Title 18J

DEVELOPMENT REGULATIONS – DESIGN STANDARDS AND GUIDELINES

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Chapter 18J.10

GENERAL PROVISIONS

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18J.10.070 Fees.
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18J.10.010 Introduction and Intent.

The concept of development review is not new in Pierce County. Building and zoning codes have long regulated the use of property and have specified density and dimensional requirements. The design review process is a tool intended to ensure that new development and remodels enhance the visual quality and identity of communities and are compatible with the community character.

Through design review, builders, developers, business owners, residents, and property owners work with Planning and Land Services (PALS) staff and/or the applicable land use advisory commission (LUAC) to protect identified community values through the application of design principles.

Although architectural styles change, the principles of good design can be identified and applied to future development. Thus, the principles illustrated in the individual design standards are intended to implement the goals, objectives, and policies of community plans and the Pierce County Comprehensive Plan by encouraging development that is compatible with and complementary to the examples of good design observed within the community(ies).

(Ord. 2009-98s § 7 (part), 2010; Ord. 99-68 § 1 (part), 1999)

18J.10.020 Title.

This Title shall be officially cited as Title 18J PCC, Development Regulations – Design Standards and Guidelines, and may be commonly referred to as the Pierce County Design Standards and Guidelines. (Ord. 99-68 § 1 (part), 1999)

18J.10.030 Definitions.


18J.10.040 Applicability.

The provisions of this Title apply throughout unincorporated Pierce County. Thresholds which establish design review are set forth in applicability Sections andTables in the subsequent Chapters of this Title.
A. This Title shall apply to:
   1. New construction and expansion of buildings, structures, and parking lots;
   2. Use permits and expansion of uses, if the underlying project is subject to this Title;
   3. Site development activities, if the underlying project is subject to this Title;
   4. Site clearing, grading or filling without a proposed principal use; and
   5. Land divisions.

B. Exemptions. This Title shall not apply to:
   1. Structures used solely for agricultural purposes containing items generally associated with farming including, but not limited to, farm equipment such as tractors, or farm animals such as livestock. (See also Chapter 18A.45 PCC, Agricultural Uses and Animals)
   2. Installation, construction, replacement, operation, repair, or alteration of all utility lines, equipment, and appurtenances, excluding substations and similar facilities.
   3. Water dependent uses regulated and conducted within the jurisdiction of the Pierce County Shoreline Management and Use Regulations.
   4. Land Divisions resulting in the creation of not more than two single-family residential lots, except that the significant tree retention provisions specified in PCC 18J.15.030 E.3. shall apply. The significant trees shall be shown on the site plan and shall be reviewed in conjunction with the short plat without Administrative Design Review, unless Administrative Design Review is otherwise required.
   5. Temporary uses authorized and conducted in accordance with the provisions of Chapter 18A.38 PCC.
   6. Interior remodel work that does not alter the exterior of the structure or site.
   7. Normal building maintenance including the repair or maintenance of structural members.
   8. Portable classroom structures that are accessory to existing education facilities on a project site of 2 acres or greater.
   10. Bus shelters not exceeding 300 square feet in size.
   11. Construction, expansion, remodeling, or reconstruction of single-family residences and their accessory structures, unless located within the Graham, Gig Harbor or Browns Point/Dash Point Community Plan areas, except that significant tree retention as specified in PCC 18J.15.030 E.3. shall apply. In this instance, the significant trees shall be shown on the site plan and can be reviewed in conjunction with the building permits without Administrative Design Review (ADR) unless ADR is otherwise required.
   12. A change of use, only when all of the following criteria are met:
       a. The new use is permitted outright in the zone classification;
       b. The original use was legally established;
       c. No exterior building alteration is proposed;
       d. Current parking requirements for the new use can be met with existing off-street parking; and
       e. Outdoor storage is not proposed.
   13. Land divisions exempt pursuant to PCC 18F.10.060.
C. **Special Exemptions.**
   1. Building design and architectural standards of this Title shall not apply to:
      a. Buildings, sites or objects listed on the National, Washington State, or Pierce County Register of Historic Places shall be subject to the Secretary of the Interior's Standards for Rehabilitation, the Washington State Historic Building Code, and other locally adopted review standards, if any.
      b. Buildings located at a local park, county park, regional park, linear park/trail or Resource Conservation Park.
      c. Structures and buildings that do not require a building permit.


18J.10.050 **Approvals Required.**

Projects subject to Title 18J PCC shall be reviewed for conformance with applicable design standards through the Administrative Design Review process and shall be required to submit an Administrative Design Review application and receive Administrative Design Review approval. If a project is unable to meet an applicable design standard or standards, a Site Plan Review application shall be submitted. The alternative(s) proposed in the Site Plan Review application shall meet applicable design objectives.

A. **Administrative Design Review (ADR).**
   1. If any design standard of Title 18J PCC is applicable to a project, an application for Administrative Design Review is required to be submitted.
   2. Administrative Design Review shall be performed by the Department. In the case of a preliminary plat or use permit reviewed by the Hearing Examiner, the Examiner shall consider the Administrative Design Review concurrent with the review of the application.
   3. Application for Administrative Design Review shall be submitted with the project application (i.e., land division, use permit, building permit). Independent Administrative Design Review applications are not accepted.

B. **Site Plan Review (SPR).**
   1. Applicants proposing designs, details, treatments, or other design solutions not expressly provided for in the standards shall obtain Site Plan Review approval.
   2. The purpose of Site Plan Review is to establish a process by which a requested deviation from a design standard may be reviewed and approved together with Administrative Design Review prior to permit issuance.
   3. Site Plan Review may be satisfied by using the design guidelines to create a design solution or by following an applicant's innovative design concept to bring a project into conformance with the intent of the design objective that the specific standard is derived from. Additionally, the following review criteria shall be considered before any alternative design is granted:
      a. The alternative design solution 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;
      b. The alternative design solution is consistent with the Comprehensive Plan including any applicable Community Plan;
      c. Significant adverse environmental impacts will not be caused as a result of the alternative design; and
d. The alternative design solution will meet the applicable design objective in the same or better way than compliance with the standards requested to be deviated from.

4. Site Plan Review applications fall into one of two categories: Minor Site Plan Review or Major Site Plan Review.

   a. Minor Site Plan Review shall apply to a deviation from one or more countywide design standards, found in Chapters 18J.15 and 18J.17 PCC.

   b. Major Site Plan Review shall apply to a deviation from one or more community plan design standards, found in Chapters 18J.20 through 18J.130 PCC.

5. Review of Minor Site Plan Review shall be performed by the Department. For preliminary plat and use permit applications reviewed by the Hearing Examiner, the Examiner shall consider the Minor Site Plan Review concurrent with the review of the application.

6. Major Site Plan Review associated with administrative review applications such as, but not limited to, building permits, site development permits and Administrative Use Permits, the Department shall prepare a staff report for review by the LUAC. The LUAC shall conduct a public hearing to review the proposal and provide the Director with a recommendation of approval, modification, or denial based on the design standards, guidelines and objectives contained within Title 18J PCC or applicable community plan policies. If the project is located in an area of the County where there is no LUAC established, Major Site Plan Review shall be conducted by staff and a decision issued by the Director.

7. Applications which require a hearing before the Pierce County Hearing Examiner that require Major Site Plan Review shall be subject to a public meeting before the appropriate LUAC, if any. PALS shall prepare a staff report for review by the LUAC and the Hearing Examiner. The LUAC shall conduct a public meeting to review, evaluate and recommend a design solution. The LUAC shall provide the Hearing Examiner with a recommendation for approval, denial, or modification based on the design standards, guidelines and objectives contained within this Title and applicable community plan policies. A decision shall be issued by the Hearing Examiner.


18J.10.055 Submittal and Review Requirements.

A. Design Review Application Submittal Requirements. All Administrative Design Review and Site Plan Review applications shall include a site plan, and shall meet the submittal standards for the development or use permit together with any other plans and drawings necessary to describe how the project conforms to the design objectives and standards of this Title.

1. Preliminary Review. The provisions for conducting a preliminary review for any application filed pursuant to this Title are set forth in Title 18, Development Regulations – General Provisions.

2. Application Filing. Applications shall be reviewed for completeness in accordance with Department submittal standards checklists and pursuant to Title 18, Development Regulations – General Provisions. Any application that fails to include the information required under this Title shall be returned to the applicant as an incomplete application.
3. **Site Plans.** Site plans and building elevations shall be drawn to scale and shall address in writing or through graphic illustration the following items:
   a. Existing and planned roadways and parking, sidewalks, open space and trail systems, utilities, exterior lighting and buildings;
   b. On-site natural features, including, but not limited to: soils, vegetation, hydrogeologic and geologically hazardous areas, wetlands, and watercourses;
   c. Critical areas and important natural features, and how these areas and features will be incorporated into overall site design;
   d. Limits of construction, showing existing and proposed grade changes;
   e. Identification of, and compatibility with, surrounding land uses, zoning, overlay districts and view corridors;
   f. Net developable area calculations;
   g. Compliance with applicable design objectives and standards;
   h. View corridors and scenic vistas (e.g., views of Mount Rainier, the Cascade or Olympic Mountain Ranges, lakes, etc.) with appropriate landscape, building, and site design techniques that avoid or minimize view obstruction; and
   i. The project's response to micro-climatic factors, such as wind patterns, sun and shade, and inclement weather.

4. **Building Elevations.** Building elevations, to include exterior building illumination if proposed, shall be submitted for each wall plane for which the design standards of this Title are applicable and shall include detailed notes on specifically how architectural points have been achieved.

5. **Tree Conservation Plans.** Tree conservation plans shall be prepared and submitted at time of application for the underlying project that is subject to the tree conservation requirements of this Title to ensure compliance with applicable standards prior to the approval of any associated development permit or recommended approval of any land use or land division application. The plans shall be drawn to the same scale as the site plan, shall meet the applicable standards of PCC 18J.15.030, and shall include:
   a. Tree unit calculations, including the estimated volume of merchantable timber proposed to be removed from the site.
   b. All significant individual trees on the site shall be identified and labeled on the plan with species name and diameter at breast height (dbh).
   c. A surveyed inventory of all trees located on the site which are being retained and have a dbh of 6 inches or more and masses of trees, with the drip-lines of individual trees or tree masses outlined. The average dbh within tree masses shall be specified on the drawing.
      (1) Trees with a dbh of 1 to 6 inches shall be inventoried and located if the trees are intended to be used to meet tree unit density requirements.
      (2) Where a sampling method is proposed, the following standards shall apply:
         (a) Sampling is allowed for project sites with contiguous tree retention areas of at least 2 acres;
         (b) The sampling inventory shall include at least one plot per forest stand type per acre and shall represent at least 10 percent of the retention area. Where retention areas exceed 10 acres, PALS staff may allow the professional forester a percentage reduction of up to 5 percent;
(c) Sample plot information shall include:
   (i) Percent of trees per acre by species,
   (ii) Average dbh,
   (iii) General tree health, and
   (iv) Percent of canopy cover per forest stand type;
(d) The method used to inventory the trees must be indicated on the plans; and
(e) All sampling areas shall be accurately depicted on the tree conservation plan and appropriately flagged to corresponding locations on the site.

d. The mature tree canopy shall be shown for each retained and replacement tree, other than street trees, when such trees are located within 100 feet of a buildable area in order to identify and minimize potential future conflicts between such trees and adjacent structures.

6. **Landscape Plans.** Landscape plans shall be prepared and submitted at time of application for the underlying project that is subject to the landscaping requirements of this Title to ensure compliance with applicable standards prior to the approval of any associated development permit or recommended approval of any land use or land division application. Landscape plans shall be drawn to the same scale as the site plan and shall include:

   a. The location, size, species, and number of plants to be planted and a narrative description detailing site preparation, installation and maintenance measures necessary for the long-term survival and health of the plants. The following information is also required:
      (1) A plant schedule shall be provided on the planting plan. The schedule shall include botanical and common names of new plant material and plants to be retained, typical spacing for each species, size of plant material, quantity of each plant species, and planting instructions (refer to PCC 18J.15.100 for native and drought tolerant plant selection requirements); and
      (2) Provide a timeline and/or phasing plan for site preparation, installation, and maintenance.
   b. Vegetation retention areas required pursuant to PCC 18J.15.020 (Site Clearing) shall be indicated on the landscaping plan. The landscaping plan shall also include information regarding the plant types, sizes, quantities, and general health information regarding the vegetation retention areas.

7. **Irrigation Plans.** Irrigation plans shall be prepared for all landscaped areas for which temporary or permanent irrigation methods will be used. Irrigation plans shall be submitted prior to or at time of site development permit application. Refer to PCC 18J.15.110 C.5. for irrigation standards.

8. **Recreation Space Plans.** For projects requiring recreation space, the applicant shall submit a recreation space plan at the time of initial application submittal. The Hearing Examiner or Director shall review the recreation space plan in conjunction with the development application and shall have the authority to approve, deny or modify the location and type of recreation facilities, landscaping, and other improvements. Recreation space plan information may be included on the landscaping plans, and shall include the following information:
   a. Detail of the improvements proposed for the active recreation spaces;
   b. The location of passive recreation spaces; and
   c. An analysis of the how the recreation spaces meet the minimum recreation space standards of this Title.
9. **Persons Qualified to Prepare Plans.** To help ensure adequate plans are submitted for review, the following minimum plan preparation standards shall apply.

a. **Tree Conservation Plans.** Tree retention and inventory information shall be prepared by a Professional Forester or licensed Landscape Architect.

b. **Landscape Plans.** The planting plan shall be prepared by a licensed Landscape Architect or a Washington State Professional Horticulturalist, except that planting plans for land divisions of 4 or fewer lots, street tree requirements, and canopy tree requirements for properties abutting vacant land may be prepared by the applicant.

c. **Irrigation Plans.** Irrigation plans shall be prepared by a licensed Landscape Architect or Irrigation Association Certified Designer for all permanent irrigation systems except those systems having a value of less than $3,000.00. Irrigation plans for systems having a value of less than $3,000.00 may be prepared by the property owner or other individual.

d. **Critical Area Plans.** Planting or retention plans for land subject to Title 18E, Development Regulations – Critical Areas, which are used to meet standards of this Title, shall be prepared by professionals as permitted by Title 18E. If compliance with critical area requirements will be used to partially or fully satisfy landscaping, native vegetation, or tree conservation requirements, detailed information shall be provided which explains how critical area compliance will satisfy the applicable design requirement.

B. **Modifications.**

1. **Design Review Plans.** The Director may allow or approve minor modifications to approved Administrative Design Review plans, to include associated landscape, irrigation, tree conservation and recreation space plans, during site development or building construction to account for unforeseen site conditions and circumstances.

A request for minor modification must be submitted in writing along with a copy of the revised plan or building elevation.

C. **Public Notice.** Public notice provisions for notice of application, public hearing, and final decision pursuant to this Title are outlined in Title 18, Development Regulations – General Provisions.

D. **Time Limitations.**

1. **Expiration of Approval.** The design review approval expiration time lines shall run concurrently with the expiration timelines established for the underlying permit or approval, or if no expiration date is specified, then the design review shall expire one year from the approval date.

2. **Time Extensions.** Time extensions shall run concurrently with the timelines established for the underlying permit or approval.

3. **Time Period for Final Decision.** The provisions for issuing a notice of final decision on any application filed pursuant to this Title are set forth in Title 18, Development Regulations – General Provisions.

18J.10.060  Reconsideration and Appeals.

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. 99-68 § 1 (part), 1999)

18J.10.070  Fees.

Fees for applications filed pursuant to this Title are set forth in Chapter 2.05 PCC. (Ord. 99-68 § 1 (part), 1999)

18J.10.080  Compliance.

The regulations for compliance with the provisions of this Title are set forth in Chapter 18.140, Compliance. The following requirements shall supplement Chapter 18.140 PCC:

A.  Tree Conservation and Landscaping.

1. Compliance with the approved Tree Conservation and Landscape Plans shall be a condition of approval for land use permits and approvals shall be identified on the face of final plats, short plats, and large lots.

2. Title Notification of approved Tree Conservation and Landscape Plans shall be recorded with the Pierce County Auditor prior to issuance of any site development or building permit approval.

3. Site Development plans shall include notes and planting locations for all required vegetation and tree protection before and during development of the site.
   a. All tree protection and erosion control measures shall be in place and/or installed prior to grading, clearing or other vegetation removal.

4. Retained vegetation must be protected during construction by protective barricades and other measures in accordance with the requirements of PCC 18J.15.130. Such protective measures shall be shown on the site development plans.


18J.10.090  Severability.

If any provision of this Title is held invalid, the remainder of this Title or the application of the provision to other persons or circumstances shall not be affected. (Ord. 99-68 § 1 (part), 1999)
Chapter 18J.15

COUNTYWIDE DESIGN STANDARDS AND GUIDELINES

Specific Item Design Standard Sections:
18J.15.010  Purpose, Applicability and Exemptions.
18J.15.015  Site Design.
18J.15.020  Site Clearing.
18J.15.030  Tree Conservation.
18J.15.040  Landscape Buffers.
18J.15.050  Street Trees.
18J.15.060  Infill Compatibility.
18J.15.070  Noise Attenuating Barriers and Structural Walls.
18J.15.080  Off-Street Parking, Pedestrian, Bus and Bicycle Facilities.
18J.15.085  Exterior Illumination.
18J.15.090  Parking Lot Landscaping.
18J.15.100  Plant Lists.
18J.15.110  Plant Sizes, Soil Amendment, Mulching and Irrigation.
18J.15.120  Plant Installation.
18J.15.130  Plant Protection and Maintenance.
18J.15.140  Low Impact Development (LID).
18J.15.150  Rural Pathways for Civic Uses.
18J.15.155  Mechanical Equipment and Outdoor Storage Screening.
18J.15.160  Dry Sewer Lines.
18J.15.170  Stormwater Facilities.
18J.15.180  Recreational Areas.

Specific Use Design Standard Sections:
18J.15.185  Residential.
18J.15.190  Outdoor Event Facilities.
18J.15.200  Mobile Home Parks.
18J.15.210  Recreational Vehicle Parks.
18J.15.220  Construction and Contractor Facilities.
18J.15.230  Outdoor Stockpiles.
18J.15.240  Solid Waste Handling, Treatment and Storage Facilities.
18J.15.250  Hazardous Waste Treatment and Storage Facility.
18J.15.260  Water Supply Facilities.
18J.15.270  Telecommunication Towers and Wireless Facilities.
18J.15.280  Agritourism.

18J.15.010  Purpose, Applicability and Exemptions.
A.  Purpose.  This Chapter provides design objectives that are implemented with design standards and guidelines to protect the property values and property rights of property owners and promote compatibility between land uses by reducing the visual, noise, and lighting impacts of development on users of the site and abutting uses. The Chapter also serves to promote the use and protection of vegetation native and common to Western Washington, use solar principles in landscape and building design, enhance and define
public and private open spaces, promote the application of water-efficient techniques in the design, installation, and maintenance of landscaping, and promote physical safety of pedestrians and motorists.

