; see Section 18A.33.070, Exempted Uses).
- H. **Religious Assembly.** Religious Assembly Use Type refers to religious services involving public assembly such as that which customarily occurs in synagogues, temples, and churches. These uses allow for associated daycare, housing, and educational facilities when clearly secondary to the principal use.
- Level 1:** Total floor area up to 10,000 square feet.
- Level 2:** Total floor area over 10,000 and up to 30,000 square feet.
- Level 3:** Total floor area over 30,000 square feet.
- I. **Public Safety Services.** Public Safety Services Use Type refers to public safety and emergency services such as police and fire protection services, correctional facilities, and animal control facilities such as the dog pound or humane society.
- Level 1:** Safety services requiring locations throughout the County such as police and fire.
- Level 2:** Animal control services, such as dog pounds or humane society facilities.
- Level 3:** Correctional facilities.
- J. **Transportation.** Transportation Use Type refers to the provision of public or semi-public transportation services. Typical uses include parking garages, park-and-ride lots, commercial parking lots, bus shelters, bus stations, bus transfer centers, passenger rail stations, ferry docks, and other types of public and quasi-public transportation facilities.
- Level 1:** Transportation uses serving residential neighborhoods such as bus shelters.
- Level 2:** Public or private parking lots and transfer centers not exceeding one acre in size.
- Level 3:** Transportation uses serving communities and regions, such as passenger rail stations, parking facilities, school bus yards, bus barns, weigh stations, bus stations, transfer centers, and ferry docks.
- Level 4:** Airports, heliports, landing fields, and associated hangars and fueling facilities, excluding emergency medical helicopter landings, which are permitted in all zones.

(Ord. 2004-52s § 3 (part), 2004)

18A.33.230 Utilities Use Category - Description of Use Categories.

Utilities Use Category refers to facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunication services, for the collection of stormwater, and for the collection and disposal of sewage and refuse.

- A. **Telecommunication Towers or Wireless Facilities.** Telecommunication towers or wireless facilities use type refers to facilities used in the transmission of information by radio, electromagnetic, or other similar means. These types of facilities also include central office switching units, remote switching units, telecommunications radio relay stations, and ground-level equipment structures.

- Level 1:** Antennas or dishes attached to the roof or sides of a building, water tank, or a similar structure or the modification of existing telecommunication towers to accommodate co-location with additional antennas or dishes and associated equipment structures. The following types of antenna(s) are limited as follows: an omnidirectional or whip antenna no more than 7 inches in diameter and extending no more than 16 feet above the structure to which it is attached; or a panel antenna no more than 16 square feet, extending above the structure to which it is attached by no more than 16 feet.
 - Level 2:** Monopole towers with associated antennas or dishes not exceeding 60 feet in height.
 - Level 3:** Monopole towers with associated antennas or dishes over 60 feet in height and not exceeding 150 feet in height.
 - Level 4:** Telecommunication towers with associated antenna or dishes over 150 feet in height.
- B. **Electrical Facilities.** Electrical Facilities Use Type refers to above-ground electrical transmission lines of an operating voltage of greater than 55 kV, and above-ground substations and switching stations. Electrical facilities are utility facilities that provide service in urban and rural areas. Also, see Section 18A.33.070, Exempted Uses.
- C. **Electrical Generation Facilities.** Electrical Generation Facilities Use Type refers to facilities that generate or cogenerate electric energy by, or as a resource for, utilities engaged in the transmission and distribution of electricity to the public. Electrical generation facilities include hydropower facilities, thermal generation facilities such as cogeneration and combustion turbines, and other facilities employed to generate electric energy by or as a resource for utilities.
- D. **Natural Gas Facilities.** Natural Gas Facilities Use Type refers to facilities engaged in the distribution and storage of natural gas. Natural gas gate stations, natural gas storage facilities, and interim propane storage systems fall within this use type.
 - Level 1:** Interim propane storage facilities.
 - Level 2:** Natural gas storage for transportation.
 - Level 3:** Natural gas gate stations.
 - Level 4:** Natural gas storage facilities.
 - Level 5:** Natural gas storage for transportation, sale and distribution as an accessory use, not to exceed 1,200 gallons.
- E. **Organic Waste Processing Facilities.** Organic Waste Processing Facilities Use Type refers to any solid waste facility specializing in the controlled decomposition of organic solid waste and which requires a solid waste permit under Chapter 70.95 RCW. Typical uses include MSW composting facilities, composting facilities, and soil treatment facilities.
 - Level 1:** Soil treatment facilities.
 - Level 2:** Composting facility designed to handle more than 40 cubic yards.
 - Level 3:** MSW composting facility.
- F. **Pipelines.** Pipelines Use Type refers to facilities engaged in the transmission of water, petroleum, oil, or natural gas.
- G. **Sewage Collection Facilities.** Sewage Collection Facilities Use Type refers to facilities used to collect sewage, including but not limited to, wastewater transfer facilities, odor control structures, pump stations, and lift stations. (Also see Section 18A.33.070, Exempted Uses).

- H. **Sewage Treatment Facilities.** Sewage Treatment Facilities Use Type refers to facilities used to treat any liquid or waterborne waste of domestic origin or a combination of domestic, commercial, or industrial origin, and which by its design requires the presence of an operator for its operation, including alternative treatment works and package treatment plants. Also included are all of the various types of associated equipment, structures, and operations as they are currently constructed and operating or will result from technology; including, but not limited to, administrative offices, storage, laboratories, public walkways, recreational and educational uses, and parking lots. It shall not include any facility used exclusively by a single-family residence, septic tanks with subsoil absorption, industrial pretreatment facilities, privately owned treatment plants for industrial wastewater, or wastewater collection systems.
- I. **Stormwater Facilities.** Stormwater Facilities Use Type includes a conveyance, system of conveyances, or stormwater control facilities (including roads with drainage systems, catch basins, curbs, and gutters), ditches, man-made channels, storm drains, retention/detention facilities, and infiltration facilities which are designed or used for collection, storage, conveyance, and treatment of stormwater.
- J. **Waste Disposal Facilities.** Waste Disposal Facilities Use Type refers to permanent disposal sites for solid waste. Typical uses include woodwaste, inert/demolition, MSW, special waste and biosolids landfills, and waste-to-energy facilities.
- Level 1:** Inert landfills.
 - Level 2:** Inert landfills as accessory uses to mineral extraction sites.
 - Level 3:** Woodwaste or demolition landfills.
 - Level 4:** Special Waste-to-Energy Facilities designed to burn more than 12 tons per day.
 - Level 5:** MSW landfills, special waste landfills (including ash landfills, any landfill for special waste not previously identified and biosolids landfills), MSW Waste-to-Energy Facilities.
- K. **Waste Transfer Facilities.** Waste Transfer Facilities Use Type refers to solid waste facilities where solid waste is collected or subjected to interim processing before being transported to a permanent disposal site. Typical uses include recycling collection sites, drop-box transfer stations, transfer stations, recyclables recovery facilities, waste separation recovery facilities, moderate-risk waste facilities, and tire piles.
- Level 1:** Recycling collection sites.
 - Level 2:** Drop-box transfer stations.
 - Level 3:** Tire piles.
 - Level 4:** Transfer stations, waste separation recovery facilities, and Moderate-Risk Waste Facilities.
- L. **Water Supply Facilities.** Water Supply Facilities Use Type refers to water purification facilities, water storage facilities, wellheads, and pump stations.
- Level 1:** Wellheads, pump stations, and water purification facilities not exceeding 1,000 square feet of building area nor exceeding the building height for the zone; water storage facilities not exceeding a 1,000 square foot footprint nor exceeding the building height for the zone.
 - Level 2:** Water purification facilities exceeding 1,000 square feet of building area or exceeding the building height for the zone; water storage facilities exceeding 1,000 square feet of building area or exceeding the building height for the zone.

- M. Utility or Public Maintenance Facilities.** Utility or Public Maintenance Facilities Use Type refers to facilities for open and enclosed storage and maintenance of vehicles, equipment, or related materials used in a utility or public facility activity.

Table 18A.33.230-1. Utility or Public Maintenance Facilities Use Type – Description of Levels			
Level	Total floor area	Use of outdoor areas	Limitations on vehicle size
Level 1:	Up to 1,000 square feet	No outdoor storage of equipment, materials or vehicles allowed	NA
Level 2:	Greater than 1,000 square feet	Outdoor storage of equipment, materials, or vehicles allowed	Maximum of 20,000 pounds gross vehicle weight for each vehicle
Level 3:	Greater than 1,000 square feet	Outdoor storage of equipment, materials, or vehicles allowed	No limit on vehicle size

(Ord. 2004-52s § 3 (part), 2004)

18A.33.240 Description of Use Categories - Essential Public Facilities Category.

Essential public facilities are defined as facilities that are "typically difficult to site, such as airports, state education facilities, state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020." (RCW 36.70A.200(1), Siting of Essential Public Facilities – Limitation on liability). (Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

18A.33.250 Office/Business Use Category - Description of Use Categories.

Office/Business Category includes establishments serving businesses or individuals with a wide variety of services such as providing advice, reports, marketing, financial needs, engineering, research, management, and related services that are necessary to conduct personal or professional business.

- A. Administrative and Professional Offices.** Administrative and Professional Offices Use Type refers to offices, private firms, or organizations which provide professional or administrative services to individuals or businesses. Typical uses include employment services, property management services, title companies, law offices, engineering/surveying consulting firms, architecture and landscape architecture firms, advertising and public relations firms, medical and dental offices, diagnostic testing services, advertising agencies, travel agencies, talent agencies, insurance offices, real estate offices, investment brokers, financial planners, banking services with or without drive through facilities, offices for non-profit and quasi-public agencies, firms involved in the development of high technology in an office setting which does not require industrial processes for research purposes, and other business offices customarily associated with professional or administrative office services.
- Level 1:** Offices with a maximum floor area ratio of .75:1.
 - Level 2:** Offices with a maximum floor area ratio of 2:1.
 - Level 3:** Offices with a maximum floor area ratio of more than 2:1.

- Level 4:** Office buildings with a maximum size of 5,000 square feet.
Level 5: Office buildings with footprints of more than 20,000 square feet and 2 stories or more in height.

B. Educational Services. Educational Services Use Type refers to educational services provided by public or private organizations or individuals with the primary purpose of preparing students for jobs in a trade or a profession. Typical uses include commercial/vocational schools, beauty and barber schools, business schools, aircraft training schools, and conservatories of art, music, or drama. For truck/tractor and trailer driving schools, refer to Section 18A.33.270 M., Motor Vehicle and Related Equipment Sales/Rentals and Repair Services, Level 4.

Level 1: Total floor area up to 5,000 square feet, located on a parcel or combination parcels not exceeding two acres in size and abutting a State Highway that is not designated as a limited access highway.

Level 2: All other Educational Services.

Level 3: Educational extension facilities and services such as the Washington State University Puyallup Research and Extension Center.

(Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

18A.33.260 Resource Use Category – Description of Use Categories.

Resource Use Category includes the production or sale of plant and animal products and other resource-based industries such as forestry, mining, aquaculture, or the sale of products associated with resource-based industry.

A. Agricultural Product Sales. Agricultural Product Sales Use Type refers to uses which involve the primary sale of locally grown agricultural products.

Table 18A.25.260-A. Agricultural Product Sales Use Type – Description of Levels				
Level	Primary activity	Total floor area	Use of outdoor areas	Other requirements
Level 1:	Sale of goods such as produce, nursery items, plants, eggs, wine, arts and crafts, dairy products, and limited accessory retail products. Examples include produce stands, horticultural nurseries, wineries, and greenhouses.	Not to exceed 1,000 sf of total floor area.	Outside storage and display of products must be limited in scope and properly screened.	A minimum of 5-acres, in contiguous ownership and/or lease, shall be in agriculture production. At least 25 percent of total floor area must be dedicated to products grown, raised or harvested onsite or by the owner, at least 50 percent of total floor area must be dedicated to products grown, raised or harvested in Pierce County, and 90 percent of total floor area must be dedicated to products grown, raised or harvested in the state of Washington. No more than 10 percent of the total floor area may contain other accessory retail products (e.g., value-added products, bakery items, concessions, products sold on consignment and handcrafted items.)

Table 18A.25.260-A. Agricultural Product Sales Use Type – Description of Levels				
Level	Primary activity	Total floor area	Use of outdoor areas	Other requirements
Level 2:	Sale of goods such as produce, nursery items, plants, eggs, wine, arts and crafts, dairy products and limited accessory retail products. Examples include produce stands, horticultural nurseries, wineries, and greenhouses, farm bakeries, snack bars, and primary processing facilities.	Not to exceed 2,500 sf of total floor area.	Outside storage and display of products must be limited in scope and properly screened.	A minimum of 20 acres, in contiguous ownership and/or lease, shall be in agriculture production. At least 25 percent of total floor area must be dedicated to products grown, raised or harvested onsite or by the owner, at least 50 percent of total floor area must be dedicated to products grown, raised or harvested in Pierce County, and 90 percent of total floor area must be dedicated to products grown, raised or harvested in the state of Washington. No more than 20 percent of the total floor area may contain other accessory retail products (e.g., value-added products, concessions, products sold on consignment and handcrafted items.)
Level 3:	Sales of goods such as produce, nursery items, plants, eggs, wine, arts and crafts, dairy products, and limited accessory retail products. Examples include produce stands, horticultural nurseries, wineries, greenhouses, farm bakeries, snack bars, and primary processing facilities.	Not to exceed 5,000 sf of total floor area.	Outside storage and display of products must be limited in scope and properly screened.	A minimum of 40 acres, in contiguous ownership and/or lease, shall be in agriculture production. At least 25 percent of total floor area must be dedicated to products grown, raised or harvested onsite or by the owner, at least 50 percent of total floor area must be dedicated to products grown, raised or harvested in Pierce County, and 90 percent of total floor area must be dedicated to products grown, raised or harvested in the state of Washington. No more than 20 percent of the total floor area may contain other accessory retail products (e.g., value-added products, concessions, products sold on consignment and handcrafted items.) Prior to issuance of a building permit, a Memorandum of Agreement shall be executed which shall describe the conditions of approval.

B. Agricultural Supply Sales. Agricultural Supply Sales Use Type refers to uses which involve the sales of agricultural supplies, including feed, grain, fertilizers, and farming equipment.

Level 1: Agricultural Supply Sales uses which provide feed, grain, fertilizers, and small farming equipment sales and service. Examples include feed and grain stores.

- Level 2:** Agricultural Supply Sales uses which provide large farming equipment sales and services for items such as tractors and combines.
- C. **Agricultural Services.** Agricultural Services Use Type refers to businesses that support the agricultural industry and operate primarily outside an office setting. Typical uses include soil preparation and soil testing services, farm and farm labor management services, landscape and crop fertilizing and spraying services, livestock veterinary services, and other commercial services which typically provide the personnel and equipment necessary to maintain agricultural productivity.
- D. **Animal Production, Boarding, and Slaughtering.** Animal Production and Slaughtering Use Type refers to uses which involve the commercial raising of animals, the production of animal products, such as eggs or dairy products, the boarding of animals, and the slaughtering and processing of animals.
- Level 1:** Animal Production, Boarding, and Slaughtering uses which involve the commercial raising or boarding of animals or production of animal products, such as eggs or dairy products produced on-site, on an agricultural or commercial basis, but excluding the slaughtering and processing of animals. Examples include grazing, ranching, dairy farming, commercial stables, riding academies, and breeding and boarding kennels.
- Level 2:** Animal Production, Boarding, and Slaughtering uses which involve the slaughtering of animals to be sold to others or to be used in making meat products on the same premises. Examples include fat rendering, meat packing plants, poultry slaughter and processing, slaughter houses.
- E. **Crop Production.** Crop Production Use Type refers to uses which involve the raising and harvesting of row crops, field crops, or tree crops on an agricultural or commercial basis, including packing, primary processing, and storage facilities. For the purposes of this Use Type, primary processing means performing service on crops subsequent to their harvest with the intent of preparing them for market or further processing. This Use Type does not include the processing of agricultural products described under the "Food and Related Products Use Type" of the Industrial Category.
- Level 1:** Crop Production uses which involve the raising and harvesting of crops together with the storage, primary processing and preserving of those agricultural products on an agricultural or commercial basis. Examples include grain and vegetable crops, fruit trees, and horticultural nurseries.
- Level 2:** Crop Production uses which involve the primary processing, packaging, and storage of agricultural products. Examples include fruit and vegetable packing and shipment plants, warehouses, fruit and vegetable cold storage plants, and other uses involved in the harvesting and primary processing of locally grown agricultural products.
- Level 3:** Crop Production uses which involve the raising and harvesting of row crops, field crops, or tree crops on an agricultural or commercial basis on parcels not to exceed 5 acres in size. Examples include grain and vegetable crops, fruit trees, and horticultural nurseries.
- F. **Fish Processing, Hatcheries and Aquaculture.** Fish Processing, Hatcheries and Aquaculture Use Type refers to uses which involve the production, processing or sales of finfish, shellfish, or other marine products within a confined space and under controlled feeding, sanitation, harvesting, or processing procedures. Examples include salmon farms, oyster growing operations, and fish hatcheries.

- G. **Forestry.** Forestry Use Type refers to uses which involve commercial harvesting of forest products, primary manufacturing of wood products, and scientific research related to management of forest lands.

Level 1: Forestry Use Types which involve commercial harvesting of forest products and scientific research related to management of forest lands. Examples include timber harvesting, gathering of forest products (e.g., bark, berries, mushrooms), silvicultural, and environmental research facilities.

Level 2: Forestry Use Types which involve the manufacturing of lumber and basic wood materials; (examples include saw, lath, shingle, planing, plywood, drying kilns, and veneer mills) or involve processing of the lumber or wood materials into a consumer good. Examples include cabinets or other finished products made mainly from wood.

Level 3: Christmas tree farms not to exceed five acres in size.

- H. **Surface Mines.** Surface Mines Use Type refers to uses which involve the mining of naturally-occurring minerals, including metallic minerals, coal, nonmetallic minerals, and oil and gas, together with allied uses of rock crushing, screening, asphalt processing, and other auxiliary uses as approved by the Examiner. Examples include gold mines, coal mines, sand and gravel pits, rock quarries, oil and gas extraction.

(Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

18A.33.270 Commercial Use Category - Description of Use Categories.

Commercial activities include the provision of services and the sale, distribution, or rental of goods that benefit the daily needs of the general public which are not otherwise classified as civic, office, or industrial activities. The Commercial Use Category has been separated into the following types based upon distinguishing features such as: nature of business activity and type of goods or products sold or serviced. Any store or variety of stores exceeding 40,000 square feet shall be considered a Commercial Centers Use Type.

- A. **Adult Business.** Adult Business Use Type refers to establishments which provide entertainment, devices or services that are sexually explicit in nature and generate social impacts, thus, locationally sensitive to other uses. Examples include adult arcades, adult bookstores, adult cabarets, adult motion picture theaters, adult novelty stores, escort services, massage parlors, and public bathhouses.
- B. **Amusement and Recreation.** Amusement and Recreation Use Type refers to establishments or places of business primarily engaged in the provision of sports, entertainment, or recreational services to the general public or members. Examples include marinas, video arcades, teen clubs, athletic clubs, swimming pools, billiard parlors, bowling alleys, ice or roller skating rinks, indoor movie theaters, drive-in theaters, miniature golf courses, golf courses, outdoor performance centers, sports arenas, and race tracks. Also see Lodging Use Type, Commercial Use Category, for camp sites and recreational vehicle parks.

Table 18A.33.270-1. Amusement and Recreation Use Type – Description of Levels				
Level	Location of activity	Total floor area	Size of property	Typical uses and other requirements
Level 1:	Indoor	Up to 5,000 square feet	NA	Video arcades, martial arts studios, dance studios, billiard parlors, etc.; Not including Dance Halls
Level 2:	Indoor	Over 5,000 and up to 30,000 square feet	NA	Level 1 uses; Children-oriented amusement centers with multiple activities, mini-golf, batting cages, climbing walls, skateboard facilities, teen clubs, bowling alleys, live performance theatres, athletic clubs, dance halls as regulated per Chapter 5.32 PCC, etc.
Level 3:	Greater than 75 percent outdoor	NA	On a lot or combination of lots up to 3 acres	Batting cages, driving ranges, mini-golf, climbing walls, swimming pools, marinas, etc. Accessory uses include parking lots, landscaped areas, restrooms, maintenance buildings, concession stands, equipment rental stands, etc.
Level 4:	Indoor	Over 30,000 and up to 80,000 square feet	NA	Level 1 and 2 uses; Tennis courts, swimming pools, movie theatre complexes, sports arenas, ice rinks, skating rinks, soccer facilities, performing arts centers, etc.
Level 5:	Indoor	Up to 5,000 square feet	NA	Rental of recreational sports equipment only.
Level 6:	Greater than 75 percent outdoor	NA	NA	Publicly or privately owned golf courses. Accessory uses include driving ranges, parking areas, pro-shop, clubhouse, and food and beverage service.
Level 7:	Greater than 75 percent outdoor	NA	On a lot or combination of lots greater than 3 acres	Level 3 uses; Outdoor performance centers, racetracks, motor-tracks, outdoor sports arenas, drive-in theatres, recreational fishing ponds, etc. Accessory uses include parking lots, landscaped areas, restrooms, maintenance buildings, concession stands, equipment rental stands, etc.
Level 8:	Primarily indoor	Greater than 80,000 square feet	NA	Level 4 uses; Indoor sports arenas, large multi-plex movie theatre complexes, etc. Accessory uses include parking lots, restrooms, food and beverage service..

- C. **Billboards.** Billboards Use Type refers to an advertising mechanism conveyed on a preprinted or hand painted changeable sign which directs attention to businesses, commodities, services, or facilities which are not sold, manufactured, or distributed from the property on which the sign is located.

- D. Building Materials and Garden Supplies.** Building Materials and Garden Supplies Use Type refers to establishments primarily engaged in selling lumber and other building materials, paint, glass, and wallpaper, hardware, nursery stock, and lawn and garden supplies. Establishments primarily selling these products for use exclusively by businesses or to other wholesalers or primarily selling plumbing, heating and air-conditioning equipment, and electrical supplies are classified in the Wholesale Trade Use Type, Commercial Use Category.

Table 18A.33.270-2. Building Materials and Garden Supplies Use Type – Description of Levels				
Level	Primary activity	Total floor area	Use of outdoor areas	Other requirements
Level 1:	Retail sale of basic hardware lines, such as tools, builders' hardware, paint, and glass.	Up to 5,000 square feet	For display and storage as an accessory use	Accessory uses include retail sales of nursery, lawn and garden supplies and lumber
Level 2:	Same as Level 1	Over 5,000 and up to 10,000 square feet	Same as Level 1	Same as Level 1
Level 3:	Same as Level 1	Over 10,000 and up to 30,000 square feet	Same as Level 1	Same as Level 1
Level 4:	Sales of lumber and a general line of building materials, nursery, lawn, and garden supplies to the public	Over 30,000 and up to 80,000 square feet	Same as Level 1	General line of building materials may include rough and dressed lumber, flooring, molding, doors, frames, roofing, siding, shingles, wallboards, paint, brick, tile, and cement.
Level 5:	Outdoor retail sales of landscape materials, such as bark, crushed rock, soil, sand, plant materials, etc.	NA	See primary activity; may include storage of delivery trucks	Located on a lot or combination of lots not exceeding 2 acres in size. No more than 2 delivery trucks, up to 20,000 pound gross vehicle weight, can be kept on-site.
Level 6:	Same as Level 5.	NA	See primary activity; may include storage of delivery trucks	Located on a lot or combination of lots exceeding 2 acres in size.

- E. Bulk Fuel Dealers.** Bulk Fuel Dealers Use Type refers to establishments that sell fuels to businesses and households for transportation, heating, and business purposes. Fuel dealers store or sell materials that are flammable, explosive, or toxic. Examples include propane gas sales, heating oil dealers, liquefied petroleum gas dealers, coal, wood, or other fuel dealers.

Level 1: All bulk fuel dealers.

- Level 2:** Retail sales to residential and commercial end users of solid heating fuels and liquid heating fuels/oils (not to exceed 1,200 gallons) as an accessory use to an allowed commercial use. In the South Hill Community Plan area, see 18J.50.035 A. for specific location and fencing standards that apply.
- F. **Business Services.** Business Services Use Type refers to uses primarily engaged in providing services to business establishments on a contract or fee basis. Examples include courier services, parcel delivery services, FAX services, telegraph services, reproduction services, commercial art and photography services, stenographic services, and janitorial services.
- Level 1:** Total floor area up to 2,500 square feet, with no outdoor storage of vehicles.
- Level 2:** Total floor area of 2,500-5,000 square feet; may include outdoor storage of vehicles.
- Level 3:** Total floor area exceeds 5,000 square feet; may include outdoor storage of vehicles.
- G. **Buy-Back Recycling Center.** Buy-Back Recycling Center Use Type refers to any small-scale business without industrial activity consisting of buildings with a cumulative gross floor area less than 5,000 square feet or an outdoor storage area less than 20,000 square feet which collects, receives, or buys recyclable materials from household, commercial, or industrial sources for the purpose of sorting, grading, or packaging recyclables for subsequent shipment and marketing. All materials stored outside must be containerized. Examples of buy-back recycling centers include small scale glass or aluminum buy-back centers. Uses such as automotive part rebuilding and/or salvage or reusable camera reloading are not considered buy-back recycling centers (also see to the Industrial Use Category for Recycling Processor Use Type).
- H. **Commercial Centers.** Commercial Centers Use Type refers to any lot or combination of lots with a store or variety of stores, offices, and services integrated into a complex utilizing uniform parking facilities. A variety of goods are sold or services provided at these centers ranging from general merchandise to specialty goods and foods. Commercial centers can be grouped into three levels:
- Level 1:** Any store or commercial center containing a variety of stores with a cumulative floor area over 40,000 square feet and up to 80,000 square feet. Flea Markets or Swap meets with up to 80,000 of sales area.
- Level 2:** Any store or commercial center containing a variety of stores with a cumulative floor area over 80,000 square feet and up to 200,000 square feet.
- Level 3:** Any commercial center containing a store or variety of stores with a cumulative floor area greater than 200,000 square feet.
- I. **Eating and Drinking Establishment.** Eating and Drinking Establishment Use Type refers to establishments that sell prepared food, beer, wine and/or liquor and may also provide music. Examples include espresso stands, fast food restaurants, full service restaurants, taverns, and brewpubs. Cabarets and Dance Halls, either as a primary use or accessory to any of the following use levels, are subject to the requirements of Chapter 5.32 PCC, Public Dances, Cabaret, Dance Halls and Teenage Dances.
- Level 1:** Fast food restaurants without drive-through facilities.
- Level 2:** Fast food restaurants with drive-through facilities.

- Level 3:** Full service restaurants, which do not serve alcohol.
 - Level 4:** Full service restaurants, which serve beer (Class A liquor license required) and/or wine (Class C liquor license required).
 - Level 5:** Full services restaurants, which serve, beer, wine and/or liquor (Class H liquor license required).
 - Level 6:** Taverns which serve beer (Class B liquor license required) and wine (Class C liquor license required).
 - Level 7:** Brewpubs which serve beer (Class B liquor license required) and wine (Class C liquor license required).
 - Level 8:** Cabarets, as defined and regulated per Chapter 5.32 PCC.
 - Level 9:** Restaurants, espresso bars, cafes, delis, and other eating establishments that are attached to or are a part of a building for another use allowed in the zone. Such eating establishments do not serve alcohol and do not have drive-through facilities. The part of the primary structure used for this purpose shall not exceed 15 percent of the square footage of the structure.
 - Level 10:** Restaurants, espresso bars, cafes, delis, and other eating establishments that do not serve alcohol, do not have drive-through facilities, and are no larger than 1,500 square feet.
- J. **Food Stores.** Food Stores Use Type refers to stores primarily engaged in the retail sale of a variety of canned and dry foods, fresh fruits and vegetables, or meats, poultry, and fish, and may include a variety of disposable non-food products. Examples include meat and fish markets, vegetable markets, retail bakeries, dairy stores, and grocery stores.
- Level 1:** Total floor area up to 5,000 square feet.
 - Level 2:** Total floor area over 5,000 and up to 40,000 square feet.
 - Level 3:** Total floor area over 40,000 square feet and up to 80,000 square feet.
- K. **Lodging.** Lodging Use Type refers to establishments that provide lodging services. Examples include hotels, motels, master planned resorts, and retreat centers.
- Level 1:** Camp sites and recreational vehicle parks.
 - Level 2:** Hotels and motels.
 - Level 3:** Master planned resorts.
 - Level 4:** Employee Housing.
 - Level 5:** Retreat Centers
- L. **Mobile, Manufactured, and Modular Homes Sales.** Mobile, Manufactured, and Modular Homes Sales Use Type refers to those establishments that store and sell pre-manufactured homes. The primary purpose is to provide sites for marketing and distribution.
- M. **Motor Vehicles and Related Equipment Sales/Rental/Repair and Services.** Motor Vehicles and Related Equipment Sales/Rental/Repair and Services Use Type refers to establishments or places of business engaged in the sales, leasing, or service of automobiles, trucks, motorcycles, recreational vehicles, and boats; or heavy equipment and supplies related to motor vehicles; and self-moving or commercial moving services.
- Level 1:** Gasoline service stations together with accessory automobile repair and convenience shopping, and car washes with a one car capacity.
 - Level 2:** Automotive repair shops and car washes. Typical uses include general repair shops, transmission and engine rebuild shops, muffler shops, glass repair shops, automobile upholstery services, and lube/oil shops.

- Level 3:** Same uses as Level 2, except this level allows for motor vehicles sales as an accessory use provided the number of vehicles for sale on-site does not exceed 15 at any given time.
 - Level 4:** On-site sales, lease, or rental of automobiles, trucks not exceeding three tons of vehicle weight, and recreational vehicles.
 - Level 5:** Sales, lease, or rental of heavy truck and heavy equipment exceeding three tons of vehicle weight, supplies intended for outdoor use, and truck service stations. Typical use includes truck stops primarily designed for the service and fueling of heavy trucks and tractor trailer sales. Other activities include automobile body repair and paint facilities.
 - Level 6:** On-site lease or rental of automobiles, trucks not exceeding three tons of vehicle weight, and recreational vehicles.
 - Level 7:** Aircraft sales, lease or rental.
 - Level 8:** Boat repair and sales facilities.
 - Level 9:** On-site sales, lease or rental of automobiles, trucks and accessories provided the number of vehicles on-site does not exceed 40 at any given time. In the South Hill Community Plan area, see 18J.50.035 B. for specific setback, fencing and landscaping standards that apply.
- N. **Personal Services.** Personal Services Use Type refers to uses primarily engaged in providing services to individuals. These services meet the needs on a daily, weekly, monthly, or less frequent basis. Examples include coin-operated laundries, dry cleaning drop-off/pick-up establishments, dry cleaners, beauty shops, barber shops, clothing alterations, tanning salons, travel agencies, funeral services, photographic studios, carpet and upholstery cleaners, taxi services, and personal improvement services. Also see Rental and Repair Services Use Type for other services.
- Level 1:** Total floor area up to 2,500 square feet and does not involve outdoor storage of vehicles.
 - Level 2:** Total floor area exceeding 2,500 square feet and up to 5,000 square feet; may include outdoor storage of vehicles.
 - Level 3:** Total floor area exceeding 5,000 square feet; may include outdoor storage of vehicles.
- O. **Storage.** Storage Use Type refers to businesses engaged in the storage of items for personal and business use. This use type includes storage of vehicles, boats and recreational vehicles only when stored for personal use and not for sale, repair or maintenance purposes. Examples of Personal Storage uses include mini-warehousing and boat storage yards. For maintenance or repair of recreational vehicles or boats, also see the Motor Vehicles and Related Equipment Sales/Rental/Repair and Services Use Type.
- Level 1:** Establishments on parcels of less than 1 acre.
 - Level 2:** Establishments on parcels of 1 to 4 acres.
 - Level 3:** Establishments on parcels of more than 4 acres.
 - Level 4:** Establishments on parcels of less than 4 acres. In the South Hill Community Plan area, see 18J.50.035 C. for specific setback, fencing and landscaping standards that apply.
 - Level 5:** Establishments with totally enclosed mini-storage warehouses 2 to 3 stories high, not to exceed a building footprint of 25,000 square feet.

- P. **Pet Sales and Service.** Pet Sales and Services Use Type refers to places of business primarily engaged in the retail sale, production, and services associated with small animals and household pets. Examples include pet stores, dog bathing and clipping salons, pet grooming shops, pet training centers, and veterinary hospitals for small animals and pets. See the Resource Use Category - Agricultural Services Use Type, for regulations pertaining to large animal veterinary services. Also see Resource Use Category - Animal Production, Boarding and Slaughtering Use Type for breeding and boarding kennels.
- Level 1:** Retail and Service establishments are always located completely indoors and are less than 2,500 square feet in total floor area.
 - Level 2:** Retail and Service establishments exceeding 2,500 square feet of total floor area and which may involve accessory outdoor facilities.
- Q. **Rental and Repair Services.** Rental and Repair Services Use Type refers to establishments primarily engaged in the provision of repair services or closely related uses. Typical uses include upholstery shops, appliance repair shops, small engine and power tool rental and repair such as lawn mowers and chainsaws, vacuum cleaner repair, medical equipment rental and repair services, rental furnishings, and instrument repair services. Refer to Motor Vehicles and Related Equipment Sales/ Rental/Repair and Services Use Type for automotive repair. Also see Personal Services Use Type for clothing alterations.
- Level 1:** Establishments that do not involve outdoor storage.
 - Level 2:** Establishments that involve outdoor storage of equipment.
- R. **Sales of General Merchandise.** Sales of General Merchandise Use Type refers to establishments that sell general merchandise including apparel and accessories, pharmaceuticals, optical goods, furniture and home furnishings, computers, and electronics. Also see Building Materials and Garden Supplies Use Type for establishments primarily engaged in selling lumber and other building materials, paint, glass, wallpaper, hardware, nursery stock, and lawn and garden supplies.
- Level 1:** Total floor area up to 5,000 square feet.
 - Level 2:** Total floor area over 5,000 and up to 15,000 square feet.
 - Level 3:** Total floor area over 15,000 and up to 30,000 square feet.
 - Level 4:** Total floor area over 30,000 square feet and up to 80,000 square feet.
- S. **Wholesale Trade.** Wholesale Trade Use Type refers to establishments primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying for or selling merchandise to such individuals or companies. Typical Wholesale Trade establishments include wholesale merchants or jobbers and cooperative buying associations. Typical wholesale Trade businesses are electrical distributors, plumbing supplies, heating and air-conditioning equipment supplies, lumber and construction materials supplies, professional and commercial equipment supplies.
- Level 1:** Establishments with total floor area of 10,000 square feet or less and indoor storage only.
 - Level 2:** Establishments with total floor area of more than 10,000 to 80,000 square feet and with indoor or outdoor storage.

(Ord. 2004-52s § 3 (part), 2004)

18A.33.280 Description of Use Categories – Industrial Use Category.

Industrial Use Categories include the on-site production, processing, storage, movement, servicing, or repair of goods and materials. The harvesting and extraction of raw materials; e.g., agricultural, forest, mineral, etc., is not included within the Industrial Use Categories but is found within the Resource Use Category. The Industrial Use Categories typically have one or more of the following characteristics: relatively large acreage requirements, create substantial odor or noise, create heavy traffic passenger vehicle and/or truck volumes, employ relatively large numbers of people, and/or create visual impacts incompatible with residential development.

- A. **Basic Manufacturing.** Basic Manufacturing Use Type refers to uses that involve the primary processing of a raw or initially-processed material into a product that requires additional processing, manufacture, or assembly in order to become a consumer good. Examples include:
1. the production of basic chemicals;
 2. petroleum and natural gas storage;
 3. the manufacture of castings and other basic metal products and the manufacture of nails, spikes, and insulated wire and cable;
 4. the tanning, curing, or storage of raw hides or skins;
 5. the manufacture of cement, ready-mix concrete, cut stone, and crushed rock and other primary products from materials taken principally from the earth in the form of stone, clay, and sand;
 6. the manufacture of asphalt and asphalt reclamation processes;
 7. soil remediation facilities;
 8. saw, lath, shingle, planing, plywood and veneer mills engaged in producing lumber and basic wood materials;
 9. the manufacture of pulps from woods and other cellulose fibers and from rags;
 10. petroleum and natural gas refining and processing; and
 11. the smelting and refining of ferrous and non-ferrous metals from ore or scrap, rolling, drawing, and alloying metals.
- B. **Contractor Yards.** Contractor Yards Use Type refers to an area for construction or contracting business offices and the interior or outdoor storage, repair, or maintenance of heavy equipment, vehicles, or construction supplies and materials. See Section 18A.35.150 for construction and contractor facility standards.
- Level 1:** Contractor Yards that include an outdoor storage area of less than or equal to 2 acres.
- Level 2:** Contractor Yards with outdoor storage areas greater than 2 acres in size.
- C. **Food and Related Products.** Food and Related Products Use Type refers to uses which involve the processing of non-animal food materials, raw milk, ice manufacturing, and other food products manufacturing, processing, storage and packaging. Examples include: bakeries which distribute products to many retail outlets, creameries and other dairy products manufacturing without on-site dairy animals, soft drink bottling plants, feed and cereal mills, flour mills, vegetable oil manufacturing, refining or storage, yeast plants, and starch, glucose and dextrine manufacturing, and dry pet food, lard, pickles, sauerkraut, and vinegar manufacturing, sugar refining, breweries and distilleries. This Use Type does not include any food processing in which animals, slaughtered or live, are processed on site. Those uses are found under the Animal Production, Boarding, and Slaughtering Use Type.

Table 18A.33.280-1. Food and Related Products Use Type – Description of Levels				
Level and primary activity	Employees	Total Floor Area	Vehicles	Storage
Level 1: Food processing and packaging facilities	Up to 6	Up to 2,000 square feet	No more than 3 vehicles up to 10,000 gross vehicle weight each, and No more than 1 vehicle in excess of 10,000 gross vehicle weight	No exterior storage
Level 2: Breweries and wineries	NA	NA	NA	NA
Level 3: Food processing and packaging facilities	No limit	Up to 5,000 square feet	No more than 3 vehicles up to 10,000 gross vehicle weight each, and No more than 1 vehicle in excess of 10,000 gross vehicle weight	No exterior storage
Level 4: Food processing and packaging facilities	No limit	Up to 5,000 square feet	No more than 3 vehicles up to 10,000 gross vehicle weight each, and No more than 1 vehicle in excess of 10,000 gross vehicle weight	Exterior storage allowed
Level 5: Food processing and packaging facilities	No limit	Up to 80,000 square feet	No limit	No exterior storage
Level 6: Food processing and packaging facilities	No limit	Up to 80,000 square feet	No limit	Exterior storage allowed
Level 7: Food processing and packaging facilities	No limit	Greater than 80,000 square feet	No limit	Exterior storage allowed

D. Industrial Services and Repair. Industrial Services and Repair Use Type refers to businesses that support industrial and commercial uses by repairing equipment or vehicles and/or providing other services integral to the functioning of the industrial or commercial use.

Level 1: Uses involving the repair of medium and large sized products (e.g., ships, boats, and trucks exceeding three tons of vehicle weight) with all repair activities taking place inside a building.

Level 2: Uses involving the repair of medium and large sized products (e.g., ships, boats, and trucks exceeding three tons of weight) with repair activities taking place outside a building.

- Level 3:** Uses providing large scale or bulk services to commercial and industrial businesses but not directly to the consumer (e.g., clothes cleaning plants, bulk laundries, diaper services, power laundries, linen supply, dry cleaning plants, industrial launderers, other laundry and garment services).
- Level 4:** Industrial services related strictly to industrial uses (e.g., assaying, towing and tugboat services, water transportation services, and industrial wastewater treatment facilities).
- Level 5:** Industrial services related strictly to bio-tech or high tech research (e.g., physical and biological research testing laboratories, computer-related testing laboratories, environmental research facilities, etc.).
- Level 6:** Aircraft repair and maintenance services.

E. **Intermediate Manufacturing and Intermediate/Final Assembly.** Intermediate Manufacturing and Intermediate/Final Assembly Use Type refers to uses that involve intermediate processing of semi-processed material into a consumer good and to uses that involve the assembly of semi-processed and/or intermediate processed products into a consumer good. This Use Type refers to the production, manufacture, fabrication or assembly of one or more of the following product types:

1. clothing and fabricated products;
2. products manufactured by predominately chemical processes and which are to be used for ultimate consumer or industrial consumption;
3. products manufactured by predominately chemical processes and which are to be used in further manufacture of other products;
4. electronic computers, computer hardware components and related equipment, and other machinery, apparatus and supplies for the generation, storage, transmission, transformation, and utilization of electrical energy;
5. industrial and commercial machinery and equipment;
6. finished products made entirely or mainly from wood for use in construction;
7. paper and paperboard and its conversion into other paper-based products;
8. ferrous and non-ferrous metal products and a variety of metal and wire products manufacturing;
9. products manufactured or assembled from plastic resins and from natural, synthetic, or reclaimed rubber;
10. paving and roofing materials, compounding lubricating oils and greases, rubber reclaiming, manufacture of synthetic rubber;
11. instruments for measuring, testing, analyzing and controlling, optical instruments and lenses, surveying and drafting instruments, medical instruments and equipment, photographic equipment, watches and clocks, and supplies associated with the previous products;
12. glass and glass products, clay products, pottery, concrete and gypsum products, abrasive and asbestos products, and other secondary products from materials taken principally from the earth in the form of stone, clay and sand;
13. woven and knit fabrics, and carpets and rugs from yarn;
14. dyeing, finishing, coating, waterproofing, and other treating of fiber, yarn, and fabrics;
15. felt, lace goods, non-woven fabrics, and miscellaneous textiles;
16. equipment for transportation of people or cargo by land, air, rail, or water; and

17. other manufacturing and/or assembly processes in which processed or semi-processed materials are made or assembled into consumer products.

Table 18A.33.280-2 Intermediate Manufacturing and Intermediate/Final Assembly Use Type – Description of Use Levels				
Level	Employees	Total Floor Area	Vehicles	Exterior Storage
Level 1:	Up to 6	Up to 2,000 square feet	No more than 3 vehicles up to 10,000 gross vehicle weight each, and No more than 1 vehicle in excess of 10,000 gross vehicle weight	No exterior storage
Level 2:	No limit	Up to 5,000 square feet	No more than 3 vehicles up to 10,000 gross vehicle weight each, and No more than 1 vehicle in excess of 10,000 gross vehicle weight	No exterior storage
Level 3:	No limit	Up to 5,000 square feet	No more than 3 vehicles up to 10,000 gross vehicle weight each, and No more than 1 vehicle in excess of 10,000 gross vehicle weight	Exterior storage allowed
Level 4:	No limit	Up to 80,000 square feet	No limit	No exterior storage
Level 5:	No limit	Up to 80,000 square feet	No limit	Exterior storage allowed
Level 6:	No limit	Greater than 80,000 square feet	No limit	Exterior storage allowed

- F. Motion Picture/Television and Radio Production Studios.** Motion Picture/Television and Radio Production Studios Use Type refers to uses engaged in the production and distribution of motion pictures, production and distribution of television segments, radio and television production of commercial spots, and other related activities.
- Level 1:** Facilities with a total floor area up to 10,000 square feet.
- Level 2:** Facilities with a total floor area exceeding 10,000 square feet.
- G. Off-Site Hazardous Waste Treatment and Storage Facilities.** Off-Site Hazardous Waste Treatment and Storage Facilities Use Type refers to facilities that treat and store hazardous waste generated off-site and are authorized pursuant to Chapter 70.105 RCW. All contiguous land and structures used for recycling, reusing, reclaiming, transferring, storing, or treating hazardous wastes are included.
- H. Printing, Publishing, and Related Industries.** Printing, Publishing, and Related Industries Use Type refers to uses engaged in printing by one or more common processes, such as letterpress, lithography, or screen; services for the printing trade, such as bookbinding and platemaking; and publishing newspapers, books, and periodicals.
- Level 1:** Floor area devoted to printing/pressing operation not exceeding 5,000 square feet.

- Level 2:** Floor area devoted to printing/pressing operation in excess of 5,000 square feet.
- I. **Recycling Processor.** Recycling Processor Use Type refers to any large scale buy-back recycling business or other industrial activity which specializes in collecting, storing, and processing any waste, other than hazardous waste or municipal garbage, for reuse and which uses heavy mechanical equipment to do the processing. Examples include facilities where commingled recyclables are sorted, baled, or otherwise processed for transport off-site. Also see the Commercial Use Category for Buy-Back Recycling Center Use Type.
- J. **Salvage Yards/Vehicle Storage.** Salvage Yards/Vehicle Storage Use Type refers to uses that involve: the salvage of wrecked vehicles, vehicle parts and appliances; and the storage of vehicles.
- Level 1:** Salvage Yards dealing with salvage of wrecked motor vehicles, vehicle parts, and appliances in which all vehicles and merchandise are stored within an enclosed building(s).
- Level 2:** Salvage Yards dealing with salvage of wrecked motor vehicles, vehicle parts, and appliances in which vehicles and merchandise are stored in an outdoor storage area.
- Level 3:** Vehicle Storage. The area for vehicle storage shall be no more than 10,000 square feet for storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreational vehicles. The area for vehicle storage shall be fenced. It does not include parking lots or the storage of vehicles for repair, sale, or the sale of vehicle parts.
- Level 4:** Vehicle Storage areas of more than 10,000 square feet for storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreational vehicles. The area for vehicle storage shall be fenced. It does not include parking lots or the storage of vehicles for repair, sale, or the sale of vehicle parts.
- K. **Warehousing, Distribution, and Freight Movement.** Warehousing, Distribution, and Freight Movement Use Type refers to the large scale warehousing and distribution of manufactured or processed products for one or more businesses and the large scale distribution of raw, manufactured, or processed products for one or more businesses at a central location.

Table 18A.33.280-3 Warehousing, Distribution and Freight Movement Use Type – Description of Levels				
Level	Products transported or stored	Where stored	Size of property	Examples of uses and locations
Level 1:	Manufactured or processed products	Within a building served by loading docks	On a lot or combination of lots not exceeding 2 acres	Grocery chain distribution centers, parcel delivery distribution centers. Often in close proximity to marine ports
Level 2:	Same as Level 1	Inside a building with loading docks or in outdoor storage areas	On a lot or combination of lots not exceeding 2 acres	Grocery chain distribution centers, parcel delivery distribution centers; storage of fabricated concrete blocks or finished lumber storage yards. Often in close proximity to marine ports.

Table 18A.33.280-3 Warehousing, Distribution and Freight Movement Use Type – Description of Levels				
Level	Products transported or stored	Where stored	Size of property	Examples of uses and locations
Level 3:	Same as Level 1	Within a building served by loading docks	On a lot or combination of lots from 2 to 5 acres in size	Grocery chain distribution centers, parcel delivery distribution centers. Often in close proximity to marine ports
Level 4:	Same as Level 1	Inside a building with loading docks or in outdoor storage areas	On a lot or combination of lots from 2 to 5 acres in size	Grocery chain distribution centers, parcel delivery distribution centers; storage of fabricated concrete blocks, finished lumber storage yards, new automobile storage areas. Often in close proximity to marine ports
Level 5:	Same as Level 1	Inside a building with loading docks or in outdoor storage areas	On a lot or combination of lots exceeding 5 acres in size	Grocery chain distribution centers, parcel delivery distribution centers; storage of fabricated concrete blocks, finished lumber storage yards, new automobile storage areas. Often in close proximity to marine ports
Level 6:	Raw materials, semi-processed materials, or fully processed materials	Inside a building with loading docks	On a lot or combination of lots not exceeding 5 acres in size	Raw log storage, shipping container yards. Usually located in close proximity to rail lines, marine ports, airports, or regional highways
Level 7:	Same as Level 6	Inside a building with loading docks or in outdoor storage areas	On a lot or combination of lots not exceeding 5 acres in size	Raw log storage, shipping container yards. Usually located in close proximity to rail lines, marine ports, airports, or regional highways
Level 8:	Same as Level 6	Inside a building with loading docks or outdoor storage areas	On a lot or combination of lots exceeding 5 acres in size	Raw log storage, shipping container yards. Usually located in close proximity to rail lines, marine ports, airports, or regional highways
Level 9:	High and low level explosive materials and blasting agents as defined by the Bureau of Alcohol, Tobacco and Firearms	Inside a building with loading docks or in secure outdoor storage areas	On parcels large enough to meet federal standards regarding setbacks, buffers and separation, and not less than 10 acres in size	Located in large secluded areas away or buffered from living and critical areas and accessible to major arterials, rail lines or airports

(Ord. 2004-52s § 3 (part), 2004)

18A.33.285 Single-Family Detached Use Exception.

- A. **Non-Industrial Zones.** One single-family detached dwelling unit may be erected upon an existing vacant parcel, provided said parcel existed as a legal lot of record prior to the effective date of the Frederickson Community Plan. The unit shall be required to comply with requirements for setback, height, and other requirements of the zone in which it is located.
- B. **Industrial Zones.** Within the Frederickson Community Plan area, a single-family detached dwelling unit may be allowed on a existing vacant lot of record with the approval of an Administrative Use Permit when the following criteria are met:
1. The subject parcel existed prior to January 1, 1995, and is not more than two acres in size;
 2. The parcel was created for residential use;
 3. The dwelling unit is screened and setback from property lines to the greatest degree possible to aid in reducing compatibility issues with adjacent industrial uses; and,
 4. The property owner records title notification in a form provided by Pierce County that acknowledges that the dwelling unit is located within an industrially zoned area and that normal activities within this zone may cause discomfort or inconvenience to the dwelling unit's occupants.

(Ord. 2004-52s § 3 (part), 2004)

18A.33.290 Rural Zone Use Exception.

When a vacant parcel located in the Rural Separator or Rural 10 classifications abuts a state highway which is not designated as a limited access highway and is bordered by property improved with existing commercial or industrial use types or multi-family, or mobile home park uses established on or before July 1, 1990, on more than 50 percent of the property's boundaries, use levels/types indicated by footnote (1) and (2) on Table 18A.17.020 are allowed with approval of a Conditional Use Permit by the Hearing Examiner. For purposes of this Section, land uses across an abutting road, other than State highways or major or secondary County arterials, shall be used for purposes of calculating the percentage of land uses along the property's boundaries. The Hearing Examiner, if approving an exception, shall make a finding that the property is within the logical boundary of the existing area of such more intensive uses. (Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

Division IV. Accessory Uses

18A.33.300 Accessory Uses and Structures.

- A. **Purpose.** The purpose of this Section is to allow accessory uses and structures and provide standards and conditions for regulating them.
- B. **Exemptions.** See the appropriate Section regarding specific development standards for the accessory uses exempted from this Section.
1. See Section 18A.35.060 -- Home Occupations and Cottage Industries
 2. See Section 18A.35.080 -- Accessory Dwelling Units
 3. See Section 18A.35.070 -- Home Based Day Care
 4. See Section 18A.35.090 -- Agricultural Uses and Animals
 5. See Title 19B – Development Regulations - Signs
 6. See Section 18A.33.400 -- Temporary Uses

- C. **General Standards.** Accessory uses and structures customarily incidental to either principal residential or non-residential uses and structures are allowed in all regulatory zones except as otherwise provided herein. The following provisions apply to all zone classifications.
1. In all zones there shall be no limit as to the number of accessory uses allowed on a lot, provided:
 - a. The accessory use is not specifically excluded from locating in the zone classification; and
 - b. The accessory use meets all regulatory requirements.
 2. Accessory uses, other than fences and retaining walls, are prohibited from locating on a lot prior to a legal principal use.
 - a. Except as otherwise provided in this Title, it is unlawful to construct, erect, or locate private garages, sheds, or other accessory structures in any zone classification without a lawfully permitted principal use on the same lot of record.
 - b. Refer to Section 18A.33.400 for regulations governing the placement of temporary uses.
 - c. Agricultural uses and animals are allowed subject to provisions in Section 18A.35.090.
 3. All accessory uses must be customarily incidental and subordinate to the principal building or use of the lot upon which it is located.
 4. At such time as the principal use or structure is discontinued, all accessory uses and structures to the principal use or structure shall also be discontinued.
 5. Where there is a question regarding the inclusion or exclusion of a particular accessory use within any zone classification, the Director shall have the authority to make the final determination. The determination shall be based upon the general standards of this Section and an analysis of the compatibility of the use or structural size and placement with consideration of the predominant surrounding land use pattern and with the permitted principal uses of the zone classification.
- D. **Residential Standards.** Accessory uses and structures customarily incidental to principal residential uses and structures are allowed in all regulatory zones except as otherwise provided herein.
1. On residential lots less than one acre in size, no detached accessory structure or combination of detached accessory structures is permitted to exceed 2,000 square feet; subject to other provisions of this Title.
 2. Structures typically accessory to a dwelling unit, such as garages, green houses and storage buildings not exceeding 576 square feet and docks may be permitted without the principal residential use.
- E. **Accessory Use List.** The following accessory uses are customarily found within one or more use categories.
1. **Residential.**
 - a. Carports or garages for the sole use of occupants of premises and their guests, attached or detached (without fee to guests), for storage of motor vehicles, boats, recreational vehicles, and/or planes;
 - b. Greenhouse, private and non-commercial;
 - c. Storage buildings for yard maintenance equipment and household goods;
 - d. Underground fuel storage tanks to serve a residential subdivision; and

- e. Agricultural activities, such as gardens and orchards for private, non-commercial use;
- f. Bed and Breakfast House; and
- g. Refer to Section 18A.33.300 E.9. for uses applicable in more than one use category.
- h. Motor tracks subject to the following restrictions, all restrictions must be met or the use is categorized under Amusement and Recreation use type.
 - 1. Rural zones only;
 - 2. Parcels must be equal to or exceed five contiguous acres in size;
 - 3. Track shall be within an area not to exceed two acres in size;
 - 4. No portion of the usable track may be within 50 feet of any property line and no closer than 250 feet to a principal residential structure on any abutting property.
 - 5. The track shall only be utilized during daylight hours; no earlier than 8 a.m. and no later than 6 p.m. year round;
 - 6. Use of the track is limited to the occupant(s) of the single-family residence.
- i. In all Urban zones and Rural zones with lots less than five acres the parking of one vehicle up to 10,000 G.V.W. used by the resident for commercial purposes.
- j. In all Rural Zones on lots greater than five acres the parking of one vehicle up to 30,000 G.V.W. used by the resident for commercial purposes.
- k. One commercial vehicle that exceed 10,000 G.V.W may be parked in all rural and urban zones provided they are under contract with local authorities, such as the Sheriff and/or State Patrol, to provide assistance to automobile accidents or provide assistant during inclement weather conditions.
- l. Agricultural uses and animals subject to provisions in Section 18A.35.090.
- 2. **Civic.** Refer to Section 18A.33.300 E.9. for uses applicable in more than one use category.
 - a. Day-care Centers with a school or church as an established principal use.
 - b. Primary and secondary educational facilities, i.e., kindergarten, elementary, intermediate, middle and junior high schools, and high schools, shall be permitted to place or construct a maximum of 5,000 square feet of building coverage on a facility site in any one calendar year, with a cap of 10,000 square feet of building coverage allowed per facility site without approval of the appropriate Administrative or Conditional Use Permit per Section 18A.33.100 G. Primary and secondary schools shall not be subject to the one-time expansion restrictions of Section 18A.05.035. Any installation of outdoor lighting in currently unlit portions of school grounds shall require the appropriate use permit specified in 18A.33.100 G.
- 3. **Utilities.** Refer to 18A.33.300 E.9. for uses applicable in more than one use category.
 - a. Maintenance of the equipment, vehicles, and machinery used to support a principal use.
- 4. **Essential Public Facilities.**
 - a. Maintenance of the equipment, vehicles, and machinery used to support a principal use.
- 5. **Office/Business.** Refer to Section 18A.33.300 E.9. for uses applicable in more than one use category.

6. **Resource.**

- a. Chippers, pole yards, log sporting and storage, and accessory uses customary in the harvesting and commercial production of forest products; e.g., scaling and weighing stations, temporary crew quarters, storage and maintenance facilities, residue storage and disposal areas;
- b. Housing for agricultural workers on the same site as the commercial agricultural activity;
- c. Storage of agricultural products or equipment used on site;
- d. Storage of explosives, fuels, and chemicals used for commercial, agricultural, and forestry uses;
- e. Surface impoundment for agricultural use;
- f. Extraction and processing of rock or gravel incidental to commercial forestry;
- g. Refer to Section 18A.33.300 E.9. for uses applicable in more than one use category;
- h. In mineral resource areas, recycling of asphalt, concrete, rubber, and other recyclable materials;
- i. Maintenance of the equipment, vehicles, and machinery used to support a principal use;
- j. Cabinetmaking; and
- k. Agricultural sales of produce, shrubbery, plants, eggs, and dairy products as an accessory use to Animal Production and Crop Production use categories defined in 18A.25.260 C. and D.
 - (1) Each site shall be limited to one agricultural sales stand and the agricultural sales stand shall be located on the property where the products are grown, raised, or harvested.
 - (2) 100 percent of total floor area shall be dedicated to products grown, raised or harvested on site or by the owner.
 - (3) The agricultural sales stand may be of an open air construction or fully enclosed building but shall not exceed 500 square feet in total floor area.
 - (4) The site shall be subject to provisions outlined in Chapter 18A.35.030 for landscaping for the Resource Use category.
 - (5) The site shall be subject to provisions outlined in Chapter 18A.35.040 for off street parking for retail stores.

7. **Commercial.** Refer to Section 18A.33.300 E.9. for uses applicable in more than one use category.

- a. Maintenance of the equipment, vehicles, and machinery used to support a principal use.
- b. Mobile food service, i.e., espresso trucks and lunch wagons. Mobile accessory uses shall not be subject to landscaping and parking provisions contained within Chapter 18A.35 of this regulation unless they exceed more than two hours per day per site.

8. **Industrial.**

- a. Refer to Section 18A.33.300 E.9. for uses applicable in more than one use category; and
- b. Maintenance of the equipment, vehicles, and machinery used to support a principal use.
- c. Service and retail uses that support and are ancillary to the primary uses allowed in the employment area.

- d. Car crushing facilities accessory to established Salvage Yards/Vehicle Storage, Recycling Processor, or Industrial Services and Repair.
- 9. **Accessory Uses Applicable to Principal Uses in More than One Use Category.**
 - a. Antennae and satellite dishes for private telecommunication services;
 - b. Decks and patios;
 - c. Facilities used in grounds maintenance;
 - d. Food service facilities for use primarily by employees with no exterior advertisement of the facility;
 - e. Incidental storage of raw materials and finished products sold or manufactured on site;
 - f. Non-commercial recreational facilities and areas (indoor or outdoor), including swimming pools, for exclusive use by employees, patrons, or residents, depending upon the principal land use;
 - g. On-site hazardous waste treatment and storage;
 - h. Private docks and mooring facilities;
 - i. Retaining walls, free-standing walls, and fences;
 - j. Waste piles authorized by a solid waste permit;
 - k. Small-scale composting facility to handle less than 40 cubic yards;
 - l. Solid waste impoundments; and
 - m. Waste-to-energy facilities designed to burn less than 12 tons per day.
 - n. Dwelling units used exclusively for caretakers or superintendents and their families.
- 10. Uses and associated structures deemed by the Director to be customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.
- F. **Other Pierce County Codes.** Please refer to Shoreline Management Use Regulations, Title 20 of the Pierce County Code, for specific specialized accessory use standards. (Ord. 2004-87s § 6 (part), 2004; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

18A.33.400 Temporary Uses.

- A. **Purpose.** The purpose of this Section is to establish allowed temporary uses and structures, and provide standards and conditions for regulating such uses and structures.
- B. **Temporary Uses Allowed-Number of Days Allowed.** The numbers in this Table represent the cumulative number of days the specific temporary use may be allowed on an individual property within any 12-month period. It is the applicant's discretion as to how the days are utilized throughout the 12-month period. A temporary use as listed below shall not be subject to landscaping and parking provisions contained within Chapter 18A.35 of this regulation. Produce and flower sales shall be considered a permanent use as described in 18A.33.260 A., Agricultural Sales and shall be subject to landscaping and parking provisions when the time frames specified herein are exceeded.

TEMPORARY USES ALLOWED-NUMBER OF DAYS ALLOWED						
Table 18A.33.400 B.						
Temporary Use Types and Number of Days Allowed	Urban Centers	Urban Districts	Urban Residential	Ag FL	Rural Centers	Rural Residential
Produce (1)	120	120		120	120	120
Flowers (1)	30	30		30	30	30
Fireworks (1)(2)	14	14			14	
Christmas Trees (1)	45	45		45	45	45
Carnivals/Circuses (1)	14	14			14	
Community Festivals (1)	14	14	14	14	14	14
Garage Sales (3)	8	8	8	8	8	8
Parking Lot Sales (1)	14	14			14	
Camping and Recreational Vehicle Use (4)	120	120	120	120	120	120

Footnotes:

- (1) Occupying recreational vehicles in conjunction with this temporary use is limited to guard, caretaker, and similar functions which prohibit public entry into the vehicle. The number of days the recreational vehicle is allowed on the site shall be the same as the associated temporary use.
- (2) Actual number of days fireworks sales are allowed is subject to Chapter 5.08 PCC and Washington State requirements.
- (3) Garage sales are not subject to affidavit requirements of 18A.33.400 C.1.
- (4) Camping and recreational vehicles used for housing purposes must meet the standards set forth in 18A.33.400 D.5.

C. Temporary Use/Duration and Frequency. Temporary uses shall be limited in duration and frequency as follows:

1. Any proponent of a temporary use shall file an affidavit with the Planning and Land Services Department which specifies the type of use, location, and specified days and hours of operation of the proposed temporary use. The affidavit form is available at the Department.
2. The duration of the temporary use shall include the days the use is being set up and established as well as when the event actually takes place.
3. A parcel may host no more than three temporary uses within a calendar year, provided the time periods specified in 18A.33.400 B. are not exceeded. Multiple temporary uses may occur on a parcel concurrently provided the time periods in 18A.33.400 B. are not exceeded.

D. Temporary Structure Standards.

1. **Temporary Construction Buildings.** Temporary structure for the housing of tools and equipment, or containing supervisory offices in connection with major construction projects, may be established and maintained during the progress of such construction on such projects, and shall be abated within 30 days after completion of the project or 30 days after cessation of work.

2. **Temporary Real Estate Office.** One temporary real estate sales office may be located on any new subdivision in any zone, provided the activities of such office shall pertain only to the selling of lots within the approved subdivision or phase of subdivision upon which the office is located, provided the temporary real estate office shall be removed at the end of a three year period measured from the date of the recording of the map of the subdivision upon which such office is located.
3. **Temporary Housing Unit.** A temporary housing unit may be placed on a lot or tract of land in any zone for occupancy during the period of time necessary to construct a permanent use or structure on the same lot or tract or abutting property leased or owned by the applicant. Existing dwelling units may be converted to a temporary housing unit. A temporary housing unit is subject to the following:
 - a. The unit is removed from the site within 30 days after final inspection of the project, or within one year from the date the unit is first moved to the site, whichever may occur sooner.
 - b. The unit is not located in any required yard.
 - c. A temporary permit is issued by the Building Division prior to occupancy of the unit on the construction site.
4. **Temporary Housing Units – Mother-in-Law.** Temporary housing units are permitted in all zones as follows:
 - a. A temporary housing permit for a temporary housing unit may be issued by the Building Division if the applicant can satisfy the criteria set forth in subsection 18A.33.400 D.4.b. of this Section and attests by affidavit that:
 - (1) The information furnished with the application is true and correct.
 - (2) That the standards and conditions set forth in the permit will remain satisfied as long as the temporary housing unit remains on the site.
 - b. **Minimum standards for temporary housing units – mother-in-law.** The following are the minimum standards applicable to temporary housing units. Applications for a reduction of these standards may only be granted by the Examiner through the Variance procedures set forth in Section 18A.75.040.
 - (1) The temporary housing unit shall be occupied by the parent or parents of the occupants of the dwelling, or not more than one individual who is a close relative of the occupants of the principal dwelling.
 - (2) An occupant of the temporary housing unit because of age, disability, prolonged infirmity, or other similar incapacitation is unable to independently maintain a separate type of residence without human assistance.
 - (3) The temporary housing unit must bear the HUD 3280 seal.
 - (4) In the event the Health Department requires the installation of separate water supply and/or sewerage disposal systems, said requirements shall not at a later time constitute grounds for the continuance or permanent location of a temporary housing unit beyond the length of time authorized in the permit or renewal of said permit.
 - (5) Prior to the issuance of a temporary housing permit, the County shall review the application and may require the installation of such fire protection/detection equipment as may be deemed necessary as a condition to the issuance of the temporary housing permit.

- (6) The temporary housing unit shall be removed from the lot or tract of land not more than 30 days from the date the temporary permit expires or occupancy ceases.
 - c. **Renewals.** Temporary housing permits shall be valid for the period of time the parent or close relative resides in the temporary housing unit; provided, that after obtaining initial approval, annual renewals of the temporary housing permit must be obtained from the Building Official. When obtaining a renewal, the Building Official shall confirm by affidavit from the applicant that the requirements specified herein are satisfied. Application for renewals must be made 60 days before the expiration of the current permit. Renewals of said permits shall be automatically granted if the applicant is in compliance with the provisions herein and no notice of such renewal is required.
5. **Temporary Housing - Recreational Vehicle Use and Camping.** Recreational vehicles, tents, or travel trailers located on a lot of record may be temporarily occupied for the time period noted in 18A.33.400 B., subject to compliance with the standards set forth in subsections 18A.33.400 D.5.a. of this Section. Recreational vehicles, travel trailers, and tents located within an approved recreational vehicle park are not subject to the standards set forth in subsection 18A.33.400 D.5.a. (See Section 18A.35.115 for standards applicable to recreational vehicle parks.)
- a. **Minimum Temporary Occupancy Standards.** Temporary occupancy of recreational vehicles, tents, and travel trailers is permitted in all zones when in compliance with the following standards:
 - (1) Within the urban growth area, only those recreational vehicles, tents, or travel trailers located on a lot developed with a principal dwelling unit may be occupied for the temporary period noted in 18A.33.400 B. Provided that, however, urban lots located on a Shoreline of the State and within a Shoreline Environment that permits residential or recreational use, may host a recreational vehicle, travel trailer, or tent for the temporary period noted in 18A.33.400 B., whether the lot is developed or undeveloped. All other recreational vehicles, tents, or travel trailers on undeveloped lots located within the urban growth area shall not be occupied for any period of time.
 - (2) Within the rural area, occupancy of recreational vehicles, tents, or travel trailers may be allowed regardless of whether or not a principal dwelling unit exists on the lot.
 - (3) Recreational vehicles or travel trailers parked on a public or private roadway or the right-of-way or easement for that roadway shall not be occupied for temporary housing.
 - (4) Recreational vehicles, travel trailers, or tents shall not be used as a permanent place of abode, or dwelling, for indefinite periods of time. Occupancy of a recreational vehicle, travel trailer, or tent, or combination thereof, for more than 120 days in any 12-month period shall be conclusively deemed to be permanent occupancy.
 - (5) A method of on-site sewage disposal which meets the requirements of the Tacoma-Pierce County Health Department is required. Prior to the approval of the temporary occupancy, approval of the method of on-site sewage disposal must be obtained from the health department.

- (6) An approved source of drinking water is required. Prior to the approval of the temporary occupancy, approval of the method of the drinking water supply must be obtained from the health department.
 - (7) The recreational vehicle, travel trailer, or tent shall be removed from the lot or tract of land on which it is located within 14 days of the expiration of the temporary occupancy period.
- b. **Renewals and Time Limitations.** An approval for the temporary occupancy of a tent, travel trailer, or recreational vehicle is valid for a maximum of 120 days when in compliance with subsection 18A.33.400 D.5.a. Extensions of this approval may be granted by the Director on a case-by-case basis, when needed in situations of undue hardship and provided that efforts to relocate or acquire permanent housing are underway. This time period shall be reduced accordingly by the length of time any other tent, travel trailer, or recreational vehicle was occupied on the same lot as the subject request during the 12 months immediately prior to the request.
6. **Car Crushing Facilities.** Pierce County Solid Waste Division may place mobile car crushers on designated public nuisance site or sites otherwise arranged by Pierce County as a temporary use as provided herein.
- a. **Urban Zone Provisions.**

Use Type	Zone(s)	Acreage	Duration in all Zones
All non-Residential Use types	MUD CMUD EC, CE, ES		60 days for 0-100 vehicles 120 days ¹ for more than 100 vehicles

b. **Rural Zone Provisions.**

Use Type	Zone(s)	Acreage	Duration in all Zones
Residential/Vacant	RSep, R5, R10, R20, R40, FL, A	5+ acres	30 days for 0-50 vehicles 60 days for 51-100 vehicles 120 days for 100-300 vehicles 120 days ¹ for 301 + vehicles
Contractors Yard	R5, R10, R20, R40	5+ acres	120 days
Commercial or Industrial Use	All Rural Zones	5+ acres	120 days ¹

¹Time extensions may be granted by the Director on a case by case basis. Requests must be submitted in writing, provide justification for the extension and specify the time needed. In no case may the temporary car crushing activity exceed 240 days on any given site.

(Ord. 2004-52s § 3 (part), 2004)

Chapter 18A.35

DEVELOPMENT STANDARDS

Sections:

- 18A.35.020 Density and Dimension.**
- 18A.35.030 Landscaping.**
- 18A.35.040 Loading Area Requirements and Offstreet Parking.**
- 18A.35.050 Open Space and Set Aside.**
- 18A.35.060 Home Occupations and Cottage Industries.**
- 18A.35.070 Day-Care Facilities.**
- 18A.35.080 Accessory Dwelling Units.**
- 18A.35.090 Agricultural Uses and Animals.**
- 18A.35.100 Adult Businesses.**
- 18A.35.110 Mobile Home Parks.**
- 18A.35.115 Recreational Vehicle Parks.**
- 18A.35.120 Solid/Hazardous Waste Handling, Treatment, and Storage Facilities.**
- 18A.35.130 Nonconforming Standards.**
- 18A.35.140 Telecommunication Towers and Wireless Facilities.**
- 18A.35.150 Construction and Contractor Facility Standards.**

18A.35.020 Density and Dimension.

- A. **Purpose.** The purpose of this Section is to establish density and dimensional standards for development. These standards are established to provide flexibility in project design and promote high density development in urban areas when utilizing incentives.
- B. **Tables.**
 - 1. **Interpretation of Tables.** The density and dimension tables are arranged in a matrix format on separate tables; Urban Zone Classifications and Rural Zone Classifications, if applicable. Development standards are listed down the left side of the tables and the zones are listed across the top. The matrix cells contain the applicable requirements of the zone. The footnotes in the matrix identify specific requirements applicable to a specific use or zone. A blank box indicates that the cell is not applicable.
 - 2. **Location of Tables.** Density and dimension tables are included in the Chapters containing Use Tables and Density and Dimension Tables for each community plan and for unincorporated Pierce County areas that are not included in community plans – see Chapters 18A.17 through 18A.31.
- C. **Density Incentives and Exceptions.** All density provisions shall be calculated in dwelling units per acre (du/ac).
 - 1. **Urban Centers and Districts Density Incentives.** A density incentive of one additional dwelling unit per acre above the base density shall be granted to attain the maximum density in exchange for every 5 percent of the total gross acreage of the project site designated as urban open space.

2. **Rural Density Incentive.** A property owner may designate a portion of a development project as open space. Standards for open space dedications are located in Section 18A.35.050. If open space land incentives are utilized and the property is not located in a Case II Volcanic Hazard Area, the maximum densities shall be as follows:
 - a. **Rural Separator.** By means of clustering, two dwelling units per five acres (0.4 du/ac), when 50 percent of the property is designated as open space shall be permitted. The maximum number of dwelling units in one cluster shall not exceed 15 principal dwelling units.
 - b. **Rural 10.** Two dwelling units per 10 acres (0.2 du/ac) when 50 percent of the property is designated as open space.
 - c. **Rural 20.** Two dwelling units per 20 acres (0.1 du/ac), when 50 percent or more of the property is designated as open space.
If an adjacent property is classified Forest Land (FL), the required open space tract or easement shall be contiguous with the property classified Forest Land (FL).
 - d. **Rural 40.**
 - (1) Two dwelling units per 40 acres when 50 percent of the property is designated as open space.
 - (2) Two and one-half dwelling units per 40 acres when 75 percent of the property is designated as open space.
 - e. **Rural Sensitive Resource.** Two dwelling units per 10 acres (0.2 du/ac) when 50 percent of the property is designated as open space.
3. **Agricultural Resource Lands.** Clustering is prohibited in the Agricultural Resource Lands designation unless specifically amended by a community plan.
4. **Shoreline Density.** For the creation of new lots in rural areas abutting a marine or lake shoreline as described in Title 20, Shoreline Management Use Regulations, the maximum densities, lot width and lot size shall be regulated by the following provisions.
 - a. The density requirements of the zone classification shall not apply to the first tier of lots abutting the shoreline. The minimum lot size and lot width for those lots shall be as shown in the table below.

SHORELINE ENVIRONMENT (18A.35.020 C.4.a.)				
	Urban	Rural Residential	Rural	Conservancy
Minimum Width	50 ft	75 ft	100 ft	150 ft
Minimum Lot Size	15,000 sf	1 acre	2.5 acres	5 acres

- b. Any new lots created in that portion of the original lot lying upland from the area of shoreline jurisdiction shall comply with the density required by the applicable rural zone classification. Portions of the original lot lying upland from the area of shoreline jurisdiction, which cannot comply with density requirements, shall be included with the area of one or more of the newly created shoreline lots.
 - c. A dwelling may be placed in either the upland or the shoreline portion of a lot.
5. **Density Credits and Transfers from Environmentally Constrained Lands.**
- a. **On-Site Density Credits.** A partial on-site density credit shall be given when a site contains environmentally constrained land. The credit shall vary based upon the total percentage of the site that is encumbered by the environmental constraint. The credit provides for an additional percentage increase in the allowable dwelling units calculated pursuant to 18A.35.020 B.3.(11). On-site density credits shall be given as shown in the table below.

On-Site Density Credits (18A.35.020 C.5.a.)	
Percentage of site containing environmentally constrained land	Density credit given
<20%	No credit
20% to 50%	10% increase in allowable dwelling units (1)
50% to 75%	15% increase in allowable dwelling units (2)
75% to 90%	20% increase in allowable dwelling units (3)
>90%	25% increase in allowable dwelling units
(1) For the Residential Resource zone in the South Hill Community Plan area, a 15 percent increase in dwelling units is allowed.	
(2) For the Residential Resource zone in the South Hill Community Plan area, a 20 percent increase in dwelling units is allowed.	
(3) For the Residential Resource zone in the South Hill Community Plan area, a 25 percent increase in dwelling units is allowed.	
Code Revisor's Note: The on-site density credit provisions for the South Hill Community Plan area shall automatically sunset upon the effective date of subsequently adopted changes in the county-wide on-site density credit provisions.	

Example:

Subdivision is proposed on a site that is ten acres in area, including 2.5 acres of environmentally constrained land, and .5 acres needed for street right of way.

Maximum density is 6 dwelling units per acre.

Net developable acreage = 10 acres - 2.5 acres (environmentally constrained land)
- .5 acres (street ROW)

Net developable acreage = 7 acres

7 acres x 6 dwelling units per acre = 42 dwelling units

On-site density credits = 42 dwelling units x .10 = 4.2 dwelling units

Maximum dwelling units allowed = $42 + 4.2 = 46.2$ dwelling units, rounded to 46 dwelling units allowed

If the density credit results in a partial dwelling unit, it shall be rounded to the nearest whole number. Less than .5 shall be rounded down. Greater than or equal to .5 shall be rounded up.

b. **Off-Site Density Transfer.** [Reserved]

D. **Setback Standards.**

1. **Setback Measurement.** A setback is measured from the edge of a street right-of-way, access easement, future street right-of-way as identified through an official control or private road to the closest point of the vertical foundations. Where there is no street right-of-way, access easement, future street right-of-way as identified through an official control or private road, a setback is measured from the property line.
2. **Designation of Required Setbacks.** All lots must contain at least one front yard setback except pipestem lots. A front yard setback shall be required abutting each right-of-way on corner lots and through lots. All lots must contain one rear yard setback except for corner, through, and pipestem lots. All other setbacks will be considered interior yard setbacks. (See Chapter 18A.15, Figure 1 for diagram of corner, through, and pipestem lots.)
3. **Corner Lot Exception.** If a lot abuts the intersection of two or more rights-of-way, one of the front yard setbacks may be reduced to 15 feet, provided the reduced yard does not abut a State Highway or major arterial.
4. **Through Lots.** If a lot abuts two or more rights-of-way, the front yard setback for the frontage not providing primary access may be reduced to 15 feet, provided the reduced yard does not abut a State Highway or major arterial.
5. **Front Yard Setback Averaging.** Averaging may be used to reduce a front yard setback requirement when a principal building has been established on an adjacent lot within the required yard. This provision shall not apply if the adjacent lot has received a reduced setback based upon a discretionary land use approval. This exception shall be calculated as follows:
 - a. Averaging shall be calculated by adding the existing front yard setbacks of the adjacent lots together and dividing that figure by two.
 - b. In the case of a corner lot or when an adjacent lot is vacant, averaging shall be calculated by adding the front yard setback of the adjacent developed lot with the minimum front yard setback of the zone in which the construction is proposed and dividing that figure by two.
6. **Slopes.** If the topography of a lot is such that the minimum front yard setback line is eight feet or more above the street grade, and there is no reasonable way to construct a driveway up to the dwelling unit level, a garage/carport may be built into the bank and set at least five feet back from the right-of-way.
7. **Accessory Structures, Interior Yard Exception.** Detached one-story accessory structures may occupy 25 percent of the total area of an interior yard and shall maintain a minimum 3-foot setback. See Section 18A.33.300, Accessory Uses, for additional accessory use requirements. (See Figure 1)

8. **Accessory Structures, Rear Yard Exception.** Detached one-story accessory structures may occupy 50 percent of the total area of a rear yard and must maintain a 3-foot setback. See Section 18A.33.300, Accessory Uses, for additional accessory use requirements. (See Figure 1)
9. **Bus Shelters.** Bus shelters for school district or transit authority purposes may be located within a front yard setback when located on private property if they do not exceed 50 square feet of floor area and one story in height, provided all applicable site distance requirements of the current edition of the Pierce County Site Development Regulations as adopted by reference in Chapter 15.42 are met.
10. **Projection Exception.**
 - a. Fireplace structures, bay or garden windows, enclosed stair landings, ornamental features, or similar structures may project into any setback, provided such projections are:
 - (1) Limited to two per required yard.
 - (2) Not wider than 10 feet.
 - (3) Not more than two feet into an interior or rear yard setback.
 - (4) Not more than three feet into a front yard setback.
 - b. Uncovered porches and decks which do not exceed 30 inches from finished lot grade may project into any setback, provided such projections do not extend more than five feet into a front yard setback.
 - c. Wheelchair ramps may project into any required setback.
 - d. Eave overhangs may project two feet into any required setback.
11. **Rear Yards, Exception.**
 - a. In the case of triangular or otherwise irregularly shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line, may be considered the "rear lot line" at the owner's discretion. (See Figure 2)
 - b. For lots abutting a shoreline pursuant to the Shoreline Management Regulations, the ordinary high water mark may be considered the rear lot line for purposes of setbacks.
12. **Interior Yards, Exception.** Lots located in a Rural Residential classification that are 100 feet or less in width may reduce the interior yard setback to 10 percent of the lot width. In no case shall the setback be less than 3 feet unless a variance is approved.
13. In the Frederickson Community Plan area, the following setback requirements and exceptions shall apply:
 - a. In the MHR, MSF, SF and RR zones, minimum setbacks on roads other than state highways and major arterials shall be increased to 35 feet when the abutting roadway is a secondary arterial or higher classification.
 - b. In the MSF zone, the front yard setback for residential structures with attached garages on roads other than state highways and major arterials shall be reduced one foot for each foot that the garage is recessed into the structure, up to a maximum reduction of five feet. Residential structures with garages accessed via an alleyway shall have a minimum front yard setback of 15 feet.
 - c. In the MSF, SF and RR zones, any interior setback not abutting on a public or private street, may be reduced to 5 feet, provided:

- (1) That the yard area reduced by this procedure is added to the required setback on the opposite side of the lot;
 - (2) The opposite side yard setback is not less than 15 feet after the additional yard area has been included;
 - (3) Where the reduced setback is used, the abutting lot must be held under the same ownership at the time of initial construction or the owners of the abutting lot record agreements or deed restrictions providing maintenance access and consent in writing to the reduced setback.
 - d. In the MSF zone, lots having a lot width of less than 60 feet may reduce the interior setback 1 foot for each 2 foot reduction in lot width, to a maximum setback reduction of 5 feet. (Example: a 50 foot wide lot would have a minimum interior yard setback of 5 feet.)
 - e. In the ES zone, a reduction in setback on state highways and major arterials may be granted as part of Administrative Design Review (ADR) or Site Plan Review (SPR) in order to permit compliance with certain design standards related to building placement set forth in Title 18J.
- E. **Height Standards.** (See Figure 3)
1. **Building Height.** The height of a building is the vertical distance from the average elevation of the finished grade on each wall of a building to the top of a flat or shed roof, or the deck level on a mansard roof, and the average distance between the bottom of the eaves to the highest point of a pitched, hipped, gambrel, or gable roof.
 2. **Structure Height.** The height of all structures (except buildings) is the vertical distance of a structure measured from the average elevation of the finished grade surrounding the structure to the highest point of the structure.
 3. **Measurement – Height of a Fence/Retaining Wall.** The height of a fence shall be measured from a point on the ground immediately adjacent to the fence to the top of the fence. The height of a fence located on a rockery, retaining wall, or berm shall be measured from the ground on the high side of the rockery, retaining wall, or berm to the top of the fence. The top of a fence shall include all attachments, ornamentation, and security devices such as barbed wire. Refer to Section 18A.35.020 G.6. for additional requirements for fences. (See Figure 4)
 4. **Exceptions.** Height standards shall not apply to the following:
 - a. Church spires, belfries, domes, chimneys, antennas, satellite dishes, ventilation stacks, or similar structures, provided the structure is set back one additional foot for every foot said structure exceeds the height limitation in the underlying zone classification.
 - b. Rooftop mechanical equipment. All rooftop mechanical equipment may extend 10 feet above the height limit of the zone, provided all equipment is set back 10 feet from the edge of the roof.
 5. **Maximum Height – Frederickson.** In the Frederickson Community Plan area, the following height requirement shall apply:
 - a. In the EC and CE zones, the maximum height for a building adjacent to an MSF, SF, RR, or ES zone shall be 35 feet, provided that building height may be increased 1 foot for each foot the building is setback more than 35 feet from these zones up to a maximum building height of 60 feet. For example, a building that is setback 45 feet from an MSF zone would be permitted a maximum height of 45 feet.

F. Lot Width.

1. Measurement.

- a. When a lot has four sides or has more than four sides and has an essentially rectangular, or pie shape, the lot width shall be the horizontal distance between the side lot lines measured at right angles to the line comprising the depth of the lot at a point midway between the lot front and the lot rear line.
- b. For pipestem or flag lots, the access easement or lot extension shall not be included in determining the depth of the lot.
- c. For lots with more than four sides that are irregular in shape, lot width shall be measured at the widest portion of the lot between the side lot lines.

G. General Development Standards.

1. Existing Lots - Residential Construction.

- a. Where two previously platted lots of 25 feet or less in width exist in contiguous and common ownership, two such lots shall be necessary to construct a single-family detached dwelling and three such lots shall be required to construct a two-family dwelling. Lots within a vested Planned Development District shall not be subject to this provision. Lots within subdivisions where there are no Planned Development District controls shall not be subject to this provision for five years from the date of final plat approval.
- b. **Other Lots of Record.** In any zone that permits a single-family dwelling unit, a single-family dwelling unit and permitted accessory structures may be constructed or enlarged on a lot which cannot satisfy the density requirements of the zone where the lot was legally created prior to the effective date of this Title. This Section shall not waive the requirements for setbacks and height of the zone in which the lot is created.

2. **Interior Yard Setback Exception.** Where two or more lots are used as a building site and where principal buildings cross lot lines, interior yard setbacks shall not be required from those lot lines crossed by the principal building.

3. Legally Created Lots - Development Permitted - Proof.

- a. Development shall be permitted only on legally created lots.
- b. To establish that a lot has been legally created, the applicant must provide one of the following:
 - (1) A copy of formal plat, short plat, or large lot subdivision approved by Pierce County, separately describing the lot.
 - (2) A copy of the boundary line adjustment or lot combination separately describing the lot.
 - (3) Documentation that the creation of the lot was exempt from the provisions of the Pierce County Subdivision Regulation.
 - (4) A deed, contract of sale, mortgage, recorded survey, or Pierce County Assessor tax segregation executed prior to August 13, 1974, that separately describes the lot.

4. **Minimum Lot Dimension - Shape.** Newly created lots shall be of such shape that a circle of the diameter identified in Section 18A.35.020 B.2., Density and Dimension Tables, can fit within the minimum setbacks of the lot. (See Figure 5)

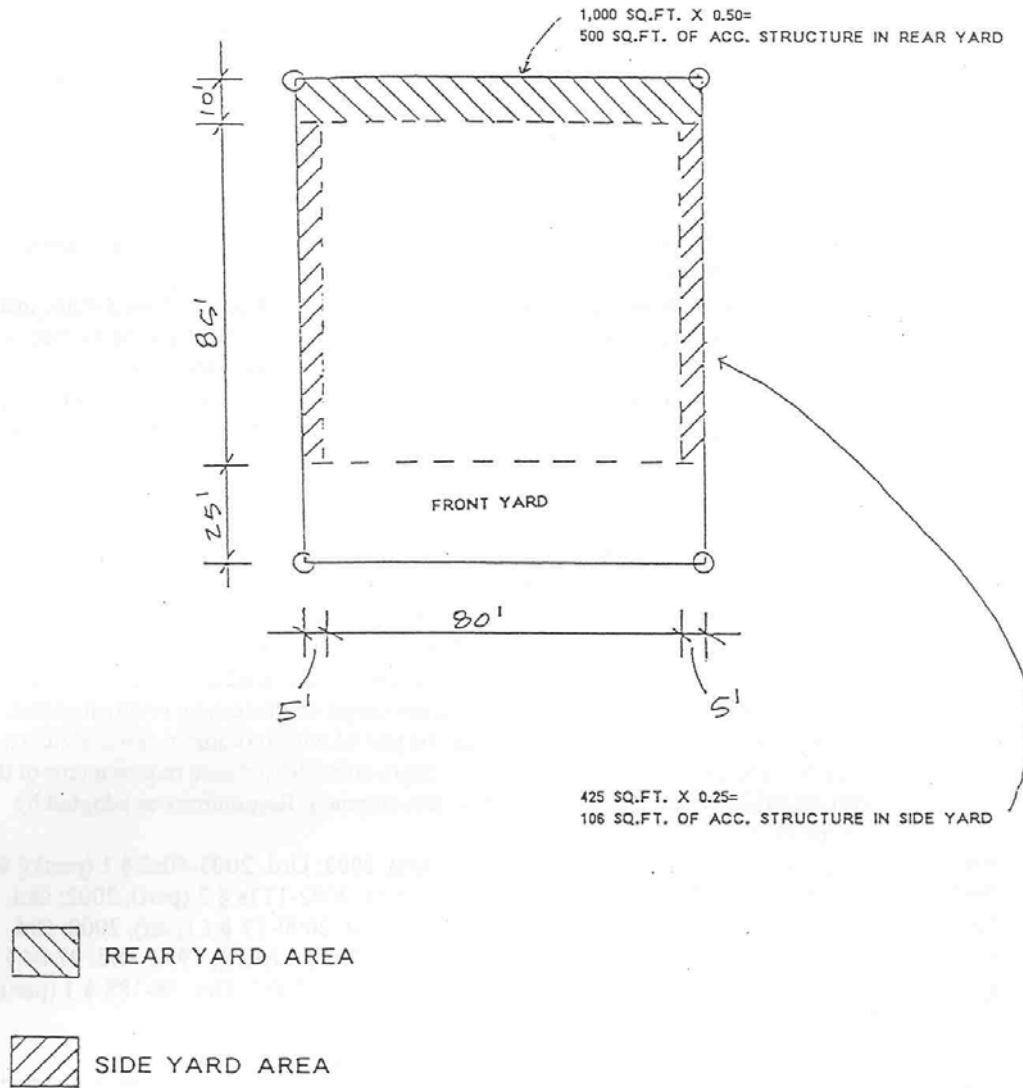
5. **Pipestem Lots.** Pipestem lots shall have setbacks of 15 feet from all property lines in a rural zone and 10 feet from all property lines in an urban zone for both principal and accessory structures. If the only access to a lot is a shared access facility, the lot shall be considered a pipestem for the purpose of setbacks. (See Figure 5)

6. **Fences.** Any artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas may be erected within required setbacks to a maximum height of six feet at any point, provided all applicable sight distance requirements of Titles 17A and 17B PCC are met.
 7. **Bulkheads and Retaining Walls.** Any structure constructed and erected between lands of different elevations used to resist the lateral displacement of any material, control erosion, or protect structures may be placed within required setbacks to a maximum height of six feet, provided all applicable sight distance requirements of Titles 17A and 17B PCC are met. The height of bulkheads and retaining walls shall be measured as described in Section 18A.35.020 E., Height Standards.
 8. **Noise Attenuating Barriers.** Any noise attenuating barrier, built in accordance with the standards for noise attenuating barriers in Section 18J.15.050, may be placed within required setbacks to the height specified in the permit, provided that all applicable sight distance requirements of PCC Titles 17A and 17B are met.
- (Ord. 2005-9 § 3 (part), 2005; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004; Ord. 2004-26s2 § 3, 2004; Ord. 2003-94s2 § 1 (part), 2003; Ord. 2003-49s § 2 (part), 2003; Ord. 2003-40s2 § 1 (part), § 4, 2003; Ord. 2003-61 § 1, 2003; Ord. 2003-11s § 1 (part); Ord. 2002-113s § 2 (part), 2002; Ord. 2002-22s § 1 (part), 2002; Ord. 2002-11s § 1 (part), 2002; Ord. 2000-17 § 1 (part), 2000; Ord. 99-66S § 1 (part), 1999; Ord. 98-85S § 1 (part), 1998; Ord. 98-4 § 1 (part), 1998; Ord. 97-84 § 2 (part), 1997; Ord. 97-72 § 1 (part), 1997; Ord. 96-137S § 1 (part), 1997; Ord. 96-18S § 1 (part), 1996; Ord. 95-149S2 § 1 (part), 1996; Ord. 95-79S § 2 (part), 1995)

Code Revisor's Note: The Pierce County Site Development Regulations are no longer codified as Chapter 15.42, as referenced herein. The Site Development Regulations are currently codified as a part of Title 17A, "Construction and Infrastructure Regulations - Site Development and Stormwater Drainage."