B. **Applicability.** The standards contained in this Chapter shall apply Countywide. If there is a conflict between a community plan standard and a countywide standard, the community plan standard shall be followed. Each Section in this Chapter contains specific applicability information unique to the design item. Table 18J.15.010-1 below provides a brief applicability summary of the design standard items contained in this Chapter.

<table>
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<th>Applicability</th>
<th>Exemptions</th>
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<td>2. Use permits and expansion of uses, if the underlying project is subject to this Title.</td>
<td>2. Utility lines, equipment, and appurtenances, excluding substations and similar facilities.</td>
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<td>3. Site development activities, if the underlying project is subject to this Title.</td>
<td>3. Water dependent uses subject to Title 20 PCC.</td>
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<td>4. Site clearing, grading or filling without a proposed principal use.</td>
<td>4. Two lot single-family short plats, except that significant tree retention, PCC 18J.15.030 E.3., applies.</td>
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<td>5. Land Divisions.</td>
<td>5. Temporary uses; see Chapter 18A.38 PCC.</td>
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<td>8. Portable classrooms on more than 2 acres.</td>
<td>7. Change of use to outright permitted use with no exterior remodel/outdoor storage.</td>
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<td>9. Bus shelters, less than 300 square feet.</td>
<td>10. Individual single-family homes, except that special design standards apply in Graham, Gig Harbor or Browns/Dash Point, and significant tree retention of PCC 18J.15.030 E.3. applies.</td>
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<td>10. Individual single-family homes, except that special design standards apply in Graham, Gig Harbor or Browns/Dash Point, and significant tree retention of PCC 18J.15.030 E.3. applies.</td>
<td>11. Sites regulated through a previously adopted site plan or recorded plat.</td>
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<td>11. Sites regulated through a previously adopted site plan or recorded plat.</td>
<td>12. Change of use to outright permitted use with no exterior remodel/outdoor storage.</td>
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<tr>
<td>12. Change of use to outright permitted use with no exterior remodel/outdoor storage.</td>
<td>13. Exempt land divisions; see PCC 18F.10.060.</td>
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Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions

NOTICE: This Table provides summarized reference information. For detailed and specific language, refer to the Title, Chapter or Section.
### Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions

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| **18J.15.020 Site Clearing** | 1. Single-family attached (townhouse), multi-family, civic, utility, commercial, industrial, land divisions, and site development permits.  
2. Remodels when the improvement value of the remodel is 60 percent or greater. | 1. Title 18J PCC exemptions.  
2. Animal, crop or forestry production.  
3. Proposals which result in the removal of less than 1,000 square feet of native vegetation.  
4. Agricultural activities, except for sales and services within ARL and RF, or with an approved Hobby Farm Agreement, or Farm and Agricultural Land pursuant to RCW 84.34.  
5. Urban residential short subdivisions of 4 lots or less on 1 acre or less.  
6. Public roads, paths, bicycle ways, trails, bridges, sewer lines, storm drainage facilities, related critical area mitigation, and other similar public infrastructure. |
| **18J.15.030 Tree Conservation** | 1. New uses and divisions of land proposed on vacant or redeveloping parcels.  
2. Expansions of existing civic, utility, commercial, industrial, and multi-family structures exceeding 10 percent of the existing building footprint or associated impervious areas that do not have an existing approved tree conservation plan.  
3. Class IV forest practices. | 1. Title 18J exemptions.  
2. Development in a designated airport safety area or object-free area.  
3. Land used for agricultural activities, except for sales and services, if located in ARL or RF, has an approved Hobby Farm Agreement, meets Farm and Agricultural Land pursuant to RCW 84.34 and is being taxed as such, or is existing pasture land used for agricultural purposes.  
4. Silvicultural activities occurring in FL zone.  
5. Surface mining in MRO overlay.  
6. Urban short plats of 4 lots or less, on 1 acre or less, except that significant tree retention of PCC 18J.15.030 E.3. applies.  
7. Public roads, paths, bicycle ways, trails, bridges, sewer lines, storm drainage facilities, related critical area mitigation activities, and other similar public infrastructure. |
| **18J.15.040 Landscape Buffers** | Tables 1, 2 and 3 in 18J.15.040 G. establish the buffer level required for each proposed land use. | 1. Title 18J PCC exemptions.  
2. Existing, legally established, single and two-family dwellings and accessory structures.  
3. A single-family dwelling or accessory dwelling unit with a land division decision that did not include a landscape buffer requirement.  
4. Land divisions which result in 4 or fewer detached single-family dwelling unit lots. |
<p>| <strong>18J.15.050 Street Trees</strong> | Both sides of all new roads. | Title 18J PCC exemptions. |
| <strong>18J.15.060 Infill Compatibility</strong> | New residential developments of 5 or more dwelling units proposed adjacent to lots of less than 1 acre in size, built with similar housing type but to a lesser density. | Title 18J PCC exemptions and projects designed according to the Small Lot Design standards of Chapter 18J.17 PCC. |
| <strong>18J.15.070 Noise Attenuating Barriers</strong> | Any barrier being built to attenuate noise from a proposed or existing land use. | Title 18J PCC exemptions. |</p>
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<td><strong>18J.15.080</strong> Off-Street Parking, Pedestrian, Bus, and Bicycle Facilities</td>
<td>1. New parking facilities that accommodate 10 or more vehicles. 2. Ten percent or more expansion to an existing parking lot that accommodates 10 or more vehicles. 3. New residential developments.</td>
<td>Title 18J PCC exemptions.</td>
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<td><strong>18J.15.085</strong> Exterior Illumination</td>
<td>1. New residential developments, civic, commercial and industrial uses; and 2. Multi-family, civic, commercial or industrial expansion greater than 60% of the building value, excluding interior improvements.</td>
<td>Title 18J PCC exemptions.</td>
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<td><strong>18J.15.090</strong> Parking Lot Landscaping</td>
<td>1. Perimeter parking lot landscaping is required for any portion of a parking lot which is within 20 feet of a right-of-way. 2. Interior parking lot landscaping is required for all new surface parking lots with 10 or more spaces. 3. Drive-through, storage and service areas.</td>
<td>Title 18J PCC exemptions.</td>
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<td><strong>18J.15.100</strong> Plant Lists</td>
<td>Western Washington native and/or drought tolerant plant material shall be used within all required landscape screening, buffers and parking lot landscaping.</td>
<td>Title 18J PCC exemptions. Exceptions: 1. Plants specifically required or prohibited by Title 18E or Title 20 shall supersede this Section. 2. Native plantings are required within natural buffer areas and tree conservation areas.</td>
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<td><strong>18J.15.110</strong> Plant Sizes, Soil Amendment, Irrigation</td>
<td>Street trees, landscape buffers, noise attenuating barriers, and parking lot landscaping unless a standard has otherwise been specified in this Chapter.</td>
<td>Title 18J PCC exemptions.</td>
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<td><strong>18J.15.120</strong> Plant Installation</td>
<td>Street trees, landscape buffers, replacement trees and parking lot landscaping.</td>
<td>Title 18J PCC exemptions.</td>
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<tr>
<td><strong>18J.15.130</strong> Plant Protection and Maintenance</td>
<td>All vegetation and associated areas required pursuant to this Chapter.</td>
<td>Title 18J PCC exemptions.</td>
</tr>
<tr>
<td><strong>18J.15.140</strong> Low Impact Development</td>
<td>LID techniques shall be utilized for development within the: 1. RSR zone classification. 2. USRO overlay. 3. Graham and Gig Harbor Open Space Corridors</td>
<td>Title 18J PCC exemptions.</td>
</tr>
<tr>
<td><strong>18J.15.150</strong> Rural Pathways for Civic Uses</td>
<td>Certain new civic uses constructed in the rural areas.</td>
<td>Title 18J PCC exemptions.</td>
</tr>
<tr>
<td><strong>18J.15.155</strong> Mechanical Equipment and Outdoor Storage</td>
<td>1. New multi-family developments, civic, commercial and industrial uses; and 2. Multi-family, civic, commercial or industrial remodel or expansion that changes the mechanical equipment or adds outdoor storage.</td>
<td>Title 18J PCC exemptions.</td>
</tr>
</tbody>
</table>
### Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions

**NOTICE:** This Table provides summarized reference information. For detailed and specific language, refer to the Title, Chapter or Section.

<table>
<thead>
<tr>
<th>Applicability</th>
<th>Exemptions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>18J.15.160 Dry Sewer Lines</strong></td>
<td>Title 18J PCC exemptions.</td>
</tr>
<tr>
<td>New urban developments proposing to utilize interim on-site septic systems.</td>
<td></td>
</tr>
<tr>
<td><strong>18J.15.170 Stormwater Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>Attached single-family, multi-family, civic, utility, commercial, industrial,</td>
<td>1. Title 18J PCC exemptions.</td>
</tr>
<tr>
<td>land divisions, use permits and site development permits.</td>
<td></td>
</tr>
<tr>
<td><strong>18J.15.180 Recreational Space/Areas</strong></td>
<td></td>
</tr>
<tr>
<td>New residential developments of 10 dwelling units or more.</td>
<td>Title exemptions.</td>
</tr>
<tr>
<td></td>
<td>Exceptions:</td>
</tr>
<tr>
<td></td>
<td>1. Single-family and duplex lots 12,000 square feet in size or larger.</td>
</tr>
<tr>
<td></td>
<td>2. Single-family lots located within 1,320 feet of a public park or public</td>
</tr>
<tr>
<td></td>
<td>school.</td>
</tr>
</tbody>
</table>

The following Sections apply to new development, expansion and conversion of the specific uses.

- **18J.15.185** Residential (attached single-family, duplex, triplex, multi-family, nursing home)
- **18J.15.190** Outdoor Event Facilities
- **18J.15.200** Mobile Home Parks
- **18J.15.210** Recreational Vehicle Parks
- **18J.15.220** Construction and Contractor Facilities
- **18J.15.230** Outdoor Stockpiles
- **18J.15.240** Solid Waste Handling, Treatment and Storage Facilities
- **18J.15.250** Hazardous Waste Treatment and Storage Facility
- **18J.15.260** Water Storage Facilities
- **18J.15.270** Telecommunication Towers and Wireless Facilities
- **18J.15.280** Agritourism

18J.15.015  **Site Design.**

The purpose of this Section is to promote site design that minimizes modifications to natural topography to preserve land, water and soil relationships that are essential for sustaining plant and animal habitat. Project elements (lots, buildings, access drives, parking, walkways, and service areas) should be located in a manner that protects, enhances, or minimizes impacts to natural site features. For instance, buildings should be designed to fit the natural slope rather than forcing the slope to fit the building design. Terraced parking lots and multi-tiered buildings are other examples of effective design solutions that minimize impacts to a site's natural features.

A. **Applicability.** This Section applies to site design associated with commercial, industrial, and civic uses and buildings, and to residential developments.

B. **Exemptions.** [Reserved]

C. **Design Objective.** Site development for buildings, roadways and other site improvements should be designed to fit the natural topography with the minimum amount of site disturbance and grade changes possible. (See Figures 18J.15.015-1, -2, and -3)

D. **Standards.**

1. Filling and grading shall be done in accordance with Pierce County Site Development Regulations.
2. Buildings shall be designed to fit natural slopes rather than forcing the slope to fit a particular building design.
3. Roads shall be aligned to follow the natural contours of the site as much as possible.
4. Finished grades shall promote a smooth transition to adjacent properties.
5. When retaining walls or similar structures are necessary to address grade changes, terracing shall be used such that no individual wall exceeds 8 feet in height.
6. Industrial uses within the Employment Center (EC) and Community Employment (CE) zones shall be permitted to create grades changes in excess of 8 feet except when adjacent to residentially zoned areas. (See Figure 18J.15.015-3)
7. All retaining walls in excess of 4 feet in height shall be screened with landscaping meeting Landscape Level 1 buffer requirements as set forth in PCC 18J.15.040.

E. **Guidelines.**

1. The amount of material removed from one portion of the site should be equal to the amount of material added to another portion of the site.
2. Clearing, grading and heavy construction activity should occur during the driest months and conclude by late fall when rainfall and associated soil compaction, erosion, and sediment yield from equipment activity increases.
3. Surface roughness should be maintained on the site to reduce flow velocities and encourage sheet flow on the development by preserving native vegetation and limit soil disturbance.
4. Where sites have been previously altered, attempt to restore natural conditions to the extent possible.
FIGURE 18J.15.015-1 – Preferred Option – All Uses

FIGURE 18J.15.015-2 – Preferred Option – All Uses

FIGURE 18J.15.015-3 – Least Preferred Option – Industrial Sites Only

(Ord. 2010-70s § 15 (part), 2010)

18J.15.020 Site Clearing.
The primary purpose of this Section is to establish standards for site clearing and the retention of vegetation which preserve native vegetation, mature forests, and woodlands in order to minimize changes in natural hydrologic functions within designated riparian corridors and natural drainage areas. Limiting clearing and retaining existing native vegetation within these
areas reduce the impacts of development on water resources and engineered storm drainage systems. These standards are also intended to maintain areas of existing native vegetation in order to preserve elements of the predeveloped aesthetic character of the community and to preserve areas which may provide habitat for fish and wildlife.

A. **Applicability.**
   1. This Section applies to single-family attached (townhouse), multi-family, civic, utility, commercial, industrial, land divisions, and site development permits. This Section shall also apply to any remodel project when the improvement value of the remodel is 60 percent or greater of the building value as calculated pursuant to the adopted building code.

B. **Exemptions.** The following activities shall be exempt for the provisions of this Section:
   1. Resource uses where the principal use of the property is for animal, crop or forestry production (i.e., the growing, raising, or harvesting of resources) or mineral extraction (i.e., surface mines).
   2. Sites regulated through a previously adopted site plan or recorded plat.
   3. Development proposals which result in the removal of less than 1,000 square feet of native vegetation from a site.
   4. Land utilized for agricultural activities, except for sales and services:
      a. Within Agricultural Resource Lands (ARL) and Rural Farm (RF) zones; or
      b. Subject to an approved Hobby Farm Agreement; or
      c. Which meets the definition of Farm and Agricultural Land pursuant to RCW 84.34 and being taxed as such.
   5. Urban residential short subdivisions of 4 lots/dwelling units or fewer on project sites of 1 acre or less.
   6. Construction, reconstruction, or maintenance of public roads, paths, bicycle ways, trails, bridges, sewer lines, storm drainage facilities, related critical area mitigation activities, and other similar public infrastructure, excluding public buildings.

C. **Design Objective.** Minimize site clearing to preserve and enhance the visual appearance and preserve the natural wooded character of the Pacific Northwest, promote utilization of natural systems for habitat, reduce the impacts of development on the storm drainage system and water resources.

D. **Standards – Clearing Limits.**
   1. Site clearing shall be limited to the areas of approved impervious surfaces, replacement landscaping, recreation space, utilities, and a working envelope around such areas of not greater than 10 feet in depth. The clearing limitations shall apply until such time as the issuance of a building permit occurs for the parcel or lot being cleared. Where site clearing is proposed independent of a Building Permit, Use Permit, or other specific land use activity, such clearing shall be limited to a maximum of 35 percent of the total site. The 35 percent limitation shall be calculated on a cumulative basis for all site development permits affecting the site. In no case shall site clearing extend into areas identified for native vegetation retention except for the removal of noxious weeds and hazardous trees pursuant to PCC 18J.15.130.
   2. Clearing, grading, filling and vegetation removal shall be prohibited until site development permits have been issued.
   3. The maximum area of site clearing shall encompass no more than the remainder of land after the required native vegetation retention percentage set forth in Table 18J.15.020-1, tree conservation, and critical area protection have been met.
E. **Standards – Vegetation Retention.** Minimum native vegetation retention standards shall apply to all projects located partially or fully within areas designated and mapped as open space corridors pursuant to PCC 19A.30.170 of the Pierce County Comprehensive Plan (Open Space) or an adopted community plan as follows:

1. A minimum percentage of the existing native vegetation shall be retained as set forth in Table 18J.15.020-1. The percentage shall be based on the gross acreage of the portion of the site located with an open space corridor.

<table>
<thead>
<tr>
<th>Zone Classification</th>
<th>Minimum Native Vegetation Retention (1)(2)(4)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Urban Zone Classifications</strong></td>
<td></td>
</tr>
<tr>
<td>Employment Center, Community Employment, Major Urban Center</td>
<td>15%</td>
</tr>
<tr>
<td>Employment Services, Mixed Use District, Commercial Mixed Use District, Office-Residential Mixed Use District</td>
<td>15%</td>
</tr>
<tr>
<td>Community Center, Activity Center, Neighborhood Center, Urban Village, Research-Office(3)</td>
<td>15%</td>
</tr>
<tr>
<td>Residential/Office-Civic, High Density Residential District, Moderate Density Residential District, High Density Single Family</td>
<td>15%</td>
</tr>
<tr>
<td>Public Institution</td>
<td>15%</td>
</tr>
<tr>
<td>Moderate Density Single Family, Single Family</td>
<td>20%</td>
</tr>
<tr>
<td>Residential Resource</td>
<td>25%</td>
</tr>
<tr>
<td><strong>Rural Zone Classifications</strong></td>
<td></td>
</tr>
<tr>
<td>Rural Activity Center, Village Center</td>
<td>25%</td>
</tr>
<tr>
<td>Rural Industrial Center, Rural Neighborhood Center, Public Institution</td>
<td>30%</td>
</tr>
<tr>
<td>Tourist Commercial</td>
<td>40%</td>
</tr>
<tr>
<td>Gateway Community</td>
<td>50%</td>
</tr>
<tr>
<td>Village Residential</td>
<td>50%</td>
</tr>
</tbody>
</table>
Table 18J.15.020-1. Open Space Corridor Vegetation Retention Table

<table>
<thead>
<tr>
<th>Zone Classification</th>
<th>Minimum Native Vegetation Retention (1)(2)(4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Separator, Rural 10, Rural 20, Rural 40, Reserve 5, Rural Sensitive Resource, Agricultural Resource Land, Rural Farm</td>
<td>65%</td>
</tr>
</tbody>
</table>

Footnotes:
(1) The percentage is based on gross acreage of the portion of the site located within an Open Space Corridor. If the site does not contain the minimum percentage of native vegetation listed, the percentage shall be used to establish a maximum clearing limit.
(2) Minimum vegetation retention may be decreased to 15 percent for non-residential uses (e.g., churches, schools, etc.) that are allowed in the underlying residential zone. The calculation of the native vegetation retention area for school sites shall be based upon the total acreage of the school site minus the areas set aside for playfields in the school site plan; provided that for the purposes of the calculation, such playfield areas shall not exceed 30 percent of the gross site area.
(3) 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 3, shall be subject to a Minimum Vegetation Retention of 10 percent.
(4) Within the Parkland-Spanaway-Midland Communities Plan area, individual lots of record within 0.5 miles of the SR-7 corridor, and any combination of two or more contiguous lots, created prior to September 3, 2002, that are each smaller than 0.75 acres and located in a commercial or industrial zone, are exempt for native vegetation retention. A combination of 0.75 acre lots exceeding 4 acres shall not be eligible to utilize this exemption.

2. As an alternative to retaining the native vegetation percentages set forth in Table 18J.15.020-1, the applicant may choose to utilize the Site Plan Review process to provide the Department with a study prepared by a qualified professional that evaluates the effect of the proposed clearing on the site as it relates to the design objective and identifies alternative methods to mitigate these impacts. The study shall take into account the nature and extent of the proposed development, the characteristics of the applicable sub basin, the existing habitat quality, the habitat impacts of the development and its impacts on water quality. The findings and recommendations of the study shall be utilized by the Department in the evaluation of the Site Plan Review. The Department shall be authorized to reduce or waive the native vegetation retention requirements based upon the information contained in the study when it is determined that alternative methods to mitigate impacts are appropriate and feasible.

3. Priority location for native vegetation retention shall be within critical areas and associated buffers. However, native vegetation retention may also occur within parking lot landscaping, perimeter landscaping, or other required landscaped or tree retention areas provided that such areas have minimum dimensions of not less than 20 feet and are otherwise in compliance with the provisions of this Title.

4. In residential developments, native vegetation retention may be incorporated into lots that exceed 8,000 square feet in area provided that the native vegetation retention area has minimum dimensions of not less than 20 feet and is located within a protective easement. The native vegetation retention area shall be separated from the remainder of the lot area by split rail fencing.

18J.15.030 Tree Conservation.

The purpose of this Section is to retain and/or restore the overall tree canopy in the County by using plant materials as a unifying element and tool to protect the health, safety and welfare of the public by using the environmental services provided by trees to mitigate the negative effects of impervious surfaces and vehicular traffic such as increased temperatures, airborne particulates, carbon dioxide, noise, and stormwater runoff.

A. Applicability. The standards of this Section apply to:
   1. New uses and divisions of land proposed on vacant or redeveloping parcels;
   2. Expansions of existing civic, utility, commercial, industrial, and multi-family uses exceeding 10 percent of the existing building footprint or associated impervious areas (parking lots, storage areas, etc.) that do not have an existing approved tree conservation plan; and
   3. Class IV Forest Practices.

B. Exemptions. The following uses shall not be subject to the standards of this Section:
   1. Development occurring within any designated airport safety area or object-free area.
   2. Land utilized for agricultural activities, except for Agricultural Product Sales, Agricultural Supply Sales, and Agricultural Services Use Types, which meets one of the following requirements:
      a. The land is located within the Agricultural Resource Lands (ARL) or Rural Farm (RF) zones;
      b. The land is subject to an approved Hobby Farm Agreement;
      c. The land meets the definition of Farm and Agricultural Land pursuant to RCW 84.34 and is being taxed as such; or
      d. The land is existing pasture land and is utilized for agricultural purposes such as livestock production.
   3. Silvicultural activities occurring within the Forest Land (FL) zone classification and/or active forest land that is being treated as a harvestable crop.
   5. Urban short subdivisions of 4 lots or less on project sites of 1 acre or less except that the significant tree retention provisions specified in PCC 18J.15.030 E.3. shall apply unless otherwise exempted herein. The significant trees shall be shown on the site plan and can be reviewed in conjunction with the short plat without Administrative Design Review, unless Administrative Design Review is otherwise required.
   6. Expansion, remodeling, or maintenance of structures provided that the existing building footprint is not increased by more than 10 percent.
   7. Construction, reconstruction, or maintenance of public roads, paths, bicycle ways, trails, bridges, sewer lines, storm drainage facilities, related critical area mitigation activities, and other similar public infrastructure, excluding public buildings.
   8. Significant tree retention shall be waived within the first 100 feet of lot depth for mixed use buildings located within a Residential Targeted Areas designated by the Pierce County Council pursuant to RCW 84.14 when the streetscape standards of PCC 18J.30.110 B. are met.
   9. Cell tower lease area of up to 1,000 square feet.

C. Credits. All trees on-site that meet the standards of this Section and are required, provided, or are retained for residential street trees, perimeter buffering or otherwise, may be counted toward the minimum tree unit requirements.
D. **Design Objective.** To promote tree conservation by establishing minimum tree density requirements, expressed as tree units per acre, for new or expanding uses proposed on vacant and redeveloping parcels. It is intended that the tree density requirements will be met primarily through the conservation of existing trees. However, in order to provide for continued flexibility in the design of new development, in those situations where an applicant's design would preclude the retention of the required number of trees, the use of replacement or supplemental tree planting is authorized. It is also recognized that some sites may not contain a sufficient number of existing trees to meet the tree density standards. In those situations, additional trees are to be planted as necessary to achieve the minimum tree density requirements.

E. **Standards – General.**
1. **Construction Buffer.** No construction shall occur within the mature tree canopy area of a tree planted or retained to meet tree unit density requirements. (See also PCC 18J.15.130, Plant Protection and Maintenance, for additional standards and PCC 18J.15.100, Plant Lists, for tree species and canopy sizes.)

2. **Residential Lot Location.** To minimize development related conflicts and foster long-term success of tree conservation in residential spaces, the following standards shall apply to tree conservation on residential lots:
   a. Lots must be at least 8,000 square feet in size to include trees that count toward tree unit density requirements.
   b. Replacement coniferous and broadleaf evergreen trees shall not be less than 4 feet in height at time of planting. Deciduous trees shall be fully branched, have a minimum caliper of 1½ inches and a minimum height of 8 feet at time of planting. Seedlings are not permitted.
   c. All retained trees located on lots shall be identified with a permanent cable tie tree tag at breast height.

3. **Significant Trees.** At a minimum, 30 percent of significant trees on site shall be retained, preferably reflective of the diversity of species and age within the stand, up to the minimum tree density requirements.

<table>
<thead>
<tr>
<th>Table 18J.15.030-1. Significant Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Species</td>
</tr>
<tr>
<td>Garry (Oregon White) Oak (1)</td>
</tr>
<tr>
<td>Pacific Yew</td>
</tr>
<tr>
<td>Pacific Madrone</td>
</tr>
<tr>
<td>Ponderosa Pine, Grand Fir, Big Leaf Maple, Western Hemlock, Western Red Cedar, Shore Pine, Western White Pine</td>
</tr>
<tr>
<td>Douglas Fir, Sitka Spruce</td>
</tr>
<tr>
<td>Legacy Tree (any species)</td>
</tr>
</tbody>
</table>

Footnote:
(1) See also habitat protection standards for Oregon White Oak trees/stands in 18E.40.020 D. and 18E.40.040 C.

F. **Standards – Tree Unit Density.**
1. **General.** The following minimum tree unit densities apply to new development activities; calculated using net developable acreage of the project site:
Table 18J.15.030-2. General Minimum Tree Unit Density (1)

<table>
<thead>
<tr>
<th>Category and Zone</th>
<th>Tree Unit Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Centers and Districts, Employment Centers, Rural Centers</td>
<td>20 tree units/acre</td>
</tr>
<tr>
<td>Urban Residential (2)</td>
<td>30 tree units/acre</td>
</tr>
<tr>
<td>Rural Residential (3)</td>
<td>40 tree units/acre</td>
</tr>
<tr>
<td>Resource Lands and Other Zones</td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

Footnotes:
(1) If the calculation results in a fractional quantity, it shall be rounded to the nearest whole number (greater than or equal to .5 is rounded up, less than .5 is rounded down).
(2) Non-residential uses, other than schools, permitted within Urban Residential zones shall be subject to a required tree unit density of 20 tree units/acre.
(3) Non-residential uses, other than schools, permitted within Rural Residential zones shall be subject to a required tree unit density of 20 tree units/acre.

2. **Property and Use Expansion.**
   a. For expansion on legally established civic, utility, commercial, industrial, and multi-family properties which do not conform to the tree density requirements, the following tree conservation requirements shall apply:
      (1) A minimum of 1 tree unit shall be provided for each 500 square feet of building or use area expansion; and
      (2) A minimum of 3 tree units shall replace each tree unit removed, up to a maximum of 25 tree units per acre.
   b. For properties with an approved Tree Retention Plan, the applicant shall provide:
      (1) Information to explain how the removal of tree conservation trees cannot be avoided;
      (2) Replacement trees for each tree unit lost, based upon tree size at the time of removal; and
      (3) A revised plan demonstrating that no net loss of tree units will occur.

3. **Schools.** Schools shall be subject to a required tree unit density of 10 tree units per acre in all zone classifications.

4. **Rural Residential Land Division.** Rural land divisions which result in the creation of residential lots each having a minimum lot size of 5 acres or 1/128th of a Section or larger; or residential lots of less than 5 acres where the density of the land division is 0.2 dwelling units per acre or less, shall have the following special standards:
   a. For project sites containing forest, at least 50 percent of forested area shall be retained. If the retained forest area does not achieve 50 percent forest site coverage within the division additional tree plantings shall be provided into achieve such coverage. Forested areas shall meet a minimum tree unit density of 40 tree units per acre. Additional tree planting shall be provided as necessary to achieve this tree density.
   b. Non-forested project sites shall retain and/or replant trees as necessary to meet a tree unit density of at least 40 tree units per acre on a least 50 percent of the site.

G. **Standards – Tree Unit Credits.** Tree unit credits for the retention and planting of trees shall be awarded as follows:
Table 18J.15.030-3. Tree Unit Credits

<table>
<thead>
<tr>
<th>Tree Category</th>
<th>Tree Unit Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Tree 1&quot; to 6&quot; d.b.h.</td>
<td>1.0 tree unit per tree retained</td>
</tr>
<tr>
<td>Existing Tree &gt; 6&quot; &lt;/= 12&quot; d.b.h.</td>
<td>1.5 tree units per tree retained</td>
</tr>
<tr>
<td>Existing Tree &gt; 12&quot; &lt;= 18&quot; d.b.h.</td>
<td>2.0 tree units per tree retained</td>
</tr>
<tr>
<td>Existing Tree &gt; 18&quot; &lt;= 24&quot; d.b.h.</td>
<td>2.5 tree units per tree retained</td>
</tr>
<tr>
<td>Existing Tree &gt; 24&quot; d.b.h.</td>
<td>3.0 tree units per tree retained</td>
</tr>
<tr>
<td>Significant Tree &lt; 24&quot; d.b.h.</td>
<td>2.5 tree units per tree retained</td>
</tr>
<tr>
<td>Significant Tree &gt;= 24&quot; d.b.h.</td>
<td>3.0 tree units per tree retained</td>
</tr>
<tr>
<td>Legacy Tree</td>
<td>10 tree units per tree retained</td>
</tr>
<tr>
<td>Replacement Tree – 2-1 Seedling (1)</td>
<td>.25 tree units per tree planted</td>
</tr>
<tr>
<td>Replacement Tree – Coniferous ≥ 4' in height, Deciduous ≥ 1 ½ &quot; caliper</td>
<td>.75 tree units per tree planted</td>
</tr>
</tbody>
</table>

Footnote:
(1) Seedlings shall not be credited toward tree unit density requirements if placed on lots. (See PCC 18J.15.030 E.2., Standards – Residential Lot Location)

1. **Retained Trees.** Trees to be retained on site must meet the following minimum standards to be credited toward the tree density requirements of this Section. Trees identified as having significant habitat value (i.e., Legacy Trees, snags or nesting trees) and those located within a critical area or its buffer may be credited toward the tree density requirements, regardless of the health or state of the tree. An evaluation of individual tree health shall not be required for such trees except for those trees within 1½ tree lengths of proposed structures or improvements:
   a. Post-development life expectancy of greater than 10 years;
   b. Relatively sound and solid trunk with no extensive decay or hollow and no significant trunk damage;
   c. No major insect or pathological problem;
   d. No significant crown damage;
   e. Full branching and general proportionality in height and breadth for the tree age; and
   f. Individual trees and groupings of trees proposed for retention must be wind-firm in their post development state.

2. **Replacement Trees.** Each tree proposed for planting must meet the following minimum standards to be credited toward satisfying the tree density requirements of this Section:
   a. Developments shall locate a minimum of 25 percent of the required trees in protected tracts, such as tree conservation tracts, recreation tracts, stormwater tracts, and critical area tracts;
   b. Trees shall be free from injury, pests, diseases and nutritional disorders and must be fully branched and have a healthy root system;
   c. Trees utilized for planting shall be a minimum 2-1 seedling size, unless a larger size is specified;
   d. Trees planted shall include a mix of coniferous and deciduous trees, with a minimum of 30 percent coniferous, unless the area is deemed to have been Oregon white oak habitat, in which case the standards in Title 18E, Development Regulations – Critical Areas, shall apply;
e. Replacement trees proposed to be planted within open space, greenbelts, native buffer areas and landscape areas such as street trees must be compatible with the intended growing location;
f. Individual species of replacement trees planted shall not exceed 25 percent of the total number of all replacement trees;
g. Irrigation shall be provided until the tree is established; and
h. Trees may be planted on a solitary basis or within clusters to form stands.

H. Guidelines.
1. When lots or building sites are located next to protective tracts (such as park, stormwater, or critical area tracts), the preferred location of the trees is the area adjacent to these tracts.


18J.15.040 Landscape Buffers.
The purpose of this Section is to use landscaping and buffering concepts to promote compatibility between land uses by reducing the visual, noise, and lighting impacts of development on users of the site and abutting uses. The Section also provides standards that protect property values and property rights, protect critical areas from the impacts of development, promote the use of solar principles in landscape and building design, enhance and define public and private open spaces, promote the preservation of existing vegetation and use of vegetation common to Western Washington, and promote the physical safety of pedestrians and motorists.

A. Applicability. The Minimum Landscape Level Tables set forth in PCC 18J.15.040 G. establish the applicable buffer level for each proposed land use according to compatibility with the existing adjacent land use.
1. Expansions. This Section 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.

B. Exemptions. The standards of this Section do not apply to:
1. Existing, legally established, single- and two-family dwellings and accessory structures.
2. A single-family dwelling or accessory dwelling unit built on a legal lot of record with a previous land division decision that did not include a landscape buffer requirement.
3. Land divisions which result in 4 or fewer detached single-family dwelling unit lots.

C. Credits.
1. 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 or better level of screening as required per the landscape level or where supplemental plantings associated with existing vegetation or topography can provide the same level of screening as required per the landscape levels, an applicant may be allowed to deviate from the standard requirement.
   a. The applicant is responsible for submitting to PALS an alternative vegetation plan, supporting photographs, and a brief explanation as to how the alternative plan satisfies the intent of the landscape level required. Supplemental plant material may be required to be installed within or adjacent to a natural feature to fully comply with the intent of the landscape level.
D. **Design Objective.** Establish and retain perimeter landscape buffering that provides a physical, visual, and noise buffer to transition between land uses of varying intensity and compatibility.

E. **Standards.**

1. **General.**
   a. **Tables 18J.15-040-1, 18J.15.040-2, 18J.15.040-3: Perimeter Landscape Buffering.** Each lot line will have a landscape level based on the abutting land use, as applicable. 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 can round down to the previous whole number.
   
   b. **8" dbh Trees.** For required perimeter landscape buffers, all trees exceeding 8 inch diameter at breast height (d.b.h.) at time of development shall be retained and incorporated into the buffer. If determined by a professional forester that retention of a tree will create a hazard or that the tree is not viable, then the tree may be removed.

   (Note: Additional requirements may apply when Oregon White Oak trees are present. See Chapter 18E.40 PCC)
   
   c. **Native and Drought Tolerant Western Washington Plants.** Landscape buffers required pursuant to this Section shall be planted with plants as specified in PCC 18J.15.100, Plant Lists.
   
   d. **Buffer Interruption.** Landscape buffers may be interrupted at points of vehicular or pedestrian access to connect the site with rights-of-way and adjacent property. Where necessary, vegetation may be removed for utilities but shall be replanted where feasible.

F. **Exceptions to Tables 18J.15.040-1, 18J.15.040-2, and 18J.15.040-3.**

1. **Rural Centers.** For lots in Rural Centers along a Highway or a Rural State Route, L2 landscaping shall be required.
2. **Vacant land.** For lots in Urban Employment Centers, Urban Centers, Urban Districts or Rural Centers that abut vacant lands in residential zones, L1 Landscaping Canopy Vegetation shall be installed along the interior lot line of all parcels. In all other cases, no landscape buffer is required when abutting vacant land.
3. **Contiguous Jointly Developed Lots.** If contiguous lots are developed jointly, the requirement for perimeter buffering between the jointly developed lots shall not be required.
4. **Mixed Use Buildings.** Where two or more use types or categories are located in a single building, the perimeter landscape level required will be based on the use requiring the highest level of perimeter buffering.
5. **Single-Family or Two-Family Dwellings on Lots of Record in Centers and Districts.** An L2 Landscape Level shall be the maximum required for uses abutting single-family or two-family dwellings located in MUC, CC, AC, NC, MUD, OMUD, ROC, RAC and RNC zones.
6. **Nonconforming Uses.** Where a proposed permitted use abuts a legally established 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.
7. **Large Lot Location Exception.** Project sites that exceed 1 acre in size may locate the required perimeter buffering along the boundary of the proposed developed area of the site, instead of at the perimeter of the entire property.

8. **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 shall still apply.

9. **Screening of Storage Yards.** Where an outdoor storage area is located within 20 feet of a public or private road right-of-way, an L3 Landscape Level or a 6-foot 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.

10. **Residential Targeted Areas.** Perimeter buffer requirements set forth in Tables 18J.15.040-1, 18J.15.040-2, and 18J.15.040-3 shall only apply to mixed use buildings located within a Residential Targeted Area designated by the Pierce County Council pursuant to RCW 84.14 when such development abuts a Residential Zone Classification. Where such mixed use buildings include ground level residential units, a stoop or terrace of at least 75 square feet in area, with an additional 50 square feet in planting, shall be provided. All other landscaping requirements set forth in Pierce County Code, such as parking lot landscaping, street tree and streetscape, and tree retention, shall continue to apply.

11. **Homeland Security.** When a project or project site is subject to United States Department of Homeland Security regulations, PALS may adjust plant type, size and density to accommodate required security measures. Landscape buffering and screening, and/or other measures to mitigate incompatibility and aesthetic impacts, shall be provided to the maximum extent feasible.

G. **Tables.**

1. Interpretation of Tables. Tables 18J.15.040-1 through -3 set forth the required perimeter landscaping buffer based upon proposed use. The tables are arranged in a matrix format. To determine what level of perimeter landscape buffering is required to be installed for a proposed project, follow the procedures below:
   a. 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;
   b. 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;
   c. 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
   d. 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 18J.15.040-1: Perimeter Landscape Buffering:
Minimum Landscape Levels

<table>
<thead>
<tr>
<th>Proposed Uses</th>
<th>Existing Uses</th>
<th>Detached Single-Family/Two-Family Use Type</th>
<th>Attached Single-Family/Multi-Family Use Type</th>
<th>Mobile Home Parks Use Type</th>
<th>Senior Housing/Nursing Homes Use Type</th>
<th>Fraternity and Sorority House/Group Home Use Types</th>
<th>Civic/Utility Use Category</th>
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<tr>
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<tr>
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<td>L3 or F1</td>
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</table>

Footnotes:

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, Public Safety Services, Public Park Facilities (Levels 2 and 3 only), 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 Supply or Product Sales, 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 18J.15.040-2 for landscape buffering requirements for proposed Civic and Utility Use Types.