FIGURE 1

ACCESSORY USE SETBACK EXCEPTION



FIGURES 4, 2 AND 5

FENCE ON RETAINING WALL

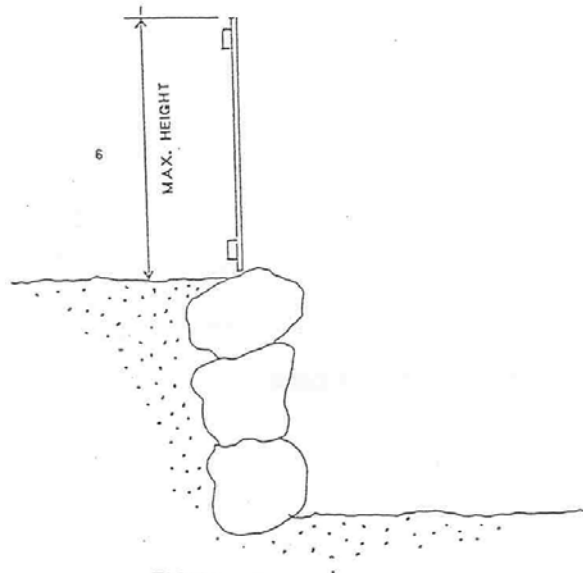


FIGURE 4

REAR YARD EXCEPTION

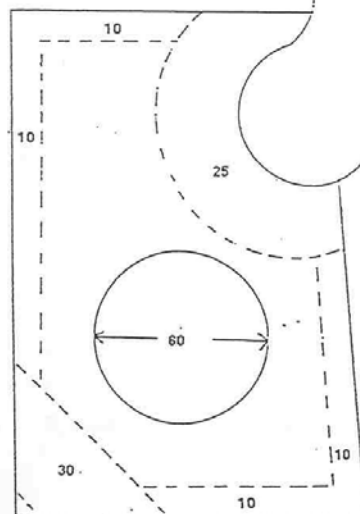


FIGURE 2

LOT DIMENSION

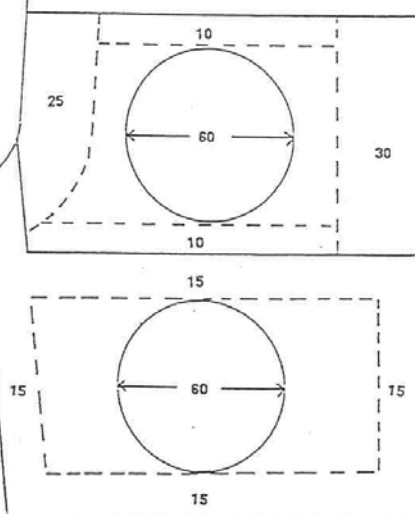
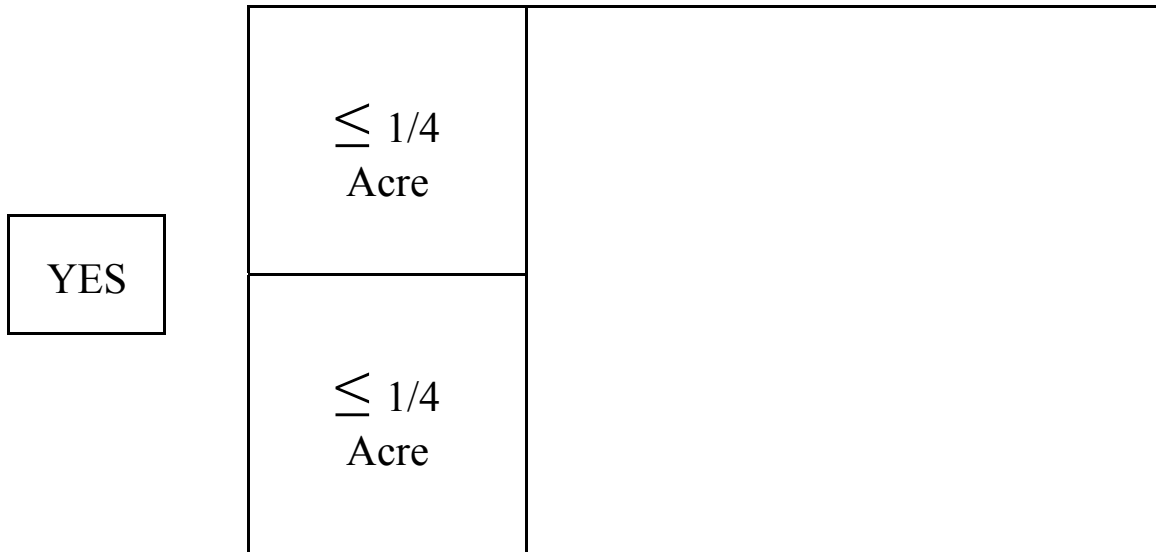


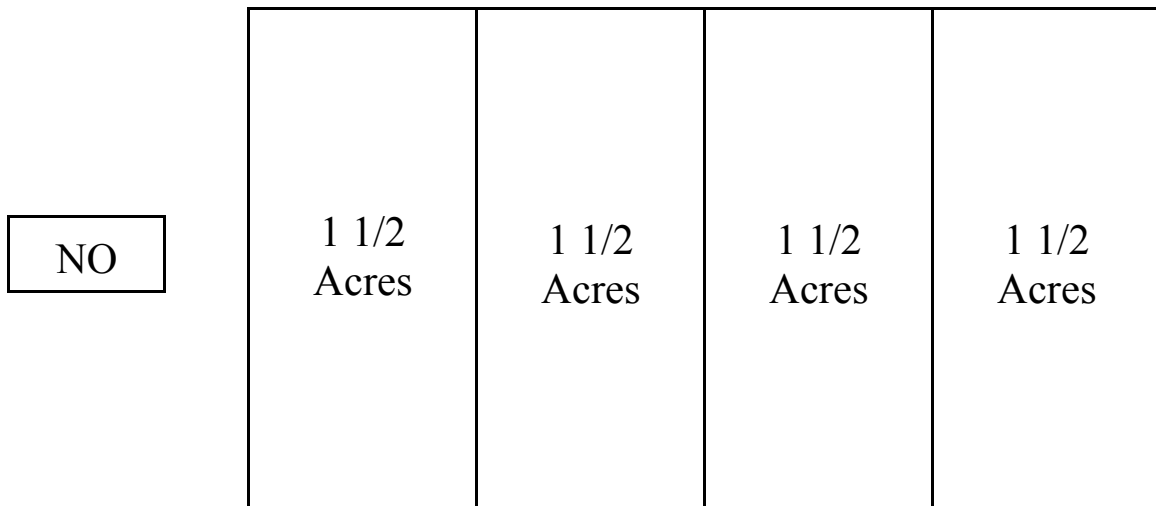
FIGURE 5

FIGURE 6

An example would be an applicant with a five acre parcel, wanting to divide their property into three lots. Using the exception, two lots would have to be equal to or less than 0.25 acre, the third lot would be the remainder of the original parcel. The remainder of the parcel could be divided at a future date (five years later if short platted) into additional urban size lots.



This exception does not solve the situation of an applicant with five acres wanting to divide their property into four equal parts.



18A.35.030 Landscaping and Buffering.

- A. **Purpose.** The purpose of this Chapter is to use landscaping and buffering concepts to:
1. Promote compatibility between land uses by reducing the visual, noise, and lighting impacts of development on users of the site and abutting uses;
 2. Protect the property values and property rights of property owners in Pierce County;
 3. Protect critical areas from the impacts of development;
 4. Make use of solar principles in landscape design for building and automobile protection and comfort;
 5. Unify development and enhance and define public and private open spaces;
 6. Promote the use and protection of vegetation native and common to the Puget Sound region;
 7. Facilitate aquifer recharge;
 8. Promote the application of water-efficient techniques in the design, installation, and maintenance of landscaping;
 9. Provide wildlife habitat;
 10. Promote physical safety of pedestrians and motorists in the proper location and placement of vegetation.
- B. **Application.** This Section will be used in combination with any applicable community(ies) plan design standards set forth in Title 18J for the review and approval of all Use Permits, formal and short subdivisions, and Building Permits. In the event one of the above permits is not required for the establishment of a use, the standards of this Section shall still apply. The Section provides for perimeter landscape buffering (1) when non-residential uses and residential uses abut a different use; (2) along the right-of-way of collector, secondary, or major arterials and State Highways; (3) around parking lots with interior parking lot landscaping as well; and (4) for noise attenuating barriers and related buffer strips.
- C. **Requirements - Perimeter Landscape Buffering.**
1. **Intent.** The intent of perimeter landscape buffering is to provide for a physical, visual, and noise buffer and a transition between land uses of varying compatibilities. Different landscape/buffer levels are used to address differing levels of compatibility. There is no perimeter landscape buffer requirement between compatible uses.
 2. **Minimum Requirements.**
 - a. **General Requirements.** Tables 1, 2, or 3 indicate which landscape level the proposed use shall provide to buffer adjacent uses and public streets and freeways (if any landscaping is required). Each lot line will have a landscape level based on the abutting land use. If the calculation of the number of trees or shrubs results in a fraction of 0.5 or greater, the applicant shall round up to the next whole number. If the calculation of the number of trees or shrubs results in a fraction of less than 0.5, the applicant shall round down to the previous whole number. Refer to Figure 1 for an illustration of street tree landscaping requirements. Refer to Figures 4, 8, 9 and 10 for illustrations of perimeter buffer requirements.
 - b. **Buffer requirements when abutting vacant land.** The following are requirements for buffering from vacant land:

- (1) Canopy vegetation shall be installed at the rate set forth in Section 18A.35.030 H.1.b.(3) along the interior lot line of all parcels in zones within an Urban Employment Center, Urban Center, Urban District or Rural Center that abut vacant lands in a HRD, MSF, Rsv5, Rsv10, R5, R10, R20 or R40. (Single-family or two-family subdivisions located in MUC, AC, CC, UNC, MUD, or HRD zones are not required to screen along vacant property located in HRD, MSF, Rsv5, Rsv10, R5, R10, R20 or R40 zones.) Refer to Figure 2 for an illustration of buffering along vacant property lines.
 - (2) When a vacant property is developed, the developer of that property shall be required to install vegetation along the interior lot line of the property that installed vegetation pursuant to Section 18A.35.030 C.2.b.(1). The supplemental vegetation shall, when combined with the neighboring landscape material, achieve the minimum landscape level set forth on Tables 1, 2 or 3. Refer to Figure 3 for an illustration of supplemental buffering of previously vacant properties.
3. **Variations from Perimeter Landscape Buffer Requirements.** The following are variations from perimeter landscape buffering requirements:
 - a. **Buffering of Contiguous Jointly Developed Lots.** If contiguous lots are developed jointly, the requirement for perimeter buffering between the jointly developed lots shall not be required.
 - b. **Single-Family and Two-Family Dwellings on Lots of Record.** Single-family and two-family dwellings constructed on lots of record that existed on the effective date of this Title are exempt from the requirements of Section 18A.35.030 C.2.b.(2). A single-family or two-family dwelling constructed on a lot of record that existed on the effective date of this Title is exempt from providing a landscape buffer along rights-of-way of collector, secondary, or major arterials.
 - c. **Single-Family or Two-Family Dwellings on Lots of Record in Centers and Districts.** Where Tables 1, 2 and 3 require buffering of existing single-family or two-family use types or subdivisions by an abutting proposed use, an L2 landscape level shall be the maximum required of uses abutting single-family or two-family dwellings located in MUC, CC, AC, UNC, MUD, RAC and RNC zones.
 - d. **Nonconforming Uses in EC and other Zones.** Where a proposed permitted use abuts a nonconforming use in the EC zone classification, an L2 landscape buffer shall be required. Where a proposed permitted use abuts a nonconforming use in any other zone classification, no buffering shall be required of the permitted use.
 - e. **Non-Residential Uses in Rural Zones.** Uses found in Civic/Utility, Office, Commercial, Industrial and Resource Use Categories, permitted in RSep, R5, R10, R20, Rsv5 and Rsv10, and on lots exceeding one acre in size may locate the required perimeter buffering along the boundary of the proposed developed area of the site, instead of the perimeter of the actual property. Refer to Section 18A.35.030 H.5. for use of existing vegetation or topography in lieu of the required landscape level.

- f. **Buffering along Private Roads.** Where a private road easement, tract or right-of-way of at least 50 feet abuts an interior lot line, the development abutting that private road shall not be required to install the landscape level that would be required if the two lots abutted each other without the separation of a private road. Where a private road is classified as a collector, secondary, or major arterial, the street tree requirement of 18A.35.030 C.2.a. shall still apply.
- g. **Screening of Storage Yards.** Where an outdoor storage area is located within 20 feet of a public or private road right-of-way, an L2 Landscape Level or a solid board fence or solid wall shall be installed between the yard and the right-of-way line, provided all applicable sight distance requirements of Title 17B are met.
- h. **Mixed Use Buildings.** Where two or more use types or categories, as defined in Tables 1, 2, and 3, are located in a single building, the perimeter landscape level required will be based on the use requiring the highest level of landscaping requirements.
- i. **Noise Attenuating Barriers.** Landscaping along noise attenuating barriers and related buffer strips shall be installed at the L5 Landscape Level and shall not substitute for any other perimeter landscaping required.

HOW TO USE TABLES:

To determine what level of perimeter landscape buffering is required to be installed for a proposed project, follow the procedures below:

- 1) Read down the left-hand column for the use type or use category in which the proposed use would most closely fit. If there are note references associated with the use types/categories, refer to the note descriptions immediately below the table; and
- 2) Read across the top of the table to the column containing the use type or use category abutting the property along a certain lot line. If there are note references associated with the use types/categories, refer to the note descriptions immediately below the table; and
- 3) Read down the appropriate existing use column to its intersection with the proposed use row to determine the required landscape level. If there are note references associated with the landscape levels, refer to the note descriptions immediately below the table for the appropriate landscape level, e.g., L2; "n/a" means not applicable; and
- 4) Refer back to the text of the section for details on the landscape levels and other standards.

If a use is not listed as proposed or existing on the table, no perimeter landscape buffering as defined in this Section shall be required of that use.

TABLE 1: PERIMETER LANDSCAPE BUFFERING: MINIMUM LANDSCAPE LEVELS (18A.35.030)						
Existing Uses	Single-Family/ Two-Family Subdivisions	Single-Family/ Two-Family Use Type	Multi- Family Use Type	Mobile Home Parks Use Type	Senior Housing/ Nursing Homes Use Types	Fraternity/ Sorority House Use Type
Proposed Uses						
Single-Family/ Two-Family Subdivisions (7)(8)		n/a	L2 or F1	n/a	L1	L1
Multi-Family Use Type (7)(8)	L3	L3		L1	L2	L1
Mobile Home Parks Use Type (7)(8)	L2	L2	L2		n/a	n/a
Senior Housing/ Nursing Home Use Types (7)(8)	L2	L2	L1	L1		L2
Fraternity/Sorority House Use Type (7)(8)	L2	L2	n/a	n/a	L2	
Civic/Utility Use Category (7)(8)	(3)	(3)	(3)	(3)	(3)	(3)
Office/Business Use Category (7)(8)	L3	L3	L3	L3	L3	L3
Resource Use Category (7)(8)	(4)	(4)	(4)	(4)	(4)	(4)
Commercial Use Category (7)(8)	L3	L3	L3	L3	L3	L3
Industrial Use Category	L3	L3	L3	L3	L3	L3

**TABLE 1: PERIMETER LANDSCAPE BUFFERING:
MINIMUM LANDSCAPE LEVELS (continued) (18A.35.030)**

Existing Uses Proposed Uses	Civic/Utility Use Category	Office/Business Use Category	Resource Use Category	Commercial Use Category	Industrial Use Category	Arterials (9)(10)	Highways (9)(10)
Single-Family/ Two-Family Subdivisions (7)(8)	L1 (1)	L2 or F1	L2 or F1 (2)	L2 or F1	L3 or F1	(5)(6)	L3 or F1
Multi-Family Use Type (7)(8)	L2 (1)	L2	L2 (2)	L2	L3	(5)(6)	L3 or F1
Mobile Home Parks Use Type (7)(8)	L2 (1)	L2 or F1	L2 or F1 (2)	L2 or F1	L3	(5)(6)	L3 or F1
Senior Housing/ Nursing Home Use Types (7)(8)	L1 (1)	L2	L2 (2)	L2	L3	(5)(6)	L3 or F1
Fraternity/Sorority House Use Type (7)(8)	L1 (1)	L2 or F1	L2 or F1 (2)	L2 or F1	L3	(5)(6)	L3 or F1
Civic/Utility Use Category (7)(8)	(3)	(3)	(3)	(3)	(3)	(5)(6)	(3)
Office/Business Use Category (7)(8)	L1 (1)		n/a	n/a	n/a	(5)(6)	L2 or F1
Resource Use Category (7)(8)	(4)	(4)	(4)	(4)	(4)	(5)(6)	(4)
Commercial Use Category (7)(8)	L1 (1)	n/a	n/a		n/a	(5)(6)	L2 or F1
Industrial Use Category	L1 (1)	L2	n/a	L2		(5)(6)	L3 or F1

NOTES FOR TABLE 1:

- (1) This landscape level applies only to the following Civic and Utility Use Types: Administrative Governmental Facilities and Services, Community and Cultural Services, Health Services, Day-Care Center, Education, Postal Services/Transportation (Levels 2 and 3 only), Utility or Public Maintenance Facilities, Recreation: Non-Profit, Religious Assembly, Communication or Cellular Facilities, Electrical Facilities, Electrical Generation Facilities, Natural Gas Facilities, Water Supply Facilities, Sewage Collection Facilities and Sewage Treatment Facilities.
- (2) This landscape level applies only to the following Resource Use Types: Agricultural Sales (Levels 2 and 3 only), Agricultural Services, Animal Production, Boarding and Slaughtering, Fish Processing, Hatcheries and Aquaculture, Forestry (Level 2 only), Surface Mines and Crop Production (Level 2 only).
- (3) Refer to Table 2 for landscape buffering requirements for proposed Civic and Utility Use Types.
- (4) Refer to Table 3 for landscape buffering requirements for proposed Resource Use Types.
- (5) Along both sides of collector arterial, secondary arterial, or major arterial designated streets, excluding unopened rights-of-way, and state highways, excluding controlled access highways or portions of state highways that have controlled access, street trees shall be installed at the rate set forth in 18A.35.030 H.1.b.(3), with no tree to be located greater than 15 feet from the right-of-way line. Refer to Figure 1 for illustration.
- (6) Parking lots located within 20 feet of a public street right-of-way shall be screened from the street with a L1 landscape buffer, per 18A.35.030 H.1.
- (7) All parking lots shall be provided with interior landscaping per the requirements of 18A.35.030 D.2.

- (8) Pedestrian openings in L3 perimeter buffers are permitted, subject to Department approval, and so long as the full screen effect is not substantially eliminated.
- (9) "Arterials" refers to public or private collector, secondary or major arterials and state highways, excluding controlled access highways or portions of state highways that have controlled access. "Highways" refers to any controlled access roadway.
- (10) See Section 18A.35.030 J.3. for Arterial and Highway buffers on the Gig Harbor and Key Peninsulas. Footnotes (5) and (6) described above do not apply.

**TABLE 2: PERIMETER LANDSCAPE BUFFERING: MINIMUM LANDSCAPE LEVELS
FOR PROPOSED CIVIC AND UTILITY USES (18A.35.030)**

Existing Uses Proposed Uses	Single-Family/ Two-Family Subdivisions	Single-Family/ Two-Family Use Type	Multi- Family Use Type	Mobile Home Parks Use Type	Senior Housing/ Nursing Homes Use Types	Fraternity/ Sorority House Use Type
Administrative Govern- mental Facilities and Services/Community and Cultural Services/ Health Services Use Types (8)	L3	L3	L3	L3	L3	L3
Day-Care Center Use Type (8)	L3 or F1	L3 or F1	L3 or F1	L3 or F1	L3 or F1	L3 or F1
Education Use Type (8)	L2	L2	L2	L2	L2	L1
Postal Services/ Transportation (Levels 2 and 3 only)/Utility or Public Maintenance Facilities Use Types (8)	L3	L3	L3	L3	L3	L3
Recreation, Non-Profit/ Religious Assembly Use Type (8)	L2 (1)	L2 (1)	L2 (1)	L2 (1)	L2 (1)	L2 (1)
Communication or Cellular Facilities/ Electrical Facilities/ Electrical Generation Facilities/Natural Gas Facilities/Sewage Collection Facilities/ Water Supply Facilities Use Types (8)	L3 (3)	L3 (3)	L3 (3)	L3 (3)	L3 (3)	L3 (3)
Pipelines/Stormwater Facilities Use Types (8)	n/a	n/a	n/a	n/a	n/a	n/a
Sewage Treatment Facilities Use Types (8)	L3	L3	L3	L3	L3	L3
Organic Waste Process- ing Facilities/Waste Disposal Facilities/ Waste Transfer Facilities Use Types (8)	(5)	(5)	(5)	(5)	(5)	(5)

**TABLE 2: PERIMETER LANDSCAPE BUFFERING: MINIMUM LANDSCAPE LEVELS
FOR PROPOSED CIVIC AND UTILITY USES (continued) (18A.35.030)**

Existing Uses Proposed Uses	Civic/Utility Use Category (10)	Office/ Business Use Category	Resource Use Category	Commercial Use Category	Industrial Use Category (4)	Arterials (9)(11)	Highways (9)(11)
Administrative Govern- mental Facilities and Services/Community and Cultural Services/ Health Services Use Types (8)	L1 (2)	n/a	n/a	n/a	n/a	(6)(7)	L2 or F1
Day-Care Center Use Type (8)	L3 or F1	n/a	n/a	n/a	n/a	(6)(7)	L3 or F1
Education Use Type (8)	L3 or F1	L1	L1	L1	L3	(6)(7)	L3 or F1
Postal Services/ Transportation (Levels 2 and 3 only)/Utility or Public Maintenance Facilities Use Types (8)	L1 (2)	n/a	n/a	n/a	n/a	(6)(7)	L1 or F1
Recreation, Non-Profit/ Religious Assembly Use Types (8)	n/a	n/a	n/a	n/a	n/a	(6)(7)	L1 or F1
Communication or Cellular Facilities/ Electrical Facilities/ Electrical Generation Facilities/Natural Gas Facilities/Sewage Collection Facilities/ Water Supply Facilities Use Types (8)	L3 (3)	n/a	n/a	n/a	n/a	(6)(7)	n/a
Pipelines/Stormwater Facilities Use Types(8)	n/a	n/a	n/a	n/a	n/a	(6)(7)	n/a
Sewage Treatment Facilities Use Types (8)	L3 (2)	L3	n/a	L3	n/a	(6)(7)	n/a
Organic Waste Processing Facilities/ Waste Disposal Facilities/Waste Transfer Facilities Use Types (8)	(5)	(5)	(5)	(5)	(5)	(6)(7)	(5)

NOTES FOR TABLE 2:

- (1) This landscape level is required only along that portion of an interior lot line where parking spaces or aisles are located less than 15 feet from the interior property line.
- (2) This landscape level is required only if the abutting interior use is of an Education, Recreation, Non-profit, Religious Assembly or Community and Cultural Services Use Type.
- (3) Only the vegetative screen or berm requirements of the L3 landscape level are required, 18A.35.030 H.3.b.(1) or (2). No canopy vegetation or minimum screen width is required, 18A.35.030 H.3.b.(3) and (4).
- (4) Refer to Hazardous Waste Treatment and Storage Facility standards of 18A.35.120.
- (5) Refer to Solid Waste Handling Facility standards of 18A.35.120.

- (6) Along both sides of collector arterial, secondary arterial, or major arterial designated streets, excluding unopened rights-of-way, and state highways, excluding controlled access highways or portions of state highways that have controlled access, street trees shall be installed at the rate set forth in 18A.35.030 H.1.b.(3), with no tree to be located greater than 15 feet from the right-of-way line. Refer to Figure 1 for illustration.
- (7) Parking lots located within 20 feet of a public street right-of-way shall be screened from the street with a L1 landscape buffer, per 18A.35.030 H.1., 2., and 3.
- (8) All parking lots shall be provided with interior landscaping per the requirements of 18A.35.030 D.2.
- (9) "Arterials" refers to public or private collector, secondary or major arterials and state highways, excluding controlled access highways or portions of state highways that have controlled access. "Highways" refers to any controlled access roadway.
- (10) Where a Civic or Utility Use Type abuts a like use, the landscape level is not required.
- (11) See Section 18A.35.030 J.3. for Arterial and Highway buffers for the Gig Harbor and Key Peninsulas.
Footnotes (6) and (7) described above do not apply. The buffer standards shall not apply to electrical facilities, sewage collection facilities, and pipeline use types.

**TABLE 3: PERIMETER LANDSCAPE BUFFERING:
MINIMUM LANDSCAPE LEVELS FOR PROPOSED RESOURCE USES (18A.35.030)**

Existing Uses	Single-Family/ Two-Family Subdivisions	Single-Family/ Two-Family Use Type	Multi- Family Use Type	Mobile Home Parks Use Type	Senior Housing/ Nursing Homes Use Types	Fraternity/ Sorority House Use Type
Proposed Uses						
Agricultural Sales Use Type (Levels 2 and 3 only) (5)	L3	L3	L3	L3	L3	L3
Agricultural Services Use Type (5)	L3	L3	L3	L3	L3	L3
Animal Production, Boarding and Slaughtering (Level 1)/ Fish Processing, Hatcheries and Aquaculture Use Types (5)	L2 (5)	L2 (5)	L2 (5)	L2 (5)	L2 (5)	L2 (5)
Animal Production, Boarding and Slaughtering (Level 2)/ Forestry (Level 2 only)/ Surface Mines Use Types (5)	L3	L3	L3	L3	L3	L3
Crop Production Use Type (Level 2 only) (5)	L3	L3	L3	L3	L3	L3

**TABLE 3: PERIMETER LANDSCAPE BUFFERING: MINIMUM LANDSCAPE LEVELS
FOR PROPOSED RESOURCE USES (continued) (18A.35.030)**

Existing Uses Proposed Uses	Civic/Utility Use Category	Office/ Business Use Category	Resource Use Category	Commercial Use Category	Industrial Use Category	Arterials (6)(7)	Highways (6)(7)
Agricultural Sales Use Type (Levels 2 and 3 only) (5)	L1 (1)	n/a	n/a	n/a	n/a	(3)(4)	L2 or F1
Agricultural Services Use Type (5)	L1 (1)	L2	n/a	L2	n/a	(3)(4)	L2 or F1
Animal Production, Boarding and Slaughtering (Level 1)/ Fish Processing, Hatcheries and Aquaculture Use Types (5)	L1 (1)	L2	n/a	L2	n/a	(3)(4)	n/a
Animal Production, Boarding and Slaughtering (Level 2)/ Forestry (Level 2 only)/ Surface Mines Use Types (5)	L2 (1)	L3	L3 (2)	L3	n/a	(3)(4)	L3 or F1
Crop Production Use Type (Level 2 only) (5)	L1 (1)	L2	L3 (2)	L2	n/a	(3)(4)	L2 or F1

NOTES FOR TABLE 3:

- (1) This landscape level is required only if the abutting interior use is of an Education, Recreation, Non-profit, Religious Assembly or Community and Cultural Services Use Type.
- (2) This landscape level is required only along that portion of an interior lot line where enclosures or buildings are located less than 35 feet from the interior property line.
- (3) Along both sides of collector arterial, secondary arterial, or major arterial designated streets, excluding unopened rights-of-way, and state highways, excluding controlled access highways or portions of state highways that have controlled access, street trees shall be installed at the rate set forth in 18A.35.030 H.1.b.(3), with no tree to be located greater than 15 feet from the right-of-way line. Refer to Figure 1 for illustration.
- (4) Parking lots located within 20 feet of a public street right-of-way shall be screened from the street with a L1 landscape buffer, per 18A.35.030 H.1., 2., and 3.
- (5) All parking lots shall be provided with interior landscaping per the requirements of 18A.35.030 D.2.
- (6) "Arterials" refers to public or private collector, secondary or major arterials and state highways, excluding controlled access highways or portions of state highways that have controlled access. "Highways" refers to any controlled access roadway.
- (7) See Section 18A.35.030 J.3. for Arterial and Highway buffers on the Gig Harbor and Key Peninsulas. The buffer standards shall not apply to Level 1, Animal Production, Boarding and Slaughtering. Footnotes (3) and (4) described above do not apply.

D. Requirements - Parking Lot Landscaping.

1. **Perimeter Street Landscaping for the Parking Lot.** The intent of perimeter street landscaping is to provide visual and noise relief to adjacent uses from adjacent parking lots. Any portion of a parking lot which is within 20 feet of a public road right-of-way shall install an L1 landscape level along the right-of-way line. The perimeter street landscaping for the parking lot shall not count toward the total interior landscaping required for the parking lot. See Figure 4 for an illustration of street landscaping of parking lots.
2. **Interior Landscaping within the Parking Lot.** All new surface parking lots with 10 or more spaces or 10 spaces or greater additions to existing lots must provide interior landscaping which complies with one of the following standards. When a parking lot is divided into distinct areas, the applicant may utilize different options in distinct areas of the lot. Parking lots shall be located no closer to the interior lot line than the minimum width of required perimeter landscape buffer. If the calculation of the number of trees or shrubs results in a fraction of less than 0.5, the applicant shall round down to the previous whole number.

a. Options.

- (1) The intent of Option 1 is to provide for parking lot designs that emphasize planting islands over canopy trees and to where the cost of vegetation is of greater concern than the amount of land devoted to the parking lot and its associated planting islands. The standards for Option 1 are as follows:
 - (a) Interior landscaping shall be provided at the rate of 25 square feet per stall or 10 percent of the total parking area ("parking area" includes the parking stalls, aisles, entry ways), whichever is greater. At least one tree must be planted for every 200 square feet of landscaped area.
 - (b) Planting islands and areas shall have a minimum width of five feet, if planted only with shrubs and/or ground cover. Planting islands and areas that include trees must contain a minimum of 64 feet, with a minimum width of 6 feet; or
- (2) The intent of Option 2 is to provide for parking lot designs that emphasize canopy trees over planting islands and to where the need for a maximum number of parking spaces is of greater concern than the cost of canopy tree vegetation. The standards for Option 2 are as follows:
 - (a) One tree must be provided for every five parking spaces.
 - (b) Planting islands shall have a minimum width of five feet, if planted only with shrubs and/or ground cover. Planting islands and areas that include trees must contain a minimum of 64 square feet, with a minimum width of 6 feet. Trees shall be spaced at distances not to exceed 12 parking spaces.
- (3) Design Guidelines. Where possible, landscape areas should be distributed evenly throughout the parking area; however, clustering of landscaping is permitted to accommodate preservation of existing vegetation or specific design objectives (e.g, solar access, water conservation, passive recreation, transit facilities, or architectural design). Vegetative and/or inert ground cover or lawn is encouraged to completely cover all required landscape areas. Planting of lawn in areas less than 10 feet in width is discouraged,

due to associated water waste incurred in keeping these lawn areas green. Refer to Figure 5 for an illustration of Option 1 and Figure 6 for an illustration of Option 2.

- b. **Development Standards.** The following are development standards for use in the layout of parking lot landscaping:
 - (1) **Planting Areas.** Planting areas shall be fully protected by curbs, wheel stops, or other appropriate means to prevent injury to plants from pedestrian or vehicular traffic. Landscape areas should be dispersed throughout the parking lot. Some trees may be grouped, but the groups should be dispersed.
 - (2) **Parking Area Landscaping Boundaries.** All planting areas and material required per Section 18A.35.030 D.2.a. shall be placed within the interior of the parking area, except as provided in Section 18A.35.030 J.3., and within a six foot perimeter surrounding the parking area.
 - (3) **Plant Material Character within Parking Lots.**
 - (a) **Trees.** A minimum of 70 percent required parking area trees shall be deciduous or broadleaf evergreen, except, if existing evergreen trees are retained, the percentage of deciduous trees can be decreased accordingly. Deciduous tree species should be selected based on their parking lot compatibility, i.e., high branching, do not release sticky substances, deep rather than shallow rooting, etc.
 - (b) **Shrubs.** Shrub and hedge material used shall not have mature heights that exceed 36 inches to provide for ease of vehicular sight distance and pedestrian safety.
 - (c) **Vegetative Groundcover/Turf.** If utilized, vegetative ground-cover/turf material shall not have mature heights that exceed 36 inches so as to provide for ease of vehicular sight distance and pedestrian safety. Vegetative groundcovers that are sensitive to occasional foot traffic should not be used in landscape areas where foot traffic might be likely. Planting of lawn in areas less than 10 feet in width is discouraged, due to associated water waste incurred in keeping these lawn areas green.
- 3. **Exceptions to Parking Lot Landscaping Requirements.**
 - a. **Truck Turnaround, Loading Zones - Exception to Interior Landscaping.** Areas devoted to truck loading, turnaround, parking, and maintenance do not require interior landscaping.
 - b. **Critical Area Abutting Parking Lot - Exception to Perimeter Landscape Buffering.** Where the interior lot line is within a critical area with a required buffer area, perimeter landscape buffering shall not be required, provided the critical area and buffer does not need additional planting pursuant to 18A.35.030 I.
 - c. **Critical Area Within Parking Lot - Exception to Interior Landscaping.** Where a portion of a critical area's required buffer area is within the parking lot area, the required interior landscaping for that parking lot shall be credited with up to 50 percent of the areas set aside for critical area buffers. The total of all credits cannot reduce the total interior landscaping required by more than 35 percent.

- E. **Requirements - Critical Area Buffering.** Refer to Title 18E, Development Regulations - Critical Areas, and Title 18I, Development Regulations - Natural Resource Lands, for buffer requirements associated with critical areas and natural resource lands. Refer to Chapter 18E.30 PCC, Wetlands, for buffer requirements associated with regulation of wetlands. Refer to Title 20, the Shoreline Management Use Regulations for Pierce County, for information on regulation of activities along the fresh and marine waters of Pierce County.
- F. **Requirements - Residential Street Trees.**
1. Street trees located within public or private rights-of-way shall be installed consistent with the requirements of PCC 17B.10.060.
 2. Tree species and cultivars used as street trees in rights-of-way shall be selected from a list of trees on file with the Planning and Land Services Department.
 3. Street trees within residential subdivisions shall be planted along each side of internal subdivision streets at a rate of 1 per 30 lineal feet of roadway, exclusive of intersection rights-of-way, in clusters or uniform rows. Spacing shall be the minimum required by the selected species pursuant to the street tree plan, but in no case shall spacing be greater than 30 feet for individual trees or 100 feet between clusters. Minimum mature heights shall be 20 feet. Refer to Figure 12 for illustration.
- G. **Requirements - Expansion of Existing Development.** This Chapter shall only apply to the developable lot area associated with the expansion of a permitted use or nonconforming use. The remainder of the property shall be governed by regulations in force at the time of the original approval. When a parking lot is expanded by 10 or more spaces, only the expanded portion of the parking lot shall meet interior parking lot landscape requirements. Refer to Figure 7 for an illustration of how landscape buffering is applied to expansion of existing development sites. Refer to Section 18A.35.130, Nonconforming Standards.
- H. **Standards - Landscape Levels.** The intent of this Section is to provide different levels of buffering for different circumstances. The locations where buffering is required and the type of landscape level required are stated in Tables 1, 2, or 3 and in other parts of this Chapter. The following standards are minimum requirements and may be exceeded by the applicant. Landscape Levels L1 through L3 are listed in hierarchical order, with Landscape Level L3 providing the highest level of buffering protection. The F1 Fence Level is intended to be used in specialized cases as indicated in Tables 1, 2 and 3, and as a uniform alternative when granting variances to installation of L2 or L3.
1. **Low Screen/Berm (Landscape Level 1 - L1).**
 - a. **Intent.** This standard is intended to provide a minimal buffer between somewhat compatible uses, to soften the impact of uses that have a low profile but dominating presence, or where visibility is more important than a total visual screen. Examples of use: buffering parking lots from the street in pedestrian-oriented areas, buffering between non-residential uses such as offices and civic and utility uses and between different types of semi-compatible residential development.
 - b. **Minimum Design Requirements.** An L1 requirement shall be satisfied by using canopy vegetation, Section 18A.35.030 H.1.b.(3), and either a vegetative screen or berm, Section 18A.35.030 H.1.b.(1) or (2). The following are minimum design requirements for the L1 landscape level.

- (1) **Vegetative Screen.** The L1 standard shall consist of a continuous vegetative screen a minimum of three feet high and a maximum of four feet high at maturity, planted at a rate of one shrub per four feet of lot line, minus any driveway widths. The screen may consist of either clusters or a solid row of material. Plant spacing shall be no greater than four feet on center, with no greater than five feet on center between clusters. Installation of vegetative groundcover is encouraged within the planting area but not required. Refer to Figures 4, 5, and 6 for an illustration; or
- (2) **Berm.** The L1 standard shall consist of an earthen berm a minimum of three feet high and a maximum of four feet high, measured from street curb or the crown of the adjacent paved way for road frontages or existing grade for interior lot lines. The berm shall be planted with vegetative ground cover sufficient to achieve a 50 percent coverage rate at maturity. Refer to Figures 4 and 5 for an illustration; and
- (3) **Canopy Vegetation.** In addition to the requirements of Section 18A.35.030 H.1.b.(1) or (2), trees, at a rate of 1 per 40 lineal feet of lot line, shall be interspersed throughout the landscape strip in clusters or uniform rows. Spacing shall be the minimum required by the selected species pursuant to the landscape plan, but in no case shall spacing be greater than 40 feet for individual trees or 100 feet between clusters. Minimum mature heights shall be 20 feet. Refer to Figures 4, 5, and 6 for an illustration.
- (4) **Screen Width.** All required L1 vegetation shall be located adjacent to the lot line and shall have a minimum planting bed width of five feet for shrubs and groundcover; eight feet for trees. No buildings or impervious surfaces, with the exception of pedestrian walks connecting the site to rights-of-way or adjacent property, shall be located between the interior edge of the screen width and the lot line, with no tree located more than 15 feet from the right-of-way line.

2. **Filtered Screen (Landscape Level 2 - L2).**

- a. **Intent.** This standard is intended to provide a visual separator between different types of non-residential uses and intensities and different types of residential uses and densities. Examples of use: interior lot line buffering between residential and existing office, civic, or commercial uses, between office and industrial development, and between mobile home parks and multi-family housing.
- b. **Minimum Design Requirements.** The L2 standard shall consist of: (1) trees, at a rate of 1 per 40 lineal feet of lot line, interspersed throughout the landscape strip in clusters or uniform rows; and (2) shrubs, at a rate of one per seven lineal feet of lot line, interspersed throughout the landscape strip in clusters or uniform rows. Spacing shall be as follows: (1) trees at the ratio and spacing of trees may be up to 1 tree per 40 lineal feet if a registered landscape architect or certified nursery professional can provide documentation that a proposed tree would have a mature spread greater than 30 feet; and (2) shrubs at no greater than eight feet on center, with no greater than 15 feet on center between clusters. Minimum mature heights shall be as follows: (1) Trees: 20 feet; and (2) Shrubs: three feet. Installation of vegetative ground cover is encouraged but not required within the planting area. Refer to Figure 9 for an illustration.

- c. **Screen Width.** All required L2 vegetation shall be located adjacent to the lot line and shall have a minimum planting bed width of eight feet, with no required vegetation located greater than 30 feet from the lot line. No buildings or impervious surfaces, with the exception of pedestrian walks connecting the site to adjacent property, shall be located between the interior edge of the screen width and the lot line.
3. **Full Screen/Berm (Landscape Level 3 - L3).**
- a. **Intent.** This standard is intended to provide a physical and visual separator between incompatible uses or intensities/densities but where a complete noise barrier is not necessary. Examples of use: interior lot line buffering between single-family development and commercial, office, industrial, or multi-family uses, between multi-family development and non-residential uses or arterial roadways, between public schools and commercial and industrial uses, etc.
 - b. **Minimum Design Requirements.** This requirement shall be satisfied by using canopy vegetation, Section 18A.35.030 H.3.b.(3), and either a vegetative screen or berm, Section 18A.35.030 H.3.b.(1) or (2). The following are minimum design requirements for the L3 landscape level.
 - (1) **Vegetative Screen.** The L3 standard shall consist of: (1) evergreen shrubs at a rate of one per five lineal feet of landscape strip; or (2) closely spaced evergreen trees, at a rate of one per eight lineal feet of landscape strip, or a combination of the two in separate sections. The screen may consist of either overlapping clusters or a solid row of material. If overlapping clusters are used, the overlap shall be at least one-half plant width. Spacing shall be as follows: (1) evergreen trees for the landscape screen at no greater than eight feet on center, with no more than 10 feet on center between clusters; (2) shrubs for the landscape screen shall be no greater than five feet on center, with no greater than seven feet on center between clusters. Vegetative screening materials shall have a minimum mature height of six feet. Installation of vegetative groundcover is encouraged but not required within the planting area. Refer to Figure 9 for an illustration; or
 - (2) **Berm.** The L3 standard must consist of an earthen berm a minimum of four feet high, measured from street curb or the crown of the adjacent paved way for road frontages or existing grade for interior lot lines. Vegetative groundcover shall cover a minimum of 50 percent of the landscape strip area at maturity. Berms less than six feet in height shall be planted with evergreen shrubs at a rate of one per four lineal feet of landscape strip, to a mature height equal to or greater than a 6-foot high berm. The screen may consist of either overlapping groupings or a solid row of material. If overlapping groupings are used, the overlap shall be at least one-half plant width. Shrub spacing shall be no greater than four feet on center, with no greater than six feet on center between groupings. Refer to Figure 9 for an illustration; and
 - (3) **Canopy Vegetation.** In addition to the requirements of Section 18A.35.030 H.3.b.(1) or (2), trees, at a rate of 1 per 25 lineal feet of lot line, shall be interspersed throughout the landscape strip in groupings or uniform rows. Minimum mature height shall be 20 feet. Refer to Figure 9 for an illustration.

- (4) **Screen Width.** All required L3 vegetation shall be located adjacent to the lot line and shall have a minimum planting bed width of 20 feet, with no required vegetation located greater than 30 feet from the lot line. No buildings or impervious surfaces, with the exception of pedestrian walks connecting the site to adjacent property, shall be located between the interior edge of the screen width and the lot line.

4. **Rural Forest Highway Buffer (Landscape Level 4 - L4).**

- a. **Intent.** This standard is intended to provide a physical and visual filter and separator between non-resource based, non-residential uses and moderate and high intensity residential uses and the passing motorist along forested state highways and county arterials in the rural area in order to maintain the aesthetic character of the surrounding forested rural area. Example of use: for the frontages of rural commercial highway corridors, for civic uses located in rural residential zones along rural county arterials, etc.
- b. **Minimum Design Requirements.** This requirement shall be satisfied by using canopy vegetation, Section 18A.35.030 H.4.b.(4); either a vegetative screen or berm, Section 18A.35.030 H.4.b.(1) or (2); and vegetative ground cover, Section 18A.35.030 H.4.b.(3). The following are minimum design requirements for the L4 landscape level. Refer to Figure 13 (18A.35.030).
 - (1) **Understory Screen.** The L4 standard shall consist of: (1) evergreen or deciduous shrubs at a rate of one per five lineal feet of landscape strip, with the shrub mix not including more than 25 percent deciduous shrubs; (2) evergreen and deciduous trees at a rate of one per eight lineal feet of landscape strip, or (3) a combination of the trees and shrubs in separate clusters. The screen shall consist of overlapping clusters. The overlap between clusters shall be at least one-half mature plant width. Spacing shall be as follows: (1) trees for the understory screen at no greater than eight feet on center, with no more than 10 feet on center between clusters; (2) shrubs for the understory screen shall be no greater than five feet on center, with no greater than seven feet on center between clusters. Understory screening material shall have a minimum mature height of six feet. Refer to Figure 10 for an illustration; or
 - (2) **Berm.** The L4 standard shall consist of an earthen berm a minimum of four feet high, measured from the crown of the adjacent paved way for road frontages or existing grade for interior lot lines. Vegetative ground cover shall cover a minimum of 75 percent of the landscape strip area at maturity. Berms less than six feet in height shall be planted with evergreen shrubs at a rate of one per four lineal feet of landscape strip, to a mature height equal to or greater than a 6-foot high berm. The screen shall consist of overlapping groupings with a naturalistic appearance. The overlap between groupings shall be at least one-half mature plant width. Shrub spacing shall be no greater than four feet on center, with no greater than six feet on center between groupings. Refer to Figure 10 for an illustration;
 - (3) **Ground cover.** Vegetative ground cover, evergreen, deciduous or a mix, shall be installed to achieve a coverage rate of a minimum of 50 percent of the required buffer area;

- (4) **Canopy Vegetation.** In addition to the understory shrub and/or tree requirement of Section 18A.35.030 H.4.b.(1), canopy trees, at a rate of 1 per 25 lineal feet of lot line, shall be interspersed throughout the landscape strip in natural clusters or groups. The maximum distance between canopy tree clusters shall be 40 feet. Minimum mature height shall be 20 feet. Refer to Figure 10 for an illustration.
 - (5) **Buffer Width.** All required L4 vegetation shall be located adjacent to the lot line and shall have a minimum planting bed width of 40 feet. No buildings or impervious surfaces, with the exception of pedestrian walks connecting the site to adjacent property, shall be located between the interior edge of the screen width and the lot line.
5. **Sight-Obscuring Fence/Wall (Fence Level - F1).**
- a. **Intent.** The F1 standard provides a tall and complete visual separation. This standard is applied in special circumstances where complete screening is necessary to protect abutting uses but landscape screens are impractical in that: there is inadequate space for a landscape screen; noise protection afforded by walls and fences is greater than what is provided by a vegetative screen; or when a lower intensity use locates adjacent to an existing higher intensity use. Examples of use: to screen outdoor storage or activity associated with industrial, heavy commercial, civic, utility or resource uses from view of freeway drivers or to provide a minimal visual and noise barrier between residential development that chooses to locate adjacent to commercial or industrial development.
 - b. **Minimum Design Requirements.** Fences and walls shall be six feet high and 100 percent sight obscuring. Sight-obscuring fences and walls can be constructed of wood, metal, bricks, masonry, or other permanent material. A combination of fence and wall is permitted. The fence/wall shall be installed along the lot line. When using the F1 standard along road rights-of-way, the fence/wall shall comply with sight distance requirements of Title 17B. Refer to Figure 10 for an illustration.
6. **Use of Existing Vegetation or Topography in Lieu of Landscape Levels.** Where existing vegetation or topographic features, e.g., location at the bottom of a slope, can provide the same level of screening as required per the above landscape levels or where a lesser landscape level associated with existing vegetation and/or topography can provide the same level of screening as required per the above landscape levels, an applicant will be granted a waiver of the standard requirement, per Section 18A.35.030 I.
7. **Noise Attenuating Barrier Screening (Landscape Level 5 – L5).**
- a. **Intent.** This standard is intended to provide additional physical and visual separation for a noise attenuating barrier and buffer strip being constructed pursuant to 18A.35.160 PCC. The landscaping requirement in this level ensures that a noise barrier and related buffer is visually attractive and consistent with the character of the community.
 - b. **Minimum Design Requirements.** This requirement shall be satisfied by using a vegetative screen, Section 18A.35.030 H 5.b.(1). The following are minimum design requirements for the L5 landscape level.

- (1) **Vegetative Screen.** The L5 standard shall consist of: a mix of evergreen and deciduous shrubs and trees across the buffer strips and any berm associated with a noise attenuating barrier. For each side: landscaping shall be installed on both sides of any wall or berm, as follows: (1) evergreen and deciduous shrubs, in a mix of at least 60 percent evergreen, at a rate of one per 5 lineal feet of landscape strip; (2) closely spaced evergreen trees, at a rate of one per 10 lineal feet of landscape strip; and (3) closely spaced deciduous trees, at a rate of one per 20 lineal feet of landscape strip. The screen may consist of either overlapping clusters or a solid row of material.

If overlapping clusters are used, the overlap shall be at least one-half plant width. Vegetative screening materials shall have a mix of mature heights ranging from 4 to 6 feet for shrubs to 10 to 12 feet for the trees. Installation of vegetative groundcover is encouraged but not required within the planting area. In the event only a buffer strip is used for noise attenuation, then landscaping shall be installed at the same rate as for two sides of a berm or wall.

- I. **Standards - Use of Existing Vegetation to Satisfy Requirements.** The applicant is responsible for submitting to the Department an alternative conceptual landscape plan, supporting photographs, and a brief explanation as to how the alternative plan satisfies the intent of the landscape level required per Section 18A.35.030 C.2.a., as permitted per Section 18A.35.030 H.5. Supplemental plant material may be required to be installed within or adjacent to the natural landscape area, critical area, or critical area buffer to fully comply with the intent of the landscape level. All existing English ivy and its root system shall be removed.
- J. **Standards - Planting Sizes, Berms, and Tree Preservation.**
 1. Landscape areas required pursuant to Section 18A.35.030 shall conform to the following standards:
 - a. **Trees, evergreen.** Size: Coniferous and broadleaf evergreen trees may include a mixture of sizes but shall not be less than four feet in height at time of planting. Tree material at time of planting shall be of a sufficient size to meet the minimum height and screening requirements of the landscape level within 10 years of installation.
 - b. **Trees, deciduous.** Size: Deciduous trees may include a mixture of sizes but shall be fully branched, have a minimum caliper of one and one-half inches and a minimum height of eight feet at time of planting. Tree material at time of planting shall be of a sufficient size to meet the minimum height and screening requirements of the landscape level within 10 years of installation.
 - c. **Shrubs and Hedges.** Size: Shrubs may include a mixture of sizes but shall not be less than gallon size containers at time of planting. Shrub and hedge material at time of planting shall be of a sufficient size to meet the minimum height and screening requirements of the landscape level within five years of installation.
 - d. **Groundcover, vegetative.** If utilized in the landscape, the size shall be as follows: Groundcover, other than lawn or turf grass, shall be planted to achieve a minimum planting area coverage of 50 percent of required coverage within two years of installation and shall achieve 100 percent of required coverage within five years of installation. English ivy is not permitted.
 - e. **Groundcover, inert.** If utilized in the landscape, wood chips, bark, decorative rock, or other appropriate inert organic material may be used.

- f. **Lawn, sodded and seeded.** If utilized in the landscape newly seeded lawns or installed sod shall include drought-resistant and hardy varieties which, when properly installed and maintained, are capable of surviving under conditions of restricted water use. Refer to Section 18A.35.030 P.3.a. and c. for recommended methods to decrease water consumption when utilizing lawn in the landscape.
- 2. **Berms.** Mounds of earth used for berming shall not exceed a slope of two horizontal feet to one vertical foot (2:1).
- 3. **Preservation of Existing Native Vegetation.**
 - a. **Preservation of Existing Trees.** The standards for preservation of existing trees are set forth in Title 18H, Forest Practices and Tree Conservation.
 - b. **Residential and Non-Residential Uses in Rural Areas.** In rural areas within required perimeter landscape areas and within 25 feet of rights-of-way of collector, secondary, or major arterials, all trees exceeding eight inch diameter at breast height (DBH) at time of development shall be retained and incorporated into the landscape screening on a one-for-one basis, except as provided in this Section. Preserving all trees exceeding 8 inch DBH within a buffer area of up to 50 feet will assist in reducing the potential for windfall and is encouraged. If recommended by a registered landscape architect, certified nursery professional or certified arborist that existing tree retention will create a hazard (e.g., windfall) or will substantially reduce the viability of eight inch DBH trees, then the trees so indicated may be removed. If the number of native trees exceeds the landscape level requirement, the native trees must still be retained. Refer to Section 18.35.030 N.2. for standards for removing diseased or dangerous trees.
 - c. **Highway and Arterial Buffering Requirements - Gig Harbor and Key Peninsulas.**
 - (1) Along SR-16, SR-302, and the Key Peninsula Highway, a 50-foot wide, undisturbed natural buffer area shall be required. The intent of the 50-foot buffer is to retain all existing vegetation and provide a complete visual screen between the site and abutting highways.
 - (a) Where existing vegetation does not provide a complete visual screen, the buffer shall be supplemented such that a complete visual screen is achieved within 10 years.
 - (b) The buffer shall be broken only at points of vehicular or pedestrian access.
 - (c) Lots within Rural Centers shall be exempt from the visual buffer requirements. These lots shall provide landscaping equivalent to Landscape Level 2 between the development and abutting the Highway. Existing vegetation at the site shall be retained and incorporated into the required landscaping to the greatest extent possible.
 - (d) If topography, site configuration, lot size, or similar conditions make a visual buffer partially or totally impossible, a variance to these standards may be sought pursuant to 18A.75.040. Consideration for reducing the visual buffer shall be based upon the unique site considerations which make the 50-foot visual buffer physically impossible or impractical or would deprive the property owner of all reasonable economic use. Where a variance to the buffer is granted, landscaping equivalent to Landscape Level 3 shall be encouraged.

- (2) In urban areas, all trees exceeding eight inches in diameter at breast height (DBH) located within 25 feet of the right-of-way of collector and secondary arterials, and 35 feet of major arterials shall be retained at the time of development. Where existing vegetation within these areas does not provide landscaping equivalent to Landscape Level 2, supplemental plantings shall be required to achieve this level of landscaping.
- K. **Standards - Irrigation.** The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable to lack of watering and to survive periods of extended drought once they are established. All landscaped areas must provide an irrigation method as stated below:
1. **Option 1.** Pursuant to Section 18A.35.030 P.3.c., a permanent underground irrigation method with an automatic controller plus an overriding rain switch.
 2. **Option 2.** Pursuant to Section 18A.35.030 P.3.c., an irrigation method which provides sufficient water to ensure that the plants will become established. The method shall be required to be permanent unless the plant materials selected are determined to be drought tolerant by the Department (refer to Section 18A.35.030 P.4.), in which case irrigation standards shall be required only during the first growing season following installation. Even if drought tolerant plants are used in the landscape design, there must be an identified method to easily provide water to the plants in the case of a prolonged drought. Any automatic/mechanical system designed under this option shall be fitted with an overriding rain switch.
- L. **Standards - Planting and Irrigation Plans.** A planting plan and irrigation plan are required to be prepared for any landscape activity proposed for multi-family or non-residential development. Formal subdivisions and short subdivisions require only a planting plan to be prepared. A formal field survey and map by professional surveyors may be required by the landscape architect, the Director, or the Examiner, but shall not be a minimum requirement for all applications.
1. **Persons Qualified to Prepare Plans.** The landscape plan shall be prepared by a Washington state registered landscape architect, a nursery professional certified pursuant to the Washington Certified Nursery Professional program, or a Washington state certified landscape technician, except that planting plans for short subdivisions, street tree requirements, and canopy tree requirements for properties abutting vacant land may be prepared by the applicant. The irrigation plan shall be prepared by a Washington state registered landscape architect or irrigation designer certified by the Irrigation Association.
 2. **Planting Plan.** A planting plan is required to ensure that the proposed plantings are in conformance with the standards and requirements of this Chapter. A final planting plan submitted prior to development shall closely reflect or exceed the design and plant species identified on a conceptual planting plan reviewed as part of a Use Permit. A planting plan drawn to the same scale as the other development plans shall include, at a minimum, the following components:
 - a. The location of existing vegetation to be retained and to be removed, proposed vegetation, property lines, impervious surfaces, existing or proposed buildings, natural or manmade water features or bodies, existing or proposed fences and retaining walls, critical lands and associated buffers, and designated recreational open space areas.

- b. A plant schedule containing the botanical and common names of the new plant material, existing plant material proposed to be retained, typical spacing for that species, the planting size of the material, the number of each plant, and any special planting instructions.
 - c. No planting plan shall include English ivy.
- 3. **Irrigation Plan.** An irrigation plan is required to ensure that the planting will be watered at a sufficient level to ensure plant survival and healthy growth. The irrigation plan shall conform with the requirements of Section 18A.35.030 K.
- 4. **Irrigation System Auditing.** An audit of the irrigation system by a registered landscape architect or certified irrigation auditor shall be required and a copy of that information provided to the applicant and the Department within 30 days of completed installation. The audit shall identify the evapotranspiration rate of the site and certify that the amount of water being applied through the system, per the irrigation system design, is adequate to maintain the health of the plantings, but does not overwater the vegetation.
- 5. **Installation.** The following is required following approval of the planting and irrigation plan.
 - a. The person or persons certified pursuant to Section 18A.35.030 L.1. and authorized to prepare the planting and irrigation plans shall submit, within 30 days of completed installation, a signed affidavit that landscaping has been installed per the approved plans.
 - b. Planting is encouraged to take place in the spring or fall planting season following Final Development Plan approval or Building Permit approval if no final development approval is required, but in no case shall planting be postponed beyond 180 days of final development plan approval or Building Permit approval if no final development approval is required, unless the Department approves an alternative timeline associated with a phased project.
- M. **Standards - Maintenance.** With regard to maintenance of on-site landscaping, the following standards shall be followed:
 - 1. All landscaping shall be maintained for the life of the project.
 - 2. All plant materials shall be pruned and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure.
 - 3. All landscape areas shall be kept free of trash.
- N. **Standards - Replacement.** The following standards apply to the replacement of vegetation within required perimeter buffers and parking lot landscape areas.
 - 1. Any installed plant material located within required perimeter landscape buffers and parking lot landscape area shall be replaced within the spring or fall growing season following plant loss but not greater than 180 days from time of loss. This standard applies for the life of the project and to all future property owners.
 - 2. Any tree existing on site at the time of development greater than eight inch DBH that is located within required perimeter landscape buffers and parking lot landscape areas shall be replaced within the spring or fall growing season following death or following a determination by a registered landscape architect, certified nursery professional, or certified arborist that the tree is diseased or damaged and has a significant chance of toppling in high winds, but not greater than 180 days from time of loss. The existing tree shall be replaced on a two for one basis. Replacement trees shall have planting sizes as set forth in Section 18.35.030 J. Any future replacement of the initial replacement trees shall occur at one for one ratio. This standard applies for the life of the project and to all future property owners.

- O. **Standards - Bonding.** All required landscaping shall be installed prior to issuance of occupancy permits unless performance bonds or other appropriate security (including letters of credit) are approved by the County.
- P. **Guidelines - Root Control, Water Conservation, and Suggested Plant Material.**
 - 1. **Intent.** The following guidelines are not intended to be mandatory but are suggested ideas for reducing the maintenance cost of a development, enhancing the long-term health of plant material, and reducing the cost of watering and conserving water resources. The intent of a root control guideline is to reduce the potential of tree roots causing costly damage to adjacent asphalt and concrete surfaces. The intent of water conservation guidelines is to ensure that costly plant material is provided with the opportunity to take the most advantage of natural watering and therefore reduce the amount of water required to maintain plant material health during the dry season. The intent of a plant material guideline is to encourage use of plants native to the Pacific Northwest and introduced plants common to the Pacific Northwest, in that order, to maximize use of rainwater, to reduce general maintenance needs, and to encourage the development of landscape designs reflective of our natural surroundings. It is also the intent of the plant material guideline to encourage the use of drought-tolerant plants in landscape designs to reduce the amount of water devoted to outdoor watering at a time when population pressures are increasing faster than the water supply.
 - 2. **Root Control Guidelines.** Any tree planted within five feet of public or private road pavement edge, curbing, or sidewalk, or within required parking areas should install a root control barrier. Root control barriers should consist of galvanized metal or plastic sheets extending a minimum of two feet below the finished grade of the surrounding surface.
 - 3. **Water Conservation Guidelines.**
 - a. **Soil Preparation.**
 - (1) Landscape areas should be deep tilled to a depth of at least 12 inches to facilitate deep water penetration and soil oxygenation. Use of soil amendments is encouraged to improve water drainage, moisture penetration, soil oxygenation, and/or water holding capacity. Soil amendments are organic matter such as composted yard waste, sewer biosolids, and forestry by-products, but do not include topsoil or any mix with soil as an element. (Sphagnum moss is not recommended because it provides only short-term value and is a non-renewable resource.)
 - (2) For all newly landscaped areas, including single-family residences, organic matter (three to four cubic yards of organic matter per 1,000 square feet of landscape area) should be incorporated to a depth of four to six inches.
 - (3) For newly landscaped areas where topsoil is limited or nonexistent, or where soil drainage is impeded due to subsurface hardpan, 6 to 24 inches of sandy loam topsoil should be spread in all planting and turf areas, in addition to the incorporation of organic matter into the top horizon of the imported soil.
 - (4) Soil analysis of new or renovated turf areas should include a determination of soil texture, including percentage of organic matter; an approximated soil infiltration rate; and a measure of pH value.

- b. **Mulching.** Mulch should be applied regularly to, and maintained in all, planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion. Mulches include organic materials such as wood chips and shredded bark and inert organic materials such as decomposed lava rock, cobble, and gravel. The use of inert organic mulches is recommended in conjunction with geotextiles. Non-porous materials, such as plastic sheeting, are not recommended for use in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing. Mulches should be applied to the following depths: three inches over bare soil, and two inches where plant materials will cover.
 - c. **Compatible Water Use Design.** Trees and plants having similar climatic, water, soil, and maintenance requirements should be grouped in distinct and compatible planting areas as follows: (1) plants which, at maturity, require moist soils and supplemental water in addition to natural rainfall to survive; (2) plants which, at maturity, survive on natural rainfall with supplemental water during seasonal dry periods that are unusual due to their length, high temperature, or lack of moisture; and (3) plants which, at maturity, survive on natural rainfall without supplemental water. Grouping/zoning of plantings should coordinate with the irrigation hydrozoning plan as well as topographic features in the landscape so that plantings benefit from collected precipitation, run-off, or water harvesting.
4. **Plant Lists - Guidelines.** Applicants are strongly encouraged to utilize plant material native to the Pacific Northwest and introduced plants common to the Pacific Northwest, in that order, to retain the natural character of the region and to use plants that are best suited to the wet/dry climate of the Pacific Northwest. Applicants are also strongly encouraged to utilize drought-tolerant plants. Regardless of their geographic origin or perceived ability to endure drought, it is important to put plants into landscape situations that are similar to their natural habitat. A water-wise landscape is not strictly made up of low-water plants, but a combination of plants put in the right place. Applicants may contact the Department for lists of suggested plantings.
- Q. **Incentive Native Plant/Drought Tolerant Plant Use.** The number of trees, shrubs, and vegetative groundcover required per the landscape levels and parking lot landscape standards may be reduced by 25 percent and spacing requirements increased by 25 percent when a development uses Pacific Northwest native or drought-tolerant landscape materials in the following proportions: 75 percent of vegetative groundcover and shrubs, and 50 percent of trees. The Department will review the plant lists to determine if the plant material proposed is drought-tolerant or native to the Pacific Northwest.
- R. **Design Guidelines - Landscaping.** [Reserved]
- (Ord. 2004-58s § 2 (part), 2004; Ord. 2004-52s § 3 (part), 2004; Ord. 2004-34s § 1 (part), 2004; Ord. 99-68 § 3, 1999; Ord. 99-24S § 17 (part), 1999; Ord. 98-85S § 1 (part), 1998; Ord. 97-72 § 1 (part), 1997; Ord. 96-137S § 1 (part), 1997; Ord. 95-149S2 § 1 (part), 1996; Ord. 95-79S § 2 (part), 1995)

Code Revisor's Note: Several Pierce County Code provisions referenced in PCC 18A.35.030 have been recodified as follows:

- Chapter 15.42 PCC, "Pierce County Site Development Regulations" has been recodified as Chapter 18C.10 PCC, "Storm Drainage and Site Development Regulations."
- Chapter 17.12 PCC, "Wetland Management Regulations" has been recodified as part of Title 18E PCC, "Development Regulations - Critical Areas."
- Title 21 PCC, "Critical Areas and Natural Resource Lands" has been recodified as Title 18E PCC, "Development Regulations - Critical Areas" and Title 18I PCC, "Development Regulations - Natural Resource Lands."

FIGURE 1 -- STREET TREE LANDSCAPING

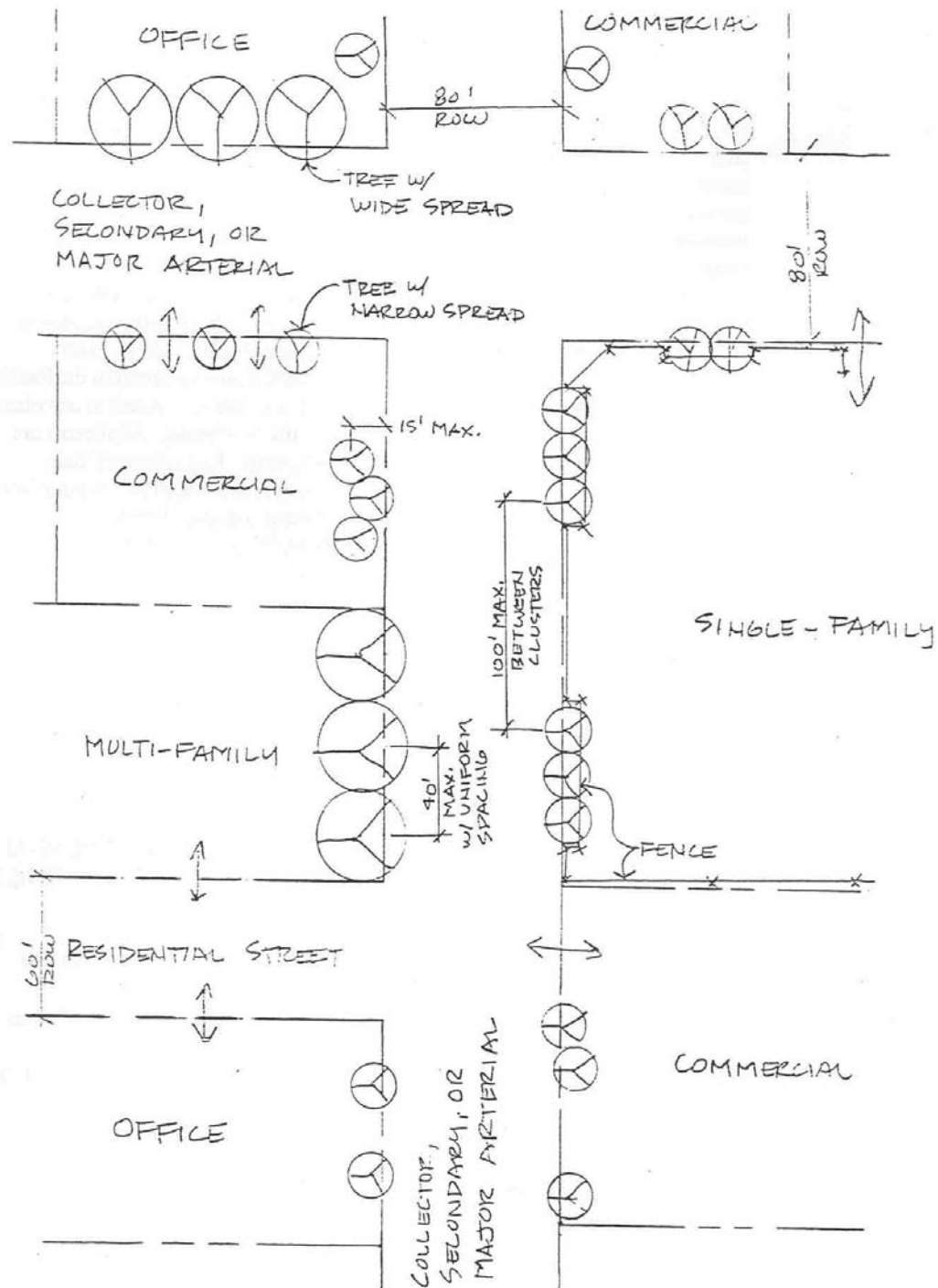


FIGURE 2 -- PERIMETER BUFFERING OF RESID. ZONED VACANT LAND

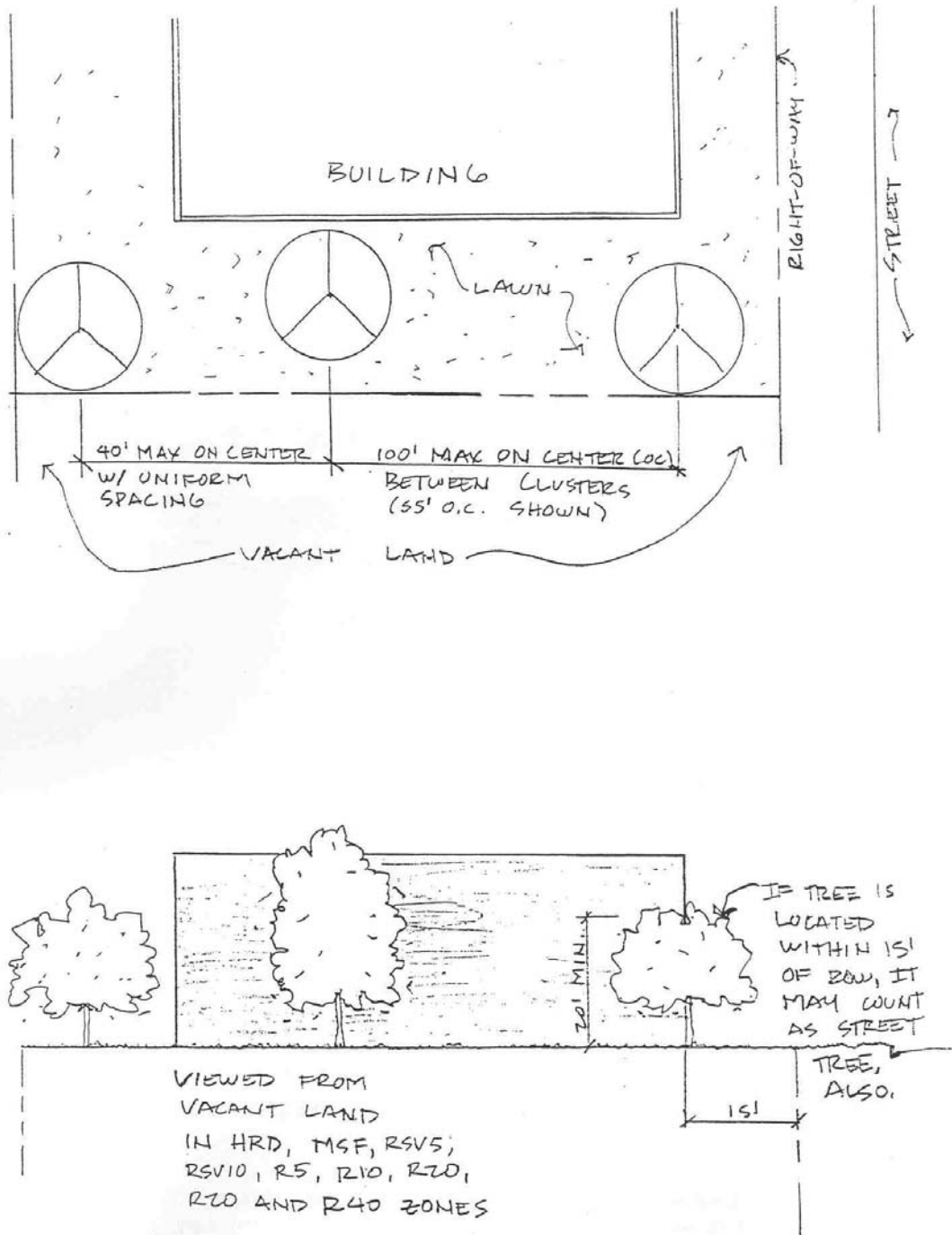
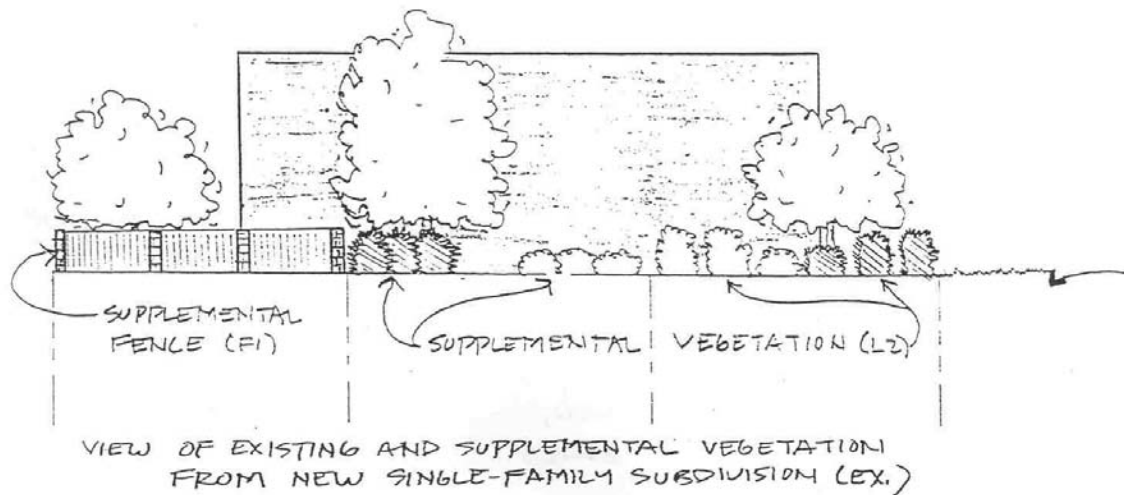
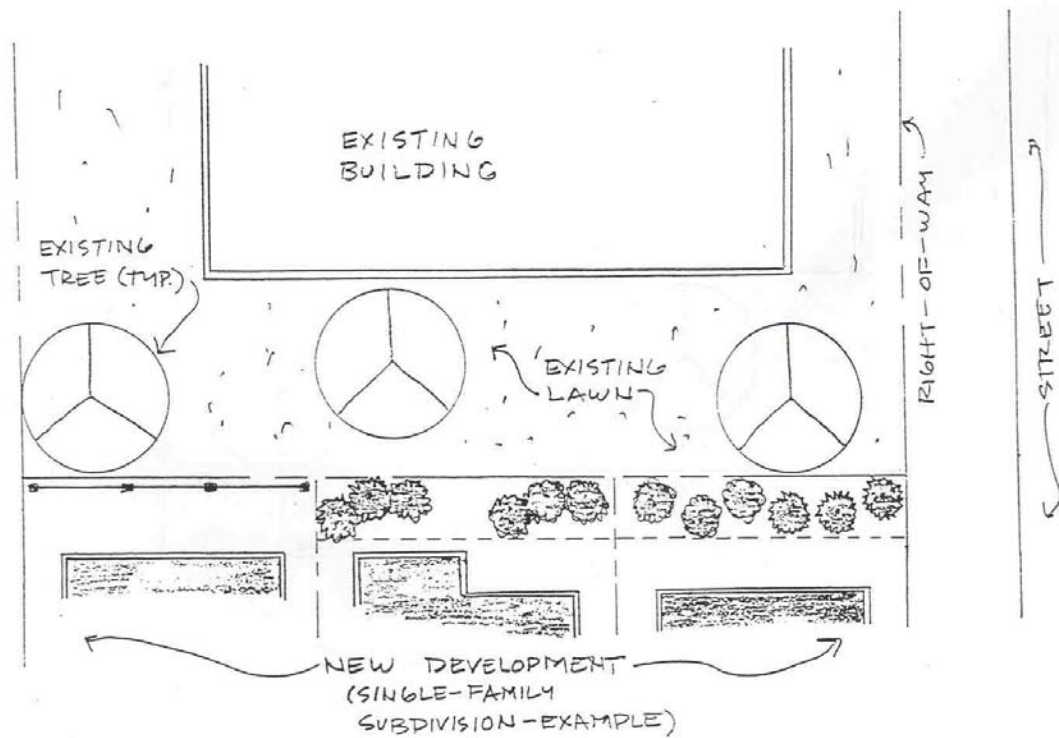
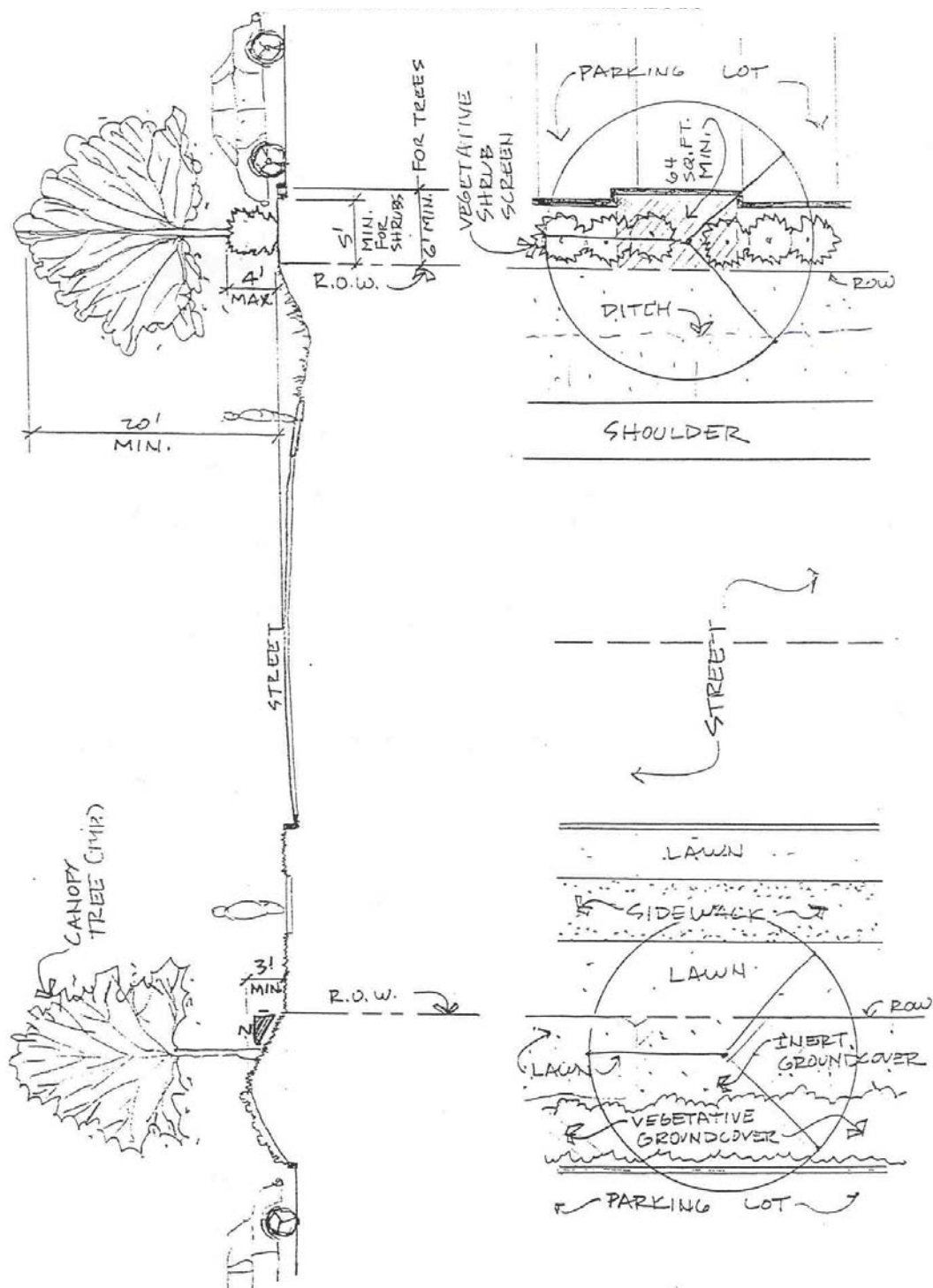


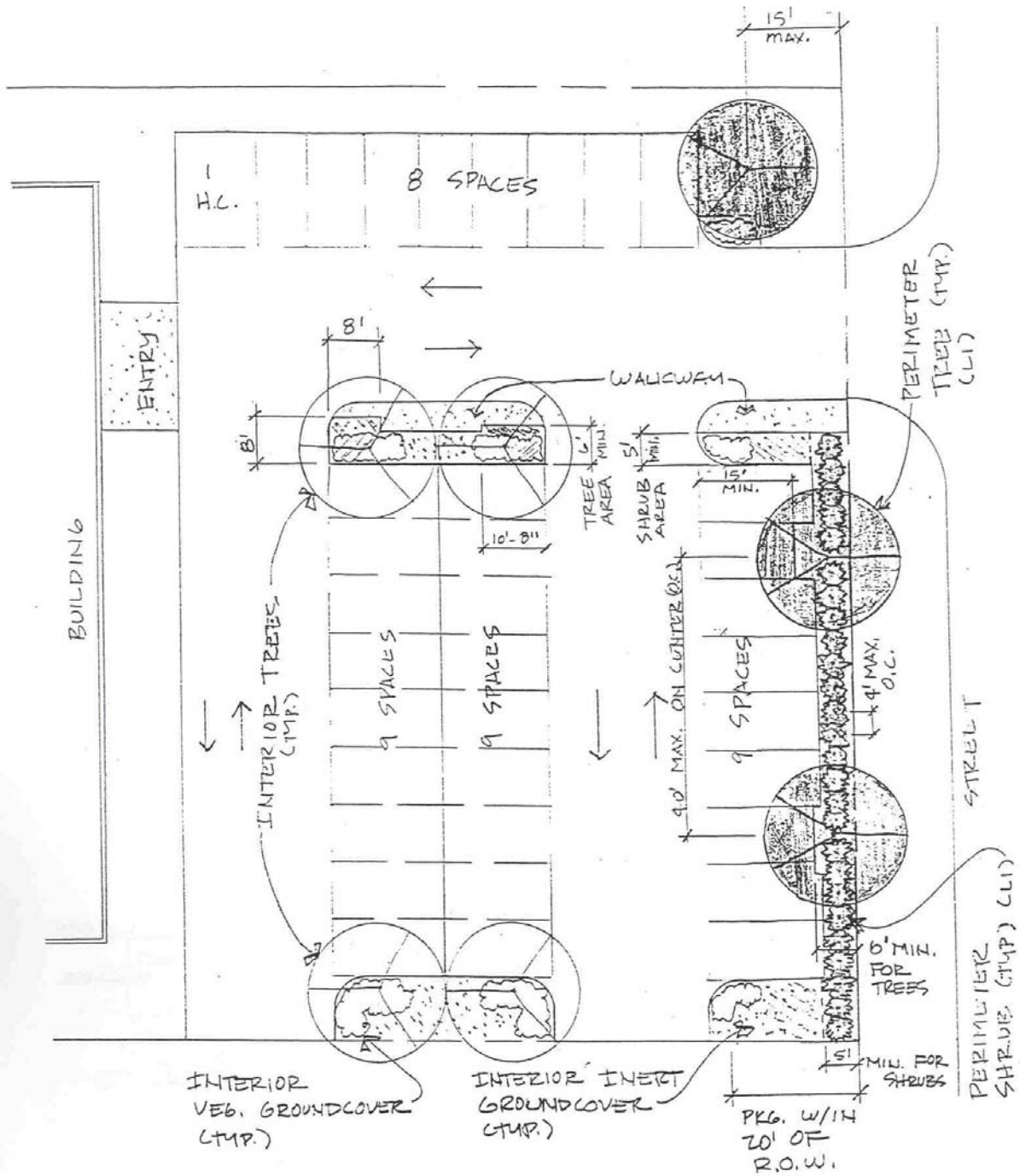
FIGURE 3 -- SUPPLEMENTAL BUFFERING OF PREVIOUSLY VACANT LAND