4. Refer to Table 18J.15.040-3 for landscape buffering requirements for proposed Resource Use Types.
<table>
<thead>
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<th>Proposed Uses</th>
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<th>Detached Single-Family/Two-Family Use Types (4)</th>
<th>Attached Single-Family/Multi-Family Use Types (4)</th>
<th>Mobile Home Park Use Type</th>
<th>Senior Housing/Nursing Homes Use Types</th>
<th>Fraternity and Sorority House/Group Home Use Types</th>
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</table>

**Footnotes:**

1. 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. 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.
4. Buffering requirements for this use type shall include areas of subdivisions set aside for active and passive recreation.
5. Refer to Solid/Hazardous Waste Handling Facility standards of PCC 18J.15.240.
6. See PCC 18J.15.260 for additional exterior screening standards for water supply facilities.
<table>
<thead>
<tr>
<th>Proposed Uses</th>
<th>Existing Uses</th>
<th>Detached Single-Family/Two-Family Use Types (3)</th>
<th>Attached Single-Family/Multi-Family Use Types (3)</th>
<th>Mobile Home Park Use Type</th>
<th>Senior Housing/Nursing Homes Use Types</th>
<th>Fraternity and Sorority House/Group Home Use Types</th>
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### Table 18J.15.040-3: Perimeter Landscape Buffering:
Minimum Landscape Levels for Proposed Resource Uses (continued)

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</tbody>
</table>

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**Footnotes:**

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. Buffering requirements for this use type shall include areas of subdivisions set aside for active and passive recreation.

---

**H. Standards – Landscape Levels.** The following standards are minimum requirements and may be exceeded by the applicant. The landscape levels are listed in hierarchical order, and correspond to the levels indicated on Tables 18J.15.040-1, 18J.15.040-2, and 18J.15.040-3. The F1 Fence Level is intended to be used as an alternative in specialized cases as indicated in Tables 18J.15.040-1, 18J.15.040-2 and 18J.15.040-3.

1. **Low Screen/Berm (Landscape Level 1 – L1).** This landscaping 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.

   a. The L1 standard consists of Canopy Vegetation-L1 plus a Vegetative Screen-L1 or Berm-L1.
b. **Canopy Vegetation-L1.** 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.

c. **Vegetative Screen-L1.** Continuous vegetative screen a minimum of 3 feet high and a maximum of 4 feet high at maturity, planted at a rate of 1 shrub per 4 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 4 feet on center, with no greater than 5 feet on center between clusters. Installation of vegetative groundcover is encouraged within the planting area but not required.

d. **Berm-L1.** The earthen berm a minimum of 3 feet high and a maximum of 4 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.

e. **Screen Width-L1.** Vegetation shall be located adjacent to the lot line and shall have a minimum planting bed width of 5 feet for shrubs and groundcover; 8 feet for trees with no tree located more than 15 feet from the right-of-way line.

2. **Filtered Screen (Landscape Level 2 – L2).** This landscaping 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.

   a. 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 1 per 7 lineal feet of lot line, interspersed throughout the landscape strip in clusters or uniform rows.

   b. **Spacing.** 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 shrubs at no greater than 8 feet on center, with no greater than 15 feet on center between clusters.

   c. **Minimum Mature Heights.** Trees: 20 feet; and Shrubs: 3 feet. Installation of vegetative ground cover is encouraged but not required within the planting area.

   d. **Screen Width.** All required L2 vegetation shall be located adjacent to the lot line and shall have a minimum planting bed width of 8 feet, with no required vegetation located greater than 30 feet from the lot line.

3. **Full Screen/Berm (Landscape Level 3 – L3).** This level 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.
a. Full Screen/Berm, Landscape Level 3, shall include Canopy Vegetation-L3 and either a Vegetative Screen-L3 or a Berm-L3.

b. **Canopy Vegetation-L3.** 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.

c. **Vegetative Screen-L3.** The Vegetation Screen shall consist of: (1) evergreen shrubs at a rate of 1 per 5 lineal feet of landscape strip; or (2) closely spaced evergreen trees, at a rate of 1 per 8 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 8 feet on center, with no more than 10 feet on center between clusters; (2) shrubs for the landscape screen shall be no greater than 5 feet on center, with no greater than 7 feet on center between clusters. Vegetative screening materials shall have a minimum mature height of 6 feet.

d. **Berm-L3.** The earthen berm shall be a minimum of 4 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 6 feet in height shall be planted with evergreen shrubs at a rate of 1 per 4 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 4 feet on center, with no greater than 6 feet on center between groupings.

e. **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.

f. Installation of vegetative groundcover is encouraged but not required within the L3 planting area.

4. **Rural State Route and Highway Buffer (Landscape Level 4 – L4).** This level is intended to provide a physical and visual filter and separator uses and the passing motorist along rural state routes, rural state highways, and the Key Peninsula Highway in order to maintain the aesthetic character of the surrounding area and to provide a noise and air quality buffer.

a. L4 shall include Canopy Vegetation-L4; either a Vegetative Screen-L4 or Berm-L4; and vegetative ground cover.

b. All existing vegetation shall be retained to provide a complete visual screen between the site and abutting highway. 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.

c. **Canopy Vegetation-L4.** 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.
d. **Vegetation Screen-L4.** Shall consist of: (1) evergreen or deciduous shrubs at a rate of 1 per 5 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 1 per 8 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 buffer at no greater than 8 feet on center, with no more than 10 feet on center between clusters; (2) shrubs for the screen shall be no greater than 5 feet on center, with no greater than 7 feet on center between clusters. Plants shall have a minimum mature height of 6 feet.

e. **Berm-L4.** An earthen berm a minimum of 4 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 6 feet in height shall be planted with evergreen shrubs at a rate of 1 per 4 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 4 feet on center, with no greater than 6 feet on center between groupings.

f. **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;

g. **Buffer Width and Location.** The buffer shall be located adjacent to the parcel boundary which abuts the rural state route, highway or arterial and shall extend the full length of the parcels frontage along the highway except for points of pedestrian and vehicular access as set forth in PCC 18J.15.040 H.4.c. above. All required L4 vegetation shall be located within the buffer area. The buffer shall have a minimum planting bed width of 50 feet. Where insufficient existing vegetation is present within the buffer to meet the requirements of PCC 18J.15.040 H.4.d. and e. above, the property owner may elect to increase the buffer width to 100 feet in lieu of providing additional plantings provided, however, that said buffer area must have understory vegetation and a tree cover established and managed to achieve a density of 80 square feet of basal area per acre.

5. **Sight-Obscuring Fence/Wall (Fence Level – F1).** 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 where landscape screens are impractical in that: there is inadequate space for a full 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.

a. Fences and walls shall be 6 feet high and 100 percent sight obscuring.

b. 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.
c. The fence/wall shall be installed along the lot line, except that space can be provided to accommodate proposed landscaping.

d. When using the F1 standard along road rights-of-way, the fence/wall shall comply with sight distance requirements of Title 17B.

I. Guidelines.

1. Where possible, perimeter buffers should include the retention of existing mature, native trees and vegetation to protect the aesthetic qualities of the community, protect aquifers and aquifer recharge areas, provide wildlife habitat, and to prevent detrimental runoff to adjoining properties, streams, and other critical areas more closely mimic the natural hydrologic cycle.

2. The use of sodded or seeded lawn should be avoided in industrial and commercial projects except where necessary for recreation or outdoor gathering places.


18J.15.050 Street Trees.

The purpose of planting street trees is to enhance the environment by using plant material as a unifying element and to protect the health, safety and welfare of the public by using street trees to mitigate the negative effects of impervious surfaces and vehicular traffic including increased temperatures, airborne particulates, carbon dioxide, noise, and stormwater runoff. Street trees also provide shade and visual interest for pedestrians.

A. Applicability. Street trees shall be installed along both sides of all new roads and approved access ways.

B. Design Objective. Provide buffers along street corridors to increase privacy and minimize noise impacts.

C. Standards.

1. Street trees located within public or private rights-of-way shall be installed consistent with the requirements of PCC 17B.10.060.

2. Street trees shall be planted along each side of streets at a rate of 1 per 30 lineal feet of roadway, exclusive of intersections. Clustering is permitted to allow for driveways. 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.

3. Minimum mature height shall be 20 feet.

4. Refer to PCC 18J.15.100, Plant Lists, for a list of appropriate street tree species.

D. Guidelines.

1. Any tree planted within 5 feet of public or private road pavement edge, curbing, or sidewalk, or within required parking areas should include a root control barrier. Root control barriers should consist of galvanized metal or plastic sheets extending a minimum of 2 feet below the finished grade of the surrounding surface.

2. The preferred location of street trees is on private property, outside public road rights-of-way.

Ord. 2009-98s § 2 (part), 2010

18J.15.060 Infill Compatibility.

Infill compatibility standards are intended to ensure neighborhood compatibility, maintain harmony and character of existing residential areas, and ensure residential infill development occurs in an orderly and desirable manner.
A. **Applicability.** New residential developments of 5 or more dwelling units proposed adjacent to lots of less than 1 acre in size, at least 100 percent larger than proposed lot sizes, and of the same or lesser intense residential use type shall meet infill compatibility standards. (For example: If the proposed lot is 5,000 square feet in size and the adjacent lot is 10,000 square feet or larger (but less than 1 acre) and of the same or less intense housing type, infill compatibility applies.)

B. **Exemptions.**
1. Projects designed according to the Small Lot Design standards of Chapter 18J.17 PCC.

C. **Design Objective.** Infill compatibility measures are necessary to help mitigate potential impacts of infill densities throughout the County.

D. **Standards.**
1. The rear yard setback for new homes which abut the lower density development shall be a minimum of 30 feet. Detached structures accessory to the home may be built within the rear yard, pursuant to zone setbacks, as long as the accessory structure does not exceed 12 feet in height;
2. The rear lot line shall be fenced with a 6-foot sight obscuring fence; and
3. A note regarding the required setback and fence shall be included on the final platting document.

(Ord. 2010-70s § 15 (part), 2010; Ord. 2009-98s § 2 (part), 2010)

**18J.15.070 Noise Attenuating Barriers and Structural Walls.**

The purpose of this Section is to provide standards for the design, placement, and construction of noise attenuating barriers between incompatible land uses. A "noise attenuating barrier" means any buffer strip, wall or berm constructed for the purpose of reducing noise from a noise-generating activity.

A. **Applicability.** These standards apply to any barrier being built to attenuate noise from a proposed or existing land use, as required by the Hearing Examiner, Director, Responsible Official or voluntarily constructed on any parcel of land.

B. **General Standards.**
1. An Acoustical Expert must certify that the building plans comply with the noise regulations in Chapter 8.76 PCC and the standards and guidelines of this Section prior to the issuance of a Building Permit.
2. No barrier may be located within the right-of-way without express permission from the County Engineer pursuant to PCC 12.28.010.
3. Maintenance of the barrier shall be the responsibility of the property owner, applicant, or successor.
4. Barriers shall not limit access for maintenance equipment, traffic service vehicles, emergency vehicles, pedestrians and bicycles.
5. A noise barrier shall not have anything affixed to it; such as a light fixture or sign, and shall not protrude in such a way as to interfere with pedestrian or vehicle traffic.
6. When a Noise Attenuating Barrier, Structural Wall or retaining wall greater than 6 feet in height, is visible from a public arterial roadway it shall be screened from public view utilizing a vegetative screen. This landscaping ensures that a noise barrier and related buffer is visually attractive and consistent with the character of the community.
Vegetation Screen Standards.

1. The Vegetation Screen 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;

2. Landscaping shall be installed on each side of any wall or berm, as follows:
   a. Evergreen and deciduous shrubs, in a mix of at least 60 percent evergreen, at a rate of 1 per 5 lineal feet of landscape strip;
   b. Closely spaced evergreen trees, at a rate of 1 per 10 lineal feet of landscape strip; and
   c. Closely spaced deciduous trees, at a rate of 1 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;

3. 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;

4. In the event only a buffer strip is used for noise attenuation, landscaping shall be installed at the same rate as for two sides of a berm or wall; and

5. Installation of vegetative groundcover is encouraged but not required within the planting area.

Design Options. The proponent may choose one of the following options for a noise attenuating barrier, provided the required mitigation of noise is achieved to meet the noise standards in Chapter 8.76 PCC, as certified by the acoustical expert, and the conditions of the permit.

1. Buffer Strip. A vegetated buffer strip may be used to attenuate noise, if determined to be effective given the noise impacts, given the topography and other characteristics of the site.

   a. Standards.
   
   1. If a buffer is used, the width of the buffer must be 40 feet wide or a width specified by the Acoustical Expert as necessary to mitigate the noise.

2. Berm. A vegetated berm may be used to attenuate noise, if determined to be effective given the noise impacts, topography and other characteristics of the site. A berm is defined as an earthen strip barrier with permanent vegetative cover, which is free from broken concrete, asphalt, large rocks or other debris and placed as a continuous ridge of earth.

   a. Standards.
   
   1. The height of the berm shall be at least 6 feet or the height specified by the Acoustical Expert as necessary to mitigate the noise. The berm shall be measured from street curb or the crown of the adjacent paved way for road frontages or existing grade for interior lot lines;
   
   2. The berm shall be placed on a strip of land (buffer strip) at least 30 feet in width; and

   3. Berm slopes shall be no steeper than 2:1. The end of the berm shall be designed with a lead-in slope of 10:1 and curved toward the right-of-way line.

3. Wall. A solid, opaque wall with noise attenuating qualities may be constructed as a noise attenuating barrier if determined to be effective given the noise impacts, topography and other characteristics of the site.
a. Standards.  
(1) The height of the wall shall be at least 6 feet or the height specified by the Acoustical Expert as necessary to mitigate the noise, provided the wall shall be no higher than 9 feet;  
(2) The wall shall be placed on a strip of land (buffer strip) at least 20 feet in width;  
(3) The wall shall be constructed of stone, masonry or concrete with a stone, corrugated or exposed aggregate finish with horizontal and vertical modulation to reduce the appearance of a barrier and look more like a design element that fits the character of the adjacent developments; and  
(4) The wall shall be set back from the adjoining property line or right-of-way by at least 10 feet. 

4. Combination of Berm and Wall. A wall may be combined with a berm to achieve the required noise reduction. The separate standard for the berm and wall shall be met, except that the buffer strip shall be at least 20 feet in width and the wall no taller than 6 feet. 

(Ord. 2009-98s § 2 (part), 2010)
3. Site entrances should incorporate a special design treatment in order to enhance the overall visual image of the site. Treatment may include decorative pavement, landscaping, lighting and entry signs.
4. Garage doors and open vehicle entries should be recessed at least 6 feet from the front building façade.

G. Standards – Stall Design.
1. Parking facilities shall be designed to conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Minimum Parking Stall Dimensions</th>
<th>Width</th>
<th>Length</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Parking Stall</td>
<td>9 feet</td>
<td>18 feet</td>
</tr>
<tr>
<td>Compact Parking Stall</td>
<td>8 feet</td>
<td>16 feet</td>
</tr>
<tr>
<td>Residential Garage Driveway</td>
<td>10 feet</td>
<td>24 feet</td>
</tr>
</tbody>
</table>

2. Up to 40 percent of the required parking stalls, excluding those stalls designed to meet accessibility laws, for a non-residential development may be compact parking stalls. Compact stalls 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.
3. Parking stalls shall be delineated and maintained for the life of the project with weather resistant striping.

H. Standards – Carpool Stalls.
1. Carpool stalls shall be clearly identified by painting the word "CARPOOL" in capital letters a minimum of 8 inch high at the base of the parking space and centered between the striping.
2. Carpool stalls shall be located close to the main employee entrance and shall be identified on the site plan.

I. Standards – Loading Areas.
1. 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.
2. 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. For redevelopment projects already improved with building/parking layouts, this standard shall be met to the greatest extent possible.
3. If the loading space is incorporated within a building, the location requirements of this subsection shall not apply.
4. Required loading areas shall be shown on the parking plan and be permanent in nature.

1. Driveways and aisles providing access to parking facilities shall have the following minimum dimensions set forth below:
<table>
<thead>
<tr>
<th>Minimum Width for Motorized Vehicle Access</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive aisle for 61-90 degree parking.</td>
<td>24 feet</td>
</tr>
<tr>
<td>Drive aisle for 60 degrees or less angle parking.</td>
<td>20 feet</td>
</tr>
<tr>
<td>Aisle or driveway for fire apparatus access.</td>
<td>24 feet</td>
</tr>
<tr>
<td>One-Way drive aisle (without fire apparatus access).</td>
<td>14 feet</td>
</tr>
</tbody>
</table>

2. One-way drive aisles shall include permanent directional signs and arrows.
3. Vehicular circulation patterns shall be clearly marked.
4. Parking lots shall be designed to provide opportunity for logical and convenient vehicle and pedestrian connections to adjacent commercial or vacant commercially zoned land when topographic, critical area or other constraints do not make such connections infeasible.
5. Principal vehicular accesses into a Commercial Center shall be through an entry driveway designed and constructed with a distinct sense of arrival. In addition to signage at this location, the distinct sense of arrival shall be achieved through the use of at least two of the following:
   a. Decorative paving materials;
   b. Decorative lighting;
   c. Fountain; or
   d. Art sculpture.

K. **Guidelines – Vehicle Circulation.**
   1. Drive lane width should narrow at crosswalks with the sidewalk flared out beyond the parking lane.
   2. Roadway access driveways should be limited to encourage efficient internal site circulation and take advantage of opportunities for shared driveways where practicable.
   3. Monotonous, long parking driveways and expansive surface parking areas should be avoided.
   4. Encroachment of driveways into building setbacks should be minimized.
   5. Common access driveways are encouraged.

L. **Standards – Employee Parking.** Parking stalls physically separated from customer and guest parking that are located behind the building near an employee entrance and which are clearly designated exclusively for employee parking may be designed with compact dimensions. These compact employee parking stalls shall not count against the compact stall size allowance for the project site.

M. **Standards – Parking Garages.**
   1. Parking garage facades which are visible from the street shall conform to one or a combination of the following options:
      a. A landscaped screen. Screening may be trees and shrubs, or climbing plantings on a trellis.
      b. Store fronts. The parking garage may be faced with store fronts or display windows.
      c. Simulated storefront. The openings of the parking garage may be designed to reflect or simulate the window pattern and material choice of the primary structure on the site. The door and window fenestration requirements should be used as a guide.
N. **Standards – Pedestrian Circulation.**

1. Commercial and civic development shall provide pedestrian facilities to each abutting commercial use or commercially zoned parcel and a minimum of one pedestrian connection shall be made to each adjacent street. For developments with parking lots in excess of 250 spaces, additional connections to abutting streets may be required. Sidewalks may be considered part of the pedestrian facility system if they provide convenient movement between structures.

2. Commercial, civic and industrial projects shall provide sidewalks as specified in Table 17B.20.005-1, "Minimum Requirements for Commercial Projects".