**FIGURE 4 -- LANDSCAPE LEVEL L1: LOW SCREEN OR BERM/
STREET LANDSCAPING FOR PKG. LOTS**



**FIGURE 5 -- INTERIOR PKG. LOT LANDSCAPING: OPTION 1/
STREET LANDSCAPING FOR PKG. LOTS**



**FIGURE 6 -- INTERIOR PKG. LOT LANDSCAPING: OPTION 2/
STREET LANDSCAPING FOR PKG. LOTS**

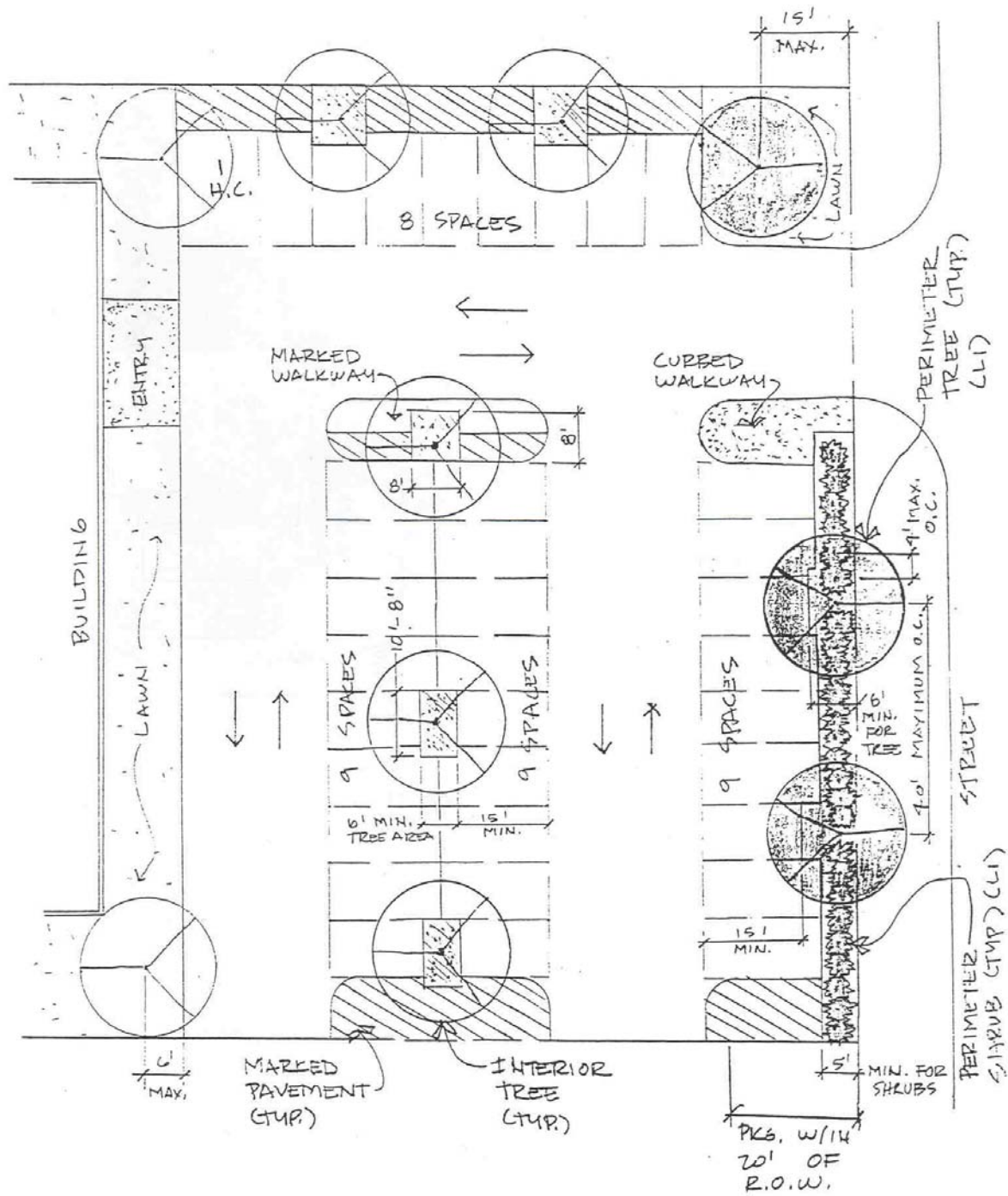


FIGURE 7 -- BUFFERING OF EXPANDED PORTIONS OF PARKING LOTS

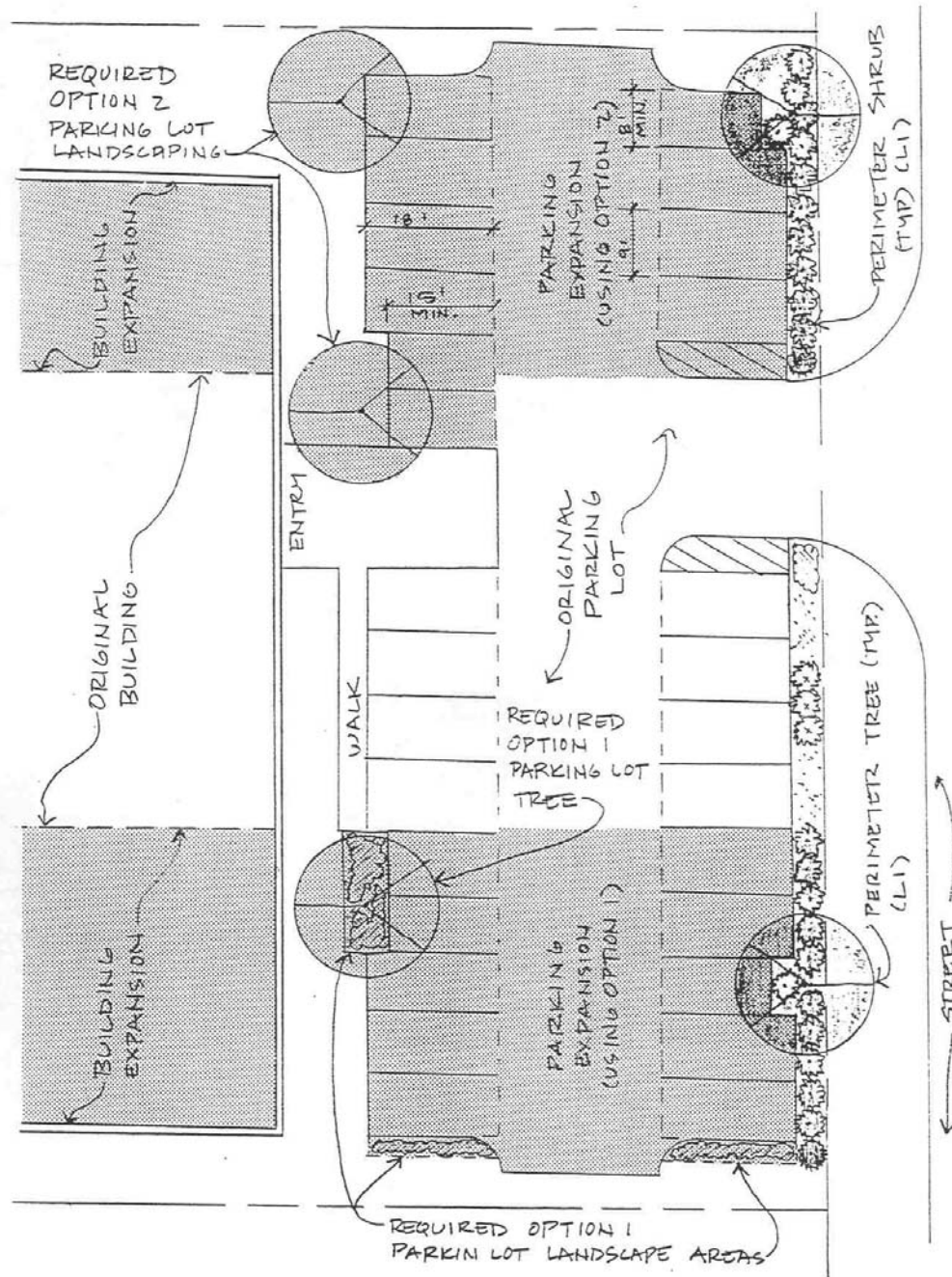


FIGURE 8 -- LANDSCAPE LEVEL L2: FILTERED SCREEN

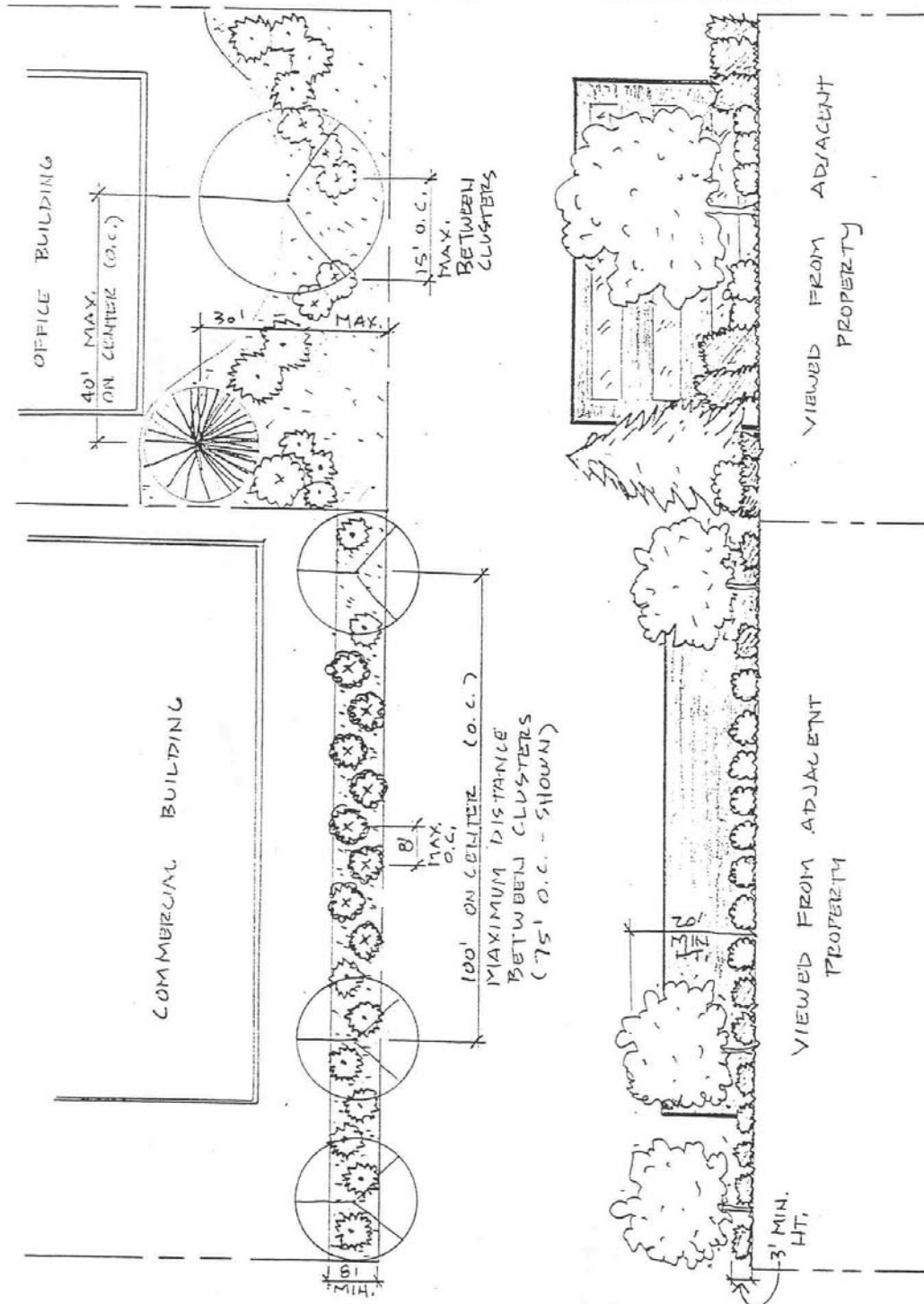


FIGURE 9 -- LANDSCAPE LEVEL L3: FULL SCREEN OR BERM

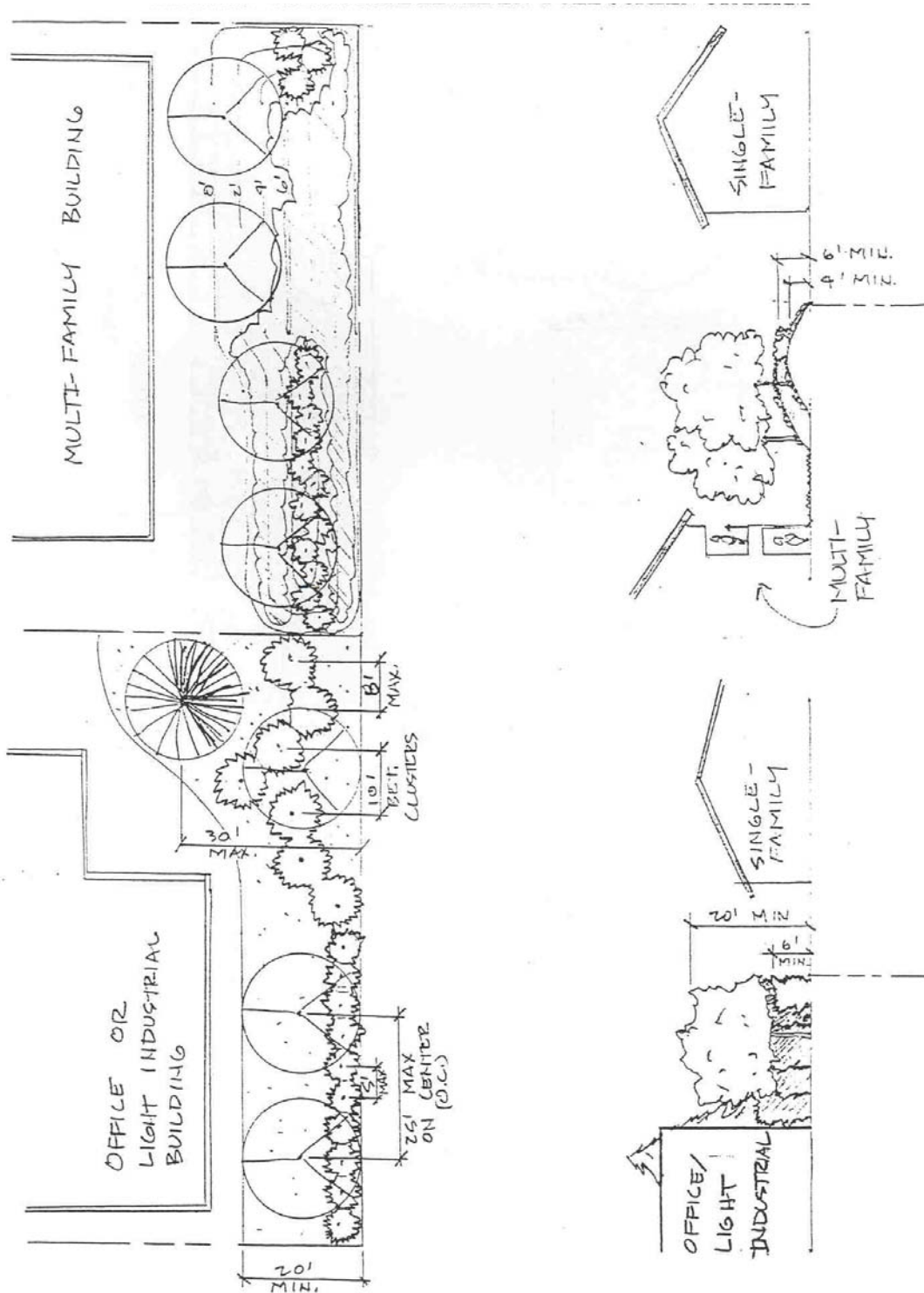


FIGURE 10 -- FENCE LEVEL F1: SIGHT-OBSCURING FENCE/WALL

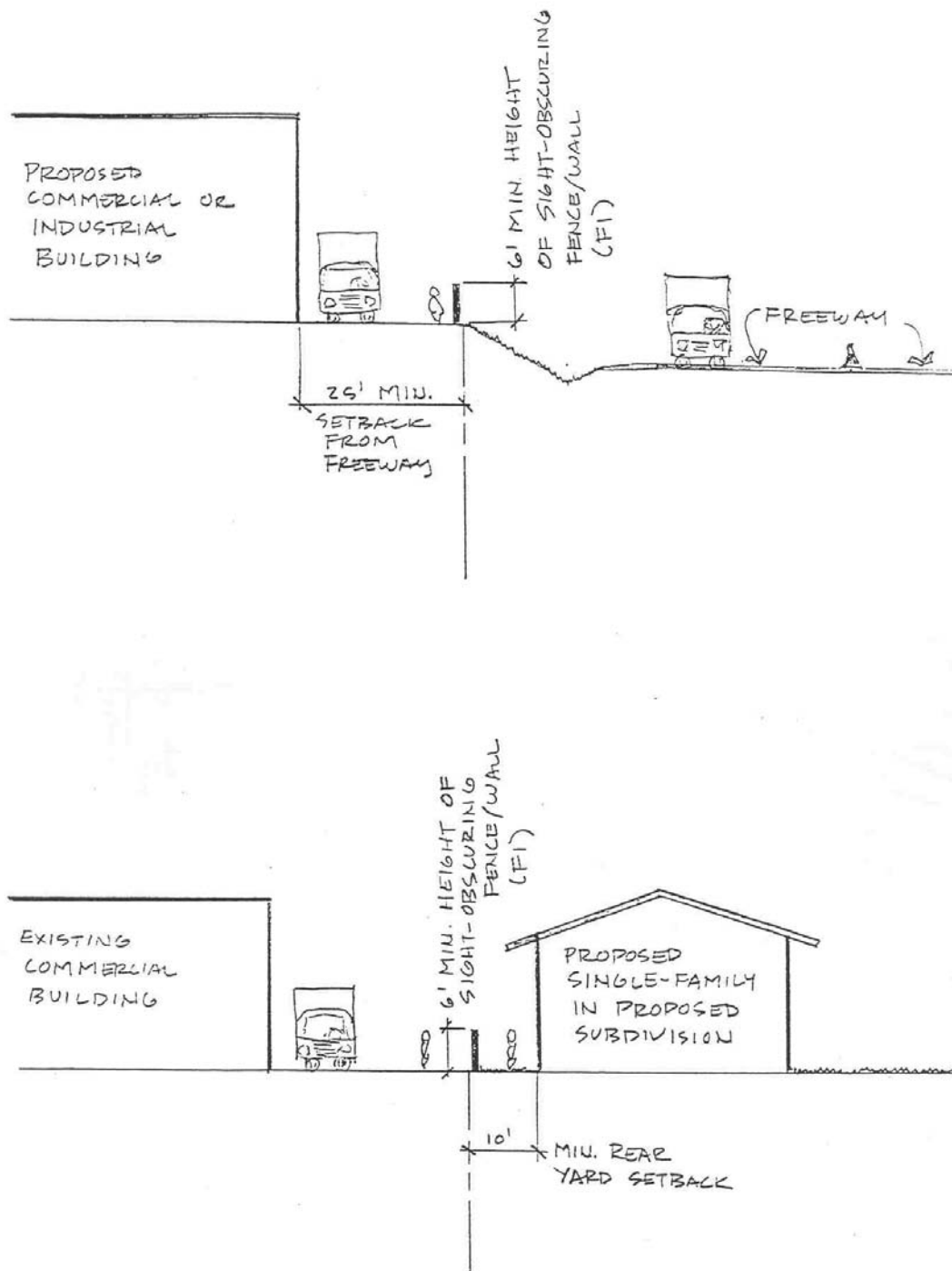


FIGURE 12 -- RESIDENTIAL STREET TREES

NOTES:

- STREET TREES SHALL BE PLACED NO FURTHER THAN 15 FEET FROM RIGHT-OF-WAY LINE, WHEN PLACED ON PRIVATE PROPERTY
- STREET TREES SHALL BE PLACED NO CLOSER THAN 6 FEET FROM GUTTER LINE OR BACK OF SHOULDER, WHEN IN RIGHT-OF-WAY
- STREET TREE PLACEMENT SHALL DEPEND ON INTERSECTION SIGHT DISTANCE REQUIRED.

EXAMPLE:

- 2100 LIN. FT. OF INTERIOR ROAD FRONTAGE
- $2100 \div 30 \text{ FEET} = 70$ INTERIOR SUBDIVISION STREET TREES
- 400 LIN. FT. OF PERIMETER ROAD FRONTAGE
- $400 \div 40 \text{ FEET} = 10$ PERIMETER SUBDIVISION STREET TREES

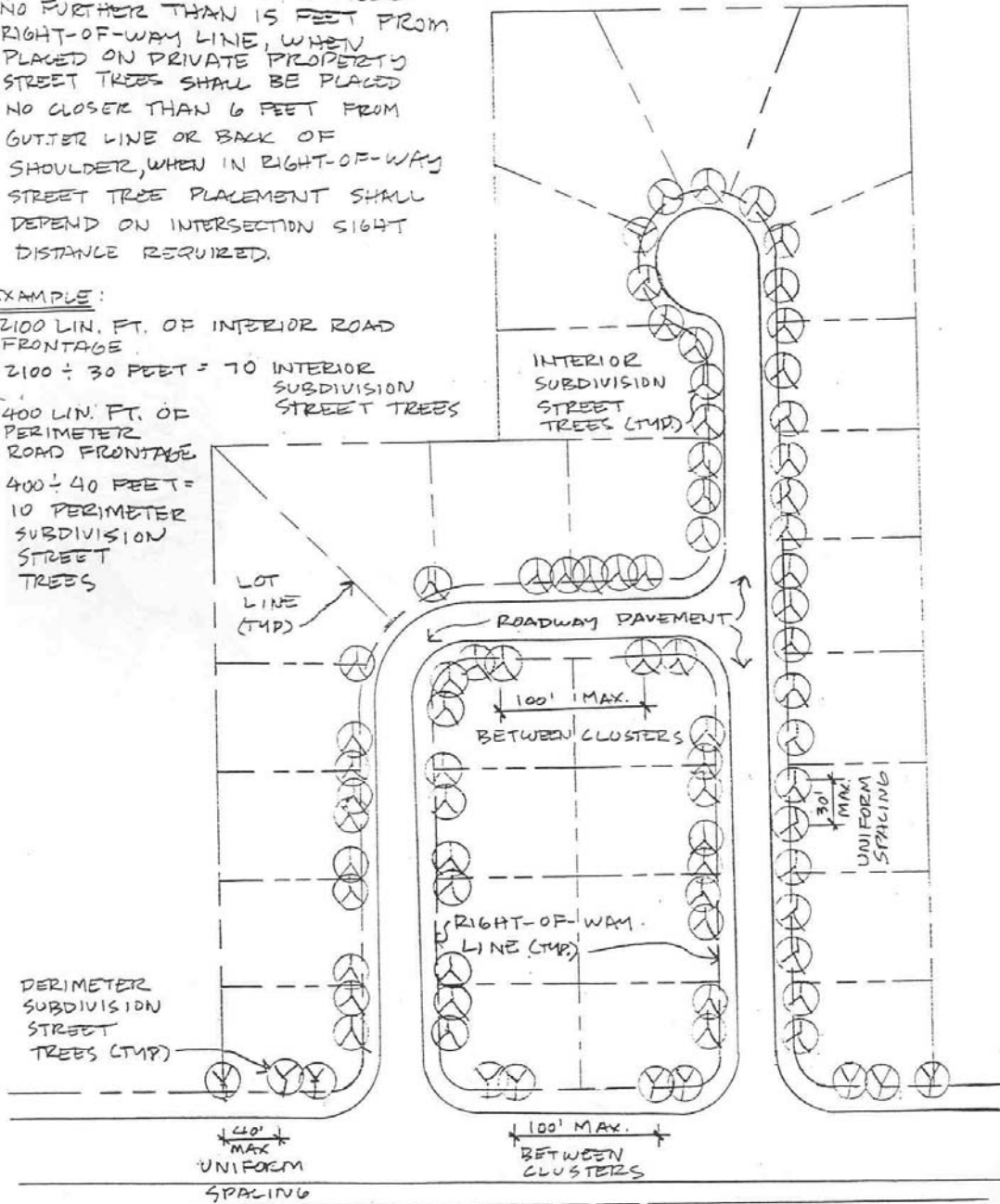
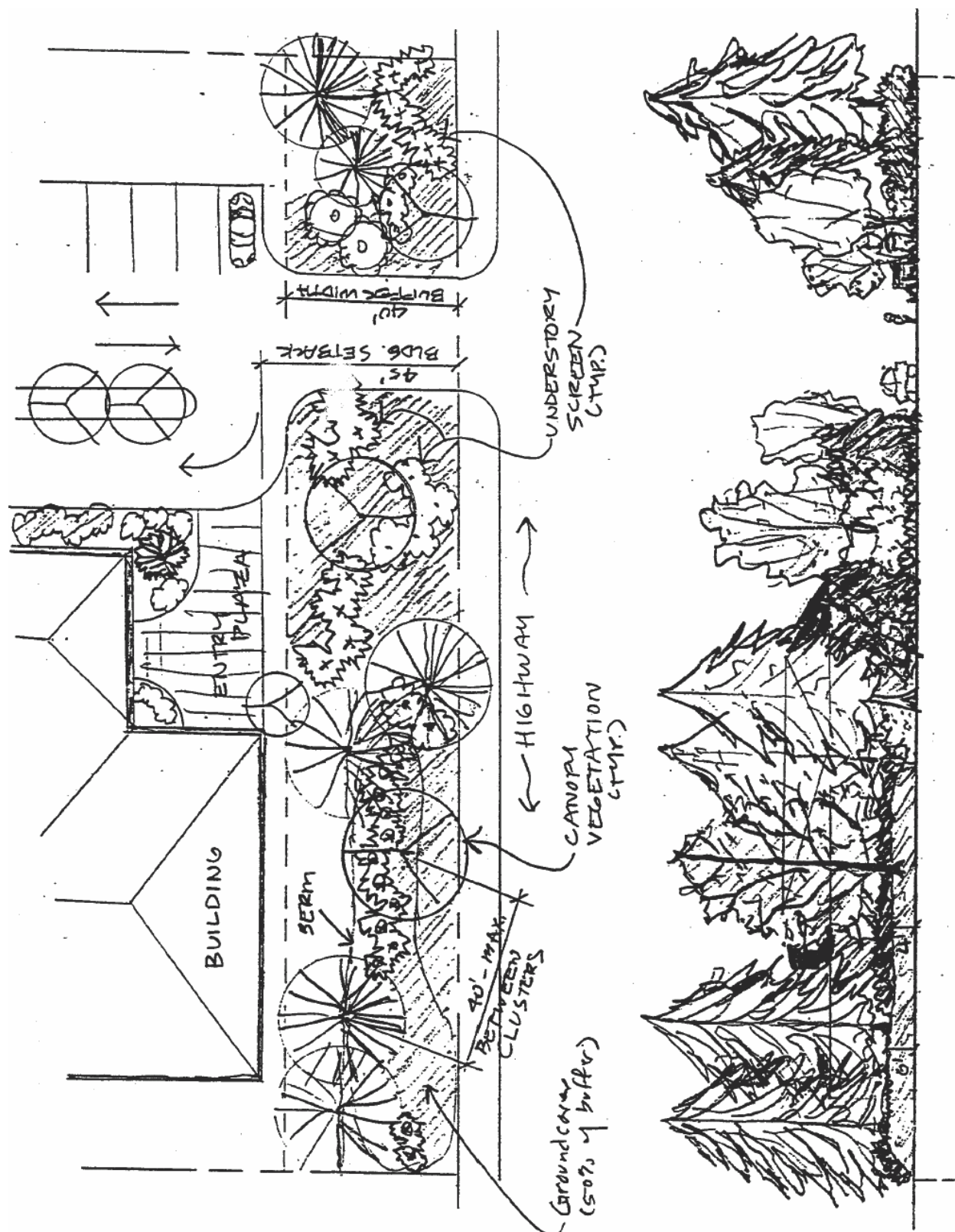


FIGURE 13 -- LANDSCAPE LEVEL L4: RURAL FOREST HIGHWAY BUFFER



18A.35.040 Loading Area Requirements and Off-Street Parking.

- A. **Purpose.** The purpose of this Section is to regulate off-street and on-street parking and loading areas to ensure adequate parking, lessen traffic congestion, and create uniform standards which provide sufficient on-site areas for parking and maneuvering of motor vehicles.
- B. **Applicability.** This section applies to all new construction and expansions to existing structures except where otherwise noted. Off-street parking shall be required for expansions or enlargements of existing structures in accordance with the requirements of subsection I. unless otherwise specified. In cases where a subject proposal lies in a designated community plan, this section shall be used in conjunction with PCC Title 18J standards. When conflicts exist, the more strict shall apply.
- C. **Required Automobile Parking Spaces.** Off-street parking spaces shall meet the requirements of this Section and if applicable, Title 18J, at the time any building or structures is erected, enlarged, or expanded. Required parking within urban growth areas or Rural Centers shall be paved unless meeting the requirements in Chapter 10.5.4.3 of the Pierce County Stormwater Management and Site Development Manual.
- D. **Required Loading Areas.** Every industrial or commercial use shall provide one off-street or off-alley loading space when the building exceeds 12,000 square feet of floor area. Loading areas shall be located so that trucks using the spaces do not encroach upon or interfere with areas reserved for off-street parking and do not project into any public right-of-way or easement. Loading areas shall be adjacent to the building that they serve. If the loading space abuts an alley, the loading space(s) shall be off-alley. If the loading space is incorporated within a building, the location requirements of this subsection shall not apply. Required loading areas shall be shown on the parking plan and be permanent in nature. Minimum dimensions for loading areas shall be 12 feet in width by 30 feet in length with an unobstructed height of 14 feet.

The number of loading areas required for expansions shall be determined by using the cumulative square feet of existing and proposed floor area.
- E. **Location.** Off-street parking facilities shall be located as hereinafter specified. Where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.
 - 1. For a single-family dwelling or multi-family dwellings, the parking facilities shall be located on the same lot or building site as the building they are required to serve.
 - 2. For churches, hospitals, large group homes, institutions, rooming and lodging houses, nursing and convalescent homes, community clubs, and club rooms, parking facilities shall be located not farther than 150 feet from the facility.
 - 3. For uses other than those specified, parking facilities shall be located not farther than 300 feet from the facility.
- F. **Uses Not Specified.** In the case of a land use not specifically mentioned in subsection J. below, required off-street parking shall be determined by the approval authority. Such determinations shall be based on the requirements of comparable uses specified in subsection I. below.
- G. **Pedestrian Access.**
 - 1. Walkways. All parking lots shall have a clearly delineated pedestrian walkway from the adjacent roadway or sidewalk system to the main building entrance. Walkways shall be delineated by a paint striping or a change in material such as brick pavers or cement stamping or in accordance with other methods outlined in Title 18J.

2. Off-site Walkways. When parking is located off-site, a pedestrian system must connect any parking areas to the site.

H. Parking Stall Size and Access.

- 1.

MINIMUM DIMENSIONS FOR PARKING STALLS AND AISLES					
Parking Angle:	Stall Width:	Stall Depth:	Curb Length:	Aisle Width:	
				1-Way	2-Way
0	9'	9'	22.5'	12'	20'
45	9'	17.5'	12.5'	14'	20'
60	9'	18'	10.5'	18'	26'
90	9'	18'	9'	23'	26'

2. Compact Car Allowance. Up to 40 percent of the required parking for a development may consist of compact stalls. Compact stalls have a minimum of 7-1/2 feet in width and a minimum of 15 feet in length. Any compact stall shall be clearly identified by painting the word "COMPACT" in capital letters a minimum of 8 inches high at the base of the parking space and centered between the striping.

- I. **Parking Standards.** The number of off-street parking spaces allowed shall be determined by using the following table:

REQUIRED PARKING SPACES		
LAND USE	MINIMUM PARKING	MAXIMUM PARKING
Residential		
Single Family	1 per dwelling unit	
Multiple-family dwellings:		
Studio and one bedroom units	1 per dwelling unit	
Two or more bedroom units	1.5 per dwelling unit	
Community Residential Facilities (Fraternities, Group Homes, Nursing Homes, etc)	1 per two bedrooms	1 per two beds
Civic Uses		
General civic uses	1 per 400 square feet	1 per 300 square feet
Exceptions:		
Day care centers	2 plus one per each employee	3 plus one per each employee
Religious Assembly	1 per 5 seats in the principal place of assembly for worship, including balconies and choir lofts, plus one per 50 square feet of the principal place of assembly for worship.	1 per 4 seats in the principal place of assembly for worship, including balconies and choir lofts, plus one per 50 square feet of the principal place of assembly for worship.
Hospitals	1 per bed	2 per bed
Libraries and Museums	0.5 per 200 square feet	1 per 250 square feet
Elementary Schools, Middle and Junior High Schools	1 per each classroom and office, plus 1 per 50 students	1.5 per each classroom and office, plus 1 per 50 students
High Schools	1 per each classroom and office plus one per each 10 students	1 per each classroom and office plus one per each 5 students

REQUIRED PARKING SPACES		
LAND USE	MINIMUM PARKING	MAXIMUM PARKING
Office/Business Uses		
General professional buildings or office uses including medical offices or banks	2 per 1,000 square feet	4 per 1,000 square feet
Resource Uses		
General Resource Uses	1 per 1,000 square feet	2.5 per 1,000 square feet
Commercial Uses		
General Commercial Uses:	2 per 1,000 square feet	4 per 1,000 square feet
Exceptions:		
Commercial recreation	2 per 1,000 square feet	5 per 1,000 square feet
Golf Courses	4 per hole and 2 per designated driving station on driving range and 1 per 500 square feet of putting/chipping green	10 per hole and 2 per designated driving station on driving range and 1 per 500 square feet of putting/chipping green
Eating Establishments	1 per 250 square feet	1 per 100 square feet
Mortuaries or funeral homes	1 per four seats	2 per four seats
Pleasure craft moorages	1 per each three moorage stalls	1 per each two moorage stalls
Motels/Hotels, Bed/Breakfast	1 per unit	1.5 per unit
Stadiums, auditoriums	1 per four seats	1.5 per four seats
Storage	1 per 3,500 square feet	1 per 2000 square feet
Bowling Alleys	2.5 per alley	4 per alley
Industrial Uses:		
General Industrial Uses:	1 per 1,000 square feet or 1 per each three employees on a maximum shift	

- J. **Mixed Occupancies.** In the case of two or more proposed land uses in the same building, the total off-street parking required shall be the sum of the uses calculated separately. Off-street parking facilities for one use shall not fulfill the parking requirements for any other use, except as hereafter specified in Chapter 18A.75 for Use Permits or when meeting the requirements of Shared Parking in subsection L. For mixed occupancies the number of parking spaces may be reduced by 5 percent for two uses, and 10 percent for three or more uses.
- K. **On-Street Parking.** In cases where land is limited for off-street parking in Urban Centers only, on-street parking may be utilized if approved by the County Engineer.
- L. **Shared Parking.** Two or more non-residential uses on the same or separate sites may share the same parking if:
1. The total number of parking spaces provided is at least equal to the sum of the minimum number of spaces required for each use less the mixed use parking reduction standard (subsection G. above), and no greater than the sum of the maximum number of spaces permitted for each use; or,
 2. The uses operate during different hours and the parking demands occur at different times, and the following documentation is submitted in writing to the Department:

- a. The names and addresses of the owners or tenants that are sharing the parking;
 - b. The uses that are involved in the shared parking;
 - c. The location and number of parking spaces that are being shared;
 - d. An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and,
 - e. A legal document such as an easement, lease agreement, or deed restriction that guarantees access to the parking lot for both uses.
- M. **Carpool Spaces.** All major employers or major worksites, as defined by RCW 70.94.524, shall designate at least five percent of the required vehicle spaces as carpool spaces. Any carpool stalls shall be clearly identified by painting the word "CARPOOL" in capital letters a minimum of 8" high at the base of the parking space and centered between the striping. These spaces shall be located close to the main employee entrance and shall be identified on the site plan. Carpool spaces may be included in total required parking or may exceed maximum allowed.
- N. **Reducing Minimums.** The approval authority may allow less than the minimum parking when:
1. The applicant is able to demonstrate fewer spaces are needed based on an estimate of parking demand prepared by the applicant or consultant, and, if available, other relevant studies; or
 2. On-street parking is available and approved; or,
 3. It is an expansion of or change of use in an existing structure and:
 - a. impervious surfaces are being reduced to meet standards; and,
 - b. all landscape standards are being met; and,
 - c. all other parking standards are met in accordance with this Chapter.
- O. **Exceeding Maximums.** The approval authority may allow the total amount of parking spaces to exceed the maximums for any parking that is constructed of pervious materials or is accommodated in a multi-storied or underground parking structure and meets the requirements of Chapter 10 of the Pierce County Stormwater Management and Site Development Manual.
- (Ord. 2004-52s § 3 (part), 2004; Ord. 2003-11s § 1 (part), 2003; Ord. 98-85S § 1 (part), 1998; Ord. 96-97 § 4 (part), 1996; Ord. 95-79S § 2 (part), 1995)

18A.35.050 Open Space Lands.

- A. **Purpose.** The purpose of this Section is to outline the provisions for classifying rural or urban open space in conjunction with new development. Open space serves to: preserve the character of the natural and rural environment, protect stream corridors, ridgelines, shorelines, critical areas and fish and wildlife movement corridors; provide residents with usable open space for passive recreation and alternative non-motorized transportation corridors; and protect the health and welfare of citizens by providing space for the control and enhancement of natural processes such as aquifer recharge, water quality, and flood water storage capacity.
- B. **Applicability.** The provisions of this Section only apply to the zone classifications specifically identified in Section 18A.35.020 B., Density and Dimension Tables.
- C. **Incentives.** The decision of whether to pursue the designation and recording of open space lands is the responsibility of the applicants. As a mechanism to encourage open space classification, the following incentives shall be available:

1. **Density Incentive.** A density incentive shall be available which allows an exchange of additional dwelling units greater than the base density allowed in the underlying zone classification for classification of rural or urban open space. Open space land requirements and the correlating density incentive provisions are set forth in Section 18A.35.020 C., Density Standards.
2. **Tax Relief.** Any property owner who has classified rural or urban open space land in accordance with this Section may apply for tax relief pursuant to the provisions of Chapter 84.34 RCW, Open Space, Agricultural, and Timber Lands-Current Use Assessment-Conservation Futures.

D. General Provisions.

1. Rural and Urban Open Space Location and Designation Criteria.
 - a. The location and designation of a proposed classification of rural or urban open space shall be determined utilizing the following criteria. Prior to receiving an Open Space designation, the subject property shall meet one of the following criteria:
 - (1) Tract(s) which are identified in the Comprehensive Park and Recreation Plan for a proposed new trail or extension of an existing trail system;
 - (2) Tract(s) which create a linkage to another classified open space or public park on an adjacent parcel;
 - (3) Tract(s) which create a linkage to a critical area and its associated buffer(s);
 - (4) Tract(s) which provide access to marine, lake, river, or stream shoreline areas;
 - (5) Tract(s) which preserve sensitive areas for aquifer recharge and enhancement of water quality or provide flood water storage capacity;
 - (6) Tract(s) which serve as a buffer between the urban/rural line;
 - (7) Tract(s) which serve as a buffer between the road and a proposed development in a rural designation;
 - (8) Tract(s) which provide consolidated common open lawn areas for residents or employees in a development with an emphasis on access, visibility, and usability;
 - (9) Tract(s) which preserve rural prime agricultural soils for agricultural land use activities;
 - (10) Tract(s) which preserve critical areas such as steep slopes, wetlands, and fish and wildlife habitat areas; or
 - (11) Tract(s) which preserve forested land.
 - b. Tract(s) should be contiguous or form a linear system unless separation into multiple tracts would be more beneficial in fulfilling the locational criteria herein established.
 - c. Within the Gig Harbor Peninsula Community Plan area, any obstacles that impair fish or wildlife movement, such as undersized culverts in streams or fencing in wildlife corridors shall be removed, repaired or modified to permit fish or wildlife passage prior to acceptance of an open space dedication.
2. **Permitted Uses.** The following uses shall be permitted in areas which have been classified for rural or urban open space:
 - a. **Rural Open Space:**
 - (1) passive recreation and associated accessory structures;
 - (2) golf course (excluding areas devoted to maintenance buildings, commercial structures, and parking areas);

- (3) agricultural practices and associated agricultural structures;
 - (4) aquaculture;
 - (5) forestry practices based on an approved timber management plan as determined by the Department of Natural Resources or Natural Resource Conservation Service;
 - (6) pervious and impervious surface trails; and
 - (7) drainfields.
 - b. **Urban Open Space:**
 - (1) pervious and impervious surface trails;
 - (2) passive recreation and associated accessory structures;
 - (3) agricultural practices and associated agricultural structures;
 - (4) aquaculture;
 - (5) utility easements; and
 - (6) drainfields.
 - 3. **Low Impact Development Standards.** Within the Gig Harbor Peninsula Community Plan Area, any development within designated open space areas shall utilize low impact development techniques. Standards described in Chapter 10 of the Pierce County Stormwater Management and Site Development Manual (see Title 17A PCC) may be used to meet the required 10 percent maximum effective impervious surface requirement as set forth in PCC 18A.25.150 B.2.h. (for RSR classification) and 18A.25.160 G. (for USR overlay).
- E. **Classification of Rural or Urban Open Space.**
- 1. **Classification Mechanisms.**
 - a. To assure that the rural or urban open space is adequately protected, a restriction shall be placed on the title of the property and a note placed on the face of the final plat, if platting is required, which specifies that the tract(s) has been classified as permanent open space. The restriction shall also indicate that uses permitted within the rural or urban open space are limited to those identified in Section 18A.35.050 D.2.a. and c. above.
 - b. Prior to or concurrent with final approval of the Special Use Permit, PDD, subdivision, short plat, or Building Permit, the rural or urban open space area(s) shall be placed in a separate tract(s), protective easement, public or private land trust dedication, or similarly preserved through an appropriate protective mechanism as determined by the Department.
 - 2. **Public Access.**
 - a. The Department may acquire public access by appropriate means to the rural or urban open space tract(s) when the Comprehensive Park and Recreation Plan specifies public access to the tract(s) as necessary for a proposed new trail or extension of an existing trail system.
 - b. If public access is needed to an open space tract(s), as specified in 18A.35.050 E.2.a. above, then prior to or concurrent with final approval of the Special Use Permit, PDD, subdivision, short plat, or Building Permit, conveyance of the right to public access, through easement or other mechanism, shall be negotiated between the County and the applicant.
 - c. Public access may not be desirable or necessary when determined to be inappropriate due to the presence of sensitive environmental areas or other unique features which would be better preserved and protected by limiting access.

F. **Rural Sensitive Resource (RSR) Classification.** The intent of these standards is to preserve the rural character and protect the function and value of the surface waters, aquifers and fish and wildlife habitat from degradation in those rural areas identified as open space in an adopted community plan.

1. Open space areas dedicated pursuant to the RSR classification shall be located on the site in a manner that provides the best fish and wildlife habitat and water quality protection.
2. Open space areas dedicated pursuant to the RSR classification shall be located in a separate tract.
3. All streams within the RSR classification shall be protected through a 250-foot wide management zone on both sides of the stream.
 - a. Within the management zone, clearing and grading shall be limited to the minimum necessary for construction of permitted uses and their associated utilities.
 - b. Within the management zone area, effective impervious surfaces shall be limited to 10 percent of the management zone area.
4. A natural buffer area shall be dedicated on both sides of streams within the RSR classification. The buffers shall be established pursuant to Title 18E.
5. A natural buffer area shall be established adjacent to lakes and ponds not classified as wetlands within the RSR classification pursuant to Title 18E.

(Ord. 2004-58s § 2 (part), 2004; Ord. 2002-113s § 2 (part), 2002; Ord. 98-85S § 1 (part), 1998; Ord. 96-18S § 1 (part), 1996; Ord. 95-149S2 § 1 (part), 1996; Ord. 95-79S § 2 (part), 1995)

18A.35.060 Home Occupations and Cottage Industries.

A. **Purpose.** The purpose of this Section is to provide standards which allow a resident of a single-family dwelling to operate a limited activity from their principal residence or permitted accessory structure while achieving the goals of retaining residential character, maintaining property values, and preserving environmental quality.

B. **Applicability.** Home Occupations and Cottage Industries are only permitted as an accessory use in conjunction with a residence.

C. **Exemptions.**

1. Home-Based Day Care activities are exempt from the regulations of this Chapter. The regulations governing day-care facilities are stated in Section 18A.35.070, Day-Care Facilities.
2. Temporary Lodging Facilities (Lodging House), including bed and breakfast inns and boarding/rooming homes, are exempt from the regulations of this Chapter.

D. **Performance Standards.**

1. **Intent.** It is the intent of this Section to provide performance standards for home occupation and cottage industry activities, not to create a specific list of every type of possible home-based business activity. The following performance standards prescribe the conditions under which home occupation and cottage industry activities may be conducted when incidental to a residential use. For activities which exceed these performance standards, refer to Chapter 18A.33, Zone Classifications, to determine the appropriate commercial, industrial, civic, or office use category which applies to the activity.
2. **General Provisions.** The following general provisions shall apply to all home occupation or cottage industry activities. Additional provisions for each type of home occupation and cottage industry are found in Sections 18A.35.060 D.3., 4., and 5.:

- a. The activity is clearly incidental and secondary to the use of the property for residential purposes and shall not change the residential character of the dwelling or neighborhood;
 - b. External alteration inconsistent with the residential character of the structure is prohibited;
 - c. Use of hazardous materials or equipment must comply with the requirements of the Uniform Building Code and the Uniform Fire Code;
 - d. The activity does not create noticeable glare, noise, odor, vibration, smoke, dust, or heat at or beyond the property lines;
 - e. Use of electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or fluctuations in line voltage at or beyond the property line is prohibited;
 - f. Manufacturing shall be limited to the small-scale assembly of already manufactured parts but does not preclude production of small, individually hand-crafted items, furniture, or other wood items as long as the activity meets the other standards of this Chapter;
 - g. Customers/clients are prohibited on the premises prior to 6 a.m. and after 9 p.m.;
 - h. Sales in connection with the activity are limited to merchandise handcrafted on site or items accessory to a service (i.e., hair care products for beauty salon);
 - i. One advertising sign not exceeding two square feet in size is permitted in accordance with Chapter 18B.20, Signs (Except for Gig Harbor) and Chapter 18B.40, Signs (Gig Harbor/Peninsula);
 - j. In addition to the single-family parking requirements, off-street parking associated with the activity shall include one space per non-resident employee, and one additional space in accordance with standards set forth in Section 18A.35.040, Loading Area Requirements and Off-Street Parking; and
 - k. Cottage industry activities shall comply with building and fire code requirements for permits, occupancy, and inspection.
3. **Home Occupation.** Activities which comply with the following standards are permitted outright in either urban or rural areas:
 - a. Only the resident can perform the activity; non-resident employees are prohibited;
 - b. The activity shall be limited to an area not more than 500 square feet or a size equivalent to 50 percent of total floor area of the living space within the residence, whichever is less;
 - c. One vehicle, up to 10,000 gross vehicle weight, is permitted in connection with the activity;
 - d. The activity shall be performed completely inside the residence, an accessory structure, or a combination of the two.
 - e. There shall be no outside display or storage of materials, merchandise, or equipment.
4. **Cottage Industry I.** Activities which comply with the following standards are permitted upon issuance of an Administrative Use Permit in the urban and rural areas:
 - a. Two non-resident employees are permitted;
 - b. The activity shall be limited to 1,000 square feet or a size equivalent to 50 percent of total floor area of the living space within the residence, whichever is less;

- c. Two vehicles, up to 10,000 gross vehicle weight each, are permitted in connection with the activity;
 - d. The activity shall be performed completely inside the residence, an accessory structure, or a combination of the two; and
 - e. There shall be no outside display or storage of materials, merchandise, or equipment.
 - 5. **Cottage Industry II.** Activities which comply with the following standards are permitted in the rural area upon issuance of a Conditional Use Permit:
 - a. Four non-resident employees are permitted;
 - b. The activity shall be limited to 1,500 square feet or a size equivalent to 50 percent of total floor area of the living space within the residence, whichever is less. Properties which are five acres or greater may exceed this requirement at the Examiner's discretion;
 - c. Three vehicles up to 10,000 gross vehicle weight each and one vehicle in excess of 10,000 gross vehicle weight are permitted in connection with the activity;
 - d. Outside display of up to 10 items of merchandise which are consistent with Section 18A.35.060 D.5.e., is permitted provided that such items are located completely on the property and do not create a nuisance or hazard to traffic or adjacent properties; and
 - e. Activities and outside storage of materials and/or equipment are permitted provided the site is sufficiently screened as determined by the Examiner.
 - E. **Conditions and Decision Criteria.** In addition to the standards set forth in Section 18A.35.060 D., the Director and/or the Examiner have the authority to impose additional conditions or to deny a Cottage Industry I or II based upon the following decision criteria:
 - 1. Activities which are potentially harmful or hazardous and may adversely affect the surrounding residential character or the environment may be modified or denied;
 - 2. Activities which are not clearly incidental and secondary to the use of the property for residential purposes shall be denied; and
 - 3. Home Occupation or Cottage Industry I or II, where the single-family dwelling is not occupied for residential use, shall be denied.
- (Ord. 2004-52s § 3 (part), 2004; Ord. 99-86 § 1 (part), 1999; Ord. 97-84 § 2 (part), 1997; Ord. 95-149S2 § 1 (part), 1996; Ord. 95-79S § 2 (part), 1995)

18A.35.070 Day-Care Facilities.

- A. **Purpose.** The purpose of this Section is to provide operating criteria to meet the need for quality, affordable, and safe day-care facilities for adults and children in all areas of Pierce County. There are two types of Day-Care Facilities: Home-Based Day-Care Facilities and Day-Care Centers.
- B. **Home-Based Day-Care Facilities.** Home-Based Day-Care facilities operate from a residence and are restricted to a maximum of 12 children or adults. There are two types of Home-Based Day-Care Facilities: Adult Home-Based Day Care, and Child Home-Based Day Care.
 - 1. **Operating Criteria for Home-Based Day-Care Facilities.**
 - a. **Minimum Fencing/Screening Required.** Outdoor recreation areas must be enclosed by a Department of Social and Health Services (DSHS) approved fence.
 - b. **Outdoor Play Equipment.** Play equipment shall not be located in any required front or interior yard setback area.

- c. **Off-Street Parking.** In addition to the parking space required for the single-family dwelling, one parking space shall be required for each non-resident employee, plus one additional parking space.
- C. **Day-Care Centers.** Day-Care Centers are facilities which operate in places other than a residence. Zoning does not limit the number of clients, though the State licensing process does establish limits related to size of the facility, number of employees, etc. There are two types of Day-Care Centers: Adult Day-Care Center, and Child Day-Care Center.
 - 1. **Operating Criteria for Day-Care Centers.**
 - a. **Minimum Fencing/Screening Required.** Outdoor recreation areas must be enclosed by a DSHS approved fence.
 - b. **Off-Street Parking.** A minimum of one stall for every employee plus one for every 10 children or adults shall be provided. The off-street parking area shall meet the landscaping requirements in Section 18A.35.030, Landscaping.
 - c. **Loading.** There shall be an off-street area clearly marked for loading and unloading children or adults. Adequate vehicle turnaround shall be provided on site for parking and loading so as to preclude the necessity of backing out onto the street.
 - d. **Signs.** One sign will be permitted at a size to be determined by the zone classification where the facility is located.

(Ord. 97-72 § 1 (part), 1997; Ord. 95-79S § 2 (part), 1995)

18A.35.080 Accessory Dwelling Units.

- A. **Purpose.** Accessory dwelling units (ADUs) are intended to increase the supply of affordable and independent housing for a variety of households, increase home and personal security, provide supplemental earnings for people with limited incomes, and increase residential densities. This should occur by utilizing the existing infrastructure and community resources throughout the County while protecting the existing character of single-family neighborhoods.
- B. **Procedures.** Any owner occupant seeking to establish an ADU shall apply for approval in accordance with established procedures. These procedures shall include:
 - 1. **Application.** The owner occupant shall apply for a Building Permit for an ADU. A complete application form must demonstrate that all size thresholds and design standards are met.
 - 2. **Affidavit.** An affidavit affirming that the owner will occupy the principal dwelling or the ADU and agreeing to all the general requirements as provided in this Title is required.
 - a. An ADU shall be converted to another permitted use or shall be removed if one of the two dwelling units is not owner occupied.
 - 3. **Notice of Title.** Prior to issuance of Building Permits, the owner occupant shall record a notice on the property title acknowledging the existence of the ADU with the Pierce County Auditor. Such notice shall be in a form as specified by the Department and shall include as a minimum:
 - a. the legal description of the property which has been approved for an ADU;
 - b. the applicability of the restrictions and limitations contained in this Section;
 - c. a copy of the County-approved floor/site plan; and
 - d. the property owner's signature on the notice, which shall be notarized prior to recording the notice.

4. **Reports.** The Department shall report annually to the County Council on ADU applications, the number of units established and their distribution throughout the County, the average size of the units, and the number and types of complaints and enforcement-related actions.
 - C. **General Requirements.** The creation of an ADU shall be subject to the following general requirements:
 1. **Number.** One ADU shall be allowed per lot of record as an accessory use in conjunction with any detached single-family structure. ADUs shall not be included in density calculations.
 2. **Type of Unit.**
 - a. An ADU shall be permitted as a second dwelling unit attached to, or detached from, the principal dwelling.
 - b. A detached ADU may be any dwelling permitted in the applicable land use classification.
 3. **Size.** An ADU shall be no greater than 1,000 square feet when located in an Urban Growth Area. When located outside an Urban Growth Area, the size may increase to 1,250 square feet.
 4. **Design.** The following standards shall apply when the separation between the principal dwelling and proposed accessory dwelling is less than 100 linear feet:
 - a. The entrance to an attached ADU shall not be directed toward any front yard unless utilizing an existing doorway.
 - b. Detached ADUs shall be no closer to the front lot line than the front edge of the principal dwelling. This provision shall not apply to waterfront lots regulated pursuant to Pierce County Shoreline Management Regulations, Title 20.
 5.
 - a. New construction of a detached ADU or conversion of an existing detached structure to an ADU shall not be permitted within the required front, side, or rear yard setback. An exception to the required rear yard setback may be allowed if the rear yard abuts an alley.
 - b. If an ADU is created by constructing a new detached structure, the building height of the ADU shall not be greater than the principal dwelling's building height.
 6. **Parking.** One off-street parking space shall be required for the ADU in addition to off-street parking required for the principal dwelling pursuant to Section 18A.35.040, Loading Area Requirements and Off-Street Parking.
- (Ord. 97-72 § 1 (part), 1997; Ord. 96-97 § 4 (part), 1996; Ord. 95-149S2 § 1 (part), 1996; Ord. 95-79S § 2 (part), 1995)

18A.35.090 Agricultural Uses and Animals.

- A. **Purpose.** The purpose of this Section is to regulate agricultural uses and animals, and to provide certain limitations for the placement of these uses. Minimum lot sizes, setbacks, and best management practices are used to reduce conflicts between land uses that may not be compatible and to protect environmentally sensitive areas.
- B. **General Standards.** Agricultural uses and animals that are permitted in the Use Tables or pursuant to Section 18A.35.090, Agricultural Uses and Animals, shall be subject to the following requirements:
 1. **Animals As a Principal Use.** Animals shall be permitted subject to the following criteria:
 - a. **Livestock.** Livestock shall be permitted subject to this Section and the following provisions:

- (1) A fence used to enclose pasture lands may be constructed on the property line.
 - (2) A fence constructed to permanently keep livestock out of buffers abutting streams, rivers, and wetlands shall be required pursuant to Chapters 17.12, Wetlands, and 21.18, Fish and Wildlife Habitat Areas. Such fence shall be constructed before livestock is introduced to a site.
 - (3) Any barn, stable, riding arena, paddock, or similar enclosure shall be setback 45 feet from any adjacent property line.
 - b. **Small Animals.** Small animals shall be permitted subject to the following provisions:
 - (1) Any cages, coop or enclosure shall be setback 45 feet from any adjacent property line except kennels or catteries which shall be setback 75 feet from any adjacent property line.
 - c. **Wild Animals and Reptiles.** No person shall have, maintain, or possess any wolf, fox, chimpanzee, or other exotic, vicious, or poisonous animal or reptile except as set forth in Chapter 6.16.
- C. **Urban Area Requirements.** Agricultural uses and animals shall be permitted in all urban zoning classifications as an accessory use to a residential dwelling subject to the standards in this Section. The following requirements apply to livestock and small animals kept in urban areas:
1. Livestock are not permitted on lots less than one acre.
 2. On any lot from one acre to less than five acres in size, the number of livestock shall not exceed 2 such animals which are 12 months or more of age.
 3. No more than 6 poultry, peacocks, or rabbits and similar small animals in any combination are permitted on lots less than one acre.
 4. On any lot from 1 acre to less than 5 acres in size, no more than 12 poultry, peacocks, or rabbits and similar small animals in any combination are permitted per acre.
 5. On any lot five acres or greater in size, there shall be no restriction on the number of animals kept subject to the other provisions in this Section.
 6. Any cages, barn, stable, coop or enclosure shall be setback 45 feet from any adjacent property line except kennels or catteries which shall be setback 75 feet from any adjacent property lines.
 7. Dogs and Cats. Any combination of five dogs or cats that individually exceed seven months of age are permitted. Any combination of six or more dogs or cats that individually exceed seven months of age are permitted pursuant to Section 18A.33.260 C., Animal Production, Boarding and Slaughtering.
- D. **Rural Area Requirements.** Agricultural uses and animals shall be permitted in all rural zoning classifications as an accessory use to a residential dwelling subject to the standards in Section 18A.35.090 B.1.a. and b. The following requirements apply to livestock and small animals kept in rural areas:
1. Livestock are not permitted on lots less than one-half acre.
 2. On lots less than one-half acre in size, poultry, pigeons, peacocks, and similar birds and rabbits and similar animals are limited to a total of 12 in any combination.
 3. On lots one-half acre or greater in size, there shall be no restriction on the number of animals kept subject to the other provisions in this Section.
 4. Any cages, coop or enclosure shall be setback 45 feet from any adjacent property line except kennels or catteries which shall be setback 75 feet from any adjacent property lines.

- E. **Additional Standards for Environmentally Sensitive Areas.** Areas designated Natural in the Pierce County Shoreline Management Use Regulations and the drainage basins of Burley Lagoon, Minter Bay, Rocky Bay, Filucy Bay, and Clear Creek as depicted on maps on file with the Department. In addition to the other requirements of this Section, the following standards shall apply to all commercial and non-commercial agricultural uses in these environmentally sensitive areas.
1. Livestock and small animals are not permitted on lots less than one acre.
 2. Livestock shall be limited to one per acre of fenced usable pasture.
 3. Small animals shall be limited to 5 per acre.
- F. **Hobby Farms.** Farm animals, agricultural activities, and associated structures may be established on any lot as a non-commercial use without an associated dwelling unit, provided:
1. The applicant completes a Hobby Farm Agreement provided by the Department. Each Hobby Farm Agreement shall:
 - a. Define the type and intensity of all proposed agricultural activities.
 - b. Clarify that the use of the site is for private, non-commercial use.
 - c. Provide time frames for periodic Departmental monitoring.
 - d. Be signed by the property owner and recorded as a title notice with the Pierce County Auditor.
 2. Hobby farms must comply with all other requirements of this Section.
- G. **Farm Management Plans.** The requirements in this Section may be exceeded provided the property owner completes and complies with a Farm Management Plan in conjunction with the Pierce County Conservation District, the Natural Resources Conservation Service, or other agency acceptable to the Department. The Plan must address, at a minimum, best management practices for the control of animal wastes, stormwater runoff, and erosion.
- H. **Commercial Agricultural Activities.** See Section 18A.33.260, Resource Use Category, for commercial agricultural uses; and Section 18A.35.060, Home Occupations and Cottage Industries, for home occupations and cottage industries.
- (Ord. 2004-52s § 3 (part), 2004; Ord. 2004-34s § 1 (part), 2004; Ord. 97-72 § 1 (part), 1997; Ord. 96-97 § 4 (part), 1996; Ord. 95-149S2 § 1 (part), 1996; Ord. 95-79S § 2 (part), 1995)

Code Revisor's Note: Chapters 17.12 and 21.18 PCC, referenced in Section 18A.35.090 B.1.a.(2) above, have been recodified into Title 18E, "Development Regulations - Critical Areas."

18A.35.100 Adult Businesses.

- A. **Purpose.** The intent of this Section is to establish regulations for activities or uses which, because of their adult orientation, are recognized as having objectionable characteristics and need to be distanced from other uses such as residential, schools, parks, and community centers. Special regulations for these uses are necessary to:
1. Prevent inappropriate exposure of such businesses to the public;
 2. Ensure that adverse effects of these uses will not contribute to the blighting or downgrading of surrounding neighborhoods; and
 3. Protect property values and quality of life from potential adverse impacts.
- B. **Location Standards.** Adult Businesses shall be subject to the provisions of this Section.

1. **Separation Requirements I.** Adult Businesses are prohibited from locating within 660 feet of any other Adult Business or any of the following:
 - a. Areas zoned CC, AC, HRD, MSF and areas with rural classifications;
 - b. Community and cultural facilities, including but not limited to post offices, government offices, and courthouses;
 - c. Residential, day treatment, or workshop facilities primarily oriented to the physically or mentally disabled; or
 - d. Senior citizens service centers or residential facilities with the primary emphasis oriented to senior citizens.
 2. **Separation Requirements II.** Adult Businesses are prohibited from locating within 2,000 feet of the following uses:
 - a. Public or private schools, from kindergarten to 12th grade, and their grounds;
 - b. Day-care centers, preschools, or other child-care facilities;
 - c. Youth cabarets, public parks, playgrounds, libraries, or any other area where large numbers of minors regularly travel or congregate; or
 - d. Churches, convents, monasteries, synagogues, temples, chapels, or other places of religious worship.
 3. **Legal Use Status.** Adult businesses shall not become nonconforming if a new use as listed under Section 18A.35.100 B.1. is located closer than 660 feet from the adult business or if a new use as listed under Section 18A.35.100 B.2. is located closer than 2,000 feet of the adult business.
 4. **Distance Measurement.** The distance requirements for this Section shall be measured in a straight line from the nearest point of the lot upon which the proposed Adult Business use is to be located to the nearest point of any lot owned or leased for any of the uses listed in Sections 18A.35.100 B.1. and 18A.35.100 B.2.
 - C. **Signage for Adult Businesses.** No descriptive art or displays depicting, describing, or relating to any "specified sexual activities" or "specified anatomical areas" shall be allowed on any exterior portion of the building or as window displays visible to the public; otherwise, signage for Adult Businesses shall comply with the provisions of Chapter 18B.20 and 18B.40 PCC.
- (Ord. 95-149S2 § 1 (part), 1996; Ord. 95-79S § 2 (part), 1995)

18A.35.110 Mobile Home Parks.

- A. **Purpose.** The purpose of this Section is to provide the regulations for the development of mobile home parks.
- B. **Design Criteria.** The following criteria shall govern the design of a mobile home park:
 1. A mobile home park shall contain not less than two spaces and shall be consistent with the densities established in Section 18A.35.020, Density and Dimension, except when located within the HRD and MUD zones. Mobile home parks proposed within the HRD and MUD zones shall have a minimum density of six dwelling units per acre.
 2. Only one mobile or manufactured home shall occupy any given space in the park.
 3. No building, structure, or land within the boundaries of a mobile home park shall be used for any purpose other than the following:
 - a. Mobile or manufactured homes used as a single-family residence only.
 - b. A patio, carport, or garage as an accessory use for a mobile/manufactured home.
 - c. Recreation buildings and structures including facilities such as a swimming pool for the exclusive use of park residents and their guests.

- d. One residence for the use of the owner, a manager, or caretaker responsible for maintaining or operating the property. This residence may be either a mobile/manufactured home or a site-built structure.
 - e. Public or private utilities where related exclusively to serving the mobile home park.
 4. Setbacks. No mobile/manufactured home, building, or other structure shall be located closer to a park boundary property line than is specified by the zone district in which the park is located.
 5. Two off-street parking stalls shall be provided for each mobile/manufactured home space with a minimum 10 feet access to a park street. All required off-street parking spaces shall be not less than 8 x 20 feet and shall be paved or have a crushed rock surface and maintained in a dust free surface. On-street or curb-side parking shall not be counted as part or all of the required parking for a mobile home park where moving traffic lanes are used for this purpose.
 6. All interior park roads shall be privately owned and shall be paved with asphalt or concrete to a width to safely accommodate the movement of a mobile home and emergency vehicles. Dead-end streets shall be provided with a 70 foot minimum diameter roadway surface turnaround exclusive of parking lanes.
 7. Storage areas comprising not more than 10 percent of the total mobile home park area for recreational vehicles, boats, and trailers may be provided. Such areas shall be enclosed by a sight-obscuring fence or hedgerow.
 8. There shall be landscaping and ground cover within open areas of the mobile home park not otherwise used for park purposes. Such open areas and landscaping shall be continually and properly maintained.
 9. When deemed necessary to maintain compatibility of the park with adjacent land uses, buffering or screening may be required by the County approving authority.
 10. Mobile homes may be maintained with or without mobility gear but in either event shall be secured to the ground in a manner approved by the Building Official. Each mobile home shall be skirted with weather resistant, non-combustible material compatible with the exterior finish of the mobile home.
- C. **Phased Development.** Proposed mobile home parks of ten or more acres in size developed after the effective date of this Section may be developed in phases. Notwithstanding a change of zone or reclassification of the site which would ordinarily preclude further development, a mobile home park which has completed the initial phase of development may be continued and developed into all additional phases indicated on the approved site plan provided that this exception shall only be applicable to phases which can be substantially completed within five years of the adoption of the change of zone.
- D. **Park Administration.**
1. It shall be the responsibility of the park owner and manager to assure that the provisions of this Title are observed and maintained within the mobile home park. Violations of this Title shall subject both the owner and the manager of the facility to any penalties provided for violation of this Title.
 2. No travel trailer or recreational vehicle shall be utilized except as temporary living quarters; however, the parking of an unoccupied recreational vehicle in duly-designated storage areas shall be permitted.

3. All refuse shall be stored in insect-proof, animal-proof, water-tight containers which shall be provided in sufficient number and capacity to accommodate all refuse. Any storage area for refuse containers shall be enclosed by sight-obscuring fence or screening and shall be situated on a concrete pad and shown on the site plan. Refuse shall be collected and disposed of on a regular basis.
 4. Construction of accessory structures and alterations and additions to the mobile home park shall be subject to review by the Building Division, and necessary permits and inspections shall be obtained as required for such construction.
 5. All electrical connections to each mobile home shall comply with the Electrical Code and shall be inspected.
 6. Portable fire extinguishers rated for classes A, B, and C shall be kept in service buildings and at other locations conveniently and readily accessible for use by all residents and shall be maintained in good operating condition.
 7. The park shall be maintained free of any brush, leaves, and weeds which might communicate fires between mobile/manufactured homes and other improvements. No combustible materials shall be stored in, around, or under any mobile/manufactured home. The Health Department shall inspect each park annually, prior to licensing, and submit to the park owner and manager a written report stating whether or not the park is in compliance, and list any repairs which may be required prior to issuance of a license renewal. An extension of time to complete repairs may be granted if no risk to public health or safety is created by such extension.
 8. Individual mail boxes shall be provided for each space in the park.
 9. The owner, or a designated agent, shall be available and responsible for the direct management of the mobile home park.
- (Ord. 98-85S § 1 (part), 1998; Ord. 97-72 § 1 (part), 1997; Ord. 95-79S § 2 (part), 1995)

18A.35.115 Recreational Vehicle Parks.

- A. **Purpose.** The purpose of this Section is to ensure that recreational vehicle parks are located, developed and occupied in accordance with standards and regulations which will protect the health, safety, general welfare and convenience of the occupants of such parks and the citizens of Pierce County.
- B. **General Standards.** The following general standards shall apply to all recreational vehicle parks unless more restrictive requirements have been established by the Hearing Examiner through an approved discretionary land use permit:
 1. No recreational vehicle shall be occupied overnight unless the vehicle is parked inside an approved recreational vehicle park. An exception to this rule may be granted for temporary uses as defined in Section 18A.33.400, subject to strict compliance with the requirements of said Section.
 2. No recreational vehicle shall be occupied for commercial purposes anywhere in unincorporated Pierce County. An exception to this rule may be granted for temporary uses as defined in Section 18A.33.400, subject to strict compliance with the requirements of said Section.
 3. No recreational vehicle shall be used as a permanent place of abode, or dwelling, for indefinite periods of time. Any action toward removal of wheels of a recreational vehicle, except for temporary purposes for repair; or placement of the unit on a foundation, is prohibited.
 4. No external appurtenances, such as carports, cabanas or patios, may be attached to any recreational vehicle while it is in a park.

5. No space within a recreational vehicle park shall be rented for any purpose other than those expressly allowed by this Section.
6. No person, company or corporation shall establish or modify a recreational vehicle park without first complying with the provisions of this Section.
- C. **Health Department Approval Required.** Prior to occupancy of a recreational vehicle park, the owner shall obtain any and all necessary permits from the Tacoma-Pierce County Health Department and comply with all rules, regulations and requirements of said department. All permits must be kept current at all times, subject to the park being closed. The rules, regulations and requirements of the health department shall be construed as being supplemental to the provisions of this Section.
- D. **Site Plan Required.** A site plan shall be submitted with all applications for a recreational vehicle park. This site plan shall be subject to review, modification, approval or denial by the agency issuing the permit. An approved site plan shall constitute an integral part of the permit for the recreational vehicle park, and shall be binding upon the owner of the property, its successors and assigns. All development within the recreational vehicle park shall be consistent with the approved site plan.
- E. **Completion Prior to Occupancy - Phasing.** All required site improvements, and other conditions of the permit and approved site plan shall be met prior to occupancy of any site by a recreational vehicle; provided, that completion may be accomplished by phases if such phases are identified on the site plan and approved in the permit.
- F. **Design Standards.** The minimum design standards for recreational vehicle parks shall be as follows:
 1. Capacity. The number of recreational vehicles permitted in a park shall not exceed a capacity of 20 units per gross acre. This capacity may be further limited as a condition of approval of the park to ensure compatibility with the surrounding areas.
 2. Recreational Vehicle Site Size. Each individual recreational vehicle site shall be not less than 1,000 square feet in size.
 3. Parking. At least one parking space shall be provided at each recreational vehicle site. At least one additional parking space for each 20 recreational vehicle sites shall be provided for visitor parking in the park.
 4. Internal Park Roads. All internal park roads shall be privately owned and maintained. All park roads shall be constructed to the Pierce County Private Road and Emergency Vehicle Access Standards as amended.
 5. Access. Parks shall be located with direct access to an arterial roadway or state highway and with appropriate frontage thereon to permit appropriate design of entrances and exits.
 6. Open Space/Recreational Facilities. A minimum of 20 percent of the site shall be set aside and maintained as open space for the recreational use of park occupants. Such space and location shall be accessible and usable by all residents of the park for passive or active recreation. Parking spaces, driveways, access streets, and storage areas are not considered to be usable open space. The percentage requirement may be reduced if substantial and appropriate recreational facilities (such as recreational buildings, swimming pools or tennis courts) are provided.
 7. Vehicle Setbacks. No recreational vehicle site shall be closer than 35 feet from any exterior park property line abutting upon a major arterial, shoreline, or residential zone, or 30 feet from any other exterior park property line. A minimum separation of 10 feet shall be maintained between all vehicles. Permanent structures within a park shall meet the setbacks applicable to the zone in which the structure is located.

8. Landscaping/Screening. A 20-foot-wide L3 landscaping buffer shall be provided around the perimeter of the parcel pursuant to Section 18A.35.030 H.3.
 9. Utilities. Electricity and water service shall be provided to each recreational vehicle site. All utility lines in the park shall be underground and shall be approved by the agency or jurisdiction permitting the service;
 10. Storm Drainage. Storm drainage control facilities shall be provided as required by the Pierce County Stormwater Management and Site Development Manual;
 11. Public Facilities. Recreational vehicle parks shall provide the following public facilities in such quantity, size and location as required by the agency issuing the permit:
 - a. A water distribution system connected to a public or private water utility;
 - b. A water station for filling recreational vehicle water storage tanks;
 - c. Restroom facilities containing showers and toilets connected to a public sanitary sewer or approved on-site septic system, the minimum number of which shall be one commode and one shower for each 20 recreational vehicle sites;
 - d. A sanitary waste station for emptying sewage holding tanks of recreational vehicles;
 - e. Refuse containers for solid waste in adequate quantity. Park garbage shall be picked up daily by park personnel, who shall also maintain the park free of any uncontrolled garbage.
- G. **Park Administration.** The owner of a recreational vehicle park shall be responsible for the development and maintenance of the park in strict conformity with the approved site plan and permit, and all applicable laws and ordinances. Each park shall have an on-site manager available 24 hours per day, seven days per week.
- (Ord. 2004-52s § 3 (part), 2004; Ord. 99-86 § 1 (part), 1999)

18A.35.120 Solid/Hazardous Waste Handling, Treatment, and Storage Facilities.

- A. **Purpose.** The purpose of this Section is to use buffering, fencing, and landscaping concepts to:
1. provide mitigation measures to reduce noise, odor, dust, litter, and lighting impacts on users of the site and abutting uses and to coordinate these measures with the permit requirements of other local and state agencies;
 2. promote compatibility between land uses and unify development with aesthetic screening;
 3. provide mitigation measures for security, vector, and fire control;
 4. provide for potential corrective measures for groundwater protection; and
 5. promote the use of water conservation in the design, planting and maintenance of landscaping.
- B. **Foregoing Regulations Subject to this Section.** The foregoing regulations pertaining to the zoning classifications shall be subject to the specific use development standards in this Section.
- C. **Solid Waste Handling Facilities - Applicability.** The following development standards are applicable to all solid waste facilities whether or not a Solid Waste Permit is required by State regulations or the Health Department, unless otherwise stated. These standards are in addition to the requirements of each zone classification. Individual facilities requiring a Conditional Use Permit may be subject to increases in these standards by the Examiner. Solid waste facilities that require a Solid Waste Permit shall indicate on a site plan that the facility meets the State and the Health Department's locational siting standards for that particular facility, which are found in the Minimum Functional Standards or any other siting criteria adopted by the Health Department or the County including, but not limited to, the Solid Waste Management Plan; Shoreline

Management Use Regulations; Flood Damage Prevention Ordinance; Site Development Regulations; Tire Storage Yard Ordinance; and the Comprehensive Plan for Pierce County. Variances to the Health Department's Solid Waste Permit which impact these development standards or conditions required through the Conditional Use Permit must receive the Department's review and possible rehearing.

D. Solid Waste Handling Facilities - Landscaping and Buffering Standards.

1. **Use of Existing Vegetation to Satisfy Requirements.** The applicant is responsible for submitting to the Department an alternative conceptual landscape plan, supporting photographs, and a brief explanation as to how the alternative plan satisfies the intent of the landscaping required in this Section for each type of facility. Supplemental plant material may be required to be installed within the natural landscape area, critical area, or critical area buffer to fully comply with the intent of this Section.
2. **Organic Waste Processing Facilities.** This includes any solid waste facility specializing in the controlled decomposition of organic solid waste and which requires a Solid Waste Permit under Chapter 70.95 RCW.

- a. **Soil Treatment Facility or Composting Facility.** These development standards apply to any soil treatment facility or any composting facility designed to handle more than 40 cubic yards and which composts a feedstock material other than municipal solid waste.
 - (1) **Landscape screening.** To be adequately screened to prevent blowing of litter and to minimize noise and dust nuisances, a soil treatment or composting facility shall have a perimeter landscaping area which is not less than 20 feet in width. Landscape screening shall be designed and maintained so as not to impair vehicle visibility at corner intersections or adjacent to points of ingress or egress. Landscape planting screens shall be planted according to an approved site plan, with due consideration to seasonal planting conditions, irrigated as necessary, and permanently maintained. All plant material which does not live shall be replaced within the next planting season. Landscaping areas shall incorporate:
 - (a) A perimeter, sight-obscuring earth berm when adjacent to existing residential or commercial uses or residential or commercial zones MUC, CC, AC, UNC, MUD, HRD, MSF, RAC, GC, RNC, RSep. The earth berm shall be at least three feet high with a slope not more than 40 percent (1:2.5) on the side away from the active area and shall be terraced and/or planted with ground cover to minimize erosion.
 - (b) At least one row of deciduous and evergreen trees, staggered and spaced not more than 15 feet apart.
 - (c) At least one row of evergreen shrubs spaced not more than five feet apart which will grow to form a continuous hedge at least five feet in height when adjacent to existing residential or commercial uses or residential and commercial zones MUC, CC, AC, UNC, MUD, HRD, MSF, RAC, GC, RNC, RSep.
 - (d) A mixture of lawn, low-growing shrubs, or hardy evergreen ground cover over the balance of the area.
- b. **Municipal Solid Waste (MSW) Composting Facility.** This includes any MSW composting facility which requires a Solid Waste Permit including a facility located within an enclosed structure.
 - (1) **Buffer areas.** A facility composting municipal solid waste shall have a buffer area around the active area so that the active area is no closer than 50 feet to the facility property line when adjacent to existing residential or commercial uses or residential or commercial zones MUC, CC, AC, UNC, MUD, HRD, MSF, RAC, GC, RNC, RSep.
 - (2) **Fencing.** To impede entry by the public and animals, a facility composting municipal solid waste shall have perimeter fencing six feet to eight feet in height with a lockable gate, provided that no sight-obscuring fence constituting a traffic hazard is erected within any required setback flanking a street. Every fence shall be maintained in a condition of good repair and shall not be allowed to become or remain in a condition of disrepair including, but not limited to, noticeable leaning, sagging, missing sections, or broken supports.

- (3) **Landscape screening.** To be adequately screened to prevent blowing of litter and to minimize noise and dust nuisances, an MSW composting facility shall have a perimeter landscaping area which is not less than 20 feet in width. Landscape screening shall be designed and maintained so as not to impair vehicle visibility at corner intersections or adjacent to points of ingress or egress. Landscape planting screens shall be planted according to an approved site plan, with due consideration to seasonal planting conditions, irrigated as necessary, and permanently maintained. All plant material which does not live shall be replaced within the next planting season. Landscaping areas shall incorporate:
- (a) A perimeter, sight-obscuring earth berm when adjacent to existing residential or commercial uses or residential or commercial zones MUC, CC, AC, UNC, MUD, HRD, MSF, RAC, GC, RNC, or RSep. The earth berm shall be at least three feet high with a slope not more than 40 percent (1:2.5) on the side away from the active area and shall be terraced and/or planted with ground cover to minimize erosion.
 - (b) At least one row of deciduous and evergreen trees, staggered and spaced not more than 15 feet apart.
 - (c) At least one row of evergreen shrubs spaced not more than five feet apart which will grow to form a continuous hedge at least five feet in height.
 - (d) A mixture of lawn, low-growing shrubs, or hardy evergreen ground cover over the balance of the area.
3. **Waste Disposal Facilities.** This Section applies to all waste disposal facilities requiring a Solid Waste Permit under Chapter 70.95 RCW.
- a. **Waste-to-Energy Facility.** These development standards apply to all energy recovery and incinerator facilities, including those which burn less than 12 tons of solid waste per day, except for facilities burning woodwaste or gases recovered at a landfill.
- (1) **Fencing.** To impede entry by the public and animals, a waste-to-energy facility shall have perimeter fencing six feet to eight feet in height with a lockable entry gate, provided that no sight-obscuring fence constituting a traffic hazard is erected within any required setback flanking a street. Every fence shall be maintained in a condition of good repair and shall not be allowed to become or remain in a condition of disrepair including but not limited to noticeable leaning, sagging, missing sections, or broken supports.
 - (2) **Landscape screening.** To be adequately screened to minimize noise and nuisances and to enhance the visual appearance, an energy recovery and incinerator facility shall have a perimeter landscaping area not less than 20 feet in width. Landscape screening shall be designed and maintained so as not to impair vehicle visibility at corner intersections or adjacent to points of ingress or egress. Landscape planting screens shall be planted according to an approved site plan, with due consideration to seasonal planting conditions, irrigated as necessary, and permanently maintained. All plant material which does not live shall be replaced within the next planting season. Landscaping areas shall incorporate:

- (a) A perimeter, sight-obscuring earth berm when outside storage piles, tanks, containers, or surface impoundments are adjacent to existing residential or commercial uses or residential or commercial zones MUC, CC, AC, UNC, MUD, HRD, MSF, RAC, GC, RNC, RSep. The earth berm shall be at least three feet high with a slope not more than 40 percent (1:2.5) on the side away from the active area and shall be terraced and/or planted with ground cover to minimize erosion.
 - (b) At least one row of deciduous and evergreen trees, staggered and spaced not more than 15 feet apart.
 - (c) A mixture of lawn, low-growing shrubs, or hardy evergreen ground cover over the balance of the area.
- b. **Landfill.** These development standards apply to all landfills including all surface impoundments or other solid waste facilities to be closed as permanent disposal landfill sites and only to those inert and demolition landfills to contain 2,000 cubic yards or more of fill.
 - (1) **Buffer areas.** With the exception of woodwaste or inert and demolition landfill, a landfill shall have a buffer area around the active area so that the active area is no closer than 100 feet to the facility property line when adjacent to land zoned for commercial or industrial uses EC, MUC, CC, AC, UNC, MUD, RAC, GC, RNC and no closer than 250 feet to existing residential uses or residential zones HRD, MSF, RSep, R5, R10, R20, R40, Rsv5 and Rsv10.
 - (2) **Fencing.** To impede entry by the public and animals, a landfill shall have perimeter fencing six feet to eight feet in height with a lockable entry gate, provided that no sight-obscuring fence constituting a traffic hazard is erected within any required setback flanking a street. Every fence shall be maintained in a condition of good repair and shall not be allowed to become or remain in a condition of disrepair including but not limited to noticeable leaning, sagging, missing sections, or broken supports.
 - (3) **Landscape screening.** To be adequately screened to prevent blowing of litter, to minimize noise and dust nuisances, and to enhance the visual appearance, a landfill shall have a perimeter landscaping area which is not less than 20 feet in width. Landscape screening shall be designed and maintained so as not to impair vehicle visibility at corner intersections or adjacent to points of ingress or egress. Landscape planting screens shall be planted according to an approved site plan, with due consideration to seasonal planting conditions, irrigated as necessary, and permanently maintained. All plant material which does not live shall be replaced within the next planting season. Landscaping areas shall incorporate:
 - (a) A perimeter, sight-obscuring earth berm when adjacent to existing residential or commercial uses or residential or commercial zones MUC, CC, AC, UNC, MUD, HRD, MSF, RAC, GC, RNC, RSep. The earth berm shall be at least three feet high with a slope not more than 40 percent (1:2.5) on the side away from the active area and shall be terraced and/or planted with ground cover to minimize erosion.
 - (b) At least one row of deciduous and evergreen trees, staggered and spaced not more than 15 feet apart.

- (c) When adjacent to residential or commercial uses or residential or commercial zones MUC, CC, AC UNC, MUD, HRD, MSF, RAC, GC, RNC, RSep and adjacent to street frontage, at least one row of evergreen shrubs spaced not more than five feet apart which will grow to form a continuous hedge at least five feet in height.
 - (d) A mixture of lawn, low-growing shrubs or hardy evergreen ground cover over the balance of the area.
- 4. **Waste Transfer Facilities.** These development standards apply to all transfer facilities receiving solid waste from off site.
 - a. **Drop Box Transfer Station.** This Section applies to all drop-box transfer stations requiring a Solid Waste Permit under Chapter 70.95 RCW.
 - (1) **Fencing.** To impede entry by the public and animals, a drop-box transfer facility shall have perimeter fencing six feet to eight feet in height with a lockable entry gate, provided that no sight-obscuring fence constituting a traffic hazard is erected within any required setback flanking a street. Every fence shall be maintained in a condition of good repair and shall not be allowed to become or remain in a condition of disrepair including but not limited to noticeable leaning, sagging, missing sections, or broken supports.
 - (2) **Landscape screening.** To be adequately screened from residential development, a drop box transfer facility shall have a perimeter landscaping area of mixed evergreen trees and shrubs that is not less than six feet in width when adjacent to existing residential or commercial uses or residential or commercial zones MUC, CC, AC, UNC, MUD, HRD, MSF, RAC, GC, RNC, RSep. Landscape planting screens shall be planted according to an approved site plan, with due consideration to seasonal planting conditions, irrigated as necessary, and permanently maintained. All plant material which does not live shall be replaced within the next planting season.
 - b. **Transfer station, waste separation recovery facility, or moderate-risk waste facility.** This Section applies to all interim transfer facilities which require a Solid Waste Permit under Chapter 70.95 RCW.
 - (1) **Buffer areas.** A transfer station, waste separation recovery facility, or a moderate-risk waste facility shall have a buffer zone around the active area so that the active area is no closer than 50 feet to the facility property line when adjacent to existing residential or commercial uses or residential or commercial zones MUC, CC, AC, UNC, MUD, HRD, MSF, RAC, GC, RNC, RSep, R5, R10, R20, R40, Rsv5 and Rsv10.
 - (2) **Fencing.** To impede entry by the public and animals, a transfer station, waste separation facility, or a moderate-risk waste facility shall have perimeter fencing six feet to eight feet in height with a lockable gate, provided that no sight-obscuring fence constituting a traffic hazard is erected within any required setback flanking a street. Every fence shall be maintained in a condition of good repair and shall not be allowed to become or remain in a condition of disrepair including, but not limited to, noticeable leaning, sagging, missing sections, or broken supports.
 - (3) **Landscape screening.** To be adequately screened to prevent blowing of litter and to minimize noise and dust nuisances, a transfer station, waste separation recovery facility, or a moderate-risk waste facility shall have a perimeter landscaping area which is not less than 20 feet in width.

Landscape screening shall be designed and maintained so as not to impair vehicle visibility at corner intersections or adjacent to points of ingress or egress. Landscape planting screens shall be planted according to an approved site plan, with due consideration to seasonal planting conditions, irrigated as necessary, and permanently maintained. All plant material which does not live shall be replaced within the next planting season.

Landscaping areas shall incorporate:

- (a) A perimeter, sight-obscuring earth berm when adjacent to existing residential or commercial uses or residential or commercial zones MUC, CC, AC, UNC, MUD, HRD, MSF, RAC, GC, RNC, RSep. The earth berm shall be at least three feet high with a slope not more than 40 percent (1:2.5) on the side away from the active area and shall be terraced and/or planted with ground cover to minimize erosion.
- (b) At least one row of deciduous and evergreen trees, staggered and spaced not more than 15 feet apart.
- (c) At least one row of evergreen shrubs spaced not more than five feet apart which will grow to form a continuous hedge at least five feet in height when adjacent to existing residential or commercial uses or residential or commercial zones MUC, CC, AC, UNC, MUD, HRD, MSF, RAC, GC, RSep.
- (d) A mixture of lawn, low-growing shrubs, or hardy evergreen ground cover over the balance of the area.

c. **Tire Piles.** This Section applies to all tire piles whether or not they are required to have a Solid Waste Permit under Chapter 70.95 RCW.

- (1) **Fencing.** To impede entry by the public and animals, a tire pile facility shall have perimeter fencing six feet to eight feet in height with a lockable gate, provided that no sight-obscuring fence constituting a traffic hazard is erected within any required setback flanking a street. Every fence shall be maintained in a condition of good repair and shall not be allowed to become or remain in a condition of disrepair including, but not limited to, noticeable leaning, sagging, missing sections, or broken supports.
- (2) **Landscape screening.** To be adequately screened to minimize noise, dust, litter nuisances, and to enhance the visual appearance, a tire pile shall have a perimeter landscaping area not less than 20 feet in width. Landscape screening shall be designed and maintained so as not to impair vehicle visibility at corner intersections or adjacent to points of ingress or egress. Landscape planting screens shall be planted according to an approved site plan, with due consideration to seasonal planting conditions, irrigated as necessary, and permanently maintained. All plant material which does not live shall be replaced within the next planting season. Landscaping areas shall incorporate:
 - (a) A perimeter, sight-obscuring earth berm when adjacent to existing residential or commercial uses or residential or commercial zones MUC, CC, AC, UNC, MUD, HRD, MSF, RAC, GC, RNC, RSep. The earth berm shall be at least three feet high with a slope not more than 40 percent (1:2.5) on the side away from the active area and shall be terraced and/or planted with ground cover to minimize erosion.

- (b) At least one row of deciduous and evergreen trees, staggered and space not more than 15 feet apart.
 - (c) At least one row of evergreen shrubs spaced not more than five feet apart which will grow to form a continuous hedge at least five feet in height when adjacent to existing residential or commercial uses or residential or commercial zones and adjacent to street frontage.
 - (d) A mixture of lawn, low-growing shrubs, or hard evergreen ground cover over the balance of the area.
 - (3) **Size and height.** No tire pile shall be visible from off-site when viewed 50 feet from the property line containing the pile. Tire piles shall not exceed 15,000 tires; shall not be more than one-half acre in size; shall not be in excess of 40 feet in any horizontal dimension and shall be limited to 10 feet in height. A tire pile of less than 2,500 tires shall have 30 foot fire lanes between piles. Tire piles of more than 2,500 tires shall have a dirt berm not less than five feet in height around each stack of tires and shall have a 40 foot fire lane between piles to include 10 feet at the base of each berm plus 20 feet between berms.
- E. **Hazardous Waste Treatment and Storage Facility - Applicability.** The following standards apply to all types of hazardous waste treatment and storage facilities and are in addition to the standard bulk and performance requirements of each zone. A hazardous waste facility is subject to State siting and design criteria and permitting processes adopted pursuant to the requirements of Chapter 70.105 RCW and to any other siting criteria applying to commercial and industrial uses adopted by the Health Department or the County, including, but not limited to, the Hazardous Waste Plan; Shoreline Management Use Regulations; Flood Damage Prevention Ordinance; Site Development Regulations; and the County's Environmental Regulations. Like other uses, individual facilities requiring a Conditional Use Permit may be subject to increases in those standards by the Examiner.
- F. **Hazardous Waste Treatment and Storage Facility Standards.**
- 1. **Site Plan.** A site plan must be filed with the Planning and Land Services Department along with a copy of the application for a State facility permit issued pursuant to Chapter 70.105 RCW and any other required County permits. In addition to the County site plan requirements, the site plan shall show all State requirements for siting, performance, buffering, security, and design. The site plan shall become a binding site plan when approved by the Examiner or the Director (whichever is appropriate depending upon the land use permitting process) and when all land use and State permits have been approved. However, in no case shall a site plan receive final approval until agreements with County Law Enforcement, the Fire District, County Fire Marshal, and Emergency Management Department have been signed in accordance with Chapter 173-303 WAC. Any major changes as defined by Chapter 173-303 WAC which affect State requirements or County development standards require amendments to the original site plan and must be reviewed and approved through the same permit process as the original was approved. Site plans must be finalized and approved prior to the issuance of any Building Permit.
 - 2. **Security Fencing and Signage.** All security fencing and signs required for the State's final facility permit must meet County sign code and fencing standards. Perimeter fencing shall be six feet to eight feet in height with a lockable gate, provided that no sight-obscuring fence constituting a traffic hazard is erected within

any required setback flanking a street. Every fence shall be maintained in a condition of good repair and shall not be allowed to become or remain in a condition of disrepair including but not limited to noticeable leaning, sagging, missing sections, or broken supports.

3. **Onsite Facility.** An onsite facility shall only be allowed as an accessory use clearly incidental and secondary to a permitted principal commercial or industrial use and subject to the permitting procedures of the principal use. The proposed addition of an onsite facility to an existing use that is permitted through a Conditional Use Permit requires an amendment to the original permit. Any onsite facility requiring a Conditional Use Permit may be subject to additional conditions by the Examiner in relation to specific concerns about the site's location and proximity to environmentally sensitive areas, residential development, or other constraints.

4. **Offsite Facility.**

- a. An Offsite Facility limited to treating or storing hazardous wastes generated within Pierce County shall be allowed through a Conditional Use Permit in the EC and RAC zones. Permit applications and site plans must address and demonstrate that the proposed facility meets the policies of the County's Hazardous Waste Plan.
- b. An Offsite Facility treating or storing hazardous waste generated outside Pierce County shall only be allowed through a Conditional Use Permit in the EC and RAC zones and not unless and until a State Hazardous Waste Plan is adopted. Permit applications and site plans must address and demonstrate how the proposed facility meets the regional needs as assessed in the State's Hazardous Waste Plan.
- c. An Offsite Facility located in the EC or RAC zones when adjacent to residential zones MSF, HRD, Rsv5, Rsv10, R5, R10, R20, R40, RSep or A shall meet the same minimum setback distances and landscaping requirements for industrial uses as listed in Sections 18A.35.020 and .030 unless State buffering and setback permitting requirements are more restrictive. In addition, the facility must provide a continuous setback of 300 feet measured from the property line unless it can be shown that a sight-obscuring screen formed by natural growing evergreen trees or shrubs will be maintained. If the natural configuration of the land is such that it serves to completely screen the facility from view from the adjacent residential zones, the setback may be reduced, but in no case shall the setback be less than 100 feet. In such cases, it shall be the responsibility of the applicant to prove compliance with the intent of this exception.
- d. An offsite facility located in a EC or RAC zone when adjacent to commercial zones MUC, AC, CC, UNC, MUD, RAC, RNC, and industrial zone EC shall provide a setback measured from the property line equal to the setback required for the same yard in the abutting zone directly opposite, unless State buffering and setback permitting requirements are more restrictive.

(Ord. 96-137S § 1 (part), 1997; Ord. 95-149S2 § 1 (part), 1996; Ord. 95-79S § 2 (part), 1995)

18A.35.130 Nonconforming Standards.