3. Residential developments shall provide sidewalks as specified in Table 17B.20.005-2, "Minimum Improvements for Residential Projects" for detached single-family and two-family uses and Table 17B.20.005-1, "Minimum Requirements for Commercial Projects" for attached single-family and multi-family uses.

4. Pedestrian facilities shall provide the shortest, most convenient walking route possible.

5. Where a parking lot separates a building entrance from a sidewalk in the right-of-way, a pedestrian walkway shall be provided connecting the street to the building entrance.

6. Hard surface pedestrian facilities shall be clearly marked with the use of pavers, stamped concrete, or by being raised a minimum of 6 inches above the adjacent surface and shall be of durable, non-slip surfaces. Painted striping alone is not an acceptable form of walkway delineation. Facilities intended to provide handicap accessibility shall be smooth.

7. Pedestrian facilities shall be provided to access parks used to meet the recreational space requirement for residential development.

8. When a project site is located along a proposed trail route, a linear section of land shall be dedicated and developed for the trail.

9. Pedestrian facilities shall be designed according to the following standards:

<table>
<thead>
<tr>
<th>Minimum Width for Pedestrian Facilities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Walkways adjacent to buildings.</td>
<td>6 feet</td>
</tr>
<tr>
<td>Walkways that connect a building entrance to the street/sidewalk (does not apply to single family homes).</td>
<td>6 feet</td>
</tr>
<tr>
<td>Walkways within parking lots.</td>
<td>4 feet</td>
</tr>
<tr>
<td>Multiple use trail facility.</td>
<td>10 feet</td>
</tr>
<tr>
<td>Private recreation and/or open space walkways.</td>
<td>4 feet</td>
</tr>
<tr>
<td>Travel routes to schools, community facilities, libraries, or parks.</td>
<td>4 feet</td>
</tr>
<tr>
<td>Sidewalks along public or private roads shall be designed in accordance with PCC Title 17B.</td>
<td></td>
</tr>
</tbody>
</table>

P. **Standards – Outdoor Pedestrian Amenities.**

1. Bench or similar outdoor seating shall be provided for commercial and civic projects at the following rate.
2. Outdoor seating shall be located:
   a. Near transit stops, bicycle parking, or building entrances;
   b. Outside of the public right of way, unless placement within the right-of-way is approved by the Washington State Department of Transportation or the Pierce County Public Works Department, depending on the jurisdiction of the road;
   c. Adjacent to pedestrian walkways and sidewalks; and
   d. Such that it is accessible by all.
3. Outdoor pedestrian amenities shall be of commercial grade designed for heavy public use and shall be constructed of materials that complement the character and design of the building, facility, or site upon which it is located.
4. All new civic, commercial and industrial developments shall provide outdoor trash and recycling receptacles for use by patrons and/or employees.
5. In rural zones, when exterior pedestrian amenities are required by this Title, they shall reflect the historic and rustic character of the rural area.

Q. **Standards – Bus Facilities.**
   1. Transit and school bus stops shall be provided when the need is identified by local transit agency and/or school district.
   2. When transit facilities are required, the developer shall either provide the facilities to the transit agency's specifications or pay to the transit agency the costs of providing and installing such facilities.
   3. The need for shelter, benches, concrete pad, signage, lighting, and trash receptacles and other developer-supplied improvements shall be coordinated with the transit agency or school district. The following design standards shall be applicable unless a different standard is provided by the transit authority or school district:
      a. Adequate area of at least 80 square feet shall be provided for waiting passengers;
      b. Pedestrian walkways shall be provided between transit stops and building entries;
      c. Shelters shall have a pitched roof;
      d. Shopping cart storage adjacent to the transit stop shall be provided for commercial centers with more than 40,000 square feet of retail space; and
      e. Transit stops shall be illuminated.
   4. Transit shelters and related facilities may be required on each side of the street to provide for transit passengers traveling in both directions along the transit corridor.

R. **Standards – Bicycle Facilities.**
   1. Bicycle parking shall be provided at the quantities specified by PCC 18A.35.040 E.6.
   2. Bicycle parking shall not block pedestrian use of a walkway.
   3. All required bicycle parking shall be located on-site and in close proximity to the activity or use for which the parking is provided.
   4. Bicycle parking areas shall be clearly identifiable.

S. **Guidelines – Bicycle Facilities.**
   1. Encourage the development of marked, paved bike lanes along State highways, per Washington Department of Transportation non-motorized standards.
2. Trails or bicycle paths should be identified on-site and connect with the regional or sub-regional trail system.
(Ord. 2012-2s § 8 (part), 2012; Ord. 2010-70s § 15 (part), 2010)

18J.15.085 Exterior Illumination.
A. Applicability. The provisions of the Section apply to:
   1. New residential developments, civic, commercial and industrial uses; and
   2. Multi-family, civic, commercial or industrial expansion greater than 60 percent of the building value, excluding any interior improvements to an existing structure. The 60 percent calculation is cumulative for the project site, and over time, calculated based on the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, as used by the Building Official. Only the area associated with expansion will be subject to the standards.

B. Exemptions. [Reserved]

C. Design Objective. Provide safe and visible public areas exterior lighting that accents and complements the space and/or building architectural details.

D. Standards – Parking and Pedestrian Area Illumination.
   1. Light sources (light bulb) shall be hidden from public view except for streetlights and holiday decorator lights.
   2. Illumination level of 1 footcandle shall be provided in all pedestrian areas, including building entries, along walkways, parking areas, and other public areas.
   3. Except for intermittent security lighting on motion detectors, all lights more than 7 feet above the ground shall be downward directional lighting. The fixture's housing must be totally opaque. Clear or refractive lenses shall not extend below the housing.
   4. Illumination shall not cast beyond the premises it is intended to illuminate.
   5. Illumination of landscaped areas shall be prohibited unless lighting is part of the landscape area immediately around the building or the area is intended for recreational use.
   6. Large areas shall be illuminated with multiple low-intensity light sources rather than single high-intensity light sources.
   7. Pole lights shall be no taller than 20 feet above a 36 inch base in parking lots and traffic areas and no taller than 12 feet in pedestrian areas.

E. Standards – Exterior Building Illumination.
   1. Exterior building illumination, if proposed, shall be of an indirect source.
   2. All lights, other than street lights, shall be shielded from the sky and adjacent properties and structures, either through cut-off or downward directional lighting, or optics within the fixture.
   3. Translucent panels or other features illuminated from behind are prohibited.
   4. All building mounted floodlights shall be shielded from above in such a manner that the bottom edge of the shield shall be at or below the light source.
   5. Light fixtures used to illuminate the building that are not affixed to the building shall be screened or hidden from view with plant materials.
   6. The design and placement of exterior lighting shall be integrated with the architectural design of the building.
   7. Illumination used to highlight building elements shall be of an indirect source and not affect neighboring residences.
F. **Guidelines – Exterior Illumination.**
   1. Avoid colored lighting on buildings except during holiday periods.
   2. Avoid lighting large areas with a single source.
   3. Fixture designs for commercial and civic uses of an industrial or utility appearance should be avoided.
   4. Lighting shall be limited to illumination of surfaces intended for pedestrians, vehicles or key architectural features.
   5. Recessed spot lighting may supplement indirect lighting where more direct lighting is desired.
   6. Lighting should be lamped to prevent spillage onto neighboring parcels (light trespass), energy waste and glare.
   7. All non-essential lighting should be turned off after business hours. Sensor activated lights are encouraged for security purposes.

(Ord. 2012-2s § 8 (part), 2012)

**18J.15.090 Parking Lot Landscaping.**

The intent of parking lot landscaping is to provide visual and noise relief to adjacent uses from parking lots by enhancing public and private open spaces, and to facilitate aquifer recharge. The standards promote physical safety of pedestrians and motorists with proper location and placement of vegetation and provide for internal parking lot landscaping to buffer such uses as drive-through facilities and service areas. Parking lots should not visually dominate any development setting.

A. **Applicability.**
   1. Perimeter parking lot landscaping is required for any portion of a parking lot which is within 20 feet of a public or private road right-of-way.
   2. Interior parking lot landscaping is required for all new surface parking lots with 10 or more spaces; and for the addition of 10 spaces or more to an existing parking lot.
   3. Standards for drive-through facilities, storage and service areas are applicable when such facilities are proposed for the project.

B. **Credits.**
   1. 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.
   2. Where a lot line is within a critical area with a required buffer area, perimeter parking lot landscaping shall not be required.
      a. 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.

C. **Design Objective.** Provide visual and noise relief for adjacent uses from adjacent parking lots, unify development, enhance and define public and private open spaces, promote the use and protection of vegetation native and common to Western Washington, facilitate aquifer recharge, and promote physical safety of pedestrians and motorists through proper location and placement of vegetation.

D. **Standards.**
   1. **General.**
      a. Planting areas shall be fully protected by curbs, wheel stops, or other appropriate means to prevent injury to plants from pedestrian or vehicular traffic.
b. A maximum of 10 parking stalls in a row shall be allowed between landscape planting islands.

c. Landscape areas containing trees shall be a minimum of 64 square feet in size with no dimension less than 6 feet. Trees must be set back at least 24 inches from the curb edge to prevent damage from parking cars.

d. Landscape areas containing only shrubs and groundcover shall have a minimum width of 4 feet. Shrub, hedge and groundcover plants shall not have mature heights that exceed 36 inches to provide for ease of vehicular sight distance and pedestrian safety.

e. Parking lots shall be located no closer to the interior lot line than the minimum width of required perimeter landscape buffer.

f. If the calculation of the number of trees or shrubs results in a fraction of less than 0.5, the applicant can round down to the previous whole number.

g. **Native and Drought Tolerant Western Washington Plants.** Refer to PCC 18J.15.100, Plant Lists, for required landscape plant selection standards.

2. **Perimeter Parking Lot Landscaping.**
   a. Any portion of the parking area within 20 feet of a public road right-of-way shall provide L2 landscape buffering along the right-of-way line.
   b. The perimeter street landscaping for the parking lot shall not count toward the total interior landscaping required for the parking lot.

3. **Interior Parking Lot Landscaping.**
   a. Areas devoted to truck loading and turn around do not require interior parking lot landscaping.
   b. One of the following options shall be met for interior parking lot landscaping:
      (1) Landscaped area shall be provided within the parking lot at the rate of 25 square feet of landscaped area per stall or alternatively, 10 percent of the total parking area ("parking area" includes the parking stalls, aisles, entry ways), shall be landscaped, whichever is greater. At least 1 tree must be planted for every 200 square feet of landscaped area; or
      (2) One tree shall be installed for every five parking spaces provided.
   c. When a parking lot is divided into distinct areas, the applicant may utilize different options in distinct areas of the lot.

4. **Drive-Through Facilities.**
   a. Drive-through window lanes and facilities shall be oriented away from residential zones;
   b. Drive-through windows and stacking lanes shall be visually screened from streets with an evergreen screen and/or architectural element or combination thereof with a minimum height of 4 feet;
   c. Stacking lanes shall be physically separated from parking lots, sidewalks, and pedestrian areas by an evergreen screen and/or architectural element, or combination thereof with a minimum height of 4 feet;
   d. Screening elements shall reflect the design of the primary building and shall provide a physical separation that cannot be traversed in a method other than the circulation route intended for the drive-through traffic; and
   e. Drive-through speakers shall not be audible off site.

5. **Storage and Service Areas.**
   a. Service and delivery bays shall not be oriented to the street frontage.
b. Outdoor storage facilities, garbage and recycling stations, and when permissible, utility meters and electrical conduit, shall be screened with the use of one of the following:

(1) A structural enclosure compatible with the primary structure.
   (a) Structural enclosures shall be designed to be architecturally consistent to the primary structure with primary structures that conform to these design standards. Roof forms, building materials, and color shall be comparable to the primary structure; and
   (b) Structural enclosures that are not accessory to a primary structure shall be designed in accordance with these design standards.

(2) A 6-foot sight obscuring fence; or
(3) An L3 Vegetative Screen.

c. Service areas shall be setback from property lines 15 feet or the required building setback, whichever is greater, when abutting a conforming residential use. The service areas shall be setback a minimum of 5 feet from property lines of abutting non-residential uses.

E. **Guidelines.**

1. Tree species should be selected based on their parking lot compatibility, that is, high branching, do not release sticky substances, deep rather than shallow rooting, etc.
2. During the summer, interior parking lot landscaping areas should provide tree shade for 35 percent of the total parking lot area.
3. Parking lot planting areas should be constructed to retain, infiltrate, and cleanse stormwater generated from the parking lot area as either bioretention areas or bioswales, except where soil types will not allow for such designs.
4. 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 including, but not limited to, solar access, water conservation, passive recreation, transit facilities, or architectural design.
5. Planting of lawn in areas less than 10 feet in width is discouraged due to associated water waste.
6. Vegetative and inert ground cover or lawn should cover all required landscape areas.
7. When replacement or expansion of existing utility systems is required, such expansion or replacement should, when feasible, be underground.

(Ord. 2012-2s § 8 (part), 2012; Ord. 2009-98s § 2 (part), 2010)

18J.15.100 **Plant Lists.**

The intent of a plant material list is to foster the use of plants native to Western Washington and drought tolerant plants common to this area. This plant material maximizes use of rainwater, reduces general maintenance needs, and reflects our natural surroundings. The use of drought-tolerant plants in landscape designs can reduce the amount of water devoted to outdoor watering at a time when population demand for water is increasing faster than the water supply.

A. **Applicability.** Western Washington native and/or drought tolerant plant material, i.e., groundcover, understory shrubs, and trees, shall be used within all required landscape screening, buffers and parking lot landscaping, etc., referenced in this Chapter. This Section also provides suitable replacement trees for tree conservation pursuant to PCC 18J.15.030.
1. **Exceptions.**
   a. Plant species specifically required or prohibited by other Pierce County development regulation, e.g., Title 18E – Critical Areas, Pierce County Shoreline Use Regulations, or individual community plan Chapters in Title 18J PCC shall supersede this Section.
   b. Only suitable native plants shall be permitted where lands are set aside only for native plantings, such as natural buffer areas, screening buffers, and tree conservation areas.

B. **Design Objective.** Reduce general maintenance needs, maximize rainwater use and create designs that reflect our natural surroundings by using plants native to Western Washington and drought tolerant plants common to the area.

C. **Standards.**
   1. Planting plans associated with new development applications shall reflect the recommended plant lists and/or the plant resources provided in this Section.
   2. Use plants native to Western Washington and drought tolerant plants common to the area, in that order of preference.
   3. Where existing vegetation is to be retained in required landscape areas, all noxious weeds and English ivy shall be removed. Refer to the Washington State Noxious Weed website at http://www.nwcb.wa.gov for the current weed list.

D. **Native Plant Resources.** The following resources may be used to identify appropriate native plants:
   1. The WSU Cooperative Extension Native Plant Identification Database and plant association lists, found at http://gardening.wsu.edu/nwnative;
   2. Native plant choices identified by a landscape architect or certified professional horticulturalist, subject to approval by the Planning and Land Services Department;
   3. United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) plant database for plants that occur in Pierce County; or
   4. The plants recommended on the Tables 18J.15.100-1 through -5 below.

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**Table 18J.15.100-1. Recommended Native Tree Species**

<table>
<thead>
<tr>
<th>Species Scientific Name</th>
<th>Canopy Size (1)</th>
<th>Street Tree?</th>
<th>Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grand fir <em>Abies grandis</em></td>
<td>Large</td>
<td>No</td>
<td>Coniferous tree achieving heights of up to 150 feet. Tolerant of a variety of soil conditions, similar needs as Douglas fir.</td>
</tr>
<tr>
<td>Vine maple <em>Acer circinatum</em></td>
<td>Small</td>
<td>No</td>
<td>Deciduous tree typically reaching heights of 5-35 feet. Treelike in open sun, crooked sprawling and vinelike in shade. Good fall color. Tolerant of a wide variety of soil conditions. Prefers moist soils, but can tolerate drier conditions once established.</td>
</tr>
<tr>
<td>Big leaf maple <em>Acer macrophyllum</em></td>
<td>Large</td>
<td>No</td>
<td>Deciduous tree. Form varies widely based upon competition and soil conditions. Typically 20 to 30 feet high when grown in open conditions but can reach heights of 80 feet or more in the forest. Good fall color. Tolerant of a wide variety of soil conditions. Similar environmental needs as Douglas fir.</td>
</tr>
<tr>
<td>Serviceberry <em>Amelanchier alnifolia</em></td>
<td>Small</td>
<td>No</td>
<td>Deciduous tree seldom larger than 20 feet in height. Tolerant of a wide variety of soil conditions. Fruit very valuable to wildlife.</td>
</tr>
<tr>
<td>Pacific madrone <em>Arbutus menziesii</em></td>
<td>Medium</td>
<td>No</td>
<td>Broadleaf evergreen tree typically reaching heights of 20 to 60 feet. Prefers dry sites. Can be difficult to grow. Red peeling bark.</td>
</tr>
<tr>
<td>Western dogwood</td>
<td>Small</td>
<td>Yes</td>
<td>Deciduous tree up to 30 feet in height. Prefers well-drained</td>
</tr>
</tbody>
</table>
### Table 18J.15.100-1. Recommended Native Tree Species