- A. **Purpose.** The purpose of this Section is to provide reasonable alternatives to property owners for the limited expansion and continuance of nonconformities.
- B. **Applicability.** This Section applies to lots, structures, and uses which were legally established prior to the adoption, revision, or amendment of this Title, and which remain legal, but have become nonconforming as a result of this Title's application. If the County has a Joint Planning Agreement with a city or town for management of land use within the City or Town's Urban Growth Area, and the Agreement specifically identifies the use of alternative nonconforming standards within that area, then those standards shall apply.
- C. **Basic Standards.** The Basic Standards apply to all nonconforming uses, structures, developments, and lots. These standards provide for actions that are allowed outright. Limited exceptions to the standards in this Section are allowed through an Administrative Nonconforming Use Permit or a Nonconforming Use Permit in Section 18A.75.070, Nonconforming Use Permit.
1. **Expansion of Nonconforming Uses and Structures.** Nonconforming uses and structures shall not be enlarged, expanded, extended, replaced, or altered except as expressly permitted in this Section.
 2. **Expansion Beyond Original Parcel.** Nothing in this Section shall be construed to permit expanding or extending a nonconforming use or structure beyond the confines of the lot or parcel of land upon which it was located on the date the use or structure became nonconforming.
 3. **Continuation of Use.** A nonconforming use may be continued by successive owners or tenants provided the use is not discontinued for a period of one year. (See Section 18A.35.130 J., Discontinuance).
 4. **Normal Upkeep, Repairs, and Maintenance.** Normal upkeep, repairs, maintenance, strengthening, or restoration to a safe condition of any nonconforming building or structure or part thereof shall be permitted subject to the provisions of this Section.
 5. **Compliance with Development Regulations.** Any additions or expansions of nonconforming uses or nonconforming structures shall comply with the Development Standards in Chapter 18A.35 for the zone classification in which the nonconformity is located, provided that portions of nonconformities that legally existed prior to adoption of this Section shall not be subject to this provision.
 6. **Nonconforming Use Within a Structure.** A nonconforming use within an existing structure which is nonconforming by reason of zone classification may be extended throughout such structure.
 7. **Structures and Uses Accessory to Residential.** Structures and uses accessory to an existing nonconforming residential use shall be allowed as provided in Section 18A.33.300, Accessory Uses.
 8. Where a nonconforming use or structure exists, the use or structure can be replaced or altered, provided the original size and location of the use or structure is not increased or relocated in a manner which increases the degree of nonconformity or creates additional impacts.
- D. **Expansion Standards for Nonconforming Uses.** Expansion of nonconforming uses, nonconforming use of structures, and nonconforming use of land shall be subject to the following provisions:

1. Alteration, enlargement, or expansion of a nonconforming single- or two-family use is allowed outright when the new construction complies with the standards in 18A.35.020. This Section shall also apply to each dwelling unit when two or more single-family dwellings exist on a parcel.
 2. Alteration, enlargement, or expansion of a nonconforming use or structure which is necessary to accommodate handicapped accessibility requirements, fire code, or other life safety related Code requirements is allowed outright when said modification is mandated by local, state, or federal standards.
 3. Expansion of nonconforming uses and structures, except as described in Section 18A.35.130 D.1 and 2., shall be allowed pursuant to Table 18A.35.130-1 of this Section and the following provisions:
 - a. Expansions of a nonconforming use of a structure shall be based on the total floor area of the structure(s) at the time the use became nonconforming;
 - b. Expansions of a nonconforming use or development into undeveloped portions of the lot or parcel shall be based on the developed area of the lot or parcel at the time the use or development became nonconforming;
 - c. Expansions of additional sites in mobile home parks or RV parks shall be based on existing pad sites in a mobile home park or RV park at the time the park became nonconforming;
 - d. Expansions of additional dwelling units in multi-family developments shall be based on the number of dwelling units existing at the time the development became nonconforming;
 - e. Expansions of mobile home parks, RV parks, and multi-family developments shall be based on the existing developed area for the mobile home park, RV park, or multi-family development at the time the use became nonconforming.
 4. A request to expand shall take into consideration other expansions that have been approved pursuant to this Section, and shall count towards the maximum percentages set forth in Table 18A.35.130-1.
- E. **Change of Use Standards for Nonconforming Uses.** A nonconforming use may change to a conforming use allowed within the zone classification in which the use is located or to another non-conforming use of equal or lesser intensity. These standards shall not be used to add additional nonconforming uses to an existing nonconforming use. When determining intensity, the Director may consider impacts including, but not limited to, traffic, impervious surface, noise, glare, dust, and hours of operation.
- F. **Nonconforming Structure Standards.** A nonconforming structure may be enlarged, altered, or replaced provided Section 18A.35.130 C., Basic Standards, is satisfied, and provided:
1. When a nonconforming structure is occupied by a nonconforming use it shall comply with the Expansion Standards of this Section;
 2. A structure which is nonconforming due to height or yard requirements may be structurally altered, enlarged, or replaced provided the degree of nonconformity is not extended or increased; and
 3. The nonconforming portion of the structure shall not be expanded or the footprint of that portion altered except as specifically authorized through a Variance (see Section 18A.75.040, Variances).
- G. **Nonconforming Lot Standards.** Any permitted uses or structures, including any accessory uses or structures permitted in conjunction with a principal use, shall be allowed to be built or expanded on a nonconforming lot. Any new construction

pursuant to this Subsection shall comply with the applicable standards in the Title 18 series of Development Regulations.

- H. **Nonconforming Development Standards.** Existing uses or structures may be expanded or new uses and structures added to a nonconforming development, provided the expanded portion of the nonconforming development is brought into conformance with applicable standards in the Title 18 series of Development Regulations.
- I. **Restoration Standards for Damaged or Destroyed Nonconforming Structures and Uses.** Any nonconforming structure damaged or destroyed by fire, explosion, wind, flood, earthquake, or other calamity may be completely restored or reconstructed. Damaged or destroyed nonconforming structures must be restored under the following provisions:
1. Restoration or reconstruction shall not serve to extend or increase the nonconformance of the original structure or use except as provided by Sections 18A.35.130 D., Expansion Standards, and 18A.35.130 F., Nonconforming Structures Standards.
 2. Permits shall be applied for within one year of damage. Restoration or reconstruction must be substantially completed within 18 months of permit issuance. When deemed reasonable and necessary, the Examiner may grant a time extension through an Appeal of an Administrative Decision.
- J. **Discontinuance.** Should a nonconforming use of a property or structure be discontinued for more than one year, the use of the property and structure shall be deemed to be abandoned, and shall conform to a use permitted in the zone classification in which it is located.

TABLE 18A.35.130-1				
Nonconforming Standards – Maximum Percent Expansion Allowed (1)				
Use Categories	Zone Classifications			
	Employment Centers (2)	Urban Centers - Urban Districts (2)	Urban Residential (2)	Rural Area (2)
Residential - Civic – Resource				
Single Family Detached	Refer to section 18A.35.130 E.1. and 2. for expansion standards for single-family and two-family dwellings.			
Two-Family Housing				
Nonconforming use	5/10/15	5/10/15	5/15/20	10/25/more than
Nonconforming development	5/10/15	5/10/15	5/15/20	25/33/more than
Office/Business – Commercial				
Nonconforming use	5/15/40	5/15/40	5/10/15	10/25/more than
Nonconforming development	5/15/35	5/15/35	5/10/15	25/33/more than
Utilities – Industrial				
Nonconforming use	5/20/40	5/10/15	5/10/15	10/25/more than
Nonconforming development	5/20/35	5/10/15	5/10/15	25/33/more than

(1) The maximum expansion of a nonconforming use is permitted pursuant to Section 18A.35.130 D.

(2) Expansions numbers in table indicate percentages:

Permitted Outright/Administrative Nonconforming Use Permit/Nonconforming Use Permit.

See 18A.75.070 for Nonconforming Use Permit procedures.

(Ord. 2004-52s § 3 (part), 2004; Ord. 2003-45s2 § 2, 2003; Ord. 2003-45s2 § 2, 2003; Ord. 2002-22s § 1 (part), 2002; Ord. 97-72 § 1 (part), 1997; Ord. 96-97 § 4 (part), 1996; Ord. 95-149S2 § 1 (part), 1996; Ord. 95-79S § 2 (part), 1995)

18A.35.140 Telecommunication Towers and Wireless Facilities.

- A. **Purpose.** The purpose of this Regulation is to establish standards to protect the public health, safety, and welfare and minimize visual impact while furthering the development of enhanced telecommunications services in unincorporated Pierce County. These standards were designed to comply with the Telecommunications Act of 1996. The provisions of this Regulation are not intended to and shall not be interpreted to prohibit or to have the effect of prohibiting telecommunications or personal wireless services.
- B. **Exemptions.** The following are exempt from the provisions of this Regulation and shall be permitted in all zones:
1. Antennas and related equipment no more than 580 square inches or four feet in height.
 2. Wireless radio utilized for temporary emergency communications in the event of a disaster.
 3. Licensed amateur (ham) radio stations.
 4. Satellite dish antennas less than seven feet in diameter, including direct to home satellite services, when used as a accessory use of the property.
 5. Routine maintenance or repair of a personal wireless service facility and related equipment (excluding structural work or changes in height or dimensions of antenna, tower, or buildings).
 6. A COW or other temporary personal wireless telecommunications facility for a maximum of 30 days during an emergency declared by the County, State or Federal Government or at the discretion of the Director in a non-emergency situation.
- C. **General Requirements.** All telecommunication towers and wireless facilities shall be subject to the following requirements:
1. **Location Criteria/Tower Separation.** In an effort to promote co-location, telecommunication towers shall maintain a one-half mile separation.
 - a. An applicant shall demonstrate why it is necessary from a technical standpoint to have a tower within one-half mile of another tower whether it is owned or utilized by the applicant or another provider. The distance shall be measured from tower to tower regardless of property lines and roadways.
 - b. If a technical dispute arises about the required separation, the Hearing Examiner or the Director may require a third party technical study, as described in 18A.35.140 F., to resolve the dispute.
 - c. If it is demonstrated that a proposed tower must be located within one-half mile of another tower for technical reasons, the proposed tower is subject to the Priority of Location criteria in 18A.35.140 D.
 2. **Antenna Location Criteria.** An antenna and any mechanical equipment on or above a structure shall be subject to the following:
 - a. The antenna shall be mounted on a wall of an existing building in a configuration as flush to the wall as technically possible and shall not project above the wall on which it is mounted unless the projection is warranted for technical reasons. In no event shall an antenna project more than 16 feet above the peak of the roof.
 - b. The antenna shall be constructed, painted, or fully screened to match as closely as possible the color and texture of the building and wall on which it is mounted.

- c. The antenna may be attached to an existing conforming mechanical equipment enclosure which projects above the roof of the building, but may not project any higher than the enclosure or 16 feet above the peak of the roof, whichever is greater.
 - d. If an accessory equipment shelter is proposed, it must blend with the building or structure's architectural character and color. Such facilities will be considered architecturally and visually compatible if they are camouflaged to disguise the facility.
- 3. **Setbacks.** The required setback for a wireless telecommunication tower shall be based on the setback for the underlying zone as specified in 18A.35.020 B.2., and shall be increased by one foot for every foot that the height of the tower exceeds 60 feet, except as follows:
 - a. The setback in the EC, MUC, and FL zones classifications shall be based on the setback of the underlying zone as specified in 18A.35.020 B.2.
 - b. That portion of a tower or antenna necessary to accommodate co-location for a current or future provider shall not be used in calculating the required setback.
 - c. Towers in rural areas shall maintain a setback from city limits and urban growth areas equal to the height of the tower.
- 4. **Tower and Antenna Height.** Telecommunication towers and wireless facilities are exempt from the height requirements of the underlying zone. Height limitations are based upon the level of facility as specified in Section 18A.33.230 A. of this Regulation.
 - a. The applicant shall provide documentation to the Department that demonstrates that the tower and antenna are the minimum height required to function satisfactorily. No tower or antenna that is taller than this minimum height shall be approved.
 - b. Towers that accommodate co-location are permitted to increase the height of the tower to an elevation which will accommodate all necessary antenna. This provision shall not be interpreted to authorize a tower that exceeds the height established in Section 18A.33.230 A.
- 5. **Color.** Towers shall have a color generally matching the surroundings or background that minimizes their visibility, unless a different color is required by the Federal Aviation Administration (FAA).
- 6. **Lights, Signals, and Signs.** No signals, lights, or signs shall be permitted on towers unless required by the FAA.
- 7. **Historic Classification.** A wireless facility or tower shall not be permitted on property designated as a landmark or as a part of an historic district, unless such antenna has been approved by the Landmarks Commission.
- 8. **Equipment Structures.** Ground-level equipment, buildings, and the tower base shall be screened from public view pursuant to this Section. The standards for the equipment buildings are as follows:
 - a. The maximum floor area is 400 square feet and the maximum height is 12 feet for each provider. The equipment building may be located no more than 250 feet from the tower or antenna and shall comply with the setback regulations for the underlying zone.

- b. Ground-level buildings shall be screened from view by landscape plantings, fencing, or other appropriate means as specified herein or in Chapter 18A.35 of the Development Regulations. Required landscape plantings shall be installed around the perimeter of the required security fence.
 - c. Equipment structures mounted on a roof shall have a finish similar to the exterior building walls. Equipment for roof-mounted antenna may also be located within the building on which the antenna is mounted.
 - d. In instances where equipment structures are located in residential zones or adjacent to existing residential land uses, and if the equipment structure houses motorized or electronic equipment, airborne sound transmission shall not exceed the noise levels prescribed by the Tacoma-Pierce County Health Department.
 - e. An alternative to the landscaping and screening requirement may be approved by the Director or Examiner in review of an administrative use permit or conditional use permit. Alternatives include, but are not limited to exemplary architectural design of the equipment structure.
9. **Fencing.** For new telecommunication towers and equipment shelters, a wall, slatted chain link fencing, or wooden fence not less than six feet in height from the finished grade shall be provided. Access to the tower shall be through a locked gate. This standard shall not apply to towers and equipment shelters mounted onto or located inside an existing building.
10. **Required Parking.** If the telecommunications facility site is fully automated, at least one off-street parking stall shall be required for maintenance workers. The joint use parking provisions in Section 18A.35.040 K. may be utilized if shared parking is available. If the site is not automated, additional off-street parking shall be provided per Section 18A.35.040, Off-Street Parking Standards.
11. **Federal Requirements.** All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the Federal government with the authority to regulate towers and antennas.
- D. **Priority of Locations.** An applicant siting a facility subject to priority location criteria shall review the criteria contained in the table below. Only when the applicant is unable to meet a criteria, shall the next group of criteria be considered. The hierarchy of criteria is divided by three separate permitting processes; permitted outright (P), permitted by administrative use permit (A) and permitted by a conditional use permit (C). If the applicant is unable to meet a criteria within a identified permit group below, an increased level of review is required. The order of criteria for locating facilities shall be as follows:

Permitted Outright (P)	Antennas and towers on public property which has been identified by the appropriate jurisdiction as a desirable location for wireless facilities.
	Antennas or dishes that are located a minimum of 100 feet from an existing residential dwelling unit.
	Antennas or dishes on property that is improved with uses that are classified in the commercial or industrial use category.
	Towers in Urban Districts and Centers when they are at least 200 feet from a MSF zoned property.
Administrative Use Permit (A)	Antennas and towers utilizing a camouflaged or a concealed design to eliminate aesthetic impacts.
	Towers that are screened from abutting property lines by vegetation including, but not limited to existing Douglas Fir trees.
	Towers in Urban Centers and Districts and Rural Centers that do not exceed the height limitation of the underlying zone.
	Antennas and towers on non-residential sites including, but not limited to parks, libraries, or churches.
	Antennas on multi-family residential sites.
	Any tower that is proposed on a site that contains multiple tower(s) such as cellular tower farms.
Conditional Use Permit (C)	Any facility that is unable to meet the Priority of Locations criteria outlined in this subsection.

- E. **Decision Criteria.** In addition to the standards set forth in Section 18A.35.140 C., the Director and/or the Examiner has the authority to condition a permit for a proposed facility in order to satisfy the following criteria:
1. Significant visual impacts of a facility shall be minimized through careful design, siting, landscape screening, and innovative techniques. This may involve the reduction of setback standards to achieve the maximum visual buffer; and
 2. Efforts to mitigate impacts and protect the public health and safety shall be exercised to the extent permitted by the Telecommunications Act of 1996; and
 3. Potential impacts to adjacent properties shall be avoided through sound engineering practices and the proper siting of antenna support structures; and
 4. The facility is proposed in a location where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening; and
 5. Consideration has been given so that the placement of a telecommunication tower has a minimal impact on adjacent properties and their view of Mt. Rainier, Puget Sound, Olympic Mountains or other vistas which increase the assessed value as determined by the Pierce County Assessor-Treasurer.
 6. The facility is significantly screened by placing it in existing trees to the extent that it does not result in significant signal degradation.
 7. A tower shall not be permitted unless the applicant demonstrates that there are no existing towers or support structures available which can accommodate the applicants proposed antenna. Fees, costs, or contractual provisions that are necessary to accommodate co-location may not be used as justification to construct a tower within the required separation.

- F. **Third Party Technical Review.** The Hearing Examiner or Director may, at his or her discretion, require a technical review by a third party expert. The selection of the third party expert shall be by mutual agreement by the provider and the County or at the discretion of the Examiner. The costs of the technical review shall be borne by the provider. A third party technical review may include, but is not limited to, a review of: (a) the technical accuracy and completeness of submissions; (b) the technical applicability of analysis techniques and methodologies; (c) the validity of conclusions reached by the applicant; and/or (d) other specific technical issues as identified by the Hearing Examiner.
- G. **Amendments.** Any amendment to a wireless telecommunication facility shall be subject to the criteria in Section 18A.85.040. The following criteria shall be used when evaluating an amendment to an existing cellular facility approved through an Administrative or Use Permit.
1. **Telecommunication Towers and Wireless Facilities--Co-Location.** Structures previously approved through a use permit, shall be allowed to accommodate additional antennas and equipment structures described in Level 1 of this Section with the written permission of the property owner under the following procedures:
 - a. The Department shall review the previous approval to verify that the addition is not specifically prohibited.
 - b. The proposed facilities shall meet standards in Section 18A.35.140 C., General Requirements.
 - c. The applicant shall update the site plan or final development plan of the original Use Permit to reflect the proposed improvement.
- H. **Abandonment.** The telecommunications service provider for a specific facility shall provide the Department with a copy of the notice to the FCC of intent to cease operations and shall remove the obsolete tower, antennas and associated structures within one year from the date of said notice.
- I. **Location of Wireless Facilities in Public Rights-of-Way.** Wireless facilities are allowed within a right-of-way or easement, public or private. Whichever entity controls the right-of-way or easement controls what is built provided it meets the requirements established for the use in the zone in which it is located. Antennas are allowed to attach to an existing structure or utility pole so long as the antenna does not add on more than 16 feet to the existing structure.
- (Ord. 2004-52s § 3 (part), 2004; Ord. 97-120S § 2 (part), 1997)

18A.35.150 Construction and Contractor Facility Standards.

- A. **Purpose.** The purpose of this Section is to establish general development standards and design criteria which will permit contractor yards and construction services facilities in accordance with adopted policies.
- B. **Applicability.** The following provisions shall apply to all new Construction and Contractor Facilities. Expansion or other modifications of existing Construction and Contractor Facilities shall be processed in accordance with the provisions of Section 18A.05.035. The standards set forth in subsection C. and D. below shall apply only to the portion of the facilities expanded or modified, and shall only apply to the extent the expansion or modification directly increases the impact to which the standard is addressed.

- C. **General Development Standards.** The following general provisions shall apply to all Construction and Contracting Services facilities. A contractor yard may be permitted only when the following criteria are met and maintained.
1. **Hours of Operation.** Hours of operation shall be limited to 6 a.m. to 9 p.m. except where specifically addressed in a use permit decision or where specifications for a governmental Public Works project requires work outside of these hours. When a contractor obtains a contract requiring after-hours operations, the contractor shall post a sign on the property identifying the contract and the dates and time periods involved to serve as notice to the surrounding property owners.
 2. **Emissions.**
 - a. Dust, dirt or other particulate matter shall not be emitted in quantities as to adversely affect adjacent residential property or degrade water quality of adjacent lakes or streams. Reasonable precautions shall be taken to prevent particulate matter from becoming airborne.
 - b. No use shall emit odorous gasses or other odorous matter or generate ground vibration which is perceptible without instruments at or beyond the site lot lines except for vehicles entering and exiting the site.
 - c. Noise originating from the site shall comply with the standards set forth in Chapter 8.76 of the Pierce County Code, as now existing or hereafter amended.
 3. **Lighting.** Exterior lighting shall be directed and shielded in a manner which minimizes its visibility at the site's boundaries. Exterior lighting shall not be used in such a manner that it produces glare on public streets and neighboring residential property. Arc-welding, acetylene torch cutting or similar processes shall be performed so as not to be seen from any point beyond the property line of the use creating the glare.
 4. **Impervious Surfaces.** Impervious surface coverage shall be determined by the underlying zone classification.
- D. **Design.** This subsection is intended to assist applicants in designing construction and contracting services facilities to be consistent with planning objectives. These design criteria shall be used by staff, the Director and the Hearing Examiner in reviewing development proposals.
1. **Setbacks.**
 - a. All buildings and other structures shall be set back a minimum of 30 feet from exterior lot lines when the use or activity occurs on property that is adjacent to property improved with a residential use, public and private road right-of-way, or a MSF or HRD zone classification, except where increased setbacks are required pursuant to 18A.35.020.
 - b. Outdoor storage and stockpiling of construction materials and equipment shall maintain a minimum setback of 50 feet from exterior lot lines.
 2. **Interior Fencing and Screening.**
 - a. Outdoor storage areas must be secured by a surrounding fence or other enclosure. Within an urban growth area, the fence or enclosure shall be sight obscuring and shall meet the standards set forth in Section 18A.35.030 H.4.
 - b. Loading areas should be located to the side or rear of buildings to minimize views of this activity and shall be screened from adjacent properties and streets.

3. Exterior Screening.

- a. A visual screening buffer shall be required along the site's exterior boundaries when the use or activity occurs on property that is adjacent to property improved with a residential use, public and private road rights-of-way, or a MSF or HRD zone classification.
- b. The required visual screening buffer(s) shall not be less than 30 feet in width and shall provide a site-obscuring screen within three years. If existing flora does not provide the required sight-obscuring screen, supplemental plantings and/or sight-obscuring fencing shall be required. When supplemental plantings are proposed, irrigation must be provided meeting the standards set forth in Section 18A.35.030. One access way, not wider than 30 feet, will be allowed to cut through the designated visual screening buffer area. No other cutting of trees will be allowed within the designated visual buffer area for the life of the approved project, except as provided for dangerous or diseased trees.

- E. **Location Criteria.** For property zoned Rural-10, construction and contractor facilities are not allowed on any land that is within 1,000 feet of any State Route 16 interchange. For purposes of this Section, an interchange shall be defined as the point at which the centerline of the highway intersects the centerline of any street or road crossing under or over the highway.

(Ord. 2004-52s § 3 (part), 2004; Ord. 2003-40s2 § 1 (part), 2003; Ord. 98-85S § 1 (part), 1998)

Chapter 18A.75

USE PERMITS

Sections:

- 18A.75.020 Administrative Use Permit.**
- 18A.75.030 Conditional Use Permit.**
- 18A.75.040 Variances.**
- 18A.75.050 Planned Development Districts.**
- 18A.75.060 Public Facilities Permit.**
- 18A.75.070 Nonconforming Use Permit.**
- 18A.75.080 Planned Unit Development.**

18A.75.020 Administrative Use Permit.

- A. **Purpose.** The purpose of this Section is to establish decision criteria and procedures for uses which due to their unique qualities may require additional regulations or other special degrees of control. An administrative review process, which includes public notice and comment, is required to ensure that the activity, if established, will be in full compliance with applicable regulations and that such uses are compatible with the Comprehensive Plan, applicable community plan, adjacent uses, planned uses, and the character of the vicinity.
- B. **Decision Criteria.** The Director shall review applications for Administrative Use Permits in accordance with specific findings as set forth below.
 - 1. **Requirements and Decision Criteria Unique to Certain Uses.** Section 18A.33.180, Airport Overlay Standards, if applicable, and the Development Standards of this Title shall be used by the applicant in preparing the Administrative Use Permit application, and by the Director in determining the acceptability of permitting a use in a certain location.
 - 2. **Design Standards and Guidelines.** The applicant shall address and comply with all applicable design standards, in addition to required standards, to ensure compliance with applicable Comprehensive Plan or Community Plan policy direction.
 - 3. **Required Findings.** An Administrative Use Permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record:
 - a. That the granting of the proposed Administrative Use Permit approval will not:
 - (1) be detrimental to the public health, safety, and general welfare;
 - (2) adversely affect the established character and planned character of the surrounding vicinity; nor
 - (3) be injurious to the uses, planned uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
 - b. That the granting of the proposed Administrative Use Permit approval is consistent and compatible with the intent of goals, objectives and policies of the County's Comprehensive Plan, appropriate Community Plan, and any implementing regulation.
 - c. That all conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.

- d. That all requirements for a specific use have been addressed by the applicant.
 - e. That the Administrative Use will be supported by, and not adversely affect, adequate public facilities and services.
 - f. That the proposed use complies with all applicable design standards and guidelines.
4. **Burden of Proof.** The applicant has the burden of proving that the proposed use meets all of the criteria set forth in 18A.75.020 B.2., Required Findings.
 5. **Approval.** The Director may approve an application for an Administrative Use Permit, approve with additional requirements obtained from other sections of the Pierce County Code above those specified in this Title, or require modification of the proposal to comply with specified requirements or local conditions.
 6. **Denial.** The Director may deny an application for an Administrative Use Permit if the use fails to comply with specific standards set forth in this Title, if any of the above required findings are not supported by evidence in the record as determined by the Director, or the proposal does not meet or cannot be conditioned to meet Section 18A.75.020 B.3., Required Findings.
- C. **Procedures.** Procedures for application modification, review and amendment as well as permit extensions and relinquishment are outlined in Chapter 18A.85. For additional information about application requirements, see Chapter 18.40; for appeal procedures, see Chapter 1.22; for the review process, see Chapter 18.60; for public notice, see Chapter 18.80; for fees, see Chapter 2.05; and for compliance, see Chapter 18.140.
(Ord. 2004-52s § 3 (part), 2004; Ord. 2002-22s § 1 (part), 2002; Ord. 97-84 § 2 (part), 1997; Ord. 95-79S § 2 (part), 1995)

18A.75.030 Conditional Use Permit.

- A. **Purpose.** The purpose of this Section is to establish decision criteria and procedures for special uses called Conditional Uses which possess unique characteristics. Conditional Uses are deemed unique due to factors such as size, technological processes, equipment, or location with respect to surroundings, streets, existing improvements, or demands upon public facilities. These uses require a special degree of control to assure compatibility with the Comprehensive Plan, adjacent uses, and the character of the vicinity. Conditional Uses will be subject to review by the Examiner and the issuance of a Conditional Use Permit. This process allows the Examiner to:
1. determine that the location of these uses will not be incompatible with uses permitted in the surrounding areas; and
 2. make further stipulations and conditions that may reasonably assure that the basic intent of this Title will be served.
- B. **Decision Criteria.** The Examiner shall review Conditional Use Permits in accordance with the provisions of this Section and may approve, approve with conditions, modify, modify with conditions, or deny the Conditional Use Permit. The Examiner may reduce or modify bulk requirements, off-street parking requirements, and use design standards to lessen impacts as a condition of the granting of the Conditional Use Permit.
1. **Required Findings.** The Examiner may use Design Standards and other elements in this code to modify the proposal. A Conditional Use Permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record:
 - a. That the granting of the proposed Conditional Use Permit will not:
 - (1) be detrimental to the public health, safety, and general welfare;

- (2) adversely affect the established character and planned character of the surrounding vicinity; nor
 - (3) be injurious to the uses, planned uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
 - b. That the granting of the proposed Conditional Use Permit is consistent and compatible with the intent of the goals, objectives and policies of the County's Comprehensive Plan, appropriate Community Plan (provided that, in the event of conflict with the Comprehensive Plan, the Comprehensive Plan prevails), and any implementing regulation.
 - c. That all conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.
 - d. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.
 - e. That the conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.
 - f. That the Level of Service standards for public facilities and services are met in accordance with concurrency management requirements.
2. **Burden of Proof.** The applicant has the burden of proving that the proposed conditional use meets all of the criteria in Section 18A.75.030 B.1., Required Findings.
3. **Approval.** The Examiner may approve an application for a Conditional Use Permit, approve with additional requirements above those specified in this Title or require modification of the proposal to comply with specified requirements or local conditions.
4. **Denial.** The Examiner shall deny a Conditional Use Permit if the proposal does not meet or cannot be conditioned or modified to meet Section 18A.75.030 B.1., Required Findings.
- C. **Procedures.** Procedures for application modification, review and amendment as well as permit extensions and relinquishment are outlined in Chapter 18A.85. For additional information about application requirements, see Chapter 18.40; for public hearing and appeal procedures, see Chapter 1.22; for the review process, see Chapter 18.60; for public notice, see Chapter 18.80; for fees, see Chapter 2.05; and for compliance, see Chapter 18.140.
- (Ord. 97-84 § 2 (part), 1997; Ord. 95-79S § 2 (part), 1995)

18A.75.040 Variances.

- A. **Purpose.** The purpose of this Section is to provide a means of altering the requirements of this Title in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved.
- B. **Granting of Variances.** The Examiner shall have the authority to grant a Variance from the provisions of this Title, when, in the opinion of the Examiner, the conditions as set forth in subsection C. herein have been met. In such cases a Variance may be granted which is in harmony with the general purpose and intent of this Title so that the spirit of

this Title shall be observed, public safety and welfare secured, and substantial justice done. No variance shall be granted to permit the establishment of a use otherwise prohibited in the zone in which the property concerned is located or to permit the establishment of a density in excess of that allowed by the Density and Dimension Tables for the applicable area in Chapters 18A.17 through 18A.31, or waive applicable design provisions described in Title 18J. Applications for such variances shall not be accepted for processing.

C. **Required Showings (Findings) for a Variance.** Before any Variance may be granted, it shall be shown:

1. That there are special circumstances applicable to the subject property or to the intended use such as shape, topography, location, or surroundings that do not apply generally to the other property or class of use in the same vicinity and zone;
2. That such Variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other property in the same vicinity and zone but which because of special circumstances is denied to the property in question;
3. That the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such vicinity and zone in which the subject property is located;
4. That the granting of such Variance will not adversely affect the Comprehensive Plan.

D. **Conditions on Variances.** When granting a Variance, the Examiner shall determine that the circumstances do exist as required by subsection C. of this Section, and attach specific conditions to the Variance which will serve to accomplish the standards, criteria, and policies established by this Title.

E. **Procedures.** Procedures for application modification, review and amendment as well as permit extensions and relinquishment are outlined in Chapter 18A.85. For additional information about application requirements, see Chapter 18.40; for public hearing and appeal procedures, see Chapter 1.22; for the review process, see Chapter 18.60; for public notice, see Chapter 18.80; for fees, see Chapter 2.05; and for compliance, see Chapter 18.140.

(Ord. 2004-52s § 3 (part), 2004; Ord. 97-84 § 2 (part), 1997; Ord. 97-72 § 1 (part), 1997; Ord. 95-79S § 2 (part), 1995)

18A.75.050 Planned Development Districts.

- A. **Purpose.** A PDD is intended to be a flexible zoning concept; it will provide the Examiner a chance to mold a district so that it creates more desirable environments, and results in as good or better use of land than that produced through the limiting standards provided in the regular zone classifications. The uses within the PDD depend on the uses in the underlying zone. The residential housing types and densities within the PDD shall be controlled by the underlying zone and may vary depending upon how the land is developed with general aesthetics, natural areas, and open space being an incentive; however, in no instance can use type or density vary from that which is allowed by the underlying zone.
- B. **Classifications of Planned Development Districts.** Planned Developments shall be classified as one of two types: Residential or Non-Residential. A Residential PDD shall mean that the principal purpose of the PDD is to provide one or more types of housing at densities of dwellings the same as densities permitted by the underlying zone and where all other uses shall be considered accessory, supportive, or adjunct to housing. A Non-Residential PDD shall mean a development where the preponderance of uses are

intended for purposes other than housing and shall include, but are not necessarily limited to: retail, service, industrial, and manufacturing, and where residential uses as are allowed by the underlying zone shall be minor and secondary in purpose to intended use of the district.

- C. **Initiation of a PDD.** An application for a Planned Development District may be initiated by the property owner(s), contract purchaser(s) of property involved in a proposed PDD, or a public agency.
- D. **PDD - Phasing.** The applicant may elect, or the Examiner may require that the development of a PDD be accomplished or constructed in phases provided that when a residential PDD is developed in phases, the first and each succeeding and accumulation of phases thereafter shall not be developed at a greater density of dwelling units than would be allowed under conventional platting techniques under the same zone as that underlying the PDD for the same size tract of land.
- E. **Redevelopment - Street Vacations.** When deemed necessary, prior to development of a PDD, the Examiner may require the removal of all or portions of existing structures. It is the further purpose of this Chapter to encourage development of a PDD upon contiguous land and property. When deemed appropriate and necessary, the Examiner may require the vacation of all or portions of existing streets within the PDD. The Examiner may, as an alternative to vacation of streets, permit the inclusion of existing rights-of-way within a PDD, when it can be shown that the existing rights-of-way serve a functional purpose for the PDD and do not act to separate or divide a PDD into noncontiguous units. Rights-of-way within the context of this Section shall not include freeways, limited access roads, or major arterial highways.
- F. **Uses Permitted in a PDD.**
 - 1. **Residential:** Housing concepts of all types limited only by the uses and density commensurate with the underlying zone and incentives when authorized upon land either subdivided into two or more ownerships or held in common, unified, or single ownership. Examples include the following:
 - a. Condominiums and townhouses.
 - b. Customary accessory uses and structures common to individual or group dwellings.
 - c. Group residences.
 - d. Incidental retail and service uses primarily for the convenience of and supported by the residences within the PDD containing not less than 100 acres or 400 dwelling units provided incidental retail or service uses may be authorized on a final development plan only upon completion and occupancy of at least 50 percent of the total dwelling units intended within the total group.
 - e. Manufactured home subdivisions.
 - f. Non-residential uses such as schools, churches, or libraries as authorized in the PDD.
 - 2. **Non-Residential:** Uses permitted by the underlying zone as authorized in the development plan.
 - 3. Conditional Uses, if permitted in the underlying zone and as specifically authorized by the final development plan.
- G. **Use Permit Exceptions.** When a Use Permit is authorized as part of a development plan and when said uses are permitted by the underlying zone as requiring a permit from the Examiner, said procedure for obtaining the permit shall be waived.

- H. **PDD - Procedure for Approval.** The approval of a PDD shall be considered an amendment to the Official Zoning Atlas and, except as provided in this Section, shall be processed as is any other amendment with respect to notice, hearings, and appeals pursuant to this Title. A two-step procedure shall be followed in the approval of a PDD as follows:
1. The conditional approval of a preliminary development plan by the Examiner after public notice and hearing.
 2. The conditional approval by the Examiner shall not become final and effective until the date the final development plan is approved by the Director and at such date the final development plan shall be deemed to be adopted. The final development plan may be approved and adopted by stages. The final development plan shall be approved by the Director after he or she is convinced that it conforms with the specific guidelines set forth by the Examiner.
- I. **PDD Approval - Findings Required.** The action by the Examiner to approve a preliminary development plan for a proposed PDD with or without modifications shall be based upon the following findings:
1. That the proposed development is in substantial conformance with the Comprehensive Plan and adopted Community Plans.
 2. That exceptions from the standards of the underlying district are warranted by the design and amenities incorporated in the development plan and program such as: setting aside additional open space; creating more functional park/open space areas; providing greater protection of critical areas; providing variations in housing style and type; preserving native trees; and, providing transportation features such as narrower streets and alleyways. In order to achieve the base density within a zone classification, the Examiner may determine that additional design amenities are not necessary when a site has a significant percentage of land area encumbered by constraint areas such as wetlands or steep slopes.
 3. That exceptions or deviations from road standards are warranted by the design and amenities incorporated in the development plan and also subject to review and approval of the County Engineer.
 4. That the proposal is in harmony with the surrounding area or its potential future use.
 5. That the system of ownership and means of developing, preserving, and maintaining open space is suitable.
 6. That the approval will result in a beneficial effect upon the area which could not be achieved under other zoning districts.
 7. That the proposed development or units thereof will be pursued and completed in a conscientious and diligent manner.
 8. That adequate provisions have been made for sidewalks, curb, gutters and street lighting for developments in urban areas.
- J. **Examiner's Actions - Appeals.** The action of the Examiner in conditionally approving or denying a preliminary development plan shall be final and conclusive unless a written appeal is filed pursuant to Chapter 1.22 PCC.
- K. **Motion - Effect.** The conditional approval by the Examiner approving a preliminary development plan shall mean approval by the Examiner in principle with the PDD concept. The effective date of the amending action shall be the date the Director approves the final development plan. When they are a part of the approval of a PDD, applications for change of zone or subdivision approval shall become effective on the date the final development plan is approved.

- L. **Building Permits - Issuance.** Building Permits shall be issued for only those portions of a PDD for which a final development plan has been approved by the Director.
- M. **Subdivisions.** When it is the intention of an applicant to subdivide or resubdivide all or portions of property within a proposed PDD, application for approval of a preliminary subdivision or short plat may be filed and considered concurrently with an application for approval of a preliminary development plan. Subject to density of dwelling units, the minimum area, width, yard requirements and road standards for lots proposed within a PDD may be less than the minimum specified in the underlying zoning and road standards if the design of the subdivision is in accordance with the intent and purpose of this Section.
- N. **Final Development Plan - Time Limitation.** Within three years from the date of conditional approval of a preliminary development plan by the Examiner, the applicant shall submit a final development plan for the PDD or a stage thereof for approval. When deemed reasonable and appropriate, the Examiner may grant an extension of one year for such submittal. If the PDD has been submitted as a companion to a preliminary plat application, the timelines specified in the preliminary plat approval shall control. If at the date of expiration of the time period provided herein a final development plan has not been filed for approval, or at any time after a final plan has been approved it appears that the project is not progressing in a reasonable and consistent manner or the project has been abandoned, action may be initiated pursuant to Section 18A.85.060 to revoke the PDD. When revocation has been enacted upon a PDD, the land and the structures thereon may be used only for a lawful purpose permissible within the zone in which the PDD is located.
- O. **Permissive Variation from Standard Requirements.** In considering a proposed development plan, the approval may involve modifications in the regulations, requirements, and standards of the underlying zone in which the project is located to appropriately accomplish the purpose of this Section. In making such modifications as are deemed appropriate, the following guidelines shall apply:
 - 1. **Off-street parking and loading:** The total required off-street parking facilities shall not be less than the sum of the required parking facilities for the various uses computed separately.
 - 2. **Height of buildings:** The height of buildings and structures within a PDD should be limited to the height permitted by the underlying zone, or as required by the County as a special limitation. The height of buildings and structures may be increased in relationship to provisions for greater open space and separation between buildings on the same or adjoining property and when adequate provision is made for light, air, and safety.
 - 3. **Lot area coverage:** The maximum lot coverage within a PDD or any portion thereof shall be determined by the Examiner at the time of consideration of a preliminary development plan.
 - 4. **Yards:** The requirement for yards in a PDD shall be the same as required by the underlying zone for those yards abutting the exterior boundary of the PDD. Reductions in yard requirements abutting the exterior boundary of the PDD shall be authorized only through the granting of a variance. Yard requirements for any yard not abutting or adjoining an exterior boundary of a PDD shall be as authorized in the preliminary development plan.

- P. **Prior Existing Planned Unit Developments.** Planned Unit Developments previously authorized by Unclassified Use Permit, prior to the effective date of this Section, shall be repealed and reclassified to Planned Development Districts pursuant to this Section as is now in effect. Except for the reclassification of a prior Unclassified Use Permit to a Planned Development District, all prior Planned Unit Developments may continue to develop on the basis of controls contained in the resolution establishing the development provided that subsequent changes, additions, or modifications to an existing Planned Unit Development shall be processed under this current Section.
- Q. **Parties Bound by PDD District.** Once the preliminary development plan is approved by the Examiner, all persons and parties, their successors and heirs, who own or have any interest in the real property within the proposed PDD, are bound by the Examiner's action.
- R. **Procedures.** Procedures for application modification, review and amendment as well as permit extensions and relinquishment are outlined in Chapter 18A.85. For additional information about application requirements, see Chapter 18.40; for public hearing and appeal procedures, see Chapter 1.22; for the review process, see Chapter 18.60; for public notice, see Chapter 18.80; for fees, see Chapter 2.05; and for compliance, see Chapter 18.140.

(Ord. 2004-52s § 3 (part), 2004; Ord. 98-85S § 1 (part), 1998; Ord. 97-84 § 2 (part), 1997; Ord. 96-97 § 4 (part), 1996; Ord. 95-149S2 § 1 (part), 1996; Ord. 95-79S § 2 (part), 1995)

18A.75.060 Public Facilities Permit.

- A. **Purpose.** The purpose of this Section is to establish decision criteria and procedures for the permitting of public facilities; and to provide coordinated review with local and state agencies. Certain public facilities provide necessary services to other uses but are deemed unique due to factors such as: siting criteria, size, technological processes, and requirements for municipal comprehensive facility planning and budgeting. These uses require a special degree of review to incorporate and document consistency with the Comprehensive Plan, facility plans, or capital improvement programs, and to assure compatibility with adjacent uses.
- B. **Decision Criteria.** The Examiner shall review Public Facility Permit applications in accordance with the provisions of this Section and may approve, approve with conditions, modify, modify with conditions, or deny the Public Facility Permit. The Examiner may reduce or modify bulk requirements, off-street parking and loading requirements, and public facility design standards as a condition of granting the Public Facility Permit.
1. **Required Findings.** A Public Facility Permit may be approved by the Examiner only if all of the following findings can be made regarding the proposal and are supported by the record:
- a. That the granting of the proposed Public Facilities Permit will not:
 - (1) be detrimental to the public health, safety, and general welfare;
 - (2) be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located; nor
 - (3) adversely affect the established character of the surrounding vicinity.
 - b. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.

- c. That the granting of the proposed Public Facilities Permit is consistent and compatible with the intent of the goals, objectives, and policies of the Comprehensive Plan; appropriate Community Plan; comprehensive general or utility plans for sewage, stormwater, water, solid waste, parks and recreation, transportation, or other facility plans; Capital Facilities Plan or capital improvement programs; and any implementing regulations.
 - d. That the facility site and environmental designs:
 - (1) meet local and state siting criteria and design requirements adopted as standard mitigations and as administered by local and state agencies; and
 - (2) have been reviewed and commented upon by local and state agencies responsible for issuing permits.
 - e. That all conditions to mitigate the site specific impacts of the proposed use which were identified through SEPA review can be monitored and enforced.
 - f. That all yards, open spaces, landscaping, walls and fences, and other buffering features are properly provided to mitigate the impacts of the facility to make it compatible with the character of the surrounding area.
 - g. That the proposed public facility will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.
- 2. **Burden of Proof.** The applicant has the burden of proving that the proposed public facility meets all the criteria in Section 18A.75.060 B.1., Required Findings.
 - 3. **Approval.** The Examiner may approve an application for a Public Facilities Permit, approve with additional requirements above those specified in this Title or require modification of the proposal to comply with specified requirements or local conditions.
 - 4. **Denial.** The Examiner shall deny a Public Facility Permit if the proposal does not meet or cannot be conditioned or modified to meet the required findings in Section 18A.75.060 B.
- C. **Procedures.** Procedures for application modification, review and amendment as well as permit extensions and relinquishment are outlined in Chapter 18A.85. For additional information about application requirements, see Chapter 18.40; for public hearing and appeal procedures, see Chapter 1.22; for the review process, see Chapter 18.60; for public notice, see Chapter 18.80; for fees, see Chapter 2.05; and for compliance, see Chapter 18.140.
- (Ord. 97-84 § 2 (part), 1997; Ord. 95-79S § 2 (part), 1995)

18A.75.070 Nonconforming Use Permit.

- A. **Purpose.** The purpose of this Section is to establish decision criteria and procedures to allow reasonable limited expansion and continuance of nonconformities. Nonconformities require a special degree of control to ensure compliance with applicable regulations and compatibility with the Comprehensive Plan, applicable Community Plans, adjacent uses, and the character of the surrounding areas. Limited alterations, enlargements, expansions, or replacements may be allowed if a Nonconforming Use Permit is approved by the Examiner or after approval of an Administrative Nonconforming Use Permit by the Director.

B. **Nonconforming Use Permit.** Exceptions to the Nonconforming Standards, Section 18A.35.130, are allowed after approval from the Examiner through a Nonconforming Use Permit. The Examiner may impose such conditions as deemed necessary to ensure proposed alterations, enlargements, expansions, or replacements conform to the intent of the Comprehensive Plan, any applicable community plans, and this Title.

1. **Required Written Findings for Nonconforming Use Permit.** An expansion of a nonconforming use may be allowed by the Examiner subject to the provisions of this Section and the provisions of 18A.35.130. No permit shall be granted unless the Examiner is satisfied from the evidence that:
 - a. The proposed alteration, enlargement, expansion, or replacement of the nonconforming use is necessary to adapt the nonconforming use and associated structures to changes in technology, merchandising, or other generally recognized trends which affect the utility of structures or the applicant's ability to compete;
 - b. The proposed alteration, enlargement, expansion, or replacement will not introduce any hazards or interfere with the potential development of nearby properties in accordance with present zoning regulations;
 - c. The nonconforming use and associated structures will comply with the requirements of Section 18A.35.130 C.5.;
 - d. The proposed alteration, enlargement, expansion, or replacement will result in improvements in functionality or safety and in exterior appearance, screening, access or other features which will make the use or structure more compatible with allowed uses;
 - e. The proposed alteration, enlargement, expansion, or replacement is consistent with and furthers the goals of the Comprehensive Plan, and applicable Community Plan, and will not detract from the intent of the Comprehensive Plan, and applicable Community Plan, and any implementing regulation;
 - f. There will be no significant increase in the amount of smoke, dust, noise, vibration, odor, fumes, or glare; and
 - g. There will be no significant adverse impact due to the hours or times of operation.
 - h. If within an adopted community plan area, the applicable site design and landscape/planting standards set forth in Title 18J shall be met for the entire site to achieve maximum screening and buffering.
2. **Discontinuance.** An exception to the Discontinuance Standards of PCC 18A.35.130 J. may be granted by the Examiner. Documentary evidence shall be provided by the applicant to the Examiner to show that the discontinuance was beyond the control of the applicant. If the Examiner is satisfied by evidence that the discontinuance was beyond the control of the applicant, nonconforming rights shall be continued for the property or structure. The Examiner may consider circumstances such as, but not limited to, the following:
 - a. The property or structure has been involved in litigation.
 - b. Attempts to lease the site are on-going due to:
 - (1) length of time involved for marketing of premises;
 - (2) The structure is a specialized type of building requiring a specialized type of use due to equipment, processes, or configuration; or

- (3) There is a uniqueness to the property giving the use special operating characteristics such as its location in relationship to transportation facilities, open spaces needed for operations, or its proximity to other critical activities such as mineral extraction.
- C. **Administrative Nonconforming Use Permit.** An Administrative Nonconforming Use Permit is required for an expansion of a nonconforming use. An Administrative Nonconforming Use Permit may be issued by the Director. The Director may impose such conditions as deemed necessary to ensure proposals conform to the intent of the Comprehensive Plan, applicable Community Plan (provided that, in the event of conflict with the Comprehensive Plan, the Comprehensive Plan prevails), and any implementing regulation.
 - 1. **Required Written Findings for an Administrative Nonconforming Use.** An expansion of a nonconforming use may be allowed by the Director, subject to the provisions of this Section and Section 18A.35.130 D.2.b.(1). No permits shall be granted unless the Director is convinced by the evidence presented that:
 - a. The proposed alteration, enlargement, expansion, or replacement of the nonconforming use is necessary to adapt the nonconforming use and associated structures to changes in technology, merchandising, or other generally recognized trends which affect the utility or structures or the applicant's ability to compete;
 - b. The proposed alteration, enlargement, expansion, or replacement will not introduce any hazards or interfere with the potential development of nearby properties in accordance with present zoning regulations;
 - c. The nonconforming use and associated structures will comply with the requirements of Section 18A.35.130 C.5.;
 - d. The proposed alteration, enlargement, expansion, or replacement will result in improvements in functionality or safety and in exterior appearance, screening, access or other features which will make the use or structure more compatible with allowed uses; and
 - e. The proposed alteration, enlargement, expansion, or replacement is consistent with and furthers the goals of the Comprehensive Plan, and applicable Community Plan, and will not detract from the intent of the Comprehensive Plan, and applicable Community Plan, and any implementing regulation.
 - f. If within an adopted community plan area, the applicable site design and landscape/planting standards as set forth in Title 18J shall be met for the entire site to achieve maximum screening and buffering.
- D. **Burden of Proof.** The applicant has the burden of proving that the proposed alteration, enlargement, expansion, or replacement of the nonconforming use meets the criteria of Sections 18A.35.130 and 18A.75.070.
- E. **Approval.** A Nonconforming Use Permit or an Administrative Nonconforming Use Permit may be approved, approved with additional requirements above those specified in this Title, or approved with modification of the proposal to ensure that surrounding land uses or the character of the area are not adversely impacted.
- F. **Denial.** A Nonconforming Use Permit or an Administrative Nonconforming Use Permit may be denied if the use is incapable of complying with specific standards set forth in this Title and if any of the above required findings are not supported by evidence in record.

- G. **Procedures.** Procedures for application modification, review and amendment as well as permit extensions and relinquishment are outlined in Chapter 18A.85. For additional information about application requirements, see Chapter 18.40; for public hearing and appeal procedures, see Chapter 1.22; for the review process, see Chapter 18.60; for public notice, see Chapter 18.80; for fees, see Chapter 2.05; and for compliance, see Chapter 18.140.

(Ord. 2003-45s2 § 3, 2003; Ord. 2002-22s § 1 (part), 2002; Ord. 97-84 § 2 (part), 1997; Ord. 95-149S2 § 1 (part), 1996; Ord. 95-79S § 2 (part), 1995)

18A.75.080 Planned Unit Development.

- A. **Purpose.** A Planned Unit Development (PUD) is intended to be a flexible zoning concept. Depending on the type of PUD, it will provide the Examiner a chance to encourage development of a variety of housing types; allow for non-residential development; create and/or preserve usable open space; provide recreational opportunity and aesthetic enjoyment to residents; preserve, to the maximum extent possible, the natural characteristics of the land; encourage creativity in design; provide predictability for the development of a project; and provide for maximum efficiency in the layout of streets, utility networks, and other public improvements, as appropriate.
- B. **Classifications of Planned Unit Development.** PUDs shall be classified as one of six types: Employment Based Planned Community, Master Planned Community, Master Planned Resort, New Fully Contained Community, Essential Public Facility-Rural Airport, or Essential Public Facility-State Corrections Overlay.
- C. **Definitions.**
1. **Employment Based Planned Community (EBPC).** Employment Based Planned Community means a planned unit development within an established Urban Growth Area which contains a mix of jobs, services, recreation, housing types, and densities.
 2. **Master Planned Community (MPC).** Master Planned Community is a planned unit development within an established Urban Growth Area which integrates a mix of housing types and densities, limited commercial services, and recreation.
 3. **Master Planned Resort (MPR).** Master Planned Resort is a self-contained and fully integrated planned unit development outside an established Urban Growth Area, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor and outdoor recreation facilities.
 4. **New Fully Contained Community (NFCC).** New Fully Contained Community means a planned unit development initially outside an established urban growth area which contains a mix of jobs, services, recreation, and housing types and densities. Once this type of PUD is approved, an urban growth area is established encompassing the project.
 5. **Essential Public Facility-State Corrections Overlay (EPF-SC).** The Essential Public Facility-State Corrections Overlay applies to the McNeil Island Corrections Center on McNeil Island. It includes only the main institution located on approximately 89 acres, and the north complex facility located on approximately 87 acres in the north central area of McNeil Island. These facilities are identified in Ordinance No. 2001-63s2, Exhibit "B", page 11. Allowed facilities and uses in an EPF-SC are limited to those typically associated with a State corrections center. Facilities associated with civilly committed sexual offenders may be permitted, if appropriately mitigated, and where the siting of such facilities results in an equitable distribution of

facilities consistent with RCW 71.09.250(8). Measures are provided to assure that the uses and activities associated with the Overlay designation are compatible with the lands uses and natural systems on adjacent lands and shorelines.

6. **Essential Public Facility-Rural Airport (EPF-RA).** Essential Public Facility-Rural Airport PUD means the required PUD for those areas of airports identified as requiring PUD approval in an applicable community plan when such airport is classified as essential public facilities in the Rural Area of Pierce County. This permit type utilizes a flexible zoning concept that is intended to allow the airport owner to design all airport improvements in an integrated manner under one plan, without following the density and dimension and other limiting standards in the zoning code. This PUD type will authorize a streamlined permitting process for the airport owner while mitigating for the unavoidable impacts that general aviation airports have on adjacent residential neighborhoods. A recorded Final Development Site Plan is necessary for implementation of this PUD type.
- D. **Initiation of a PUD.** An application for a Planned Unit Development may be initiated by the property owner(s), agent of the owner(s), contract purchaser(s) of property involved in a proposed PUD, or a public agency.
- E. **PUD Phasing.** The applicant may request the Examiner to allow the development of a PUD to be accomplished or constructed in phases. An overall conceptual plan, 18A.75.080 N.1.b, for the project area may be developed and approved concurrently with application for the initial phase.
- F. **Permitted Location of a PUD.** A proposed PUD may be located within the Essential Public Facility-Rural Airport, Employment Based Planned Community, or the Master Planned Community land use designations of the Comprehensive Plan, or pursuant to the Comprehensive Plan's locational criteria for New Fully Contained Communities or Master Planned Resorts, or within an Essential Public Facility-State Corrections Overlay Classification.
 1. **EBPC/NFCC.** Proposed PUD projects located in other land use designations will not be considered a completed application until the needed proposed amendment to the Comprehensive Plan has been initiated pursuant to Chapter 19C.10.
 2. **MPC.** Proposed PUD projects may be located anywhere within an urban growth area subject to the Examiner's approval and subsequent consideration by the Pierce County Council during the next Comprehensive Plan amendment cycle.
 3. **MPR.** Proposed PUD projects may be located anywhere within the rural area subject to the Examiner approval and subsequent consideration by Pierce County Council during the next Comprehensive Plan amendment cycle.
 4. **EPF-SC.** Proposed PUD projects shall be located within the EPF-SC Overlay Classification.
 5. **EPF-RA.** Proposed PUD projects may be located anywhere within the rural area provided the airport is classified as an essential public facility in the Pierce County Comprehensive Plan.
- G. **Uses Permitted within a PUD.**
 1. **Minimum Project Area Required.**
 - a. **NFCC/EBPC/MPC.** 320 acres.
 - b. **MPR/EPF-SC/EPF-RA.** No minimum area.
 2. **Uses Permitted.**
 - a. **NFCC/EBPC.** Any residential and non-residential use allowed in the following zones: MUC, CC, AC, UNC, MUD, HRD, MSF, and EC.

- b. **MPC.** Only those uses which are allowed under MSF and HRD zones or other uses as provided for by the Examiner if found to be consistent with the approved conceptual plan.
- c. **MPR.**
 - (1) Lodging.
 - (2) The following uses which are intended to serve the overnight and recreation visitors of the Master Planned Resort as provided the Examiner finds the uses are compatible. These uses are not intended to serve the daily needs of the surrounding community:
 - (a) Single-Family and Two-Family
 - (b) Multi-Family
 - (c) Amusement and Recreation
 - (d) Eating and Drinking Establishments
 - (e) Food Stores
 - (f) Sporting Goods Rental and Repair
 - (g) Coin-Operated Laundries
 - (h) Beauty/Barber Shops
 - (i) Gas Station
 - (j) Real Estate/Property Management
 - (k) Civic Uses - 18A.33.220
 - (l) Utility Uses - 18A.33.230
 - (m) Accessory Uses - 18A.33.300 E.
- d. **EPF-SC.** Only those uses typically associated with a State corrections center. Facilities associated with civilly committed sexual offenders may be permitted, if appropriately mitigated, and where the siting of such facilities results in an equitable distribution of facilities consistent with RCW 71.09.250(8).
- e. **EPF-RA.** General aviation related commercial and light industrial uses.
 - (1) Commercial uses that support general aviation activities such as aircraft fueling facilities, aircraft training facilities, aircraft sales, fixed base operators, pilot lounges, lodging, eating and drinking establishments, and automobile rental. Each use shall be identified in the approved PUD and on a final development site plan.
 - (2) Light industrial uses that support general aviation activities such as aircraft storage hangars, tie-downs, aircraft parts manufacturer, aircraft assembly, and aircraft repair and maintenance services. Each use shall be identified in the approved PUD and on a final development site plan.
 - (3) Businesses that require aircraft use as a significant component of their operations, such as, but not limited to, air freight, aerial photography, aircraft charter, or taxi services.
 - (4) Capital airport improvements identified in or substantially similar to the 2003 Tacoma Narrows Airport Master Plan (either potential or funded). Utilities and services necessary for airport safety and operations (i.e., on-site sewage collection and treatment facilities, water for fire flow, stormwater) are not considered an urban service and are permitted.

H. **Land Use Standards.**

1. **Basic Residential Density.**

- a. **NFCC/EBPC/MPC.** Residential densities may vary between two and twenty-five units per acre as long as the overall average residential density is between four and ten units per acre.

- b. **MPR.** The maximum number of dwelling units shall be 0.4 units per acre. Density calculations will not include land devoted to commercial purposes, but will include land devoted to open space. For every one residential dwelling unit approved, the applicant shall provide for two overnight accommodations. Accessory Dwelling Units shall not be permitted.
 - 2. **Employment Use Requirements - EBPC/NFCC.** At a minimum, 10 percent of the total gross acreage of a EBPC or NFCC project shall be developed as an employment center. Such a center may be planned as one contiguous development or may be divided into several centers located in various portions of the PUD project site, and may include land dedicated to the commercial and civic components in the 10 percent calculation. Based on the approved EBPC or NFCC conceptual plan, the residential development shall be approved at a rate proportional to the area designated to employment.
 - 3. **Open Space - MPR.** At a minimum 30 percent of a MPR site shall be open space. At a minimum, 50 percent of the open space shall be retained for passive recreational uses.
 - 4. **Commercial Use Requirements - MPR.** No sign, display, or other exterior indications of the MPR's commercial uses shall be visible from an adjacent property. Retail and service establishments, other than eating and drinking establishments, shall be no greater than 5,000 square feet.
 - 5. **Employee Housing - MPR.** The applicant shall be required to demonstrate affordable housing is available for employees of the MPR within the project or in the surrounding area. Housing exclusively for employees is an allowed accessory use and shall not be calculated in the overall residential density, provided that the Examiner approves the location and number of employee housing units. The applicant shall clearly correlate the number of employees with employee housing.
 - 6. **Public Notification Requirements – EPF-RA.** Special notification standards shall be required for the initial approval and future modifications of the PUD. Major modification to the development agreement shall be subject to these notification standards as well. Notification shall be provided at the time of permit application and again within 30 days of any required public hearing. Special notification shall include the following:
 - a. Notification shall be mailed to all property owners within the Rural Airport Overlay.
 - b. Notification shall be mailed to the applicable Airport Advisory Commission.
 - c. Notification shall be published in the major local newspaper in the area of the PUD.
 - d. Notification shall be provided to the Federal Aviation Administration (FAA) and the Washington State Department of Transportation – Aviation Division.
- I. **Zoning Code Standards.**
- 1. **NFCC/EBPC/MPC/MPR/EPF-SC.** As part of the approval the Examiner shall prescribe bulk requirements and landscaping including but not limited to required yards, height, parking, buffers and screens. As provided in the Pierce County Subdivision Code, Title 16, binding site plans in lieu of subdivisions may be utilized in a project for all commercial and industrial uses.
 - 2. **MPR.** The main buildings and all accessory buildings shall not occupy more than 20 percent of the total lot area. All buildings shall be set back a distance of not less than 40 feet from exterior property lines.

3. **EPF-RA.**
 - a. Development projects shall comply with the standards described in an applicable community plan.
 - b. Vegetation shall be retained around the perimeter of the PUD and plants that are native to the area shall be used for any supplemental landscaping provided that all landscaping/vegetation retention is compatible with airport operations.
 - c. Environmentally constrained lands shall not be used for new development if the proposed use can be accommodated through redevelopment of unconstrained lands.
 - d. If noise levels projected during the airport master plan period would increase to greater than 65 Ldn (Day-Night Average Sound Level System) beyond the boundaries of the airport over incompatible land uses, the airport will, in partnership and coordination with the County as prescribed by federal FAR Part 15 regulations, mitigate those noise levels through the federally prescribed FAR Part 150 Study Process.
- J. **Road Standards.** The road design standards applied to subsequent land use actions which implement the project shall be the standards in effect at the time of application, or as specified in a project development agreement.
- K. **Stormwater Management Standards.** The surface water design standards applied to the project shall be the standards in effect at the time of application and shall be applied to subsequent land use actions which implement the project. For EPF-RA-PUDs, stormwater projects shall not be designed in any manner which could attract birds.
- L. **Infrastructure Planning.** An infrastructure and public facilities and services plan shall be prepared. It shall include an analysis of impacts on the environment, mechanisms for mitigating these impacts, and financing options that assure concurrency. Unless otherwise provided in a project development agreement, and subject to any appropriate credits for fees paid or facilities provided by the project, applicable impact fee payment requirements shall be those which are in effect when subsequent application is made for implementing approvals such as subdivision applications, site plans, building permits, or other approvals.
- M. **Infrastructure Cost Sharing.** A mechanism for latecomer agreements and fair share payments shall be developed as part of the project. If the project provides more than its fair share contribution to infrastructure improvements or public services including but not limited to roads, sewers, water, fire, police, schools, or park and recreations facilities, then the project shall receive latecomer fees, offsets, credits, reductions, or other adjustments to reflect the project's fair share contribution. The infrastructure cost sharing requirement shall not apply to the EPF-SC or EPF-RA.
- N. **PUD Applications/Agreements.** The applicant shall submit as part of the application, a proposed Project Development Agreement that shall at a minimum include:
 1. **NFCC/EBPC/MPC/MPR/EPF-SC Content.**
 - a. A plan for the property that includes overall development criteria and standards that establish the development policy for the total project. The criteria and standards will generally address land use types and densities; design features (land use, roads, stormwater, parks and open space); and concepts for affordable housing and phasing and financing of public services and infrastructure.
 - b. Conceptual Plan. A land use plan designed to meet the criteria and standards established in 18A.75.080 N.1.a. The detailed land use plan will identify:

- (1) The location and density of residential development;
- (2) The location and type of commercial component;
- (3) The location and type of open space, recreational facilities, stormwater facilities, public facilities such as schools and libraries, and transportation systems including auto, pedestrian, bicycle, equestrian, transit;
- (4) A phasing plan and the expected build-out period for the project and its phases;
- (5) The mechanisms to assure affordable housing is provided for a broad range of income levels;
- (6) The acreage and range of uses authorized for any non-residential development within the PUD; and
- (7) The minimum and maximum number of residential units for the PUD.

2. EPF-RA Application Content.

- a. A description of the intensity of all existing and planned commercial and light industrial uses.
- b. A description of airport operations. This information shall include the runway length necessary for the safe operation of aircraft at the airport and the noise levels produced by aircraft type.
- c. A description of anticipated take-off and landings based on aircraft type and planned use for each calendar year.
- d. A final development site plan. The final development site plan shall identify:
 - (1) The location of the runways, taxiways, fueling facilities, control tower, any passive recreation facilities, and any open space;
 - (2) The general location of commercial and light industrial uses and other impervious surfaces;
 - (3) The location and capacity of capital improvements such as roads, stormwater facilities, potable water facilities and other necessary infrastructure that is necessary for the total build-out anticipated through the PUD;
 - (4) A phasing plan that describes the anticipated construction period(s) for the PUD.

O. PUD Approval - Findings Required. The action by the Examiner to approve a PUD application, with or without modifications, shall be based upon the following findings:

1. General Findings.

- a. The proposal is consistent with the Pierce County Comprehensive Plan and the principles and standards set forth in any applicable Community Plan.
- b. Exceptions from the standards are warranted by the design and amenities incorporated in the project development agreement. The system of ownership and means of developing, preserving, and maintaining open space is suitable.
- c. SEPA has been complied with.
- d. Proven ability to finance the needed capital facilities.
- e. There are adequate provisions for the preservation of open space. The preservation of open space should be consistent with the Comprehensive Plan policies.
- f. School impacts should be addressed.

- g. An inventory of the critical areas on and adjacent to the PUD has been completed pursuant to Title 18E and development in environmentally constrained lands or required buffers are avoided wherever possible.
2. **EBPC/MPC/NFCC Findings.**
- a. Transit-oriented site planning and traffic demand management programs can be implemented.
 - b. Buffers will be provided between the project and adjacent urban development.
 - c. Affordable housing will be provided within the project for a broad range of income levels.
 - d. The Examiner shall review and evaluate each residential phase for consistency for the achieving overall density as approved in the conceptual plan.
 - e. The Examiner shall review and evaluate each employment phase for consistency for achieving overall intensity as approved in the conceptual plan.
 - f. EBPC and NFCC projects meet the requirements of RCW 36.70A.350.
3. **Master Plan Resort Findings.**
- a. The land is better suited and has more long-term importance for the master planned resort than for the commercial harvesting of timber or agricultural production, if located on land that otherwise would be designated as forest land or agricultural land.
 - b. On-site and off-site infrastructure impacts are fully considered and mitigated.
 - c. The project will be supported by adequate public facilities and services.
 - d. Procedures have been developed which ensure overnight lodging cannot be utilized as full-time residential units.
 - e. The resort includes a range of developed on-site indoor or outdoor recreational facilities.
 - f. The resort meets the definition of the PUD as provided in 18A.75.080 C.3.
 - g. The proposal meets the requirements of RCW 36.70A.360.
4. **EPF-SC Findings.**
- a. Development of State Corrections facilities designed to treat or house civilly committed sexual offenders, other than those facilities identified in RCW 71.09.250(1)(a), is not permitted unless the siting of such facilities results in an equitable distribution of these facilities as provided in RCW 71.09.250(8).
 - b. Development of State Corrections facilities shall include environmental review that identifies and mitigates any transportation impacts associated with the proposed facility.
 - c. Development of State Corrections facilities shall include environmental review that identifies and mitigates any human services, housing, and social services impacts associated with the proposed facility.
 - d. Development of State Corrections facilities shall include environmental review that identifies and mitigates any adverse environmental impacts to fish and wildlife and fish and wildlife habitat on McNeil Island or in the waters adjacent to McNeil Island.
 - e. Development of State Corrections facilities shall include environmental review that identifies and mitigates any public safety and criminal justice impacts created by the proposed facility.
 - f. Development of State Corrections facilities shall be limited to locations inside the boundaries of the EPF-SC.

- g. Development of State Corrections facilities shall not involve land clearing or other disturbance of natural features outside the boundaries of the EPF-SC.
5. **EPF-RA Findings.**
- a. Adequate open space and buffering is provided to mitigate light, noise, and visual impacts from adjacent rural residential areas, provided that such mitigation does not violate any FAA requirement.
 - b. Vegetation retention and native landscaping is compatible with airport operations and environmental protection of sensitive areas.
 - c. Unconstrained land has been utilized or redeveloped prior to developing environmentally constrained land.
 - d. Off-site impacts associated with the proposed development has been mitigated.
 - e. Development is designed to facilitate compatibility between the airport and adjacent neighborhoods surrounding the airport.
 - f. The exterior boundary of the PUD matches parcel boundaries.
- P. **Development Agreement Approval Procedures.**
- 1. **Procedure for Approval.** The following process shall apply to the review and approval of a PUD project development agreement pursuant to this subsection:
 - a. The review and approval of a proposed project development agreement (and subdivision proposal if submitted) by the Examiner after staff review, public notice, and public hearing. The Examiner shall use the guidelines set forth in this Section and other appropriate sections of the Code in the review and approval of the proposed development agreement.
 - b. The final development agreement shall be prepared by the applicant incorporating the changes and/or conditions to the proposed development agreement adopted by the Examiner. The final development agreement may be approved and adopted in stages/phases.
 - c. The final development agreement shall be approved after the Director finds it conforms with the guidelines included in the approved proposed development agreement. Approval of the final development agreement shall be pursuant to all concurrency and adequacy requirements.
 - 2. **Subdivisions.** When it is the intention of an applicant to subdivide or re-subdivide all or portions of property within a proposed PUD project, application for approval of a preliminary subdivision may be filed and considered concurrently with an application for approval of a proposed development agreement.
 - 3. **Final Development Agreement - Time Limitation.** Within five years from the date of approval of a proposed development agreement by the Examiner, the applicant shall submit a final development plan (or a Binding Site Plan in the case of the RA-PUD) for the project, or a stage/phase thereof for approval unless a different time frame is otherwise provided for in the proposed development agreement. When deemed reasonable and appropriate, the Examiner may grant an extension of one year for such submittal. If at the date of expiration of the time period provided herein a final development agreement has not been filed for approval or at any time after a final plan has been approved it appears that the project or phase thereof is not progressing in a reasonable and consistent manner or the project has been abandoned, action may be initiated pursuant to Section 18A.85.060 of this Code to revoke the PUD project approval.

4. **Final Development Agreement - Changes.** A final development agreement, including land use plan elements or conditions of approval, may be amended or modified at the request of the applicant or the applicant's successor in interest. The Director may administratively approve minor modifications to a Final Development Agreement. Minor modifications may include changes in density, provided the total number of dwelling units approved shall not exceed 10 percent of the maximum number approved in that approved final development agreement for the project (or the phase) and provided that the net residential density is not altered; and also provided such changes do not significantly increase impacts on transportation, significantly reduce buffers or open space, or significantly increase impacts on the environment. Modifications that do not qualify as minor shall be subject to applications, notices, hearings, and appeals in the same manner as the original application. The County may vary or specify additional criteria for determining whether proposed modifications are major or minor through the final development agreement.
5. **Parties Bound by PUD Project Development Agreement.** Once the Final Development Agreement is approved by the Director and signed by the property owner, all persons and parties, their successors, and heirs who own or have any interest in the real property within the proposed PUD project are bound by the final development agreement.

Q. **Procedures.** Procedures for application modification, review and amendment as well as permit extensions and relinquishment are outlined in Chapter 18A.85. For additional information about application requirements, see Chapter 18.40; for public hearing and appeal procedures, see Chapter 1.22; for the review process, see Chapter 18.60; for public notice, see Chapter 18.80; for fees, see Chapter 2.05; and for compliance, see Chapter 18.140.

(Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004; Ord. 2002-113s § 2 (part), 2002; Ord. 2002-11s § 1 (part), 2002; Ord. 97-84 § 2 (part), 1997; Ord. 96-97 § 3, 1996)

Chapter 18A.85

USE PERMIT PROCEDURES

Sections:

- 18A.85.010 Purpose.**
- 18A.85.020 Permits and Approvals.**
- 18A.85.040 Amendments.**
- 18A.85.050 Reconsideration and Appeal Procedures.**
- 18A.85.060 Compliance.**

18A.85.010 Purpose.

The purpose of this Chapter is to outline the general provisions relating to permits and approvals issued or granted pursuant to this Title. (Ord. 97-84 § 2 (part), 1997)

18A.85.020 Permits and Approvals.

A. Permits and Approvals Required.

1. **General.** Prior to issuance of any permit or license authorized by Pierce County, the Department shall determine that the use intended to be established conforms in every respect to the provisions of this Title. The term "use" as employed in this Section includes considerations of all of the applicable controls and standards set forth in this Title.
2. **Use Permits.** Use permits, as set forth in Chapter 18A.75, are required prior to commencing any use classified in Chapter 18A.33 as administrative or conditional.

B. Use Permit Application Requirements.

1. **Preliminary Review.** The provisions for conducting a preliminary review of a proposed use permit application are set forth in Chapter 18.40, Development Regulations - General Provisions.
2. **Application Filing.** Use permit applications shall be reviewed for completeness in accordance with Department submittal standards checklists and pursuant to Chapter 18.40, Development Regulations - General Provisions.
3. **Fees.** Fees for applications filed pursuant to this Title are set forth in Chapter 2.05 PCC.
4. **Limitations on Refiling.** Applications for a Use Permit pursuant to Chapters 18A.75 and 18A.85 on a specific site shall not be accepted if a similar Use Permit has been denied on the site within the past 12 months from the date of final action. This time period may be waived or modified if the Director or Examiner finds that special circumstances warrant earlier reapplication.

C. Public Notice. Public notice provisions for notice of application; environmental action, if applicable, public hearing; and final decision pursuant to this Title are outlined in Chapter 18.80, Development Regulations - General Provisions.

D. Vesting of Use Permits. [Reserved]

E. Review Process.

1. **Administrative Review.** Administrative Review is utilized by the Director when processing applications for Administrative Use Permits, Administrative Nonconforming Use Permits, and Minor Amendments.

2. **Examiner Review.** In the context of Title 18A, Examiner Review is utilized when processing applications for Use Permits including, but not limited to: Conditional Use Permits, Public Facility Permits, Nonconforming Use Permits, Planned Development Districts (PDD), Planned Unit Developments (PUD), Major Amendments, and Variances. After all requests for additional information or plan correction have been satisfied, the Department shall set a date for a public hearing before the Examiner. Examiner Review is subject to the procedures outlined in Chapter 1.22 PCC.
 3. **Initial Review.** The Department shall conduct an initial review of any use permit application in accordance with the provisions outlined in Chapter 18.60, Development Regulations - General Provisions.
 4. **Compliance With Environmental Regulations.** Any application filed pursuant to this Title shall comply with provisions as set forth in Chapter 43.21C RCW, the State Environmental Policy Act, and Title 18D, Development Regulations - Environmental.
 5. **Time Period for Final Decision.** The provisions for issuing a notice of final decision on any use permit application filed pursuant to this Title are set forth in Chapter 18.100, Development Regulations - General Provisions.
- F. **Permit Conditions.**
1. **Authority to Establish Expiration Dates.** The Director or Examiner has the authority, as part of the approval of a Use Permit, Variance, or PDD, to establish expiration dates or time periods within which the permit or approval must be exercised. Upon expiration, the permit or approval shall be considered null and void unless extended pursuant to Section 18A.85.020 F.2.
 2. **Authority to Establish Extensions.** The expiration time period specified pursuant to Section 18A.85.020 F.1. above may be extended by the Director or the Examiner, as appropriate, provided such request has been made prior to the expiration date, in the following situations:
 - a. If the applicant can demonstrate to the Director or Examiner, as appropriate, that there have been unusual circumstances beyond their control to cause delay in the project, the time period may be extended by one year; or
 - b. The Director or Examiner, which is determined based upon the original review process, has the authority to grant additional one year time period extensions.
 3. **Compliance With Conditions.** Compliance with conditions established in a Use Permit is required. Any departure from the conditions of approval or approved plans constitutes a violation of this Title and shall be subject to enforcement actions and penalties (see Chapter 18.140 Development Regulations - General Provisions).
 4. **Relinquishment of Previous Permits or Approvals.** A property owner may elect to relinquish a previously approved permit for a use in order to obtain another use or density which is now permitted outright under a new zone classification. In recognition of the relinquishment, any use authorized by the previous permit shall cease, unless said use is allowed outright in the underlying zone classification. Any use which is allowed outright in the underlying zone shall be subject to all applicable development standards set forth in Chapter 18A.35. The petitioner for relinquishment shall comply with the following process:

- a. The property owner must submit in writing to the Department the request including the reasons for the relinquishment. Accompanying the request should be a copy of the original permit or approval.
 - b. The request will be reviewed by staff and will be forwarded to the Director for final relinquishment.
 - c. The Department will respond to the owner with a written determination and provide the Examiner, if applicable a copy of that determination.
5. **Honoring of Approvals.** The procedure for implementing projects receiving Use Permits prior to adoption or subsequent amendment of the Comprehensive Plan or other official controls is as follows:
- a. Legally existing or established uses shall be allowed to develop on the basis of the controls contained in the permit or decision granting approval of the uses provided that they remain in compliance with the conditions of approval.
- (Ord. 2004-52s § 3 (part), 2004; Ord. 98-66S § 3, 1999; Ord. 97-84 § 2 (part), 1997; Ord. 96-97 § 4 (part), 1996; Ord. 96-19S § 2, 1996)

18A.85.040 Amendments.

- A. **Purpose.** The purpose of this Section is to define types of amendments to Preliminary Plats or Use Permits and to identify procedures for those actions.
- B. **Amendment Standards - Administrative Use Permits.** This Section is to provide the method for amending conditions that have been imposed through an Administrative Use or Administrative Nonconforming Use Permit.
 1. **Minor Amendments.** The following procedures shall be required for all minor amendments.
 - a. Requests for minor amendments shall be in writing from the property owner or the owner's authorized agent.
 - b. Minor amendment applications may be routed to any County division or any agency with jurisdiction. This distribution shall be at the discretion of the Department.
 - c. Minor amendments may be approved or modified with conditions for approval by the Director provided all of the following requirements are met:
 - (1) Any proposal that results in a change of use must be permitted outright in the current zone classification.
 - (2) A change to a condition of approval does not modify the intent of the original condition.
 - (3) The perimeter boundaries of the original site shall not be extended by more than 5 percent of the original lot area.
 - (4) The proposal does not add more than 25 percent gross square footage of structures to the site.
 - (5) The proposal does not increase the overall impervious surface on the site by more than 25 percent.
 - (6) Any additions or expansions approved through minor amendments that cumulatively exceed the requirements in this Section shall be reviewed as a major amendment.
 - d. Minor amendment decisions shall be in writing and attached to the official file.
 - e. A finding that addresses the applicability of any specific conditions of approval for the original permit shall be required.

- f. Copies of the decision shall be mailed to all parties of record.
 - g. Examples of minor amendments include, but are not limited to: adjustments to the parking area layout, restriping of parking, or site access location; additions of fences, retaining walls, and mechanical equipment; adjustments to building height; adjustments to the landscaping plans such as changes to plant materials; adjustments to the location of structures provided the adjustment is generally consistent with the original approval; and the elimination of a portion of an approved project.
- 2. **Major Amendments.**
 - a. Any modification exceeding any of the provisions of Section 18A.85.040 B.1.c. shall follow the same procedure required for the original application.
 - b. A finding that addresses the applicability of any specific conditions of approval for the original permit shall be required.
 - c. Any modification that requires a permit other than the type granted for the original application shall require the new permit type.
- C. **Amendment Standards - Use Permits.** This Section is to provide the method for amending an approval or conditions imposed through a Use Permit or Preliminary Plat issued by the Examiner.
 - 1. **Minor Amendment.** The following procedures shall be required for all minor amendments.
 - a. Requests for minor amendments shall be in writing from the property owner or the owner's authorized agent.
 - b. Minor amendment applications may be routed to any county division or any agency with jurisdiction. This distribution shall be at the discretion of the Department.
 - c. A copy of all applications and any Department recommendation for minor amendments shall be routed to the Examiner. The Examiner shall determine if the proposal is consistent with the original decision.
 - d. Minor amendments may be approved or modified with conditions for approval by the Director provided all of the following requirements are met:
 - (1) The Examiner does not object to the minor amendment approval.
 - (2) Any proposal that results in a change of use must be permitted outright in the current zone classification.
 - (3) A change to a condition of approval does not modify the intent of the original condition.
 - (4) The perimeter boundaries of the original site shall not be extended by more than 5 percent of the original lot area.
 - (5) The proposal does not increase the overall residential density of a site.
 - (6) The proposal does not change or modify housing types.
 - (7) The proposal does not reduce designated open space.
 - (8) The proposal does not add more than 25 percent gross square footage of structures to the site.
 - (9) The proposal does not increase the overall impervious surface on the site by more than 25 percent.
 - (10) Any additions or expansions approved through minor amendments that cumulatively exceed the requirements in this Section shall be reviewed as a major amendment.

- e. Minor amendment approvals shall be in writing and attached to the official file.
- f. A finding that addresses the applicability of any specific conditions of approval for the original permit shall be required.
- g. Copies of the decision shall be mailed to all parties of record.
- 2. **Major Amendments.**
 - a. Any modification exceeding any of the provisions of Section 18A.85.040 C.1.d. shall follow the same procedure required for the initial application.
 - b. A finding that addresses the applicability of any specific conditions of approval for the original permit shall be required.
 - c. Any modification that requires a discretionary permit other than the type granted for the initial application shall require the new permit type.
- D. **Amendment Standards - Development Regulations - Zoning.** This Section is to provide the method for amendment and adoption to the text and official zoning atlas of this Title. Subsections D.1.-5. below apply to text amendments to the Development Regulations - Zoning. The County may, in the future, develop amendment and review procedures for site-specific zoning map amendments beyond those already established by the Council for Comprehensive Plan amendments (See PCC 19C.10) if necessary.
 - 1. **Initiation of Amendments.** An amendment to the Zoning Code or other official controls may be initiated by:
 - a. The Council requesting the Planning Agency to set the matter for hearing and recommendation.
 - b. The Planning Commission with concurrence of the Department.
 - c. Citizen Advisory Boards established by the Council may petition the Planning Commission to initiate an amendment.
 - d. One or more owners of property directly affected by the proposal may petition the Planning Commission to initiate an amendment.
 - 2. **Types of Amendments.** Two types of amendments to the Zoning Code may be proposed:
 - a. text amendments; or
 - b. site-specific zoning map amendment.
 - 3. **Application Required.**
 - a. For the purpose of advising and informing an applicant of the procedural requirements and to insure that an application is in satisfactory form, the Department may require a prefiling conference.
 - b. The Department shall provide the application forms and submittal requirements for text amendments.
 - c. No text amendment shall be processed until the information necessary to review and decide upon the amendment is deemed complete by the Director.
 - 4. **Fees.** See Chapter 2.05, Planning and Land Services Department Fees, for the filing fees for amendment to the Zoning Code and other official controls.
 - 5. **Department Report.** The Department shall prepare a written report on each text amendment. The report shall be transmitted to the Planning Commission and the applicant before the public hearing. Each report shall contain:
 - a. Any factual findings of the County Department.
 - b. Any comments from other County departments.

- c. The environmental assessment or copy of any environmental determination or final environmental impact statement.
 - d. The Department's recommendations on the amendment.
 - 6. **Public Hearing Required by Planning Commission.** The Planning Commission shall give notice and hold at least one public hearing prior to making its recommendation to the County Council on the proposed text amendment. See Chapter 2.78, Planning Commission, for hearing procedures and associated rules.
 - E. **Amendment Standards - Specific Development Criteria.** This Section is to provide the method for amending conditions imposed through an Administrative or Special Use Permit for a specific development type.
 - 1. **Telecommunication Towers and Wireless Facilities.**
 - a. See Section 18A.35.140 F.
 - F. **Amendment Standards - Comprehensive Plan.** See Chapter 19C.10, Procedures for Amendments to the Comprehensive Plan, for timelines and procedures for any amendment to the Comprehensive Plan.
- (Ord. 98-85S § 1 (part), 1998; Ord. 97-120S § 2 (part), 1997; Ord. 97-84 § 2 (part), 1997; Ord. 95-79S § 2 (part), 1995)

18A.85.050 Reconsideration and Appeal Procedures.

Procedures for appeal of any administrative decision and procedures for reconsideration or appeal of a Hearing Examiner decision issued pursuant to this Title are set forth in Chapter 1.22 PCC. (Ord. 97-84 § 2 (part), 1997; Ord. 95-79S § 2 (part), 1995)

18A.85.060 Compliance.

The regulations for compliance with the provisions of this Title are set forth in Chapter 18.140, Development Regulations - General Provisions. (Ord. 97-84 § 2 (part), 1997; Ord. 95-79S § 2 (part), 1995)

Chapter 18A.95

REZONE PROCEDURES

Sections:

- 18A.95.010 Purpose.**
- 18A.95.020 Applicability.**
- 18A.95.030 Application Requirements.**
- 18A.95.040 Public Notice.**
- 18A.95.050 Review.**
- 18A.95.060 Burden of Proof.**
- 18A.95.070 Examiner's Authority.**
- 18A.95.080 Appeals.**
- 18A.95.090 Compliance with Conditions.**

18A.95.010 Purpose.

The purpose of this Chapter is to establish procedures and decision criteria which the Pierce County Hearing Examiner will utilize in reviewing quasi-judicial rezone applications. (Ord. 99-66S § 3 (part), 1999)

18A.95.020 Applicability.

- A. The rezone procedure set forth in this Chapter is only available to parcel(s) of land that are located within areas of unincorporated Pierce County that have a designated community(ies) plan which has been updated or adopted subsequent to September 1, 1999.
- B. The Examiner may consider a rezone application only when it is accompanied with an application for a planned development district (PDD.)
- C. The Examiner shall utilize the policies contained in the applicable community(ies) plan which may provide additional criteria and procedures than is established herein.
- D. The rezone procedure can not be used to change the land use designation of parcels designated in the Comprehensive Plan. Changes in land use designation must be requested pursuant to the provisions of Chapter 19C.10 PCC.

(Ord. 99-66S § 3 (part), 1999)

18A.95.030 Application Requirements.

- A. **Preliminary Review.** The provisions for conducting a preliminary review of a proposed rezone are set forth in Chapter 18.40, Development Regulations - General Provisions.
- B. **Application Filing.**
 - 1. **Completeness Review.** Rezone applications shall be reviewed for completeness in accordance with Department submittal standards checklists and pursuant to Chapter 18.40, Development Regulations - General Provisions.
 - 2. **Application Site Plan.** All rezone applications shall include a site plan that identifies the exact boundaries of the proposed rezone area. Such site plan shall also indicate the relationship of the proposed rezone to the related PDD proposal.

3. **Limitations on Refiling.** Applications for a rezone pursuant to this Chapter shall not be accepted if a similar rezone has been denied on the same site within the past 12 months from the date of final action. This time period may be waived or modified if the Director or Examiner finds that special circumstances warrant earlier reapplication.
4. **Fees.** Fees for any rezone application filed pursuant to this Title are set forth in Chapter 2.05 PCC.
(Ord. 99-66S § 3 (part), 1999)

18A.95.040 Public Notice.

Public notice provisions for notice of application, public hearing, and final decision pursuant to this Chapter are outlined in Chapter 18.80, Development Regulations - General Provisions.
(Ord. 99-66S § 3 (part), 1999)

18A.95.050 Review.

- A. **Initial Review.** The Department shall conduct an initial review of any rezone application in accordance with the provisions outlined in Chapter 18.60, Development Regulations - General Provisions.
- B. **Public Hearing Required.** The Department shall set a date for a public hearing before the Pierce County Hearing Examiner after all requests for additional information or plan correction, as set forth in Section 18.60.020 C., have been satisfied and a SEPA threshold determination has been issued. The public hearing shall follow the procedures set forth in Chapter 18.80, Development Regulations - General Provisions and Chapter 1.22 PCC.
- C. **Decision Criteria.** The Hearing Examiner may approve an application for a rezone only if all of the following criteria are met:
 1. The proposed rezone is consistent with the purpose and intent of the Comprehensive Plan, respective community(ies) plan, PDD approval criteria contained in Section 18A.75.050, and other applicable regulations;
 2. The proposed rezone bears a substantial relation to public health, safety, or welfare;
 3. The proposed rezone is in the best interest of the residents of Pierce County and the surrounding community(ies); and
 4. The proposed rezone is appropriate because of one of the following:
 - a. Conditions in the immediate vicinity have so markedly changed since the property was given its present zoning and that under those changed conditions a rezone is within the public interest; or
 - b. The rezone will correct a zone classification or zone boundary that was inappropriate when established.
- D. **Time Period for Final Decision.** The provisions for issuing a notice of final decision on any rezone application filed pursuant to this Chapter are set forth in Chapter 18.100, Development Regulations - General Provisions.
(Ord. 2000-17 § 1 (part), 2000; Ord. 99-66S § 3 (part), 1999)

18A.95.060 Burden of Proof.

The applicant has the burden of proving that the rezone meets the criteria of Section 18A.95.050. (Ord. 99-66S § 3 (part), 1999)

18A.95.070 Examiner's Authority.

- A. **Approval.** The Examiner may approve an application for a rezone, approve with additional requirements above those specified in this Title, or require modification of the proposal to comply with specified requirements or local conditions.
 - B. **Denial.** The Examiner shall have the authority to deny a rezone application when, in the opinion of the Examiner, the criteria established has not been met.
 - C. **Expiration Dates.** The Examiner has the authority, as part of the approval of the rezone, to establish expiration dates or time periods within which the approval must be exercised. Upon expiration, the approval shall be considered null and void. The expiration time period above may be extended by the Examiner provided such request has been made prior to the expiration date, in the following situations:
 - a. If the applicant can demonstrate to the Examiner that there have been unusual circumstances beyond their control to cause delay in the project, the time period may be extended by one year; or
 - b. The Examiner has the authority to grant a single one year time period extension.
- (Ord. 99-66S § 3 (part), 1999)

18A.95.080 Appeals.

Procedures for appeal of a Hearing Examiner decision on a rezone issued pursuant to this Title are set forth in Chapter 1.22 PCC. (Ord. 2000-17 § 1 (part), 2000; Ord. 99-66S § 3 (part), 1999)

18A.95.090 Compliance with Conditions.

Compliance with conditions established in a rezone is required. Any departure from the conditions of approval or approved plans constitutes a violation of this Title and shall be subject to enforcement actions and penalties (see Chapter 18.140 Development Regulations - General Provisions). (Ord. 99-66S § 3 (part), 1999)