<table>
<thead>
<tr>
<th>Species Scientific Name</th>
<th>Canopy Size (1)</th>
<th>Street Tree?</th>
<th>Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Cornus nutallii</em></td>
<td></td>
<td></td>
<td>sites and partial shade. Could work well as a supplemental planting under a canopy of larger trees.</td>
</tr>
<tr>
<td>Black hawthorn <em>Crataegus douglasii</em></td>
<td>Small</td>
<td>No</td>
<td>Deciduous tree up to 30 feet in height. Scarlet fruit. Prefers highly fertile soil and grows best in moist, open areas.</td>
</tr>
<tr>
<td>Oregon Ash <em>Fraxinus latifolia</em></td>
<td>Medium</td>
<td>No</td>
<td>Deciduous tree up to 80 feet in height. Prefers moist or wet sites with rich soils. Works well for streamside and wetland plantings.</td>
</tr>
<tr>
<td>Incense cedar <em>Libocedrus decurrens</em></td>
<td>Large</td>
<td>Yes</td>
<td>Coniferous tree achieving height of 150 feet. Drought and wind resistant. Slow growth.</td>
</tr>
<tr>
<td>Pacific Crabapple <em>Malus fusca</em> (Pyrus <em>fusca</em>)</td>
<td>Small</td>
<td>Yes</td>
<td>Deciduous tree achieving a height up to 40 feet. Suited to moist to marshy soils. Fruit is valuable to wildlife.</td>
</tr>
<tr>
<td>Sitka Spruce <em>Picea sitchensis</em></td>
<td>Large</td>
<td>No</td>
<td>Coniferous tree 100-210 feet in height. Fast growing and tolerates moist forested lowland areas. Suitable to lowland and coastal areas.</td>
</tr>
<tr>
<td>Shore Pine <em>Pinus contorta</em></td>
<td>Medium</td>
<td>No</td>
<td>Coniferous tree reaching 15-50 feet in height in coastal areas and up to 100 feet inland. Grows in marshy to well-drained soils, best in coastal or low-lying areas.</td>
</tr>
<tr>
<td>Western White Pine <em>Pinus monticola</em></td>
<td>Medium</td>
<td>No</td>
<td>Coniferous tree growing 80 to 130 feet on average, but in some cases much taller. Grows rapidly even in nutrient-poor, gravelly soils and is very windfirm due to its tendency to form a few deep roots.</td>
</tr>
<tr>
<td>Black Cottonwood <em>Populus balsamifera</em> v. <em>tricocarpa</em></td>
<td>Medium</td>
<td>No</td>
<td>Deciduous tree grows 100-200 feet tall and 3-6 feet in diameter. Grows fast, moist soil. Full sun. Tolerates seasonal flooding. Breaks easily, has copious seeds.</td>
</tr>
<tr>
<td>Bitter Cherry <em>Prunus emarginata</em> v. <em>mollis</em></td>
<td>Small</td>
<td>Yes</td>
<td>Deciduous tree reaching heights of 20 – 50 feet. Produces small white to pinkish flowers and fruit is valuable to wildlife. Intolerant of full shade and thrives in dry to moist soils.</td>
</tr>
<tr>
<td>Douglas fir <em>Pseudotsuga menziesii</em></td>
<td>Large</td>
<td>No</td>
<td>Fast growing, long lived coniferous tree growing to height of 150 feet or more. Prefers drier sites, but tolerates a wide variety of soil conditions.</td>
</tr>
<tr>
<td>Oregon white oak <em>Quercus garryana</em></td>
<td>Large</td>
<td>No</td>
<td>Deciduous tree typically not more than 50 feet in height. Provides food and cover for a variety of wildlife. Slow growing, prefers well-drained soil.</td>
</tr>
<tr>
<td>Pacific Willow <em>Salix lucida</em> spp. <em>lasiandra</em></td>
<td>Medium</td>
<td>No</td>
<td>Deciduous tree reaches 40-60 feet tall. Prefers wet soils and full sun. Tolerates seasonal flooding, often grown with Western Red Cedar.</td>
</tr>
<tr>
<td>Pacific yew <em>Taxus brevifolia</em></td>
<td>Medium</td>
<td>No</td>
<td>Coniferous tree reaching height of 60 feet. Very shade tolerant. Most successful under canopy of larger trees.</td>
</tr>
<tr>
<td>Western red cedar <em>Thuja plicata</em></td>
<td>Large</td>
<td>No</td>
<td>Coniferous tree growing to height of 150 feet or more. Best under moist, shaded conditions, but tolerates a wide variety of soil conditions once established.</td>
</tr>
<tr>
<td>Western hemlock <em>Tsuga heterophylla</em></td>
<td>Large</td>
<td>No</td>
<td>Coniferous tree growing to height of 150 feet or more. Best under moist, shaded conditions, but tolerates a wide variety of soil conditions once established.</td>
</tr>
</tbody>
</table>

**Footnote:**

(1) Tree canopy size is approximately: Large=1,000; Medium=700; and Small=300, square feet.
### Table 18J.15.100-2. Recommended Non-Native Tree Species

Non-native trees suitable for use as street trees, canopy trees for park areas, and parking lots.

<table>
<thead>
<tr>
<th>Species Scientific Name</th>
<th>Canopy Size (1)</th>
<th>Street Tree?</th>
<th>Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Japanese Maple <em>Acer palmatum</em></td>
<td>Small</td>
<td>Yes</td>
<td>Common deciduous landscape tree. Slow growing, typically grow to no larger than 20 feet in height. Well suited for small lot use.</td>
</tr>
<tr>
<td>Norway Maple <em>Acer platanoides</em></td>
<td>Medium</td>
<td>Yes</td>
<td>Common deciduous landscape tree. Typically achieves heights of 50 to 60 feet. Care must be taken near sidewalks and drives as roots can become a problem.</td>
</tr>
<tr>
<td>Red Maple <em>Acer rubrum</em></td>
<td>Medium</td>
<td>Yes</td>
<td>Common deciduous landscape tree. Varieties 'Armstrong' and 'Red Sunset' are recommended for street tree use. Fast growing, typically to 40 feet with brilliant fall control.</td>
</tr>
<tr>
<td>European hornbeam <em>Carpinus betulus</em></td>
<td>Medium</td>
<td>Yes</td>
<td>Deciduous tree growing to 40 feet. Variety 'Fastigata' recommended for street tree use.</td>
</tr>
<tr>
<td>Katsura Tree <em>Carcidiphyllum japonicum</em></td>
<td>Medium</td>
<td>Yes</td>
<td>Deciduous tree, slow growing to 40 feet. Good fall color. Well suited for small lot use.</td>
</tr>
<tr>
<td>English hawthorn <em>Crataegus phaenopyrum</em></td>
<td>Small</td>
<td>Yes</td>
<td>Small deciduous tree, typically no larger than 25 feet. Well suited for small lot use, but can be prone to disease.</td>
</tr>
<tr>
<td>Washington hawthorn <em>Crataegus phaenopyrum</em></td>
<td>Small</td>
<td>Yes</td>
<td>Small deciduous tree, typically no larger than 25 feet. Well suited for small lot use with good fall color.</td>
</tr>
<tr>
<td>Green ash <em>Fraxinus pennsylvanica</em></td>
<td>Medium</td>
<td>Yes</td>
<td>Fast growing deciduous tree with height of 40 feet. For street tree use, seedless varieties such as 'Marshall' are preferred.</td>
</tr>
<tr>
<td>Honey locust <em>Gleditsia triacanthos</em></td>
<td>Medium</td>
<td>Yes</td>
<td>Fast growing deciduous tree with height of 40 feet. Varieties 'Shademaster', 'Skyline', and 'Moraine' are preferred varieties.</td>
</tr>
<tr>
<td>American sweet gum <em>Liquidambar styraciflua</em></td>
<td>Medium</td>
<td>Yes</td>
<td>Common landscape tree very tolerant of urban conditions. Achieves heights of 60 feet with good fall color.</td>
</tr>
<tr>
<td>Tulip tree <em>Liriodendron tulipifera</em></td>
<td>Large</td>
<td>No</td>
<td>Large deciduous tree achieving height of up to 60 feet. Very tolerant of urban conditions.</td>
</tr>
<tr>
<td>Sourwood <em>Oxydendron arboreum</em></td>
<td>Medium</td>
<td>Yes</td>
<td>Medium deciduous tree with good fall color. Achieves height of 35 feet.</td>
</tr>
<tr>
<td>Flowering plum <em>Prunus blireiana Prunus cerasifera</em></td>
<td>Small</td>
<td>Yes</td>
<td>Small deciduous tree with colorful dark foliage. Typically reaches height of 20 to 25 feet. Well suited to urban conditions and small lot use.</td>
</tr>
<tr>
<td>Japanese flowering cherry <em>Prunus serulata</em></td>
<td>Small</td>
<td>Yes</td>
<td>Small deciduous tree with colorful dark foliage. Typically reaches height of 20 to 25 feet. Well suited to urban conditions and small lot use. 'Amanagowa' and 'Kwanzan' varieties are a well suited street tree.</td>
</tr>
<tr>
<td>Flowering cherry <em>Prunus subhirtella</em></td>
<td>Small</td>
<td>Yes</td>
<td>Small deciduous tree with colorful dark foliage. Typically reaches height of 20 to 25 feet. Well suited to urban conditions and small lot use. Variety 'Rosea' and 'Whitcombii' well suited for street tree use.</td>
</tr>
<tr>
<td>Yoshino flowering cherry <em>Prunus yedoensis</em></td>
<td>Medium</td>
<td>Yes</td>
<td>Medium sized deciduous tree achieving height of 40 feet. Fast growing.</td>
</tr>
<tr>
<td>Flowering callery pear <em>Pyrus calleryana</em></td>
<td>Medium</td>
<td>Yes</td>
<td>Widely used in commercial landscaping. Deciduous tree 25 to 40 feet in height. Well suited to urban conditions. Varieties for street tree use include 'Aristocrat', 'Bradford', 'Capital', 'Chanticleer', 'Redspire' and 'Whitehouse'.</td>
</tr>
</tbody>
</table>
### Table 18J.15.100-2. Recommended Non-Native Tree Species
Non-native trees suitable for use as street trees, canopy trees for park areas, and parking lots.

<table>
<thead>
<tr>
<th>Species Scientific Name</th>
<th>Canopy Size (1)</th>
<th>Street Tree?</th>
<th>Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pin oak <em>Quercus palustris</em></td>
<td>Large</td>
<td>No</td>
<td>Deciduous tree achieving heights of 50 to 80 feet. Better suited to park or large lot use due to size.</td>
</tr>
<tr>
<td>Little Leaf Linden <em>Tilia cordata</em></td>
<td>Small</td>
<td>Yes</td>
<td>Small deciduous tree reaching height of 30 feet. Tolerant of urban conditions.</td>
</tr>
</tbody>
</table>

Footnote:
(1) Tree canopy size is approximately: Large=1,000; Medium=700; and Small=300, square feet.

### Table 18J.15.100-3. Recommended Shrubs Species
Suitable for use in landscape areas; not all plants listed will be appropriate for areas that require only native plants.

<table>
<thead>
<tr>
<th>Serviceberry <em>Amelanchier alnifolia</em></th>
<th>Labrador tea <em>Ledum groenlandicum</em></th>
<th>Ramanas rose <em>Rosa rugosa</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Strawberry tree <em>Arbutus unedo</em></td>
<td>Russian arborvitae <em>Microbiota decussate</em></td>
<td>Rosemary <em>Rosmarinus officinalis</em></td>
</tr>
<tr>
<td>Winter blooming camellia <em>Camellia sasanqua</em></td>
<td>Oregon wax myrtle <em>Myrica californica</em></td>
<td>Senecio <em>Senecio greyii</em></td>
</tr>
<tr>
<td>Wild lilac <em>Caenothus species</em></td>
<td>Persian parrotia <em>Parrotia persica</em></td>
<td>Common lilac <em>Syringa vulgaris</em></td>
</tr>
<tr>
<td>Rock rose <em>Cistus species</em></td>
<td>Wild mock orange <em>Philadelphus lewiss</em></td>
<td>Tamarisk <em>Tamarix species</em></td>
</tr>
<tr>
<td>Smoke tree <em>Cotinus coggyria</em></td>
<td>Ninebark <em>Phisocarpus species</em></td>
<td>Evergreen huckleberry <em>Vaccinium ovatum</em></td>
</tr>
<tr>
<td>Hardy ice plant <em>Delosperma nubigenum</em></td>
<td>Portugal laurel <em>Prunus lusitanica</em></td>
<td>Yew <em>Taxus species</em></td>
</tr>
<tr>
<td>Broom <em>Genista species</em></td>
<td>Firethorn <em>Pyracantha species</em></td>
<td>Thyme <em>Thymus species</em></td>
</tr>
<tr>
<td>St. Johnswort <em>Hypericum species</em></td>
<td>Pacific rhododendron <em>Rhododendron macrophyllum</em></td>
<td>Red huckleberry <em>Vaccinium parviflorum</em></td>
</tr>
<tr>
<td>Juniper <em>Juniperus species</em></td>
<td>Sumac <em>Rhus glabra or typhina</em></td>
<td>Chaste tree <em>Vitex agnus-castus</em></td>
</tr>
<tr>
<td>Kerria <em>Kerria japonica</em></td>
<td>Nootka rose <em>Rosa nootka</em></td>
<td>Yucca <em>Yucca species</em></td>
</tr>
<tr>
<td>Crape myrtle <em>Lagerstroemia indica</em></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Table 18J.15.100-4. Recommended Groundcover Species

<table>
<thead>
<tr>
<th>Groundcover Species</th>
<th>Suitable for use in landscape areas; not all plants listed will be appropriate for areas that require only native plants.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manzanita, Kinnikinnick</td>
<td>Bunchberry, Cornus canadensis, Salal, Gaultheria shallon</td>
</tr>
<tr>
<td>Manzanita, Arctostaphylos species</td>
<td>Bunchberry, Coastal strawberry, Oregon grape, Mahonia species</td>
</tr>
<tr>
<td>Wild ginger, Asarum caudatum</td>
<td>Coastal strawberry, Fragraaria chiloensis, Oregon grape, Mahonia species</td>
</tr>
<tr>
<td>Barberry, Berberis species</td>
<td>Wild strawberry, Fragraaria virginiana, Western trillium, Trillium ovatum</td>
</tr>
</tbody>
</table>
| Cotoneaster, Contoneaster species | |}

Table 18J.15.100-5. Recommended Vine Species

<table>
<thead>
<tr>
<th>Vine Species</th>
<th>Suitable for use in landscape areas; not all plants listed will be appropriate for areas that require only native plants.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evergreen clematis, Clematis armandii</td>
<td>Honeysuckle, Lonicera species, Wisteria, Wisteria species</td>
</tr>
</tbody>
</table>

Ord. 2012-2s § 8 (part), 2012; Ord. 2009-98s § 2 (part), 2010

18J.15.110  Plant Sizes, Soil Amendment, Mulching and Irrigation.

The purpose of this Section is to address water conservation measures by using appropriate sized plantings in landscapes and smart irrigation design for sustainable landscapes with techniques that conserve, recycle, and reuse the resources that are invested.

A. Applicability. The following plant sizes and irrigation methods apply to street trees, landscape buffers, noise attenuating barriers, and parking lot landscaping unless a standard has otherwise been specified in this Chapter.

B. Design Objective. Plant vegetation that, with minimal irrigation, will survive and provide aesthetic relief from developed portions of the project site. Provide irrigation, as needed, for vegetation to ensure survivability and vibrant health for the life of the project.

C. Standards.

1. Refer to PCC 18J.15.100, Plant Lists, for required plant selection standards.

2. Plant Sizes.
   a. Trees, evergreen. 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. 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. 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 5 years of installation.
   d. Groundcover, vegetative. Groundcover, other than lawn or turf grass, shall be planted to achieve 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.** Wood chips, bark, decorative rock, or other appropriate inert organic material may be used.

f. **Lawn, sod and seed.** 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.

g. **Berms.** Mounds of earth used for berming shall not exceed a slope of 2 horizontal feet to 1 vertical foot (2:1).

3. **Soil Amendment.**
   a. Landscape areas shall 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 allowed because it provides only short-term value and is a non-renewable resource.
   b. For all newly landscaped areas, including single-family residences, organic matter (3 to 4 cubic yards of organic matter per 1,000 square feet of landscape area) shall be incorporated to a depth of at least 4 inches.
   c. 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 shall be spread in all planting and turf areas, in addition to the incorporation of organic matter into the top horizon of the imported soil.
   d. Soil analysis of new or renovated turf areas shall include a determination of soil texture, including percentage of organic matter; an approximated soil infiltration rate; and a measure of pH value.

4. **Mulching.**
   a. Mulch shall be applied regularly to, and maintained in all, planting areas to assist soils in retaining moisture, reducing weed growth and minimizing erosion.
   b. Mulches shall be applied to the following depths: 3 inches over bare soil, and 2 inches where plant materials will cover.
   c. Acceptable mulches include organic materials such as wood chips and shredded bark and inert organic materials such as decomposed lava rock, cobble, and gravel.
   d. Non-porous materials, such as plastic sheeting, are not allowed in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.

5. **Irrigation.**
   a. All landscaped areas must have installed a permanent underground irrigation system with an automatic controller plus an overriding rain switch, or an alternative irrigation method which provides sufficient water to ensure that the plants will establish and remain healthy.
   b. Irrigation shall be permanent unless the plant materials selected are determined to be drought tolerant, in which case irrigation shall be required until the plants are fully established and there shall be an identified method to easily provide water to the plants in the case of a prolonged drought.

(Ord. 2010-70s § 15 (part), 2010; Ord. 2009-98s § 2 (part), 2010)
18J.15.120  **Plant Installation.**  
The purpose of this Section is to ensure compliance of applicable plant related design standards through installation concurrent with development of a project site.  
A. **Applicability.** The following standards apply to the installation of required vegetation for: street trees, landscape buffers, replacement trees and parking lot landscaping.  
B. **Design Objective.** Install required plants concurrent with development.  
C. **Standards.**  
1. All applicable landscaping is to be installed prior to the operation of the commercial businesses and prior to the occupancy of dwelling units in residential projects.  
2. The Department shall be contacted to perform an Accessory Element Inspection of installed landscaping, irrigation and retained vegetation.  
3. Except for short plat, large lot, and preliminary plat applications, 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. Acceptance of performance bonds or other security in place of installation shall be at the discretion of the County based on the scale of the project, phasing, etc.  
4. Landscaping required per this Chapter for short plats, large lots, and preliminary plats, shall be installed or bonded, or otherwise financially guaranteed, prior to final approval.  
5. Refer to PCC 18J.15.100, Plant Lists, for required plant selection standards.  
D. **Guidelines.**  
1. **Timing of Installation.** 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.  

(Ord. 2009-98s § 2 (part), 2010)

18J.15.130  **Plant Protection and Maintenance.**  
Proper protection and maintenance is necessary to ensure that vegetation required by this Chapter is healthy and continues to meet the objectives for the life of the project.  
A. **Applicability.** The following maintenance requirements shall apply to all vegetation and associated areas required pursuant to this Chapter. Failure to maintain vegetation as required in this Section shall constitute a violation of this Chapter and any associated land use or subdivision approvals.  
B. **Design Objective.** Protect and maintain planted and retained vegetation, replace diseased and/or dangerous trees as appropriate.  
C. **Standards.**  
1. **Tree Protection Before and During Development.** All trees proposed for retention and supplemental plantings shall be protected before and during site development and construction through adherence to the following standards:  
   a. A tree protection area shall be designed to protect each tree or tree stand during site development and construction.  
      (1) The tree protection areas shall conform to the approved tree conservation plan; and
(2) All tree protection and erosion control measures shall be in place and/or installed prior to grading, clearing, or other vegetation removal.

b. Tree protection areas may vary widely in shape, but must extend a minimum of 5 feet beyond the existing tree canopy area along the outer edge of the tree stand, unless otherwise approved by the Department.

c. Tree protection areas shall be identified and clearly labeled on all applicable site development, plats, and construction drawings, submitted to the Department.

d. Temporary construction fencing at least 30 inches tall shall be erected along the outer edge and completely surrounding the tree protection area prior to any site clearing grading. The fencing shall be posted with signage clearly identifying the tree protection area. The fencing shall remain in place through site development and construction.

e. No clearing, grading, filling, or other development activities shall occur within the tree protection area, except where approved in advance by the Planning and Land Services Department and noted in the tree conservation plan.

f. No vehicles, construction materials, fuel, or other materials shall be placed in tree protection areas. Movement of any vehicles within tree protection areas shall be prohibited.

g. No nails, rope, cable, signs, or fencing shall be attached to any tree proposed for retention, unless tree tagging has been authorized.

h. If the grade level around a tree is to be raised, a dry rock wall or rock well shall be constructed around the tree. The diameter of this wall or well must be at least equal to the diameter of the tree plus an additional 5 feet.

i. The Department may approve the use of alternate tree protection techniques if an equal or greater level of protection will be provided.

2. **Plant Maintenance.**

a. All required landscaping shall be maintained for the life of the project.

b. Plants are to be maintained in a vigorous and healthy condition, free from diseases, pests, and weeds.

c. All landscape areas shall be kept free of trash.

d. Plants lost due to lifecycle or disease shall be replaced within 180 days, during the spring or fall growing season. Replacement plants shall meet current plant size and irrigation standards.

e. Plant maintenance standards apply for the life of the project and to all future property owners.

3. **Tree Pruning.** Pruning is the practice of removing dead or living components of a tree for the purposes of maintaining or improving form, improving tree health, or addressing safety concerns. Pruning can produce strong, healthy, attractive plants when done properly as recommended or by a professional tree service. Poor pruning practices however, adversely affects plant health.

a. Pruning of Significant and Legacy trees shall be done by a professional tree service only.

b. All plant materials shall be pruned and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure.

c. Pruning of trees shall be limited to thinning, windowing, or skirting, unless otherwise restricted by critical area regulations.

(1) **Thinning.** Removal of foliage evenly through the tree crown maintaining tree form and health. Not more than one quarter of the total leaf area is removed.
(2) **Windowing.** The practice of creating a "window" within the tree crown. The overall crown remains intact. When windowing one side of a tree, it may be necessary to prune the opposite side of the tree to maintain balance.

(3) **Skirting.** The practice of opening up views by removing the lower limbs of a tree. As a rule, do not limb up more than one-third of the tree's visible height.

4. **Removal of Danger, Hazard and Diseased Trees.**
   a. Trees required to be retained pursuant to an approved conservation plan, landscape plan, or other similar plan or requirement shall not be removed unless it is demonstrated to the satisfaction of the Planning and Land Services Department that a hazard exists to public health or safety, the safety of public or private property, or the health of surrounding trees (e.g., there is a significant chance of toppling in high winds). The following requirements shall apply to the removal of a danger, hazard, or diseased tree in such areas:
      (1) The landowner shall submit a report and replanting plan prepared by a registered landscape architect, professional forester, or other expert approved by the Department to document the hazard, the specific actions that must occur to abate the threat, and the schedule for replanting.
      (2) Trees shall not be removed until after consultation and confirmation by the Department that removal is necessary, unless hazard tree(s) are determined to pose an imminent threat or danger to public health or safety, or to public or private property, or serious environmental degradation. In that event, trees may be removed or danger abated by the landowner prior to receiving written approval from the Department; provided that within 30 days following such action, the landowner shall submit the necessary report and replanting schedule demonstrating compliance with the requirements of this Section.
      (3) Trees shall be replaced at the tree unit ratios and planting standards specified in PCC 18J.15.040 and restoration plans shall be approved by the Department prior to replanting.
      (4) Restoration plans shall consider retention of snags for wildlife habitat.
      (5) Trees shall be replaced within 60 days unless determined by the Department to be more appropriate to replant within the following spring or fall planting season. In no case shall replanting take place more than 180 days from original tree removal.
   b. Developer responsibility for maintenance of trees, including removal or replacement of diseased, dead, or dying trees, shall be as follows:
      (1) Within residential subdivisions (including short plats) the developer shall be responsible for maintaining trees on individual lots until such time as the individual lots are sold at which point the individual lot owner shall assume responsibility. Developer responsibility for maintaining trees within common tracts shall remain in effect until such time as the common tract is transferred to the control of a homeowner's association or, where no homeowner's association exists, until such time as all individual lots within the subdivision are sold, at which point the homeowner's association or individual lot owners shall assume responsibility.
(2) Within all other developments, developer responsibility for maintaining trees shall remain in effect until such time as the property sale occurs. Upon the property sale, the new owner shall assume the responsibility for maintenance.

(Ord. 2009-98s § 2 (part), 2010)

18J.15.140 Low Impact Development (LID).

Low Impact Development (LID) techniques emphasize the use of on-site natural features integrated with engineered small scale hydrologic controls to promote groundwater recharge and protect the function and value of surface waters, aquifers, and fish and wildlife habitat from degradation by preserving the native vegetation and wooded character of watersheds while continuing to provide stormwater control necessary to protect downstream property owners.

A. Applicability. LID techniques as described in the Pierce County Stormwater Management and Site Development Manual, Volume VI, shall be utilized for development within the:
   1. Rural Sensitive Resource (RSR) zone;
   2. Urban Sensitive Resource Overlay (USRO); and
   3. Open space corridors of the Graham and Gig Harbor Community Plan areas.

B. Urban Area Hybrid Designs. Hybrid designs that combine LID and conventional practices may be permitted within urban growth areas when exclusive use of LID practices is determined infeasible. The applicant shall provide the Department with a study prepared by a qualified professional engineer which identifies the limiting site characteristics. The Department shall determine if the proposal warrants a lower level of LID compliance. If an exception is approved:
   1. The storm system shall meet the full extent of the Pierce County Storm Water Management Manual;
   2. The LID vegetation retention/restoration requirements of the Pierce County Stormwater Management and Site Development Manual, Volume VI, shall not be reduced or waived; and
   3. The ability for the project site to achieve maximum density shall not be a determining factor for relief of the LID techniques.

C. Design Objective. Provide stormwater control to protect downstream property owners and promote groundwater recharge and protect the function and value of surface waters, aquifers, and fish and wildlife habitat from degradation by preserving and restoring the native vegetation and wooded character of the site.

1. Standards.
   a. Projects shall be designed to meet the full comprehensive LID standards of the Pierce County Stormwater Management and Site Development Manual, Volume VI.
   b. New development shall be limited to a maximum impervious surface coverage of 25 percent, no more than 10 percent effective impervious. Existing development which exceeds this limit shall not increase total impervious surface.
   c. Clearing and grading shall be limited to the minimum necessary for construction of permitted uses and associated utilities.
   d. Critical areas and open space shall be set aside in a separate Tract.
   e. Open space areas shall be located on the site in a manner that provides the best fish and wildlife habitat and water quality protection.
f. Vehicle parking facilities shall be integrated in such a manner that critical areas and open space areas are not impacted and stormwater impacts are mitigated.
g. Lawn areas, driveways, and roads should be limited and located in a manner that will result in the least disruption to the open space tract(s) or corridors.
h. Buildings and other structures such as fencing shall be located in a manner that provides connectivity of open space (i.e., open space areas are linked from property to property). Individual structures shall not be placed where damage to the integrity of the open space tract(s) and overall open space corridor and system is likely.
i. Open space tracts shall be clearly marked and identified as a protected area through the use of fencing (when appropriate) and signage.
j. Critical areas and wildlife movement corridors shall be incorporated into open space areas.

2. Guidelines.
   a. Clustering of lots, dwelling units, or building structures should be considered during the conceptual planning stage.
   b. Lawn areas, driveways, and roads should be limited and located in a manner that will result in the least disruption to the site.
   c. Techniques that should be considered include:
      (1) Minimizing soil disturbance and erosion;
      (2) Disconnecting constructed drainage courses;
      (3) Bioretention areas;
      (4) Utilizing micro-detention facilities on each lot;
      (5) Reducing and sharing parking facilities;
      (6) Use of pervious pavement;
      (7) Directing roof runoff to rain gardens, full dispersion systems, or cisterns for non-potable reuse; and
      (8) Vegetated roof systems to evaporate and transpire stormwater on individual lots.
   d. Design the outside space during the design of the building structure to integrate vegetation into the design of the building.
   e. Promote the use of balconies and small terraces and courtyards in multi-family developments.

(Ord. 2010-70s § 15 (part), 2010; Ord. 2009-98s § 2 (part), 2010)

18J.15.150 Rural Pathways for Civic Uses.

A. Applicability.
   1. Any new civic use, except day-care centers and bus shelters (Level 1, Transportation Use Type), constructed in the rural area shall be required to construct pathways in accordance with subsection C. of this Section, along the roadway abutting the primary entrance to the site.
   2. Any new civic use, except day-care centers and bus shelters (Level 1, Transportation Use Type), constructed within 0.25 miles of a residential development shall be required to construct a pathway from the civic use to the residential development in accordance with subsection C. of this Section. For the purposes of this requirement, the following criteria apply:
a. A residential development shall consist of a recorded subdivision of 50 or more
lots that are less than 0.5 acres in size.
b. The 0.25 miles shall be measured along existing roadways from the exterior lot
line of the proposed civic use site to a point of connection with the residential
development.
c. The pathway shall connect to the residential development at one location, either
the entrance to the development or an alternative location identified by mutual
agreement with the homeowner's association or developer. If the residential
development is abutting the site, an access easement may be pursued between the
properties as an alternative to constructing the pathway in the right-of-way.

B. **Design Objective.** Facilitate safe pedestrian access to civic uses from parked cars and
nearby residential neighborhoods.

C. **Standards.**
   1. Existing road shoulders may substitute for pathways provided the shoulder is of
      standard width and grade as specified in PCC 17B.10.060 A., referencing the
      "Manual on Design Guidelines and Specifications for Road and Bridge Construction
      in Pierce County," as published by the Pierce County Engineer.
   2. New pathways must be constructed a minimum of 6 feet in width within existing
      Pierce County right-of-way on one side of the road. The pathway may be separated
      from the existing roadway. The County standard for construction is specified in
      PCC 17B.10.060 A. of the "Manual on Design Guidelines and Specifications for
      Road and Bridge Construction in Pierce County" as published by the Pierce County
      Engineer. Pathways may be adjusted to accommodate ingress, egress, parking, bus
turn-in lanes, and facility design.
   3. The requirement to construct a rural pathway pursuant to this Section shall not, in
      itself, trigger a requirement to construct curb, gutter, and sidewalk improvements.
   4. In the event the County Engineer determines right-of-way is not large enough or
      suitable for such pathway because of road conditions or safety consideration, the
      pathway requirement may be waived. Suitability shall at a minimum consider
      critical areas, topography, ditches, and location of utilities.
   5. Relocation of power lines, drainage pipes/culverts, and/or utilities, if needed, shall
      be required when the total cost of relocating them is less than 5 percent of the
      pathway's project total cost or $10,000, whichever is greater.

(Ord. 2009-98s § 2 (part), 2010)

18J.15.155 **Mechanical Equipment and Outdoor Storage Screening.**
A. **Applicability.** The provisions of this Section apply to mechanical equipment and
outdoor storage associated with:
   1. New multi-family, civic, commercial and industrial uses; and
   2. Modification and expansion of multi-family, civic, commercial and industrial uses
      when the mechanical equipment or outdoor storage is being modified or expanded.

B. **Exemptions.** [Reserved]

C. **Design Objective.** Protect the aesthetic quality of developments and surrounding
properties by screening service areas for mechanical equipment and outdoor storage.

D. **Mechanical and Utility Equipment Screening Standards.**
   1. Utilities necessary to provide power to or to heat and cool buildings shall be
      integrated into the architectural and site design of the project.
2. Rooftop mechanical equipment shall be screened by either a parapet or a stepped or sloped roof form that is a part of the architecture of the building and is at least as high as the equipment being screened. Other mechanical equipment screening methods may be utilized for buildings which exceed two stories in height when it is determined by the Department that the screening is effective, durable, and complimentary to the design of the building.

3. Screening for noise impacts shall be required for all mechanical equipment.

4. See PCC 18J.15.090 D.5. for screening standards applicable to mechanical equipment and/or service areas that are located within a parking lot.

5. When replacement or expansion of existing utility systems is required, such expansion or replacement shall, when feasible, be underground.

E. **Outdoor Storage Area Screening Standards.** See also PCC 18J.15.230 for Outdoor Stockpile standards.

1. Outdoor storage shall be screened from adjacent sites with the use of structural enclosures compatible with the primary structure and landscaping.

2. Outdoor storage areas shall be located behind the front wall of the primary building on site and shall be no closer than 10 feet to a required building or landscape buffer with no setback less than 10 feet from any property line.

3. Landscape shall be Type I with fence or structural enclosure.

4. Material shall not exceed the height of fences or screening enclosures.

5. Materials or colors for fences or walls shall be compatible with building architecture.

6. Where appropriate, landscaping meeting the Landscape Level 1 buffer requirement shall also be installed to provide additional screening.

(Ord. 2012-42s § 2 (part), 2012; Ord. 2012-2s § 8 (part), 2012)

**18J.15.160  Dry Sewer Lines.**

A. **Applicability.** New urban developments proposing to utilize interim on-site septic systems shall be required to install dry sewer facilities.

1. When dry sewer lines are installed, a residential development up to the maximum density may be allowed, provided that lots in excess of the density permitted with on-site septic shall not be built upon until the sewer line is extended and connected to all the lots. This process is referred to as shadow platting.

B. **Design Objective.** Provide adequate public facilities and services concurrent with development. Ensure that the creation of lots, the location of easements, road dedications, structures, wells, and septic drainfields are consistent to permit future infill at urban densities.

C. **Standards.**

1. Dry sewer lines shall be installed in conformance with the standards established by the Pierce County Public Works and Utilities Department, or other applicable permitting jurisdiction.

(Ord. 2009-98s § 2 (part), 2010)

**18J.15.170  Stormwater Facilities.**

A. **Applicability.** The following standards apply to development proposals for attached single-family, multi-family, civic, utility, commercial, industrial, land divisions, use permits and site development permits. The standards set forth in this Section are supplementary to the requirements of the Pierce County Stormwater Management and Site Development Manual.
B. **Exemptions.**
   1. Resource uses where the principal use of the property is for animal, crop or forestry production or mineral extraction (e.g., surface mines) shall not be subject to these standards.
   2. Residential developments designed to accommodate 9 or fewer dwelling units shall not be subject to these standards.

C. **Design Objective.** Minimize visual impacts of stormwater facilities with landscaping, contouring, and other techniques.

D. **Standards.**
   1. **General.**
      a. Stormwater facilities which are proposed to be dedicated to the public may be subject to additional requirements related to maintenance, security, and other considerations as set forth within the Pierce County Stormwater Management and Site Development Manual.
      b. Underground vault facilities that are placed under a travel way shall be designed to a minimum of HS-25 standard.
   2. **Urban.** Storm drainage facilities in urban areas shall be designed to comply with one of the following design standards, in order of preference:
      a. Design storm features as a site amenity. Stormwater facilities are deemed site amenities when:
         (1) Fencing is not required;
         (2) Side slopes do not exceed 4 to 1;
         (3) Ponds are lined with a mix of low-maintenance native plant materials;
         (4) Uses such as recreation, walking or sitting, picnicking are allowed; and
         (5) The pond is designed in a curvilinear, non-rectangular shape.
      b. Place storm drainage detention into underground vaults, and underground retention systems; or
      c. If a. or b. is not feasible, storm drainage features shall include a complete visual screen on the outside of any fencing with evergreen shrubs at a rate of 1 per 5 lineal feet and evergreen trees at a rate of 1 per 8 lineal feet, with a minimum planting width of 10 feet. Minimum mature height for trees shall be 16 feet. Screening of public ponds should be outside of the public Tract, on private property.
   3. **Rural.** The following methods or a combination of these methods shall be utilized in the design of the storm water management systems in Rural areas, in order of preference:
      a. Design impervious surfaces of a site so that formal stormwater facilities are minimized or unnecessary, such as directing runoff to swales or adjacent undisturbed open space or buffers as low velocity sheet flow for infiltration;
      b. When stormwater ponds are necessary, design ponds as a site amenity. Storm drainage facilities are deemed site amenities when side slopes do not exceed a 4:1 ratio; ponds are improved and landscaped with low-maintenance, native plant materials (grass lined storm ponds do not meet this criteria) and are designed in a curvilinear, non-rectangular shape; or
      c. Place storm drainage detention into underground vaults, and underground retention systems; or
d. If a., b., or c. is not feasible, storm drainage features shall include a complete visual screen on the outside of any fencing with evergreen shrubs at a rate of 1 per 5 lineal feet and evergreen trees at a rate of 1 per 8 lineal feet, with a minimum planting width of 10 feet. Minimum mature height for trees shall be 16 feet. Screening of public ponds should be outside of the public Tract, on private property.

E. **Guidelines.**

1. **Urban Facility Design.**
   a. Design the pond in an aesthetically pleasing manner along with other landscape features;
   b. Capture treated storm water and other non-potable water for use in irrigation;
   c. Utilize pervious paving surfaces such as porous pavement and pavers for roads, driveways, parking lots, or other types of drivable or walkable surfaces; and
   d. Use storm drainage bioretention or rain garden areas on individual lots or near clusters of residential units or buildings. Rain gardens are designed to accept roof, parking, driveway, road, and property drainage through a filter of native vegetation. Rain gardens also often include storage capabilities and are used to reduce the size of common storm drainage ponds.

2. **Rural Facility Design.**
   a. Design and vegetate wetponds and detention ponds to simulate natural wetland features in conjunction with required landscape areas;
   b. Direct rooftop runoff to infiltration areas, full dispersion systems, or to cisterns for non-potable reuse, or utilize vegetated roof systems to evaporate and transpire stormwater;
   c. Encourage the use of storm drainage bioretention or rain garden areas on individual lots or near clusters of residential units or buildings where possible. Rain gardens are designed to accept roof, parking, driveway, road, and property drainage through a filter of native vegetation. Rain gardens also often include storage capabilities and are used to reduce the size of common storm drainage ponds;
   d. Design storm drainage facilities at schools, churches and similar uses to accommodate recreational elements such as sport fields, walking and picnic areas, with the understanding that at times throughout the year, these areas may be wet or totally unusable;
   e. Minimize changes to natural topography. Limit grading and clearing disturbance to road, utility, building pad, and landscape areas to the minimum area needed to maneuver equipment during construction;
   f. Maintain surface roughness on the site to reduce flow velocities and encourage sheet flow on the development by preserving native vegetation, forest litter and micro surface topography; and
   g. Projects within a Rural Centers zone classification should utilize Low Impact Development (LID) standards. These standards are intended to afford flexibility in stormwater system design while providing the highest level of stormwater control to protect downstream property owners and promote groundwater recharge.

(Ord. 2010-70s § 15 (part), 2010; Ord. 2009-98s § 2 (part), 2010)
18J.15.180 Recreational Areas.
This Section preserves land for active and passive recreational uses to provide convenient opportunities for physical activity, community gathering, aesthetic relief from development, wildlife habitat, preservation of vegetation and aquifer recharge.

A. Applicability. Recreational space shall be dedicated within all new residential developments of 10 dwelling units or more.

1. Exceptions.
   a. Single- and two-family residential lots 12,000 square feet in size or larger shall not be subject to the recreational areas standards of this Section.
   b. Single family lots located within 1,320 feet of travel distance to a public park or public school site containing recreational amenities freely open to the public shall not be subject to the recreational areas standards of this Section provided that safe pedestrian access from the lots to the park or school site exists or is provided and no arterial roadway crossings are necessary to access the facility.
   c. Mixed use buildings within a Residential Targeted Area designated by the Pierce County Council pursuant to RCW 84.14 and located within 2,640 feet (1/2 mile) of travel distance to a public park, public school site, public or private university containing recreational amenities which are open to the public shall not be subject to the recreational area dedication standards of this Section when the following requirements are met:
      (1) One or more features such as a fitness center, green roof, or community multi-purpose space having a combined area of at least 1,500 square feet are incorporated into the mixed use building;
      (2) Safe pedestrian access from the mixed use building to the identified off-site recreational amenities exist; and
      (3) The developer provides documentation acceptable to the Department that the facilities are available and accessible to the public.

B. Credits.

1. Trails. When a site is located along a proposed regional trail, a linear section of land may be required to be dedicated and developed as a condition of project approval. Such portion of land shall be credited on a square footage basis towards any required active recreation area dedication.

2. Indoor Facilities. Indoor, covered and rooftop recreational facilities may be credited toward the required recreational area at the discretion of the Director and/or Hearing Examiner.

3. Community Gardens. Neighborhood and community gardens which include irrigation systems and collars to define garden edges and cover at least 1,000 square feet in area, may be credited toward the required recreational area at the discretion of the Director and/or Hearing Examiner.

4. Storm Facilities. Private stormwater retention/detention facilities may be credited on a 50 percent basis (i.e., each square foot of stormwater facility would be credited as .5 square feet for on-site recreation purposes) subject to meeting all of the following requirements:
   a. Stormwater facilities shall not be credited toward satisfying the first 5,000 square feet of recreation space or any of the required active recreation space;
   b. The facilities are dedicated or reserved as a part of a Recreation Tract and include passive recreation opportunities;
c. The side slope of the stormwater facilities shall not exceed 25 percent with a
   maximum water depth not to exceed 18 inches, requiring no fencing;

   d. When a stormwater facility consisting of multiple holding areas is used, only that
      portion accessible for passive recreation, shall be credited; and

   e. The stormwater facility complies with all applicable requirements of the Pierce
      County Stormwater Management and Site Development Manual.

C. **Design Objective.** Recreation space shall be located on site in usable areas that are
   appropriate in terms of size, shape, and topography for the intended use to provide
   recreational area and facilities for the use and enjoyment of the residents.

D. **Standards.**

   1. **Area Requirements.**
      
      a. For residential developments of 10 dwelling units or more, except senior
         housing, a minimum of 500 square feet of recreational area per dwelling unit
         shall be dedicated within the development.

      b. For senior housing developments, a minimum of 300 square feet of recreational
         area per dwelling unit shall be dedicated within the development.

      c. For developments of 10 to 24 dwelling units, the required recreation space shall
         be set aside and improved as appropriate for passive recreational uses.

      d. For developments of 25 dwelling units or more, a minimum of 25 percent of the
         total recreation space shall be designated and improved for active recreation, the
         remainder of the required recreation space shall be set aside and improved as
         appropriate for passive recreational uses.

   2. **Location and Size.**
      
      a. The minimum required dedication of land within a residential development shall
         be 5,000 contiguous square feet useable for recreation activities;

      b. Recreation spaces shall not be located adjacent to any street designated as an
         arterial. However, all active recreation spaces shall be open, accessible, and
         visible from adjacent dwellings, internal circulation drives and streets;

      c. Recreation space tracts shall be centrally located and/or dispersed throughout the
         development and no lot or dwelling unit shall be further than 1,200 feet from the
         closest recreation space;

      d. All lots and dwellings within the development shall have access to recreation
         space via an all-weather pedestrian walkway or sidewalk;

      e. For subdivisions, the required recreational space shall be dedicated as a tract of
         land separate from the lots and shall be in a common tract owned by all property
         owners of a subdivision;

      f. For non-subdivision development, the required recreation space shall be set aside
         in an easement, except for condominium and apartment projects; and

      g. No designated active recreation space shall have a dimension of less than 50 feet
         except for trail segments unless the applicant can demonstrate to the satisfaction
         of the Director and/or Hearing Examiner that the lesser dimension will not
         inhibit the use of the recreation space for its designated purpose. (See Figure
         18J.15.180-1)
3. **Improvements.**
   a. Active recreational spaces shall:
      (1) Include amenities that serve people of all ages, such as playgrounds, athletic fields, sports court, tot lots, impervious trails and gazebos;
      (2) Include infrastructure such as irrigation, drainage, and power to maintain the operational characteristics of the space;
      (3) Not have a cross slope exceeding 3 percent; and
      (4) Not contain critical areas and shall not cause harm to adjacent critical areas.
   b. Play equipment shall be of commercial grade construction and shall follow the Consumer Product and Safety Commission (CPSC) guidelines for equipment safety. Asphalt, concrete and sand shall not be used underneath play equipment. Rubber, synthetic matting, or loose materials such as commercial grade shredded hardwood mulch are preferred provided they comply with CPSC guidelines.
   c. Additional permitted amenities and features beyond those provided by the developer may be added to a recreation facility by the property owner or homeowners association.
   d. Passive recreation spaces shall include low maintenance plants and areas for walking and sitting, such as pervious trails, benches, and picnic tables.
4. **Installation.** Active recreation space amenities, improvements and landscaping shall be installed prior to final plat or final development plan approval.
5. **Maintenance.** It shall be the responsibility of the homeowner’s association or property owner to manage and maintain all recreation space.

E. **Guidelines.**
   1. Recreation areas should be designed to accommodate a wide range of activities, ages, and abilities.
   2. Passive recreation space(s) should connect critical areas when possible and any necessary fences should not impede wildlife movement.
3. Trails should be located and designed to enhance user safety, provide access to destinations and unique environmental features, and be aesthetically pleasing.


18J.15.185 Residential.
A. Applicability. This Section applies to new construction and remodels that exceed 60 percent building value as calculated by the International Building Code (IBC):
1. Attached single family;
2. Duplex in zones with a maximum density of 6 dwelling units per acre or less;
3. Multi-family;
4. Nursing home and assisted living facilities; and
5. Senior housing or group home constructed as any of the above.
B. Exemptions.
1. Nursing homes and assisted living facilities in non-residential zone classifications; and
2. Multi-family units when located in a commercial mixed use building that are not located on the ground floor.
C. Design Objective. These standards are intended to ensure residential structures are integrated with the existing and adjacent neighborhoods by reducing the scale of structures and by incorporating architectural design features to increase compatibility with adjacent structures and uses.
D. Standards – Duplex.
1. Duplexes built on corner lots shall be designed to appear as a single-family unit from either street with only one front door visible from any one street.
2. Garages and carports shall be deemphasized by recessing the garage or carport a minimum of 5 feet into the duplex structure or by locating the carport or garage behind the duplex structure.
E. Guidelines – Duplex.
1. Duplex structures located on corner lots should contain significant architectural features on both street fronts such as wrap-around porches, window and door trim, and building articulation.
F. Standards – Attached Single-Family, Multi-Family, Nursing Home.
1. Attached single-family, multi-family, and nursing home structures located adjacent to a parcel developed with an existing single-family residence shall be limited to a maximum of 25 feet in height for a distance of 50 feet from the property boundary of the single-family residential parcel. Thereafter, height may be increased by 1 additional foot for each additional 2 feet of distance from the property boundary (e.g., height may be increased to 30 feet at a distance of 60 feet and 35 feet at a distance of 70 feet).
2. Building façades visible from public rights-of-way and/or other public spaces shall be:
   a. Articulated with porches, balconies, bays, changes in color, eaves or parapets, or changes in siding materials.
      (1) Building articulation shall not exceed intervals of 30 feet.
      (2) Balconies shall be at least 6 feet deep by 8 feet wide.
      (3) Bay windows must extend at least 1 inch horizontally from the façade of the building.
b. Wall planes shall not exceed 80 feet in length. Buildings that exceed 80 feet in width along the street front shall be divided by a modulation that is at least 20 percent of the elevation width. Such modulation must be at least 4 feet or deeper and extend through all floors (see Figure 18J.15.185-1).

**FIGURE 18J.15.185-1**

\[A \times B\] shall be a min. 20% of width of total building elevation
Example: Buildings exceeding 80 feet in width along the street front can be divided by a 30-foot wide modulation of the exterior wall so that the maximum length of a particular facade is 80 feet or less. Such modulation must be at least 20 feet or deeper and extend through all floors.

3. Roofline variation shall be provided to break up the appearance of lengthy or monotonous roof forms. This may be accomplished by stepping back the building on upper floors, or use of dormers, gables, chimneys, or balconies. Where single runs of ridge, cornice, or fascia exceed 50 feet, the following standards shall be met:
   a. The maximum roof length without variation shall be 50 feet;
   b. The minimum horizontal or vertical offset shall be 4 feet;
   c. The minimum variation length shall be 8 feet; and
d. Use of one of the following techniques:
   (1) Vertical off-set in ridge line;
   (2) Horizontal off-set in ridge line;
   (3) Variations of roof pitch;
   (4) Gables; or
   (5) False façades.

4. Mansard, butterfly, dome and flat roofs are prohibited in the Graham Community Plan Area.

5. Weather protection shall be provided over the main building entry – for both common entries in apartment or condominium buildings and primary entries for ground floor units.

6. Create a sense of privacy through the following:
   a. Locate windows so residents from one unit to the next cannot look directly into another unit;
   b. Orient and locate units to maximize privacy; and
   c. Use landscaping and architectural features like trellises to block views of adjacent units.

7. A minimum of 320 square feet of landscaping per ground floor unit shall be provided within 20 feet of the building with no dimension less than 8 feet. See Figure 18J.15.185-4. See also PCC 18J.15.040 and 18J.15.050 for additional planting requirements.
G. **Guidelines.**

1. Carefully consider the placement of doors and windows into the shared space between dwelling units to maximize the sense of privacy.
2. Harmony and continuity of colors and materials should be considered and should complement the neighborhood.
3. The overall color scheme and materials used should create the appearance of reducing building prominence and complementing the natural environment.
4. Emphasize the entrance of a building and make it more distinct by using pavement materials and landscaping to direct pedestrians to the entrance.
5. Avoid locating parking spaces directly in front of the building entrance or in such a way as to interfere with visibility and access.
6. Vertical articulation. To moderate the vertical scale of tall buildings (over three stories in height), the design should include techniques to clearly define the building's top, middle and bottom. The following vertical articulation techniques are suggested:
   a. **Top.** Sloped roofs, strong eave lines, cornice treatments, horizontal trellises or sunshades, etc.
   b. **Middle.** Windows, balconies, material changes, railings and similar treatments that unify the building design.
   c. **Bottom.** Pedestrian scale building details and highlighted building entries.
7. Additional design elements that may reduce architectural scale and add visual interest:
   a. Upper story setbacks (at least 6 inches in horizontal width) can reduce the perceived bulk of a structure from the street, particularly for mixed-use buildings near the street corners built up towards the sidewalk edge.
   b. Changes in color, particularly when used in conjunction with modulation techniques, often adds visual interest to a building and reduces its overall scale.
8. Minor architectural details should be highlighted with minor accent color that complements base and major trim color. Minor accent color is normally applied to window sash, doors, and small architectural elements.
9. Consider the use of natural materials such as wood or stone as accents on the primary façade of the structure.
10. Muted natural colors are preferred to help structures in prominent locations blend with the surrounding landscape.
11. Avoid bright color, reflective roofing material.

(Ord. 2012-2s § 8 (part), 2012)
18J.15.190 Outdoor Event Facilities.

A. **Applicability.** These standards apply to outdoor event facilities permitted through PCC 18A.33.220 C.

B. **Design Objective.** Provide design standards to ensure outdoor event facilities are located and developed in a manner that protects the health, safety, general welfare and convenience of the citizens of Pierce County.

C. **Standards.**

1. **Hours of Operation.** Hours of operation shall be limited from sunrise to sunset (outdoor events only), except where specifically addressed in a use permit decision.

2. **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 properties. Any temporary lighting associated with a specific event shall comply with these standards and shall be removed within 24 hours of the end of the event.

3. **Noise.** Noise originating from the site shall be buffered to the maximum extent possible and be minimized to serve the needs of the facility while limiting impacts to adjacent parcels.
   a. A noise study shall be provided recommending wattage/decibel maximums for any sound equipment proposed to be utilized outdoors.
   b. A noise attenuating barrier described in PCC 18J.15.070 may be required to attenuate noise from an outdoor event at the discretion of the Hearing Examiner or Director.

4. **Buffers and Screening.** Adequate buffering addressing noise, lighting, parking areas, and other identified impacts is required at varying levels depending upon adjacent uses, adjacent zoning, and type of impact. Interior and exterior buffers are required depending upon proposed on-site and off-site impacts. These standards are in addition to the landscaping standards of PCC 18J.15.040.
   a. **Interior.**
      (1) Any outdoor storage areas, maintenance or mechanical equipment or other equipment deemed by the Planning Director or Hearing Examiner to need screening must be screened from view by a sight obscuring enclosure such as fencing, landscaping, or a combination thereof.
      (2) Loading areas should be located to the side or rear of buildings, or use areas to minimize views of this activity and shall be screened from adjacent properties and streets.
   b. **Exterior.** A site obscuring fence, wall or landscape buffer shall be provided around the perimeter of either the entire parcel or proposed use area, where appropriate, proposed to accommodate outdoor events located adjacent to an existing residential use, public or private right-of-way, access easement, or any parcel within an Urban Residential or Rural Residential zone classification. (See PCC 18A.10.080 and 18A.10.090 for a complete list of zone classifications.)
      (1) Any landscaping proposed to be utilized for screening shall be a minimum of 30 feet in width and shall provide a complete visual screen within three years.
(2) One access, not wider than 30 feet, will be allowed to cut through the designated visual screening buffer area, unless documentation for the need for multiple accesses is submitted to the Planning and Land Services Department. Access points shall be the minimum number and width necessary to serve the site.

(3) No clearing of existing vegetation or trees within 30 feet of the parcel boundary for the life of the approved project, except for those trees defined by Chapter 18.25 PCC as Dangerous, Diseased or Hazard trees, noxious weeds on the State of Washington Noxious Weed List (WAC 16-750), or invasive species as identified and approved from removal by Pierce County.

(4) If existing vegetation is not adequate to accomplish the required buffer, supplemental plantings shall be utilized. Irrigation must be provided meeting the standards set forth in PCC 18J.15.110.

5. **Setbacks.** All outdoor events shall maintain a minimum 50 foot setback from parcel boundaries adjacent to an existing residential use, public or private right-of-way, access easement, or any parcel within an Urban Residential or Rural Residential zone classification. (See PCC 18A.10.080 and 18A.10.090 for a complete list of zone classifications.) The minimum setback for outdoor event activities may be reduced to 35 feet when noise attenuating measures described in PCC 18J.15.070 are implemented, except where the zone classification requires a larger building setback, in which case all events shall maintain that setback designated for building setback, whichever is greater.

6. **Occupancy.** The facility shall establish a maximum occupancy to provide for safe access to and use of the facility. Parking requirements shall be based upon maximum occupancy to ensure that parking impacts to neighboring parcels are not created. If the facility cannot provide adequate parking, sanitary facilities, emergency access, and overall public safety, maximum occupancy shall be reduced. Maximum occupancy may not be exceeded in any case for any event without the approval of the Temporary Use Permit, Chapter 18A.38 PCC.

7. **Parking Areas.** Parking shall be per Chapter 18A.35 PCC. If Chapter 18A.35 PCC does not include a level that encompasses the types of events proposed to be held on the project site, the applicant shall provide a parking study detailing the types of events the facility may be utilized for and recommending adequate minimum and maximum parking areas for the specific facility.

8. **Outdoor Receptions.** Outdoor receptions or parties shall be prohibited in Reserve Five zone classifications. No amplified noise shall be permitted at outdoor events in the Reserve Five zone classification except during an outdoor wedding ceremony for the wedding march music, recited vows, etc.

9. **Access.** Facilities generating traffic at a level which requires a traffic study are required to be accessed via a public roadway, state highway, or other roadway or access, such as a private road, serving only the project site.


**18J.15.200 Mobile Home Parks.**

A. **Applicability.** This Section applies to all new and expanding mobile home parks.

B. **Design Objective.** Provide design standards that ensure mobile home parks are located, developed and occupied in a manner that will protect the health, safety, general welfare and convenience of the occupants and the citizens of Pierce County.
C. **Standards – General.** 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 density provisions of the underlying zone, 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.

D. **Standards – Phased Development.** Proposed mobile home parks of 10 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.

E. Standards – 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.

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. 2010-70s § 15 (part), 2010)

18J.15.210 Recreational Vehicle Parks.

A. Applicability. The Section applies to all new and expanding recreation vehicle parks.

B. Design Objective. Provide design standards that ensure recreational vehicle parks are located, developed and occupied in a manner that will protect the health, safety, general welfare and convenience of the occupants and the citizens of Pierce County.

C. Standards – General. 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. **Landscaing/Screening.** A 20-foot-wide L3 landscaping buffer shall be provided around the perimeter of the parcel pursuant to PCC 18J.15.040 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.

12. No external appurtenances, such as carports, cabanas or patios, may be attached to any recreational vehicle while it is in a park.

D. **Standards – Occupancy.** 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 Chapter 18A.38 PCC, 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 Chapter 18A.38 PCC, 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 more than 180 calendar days. 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 space within a recreational vehicle park shall be rented for any purpose other than those expressly allowed by this Section.

E. **Standards – 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.

F. **Standards – 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.

G. **Standards – 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.

H. **Standards – Park Administration.**
   1. 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.
   2. Each park shall have an on-site manager available 24 hours per day, 7 days per week.


18J.15.220 Construction and Contractor Facilities.

A. **Applicability.** This Section shall apply to all new Construction and Contractor Facilities, and to the expansion area of expanding facilities.

B. **Design Objective.** Provide design criteria for contractor yards and construction services facilities in accordance with adopted policies and in a manner that will protect the health, safety, and general welfare the citizens of Pierce County.

C. **Standards.**
   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 PCC, 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.

5. **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 PCC 18A.15.040 B.3.
   b. Outdoor storage and stockpiling of construction materials and equipment shall maintain a minimum setback of 50 feet from exterior lot lines.

6. **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 PCC 18J.15.040 H.5.
   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.

7. **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 PCC 18J.15.110. 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.
D. **Standards – Rural 10 Locations.** 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. 2012-2s § 8 (part), 2012; Ord. 2010-70s § 15 (part), 2010)

**18J.15.230 Outdoor Stockpiles.**

A. **Applicability.** This Section shall apply to businesses including, but not limited to, contractors, landscaping suppliers, garden nurseries, recycling processors, and scrap metal processors who stockpile materials including, but not limited to, yard waste, wood debris, landscape materials, construction materials, demolition waste, manure, or scrap metal exceeding 10 cubic yards.

B. **Exemptions:**
   1. Temporary stockpiles that are created during the course of normal construction where materials are stockpiled on a site for less than six months;
   2. Surface mines operating under a valid special use permit or Department of Natural Resources Reclamation Permit; or
   3. Commercial/retail centers (Commercial Centers Use Type) having site areas of 15 acres or larger in size.

C. **Design Objective.** Provide design criteria for businesses including, but not limited to, contractors, landscaping suppliers, garden nurseries, recycling processors, and scrap metal processors in accordance with adopted policies and in a manner that will protect the health, safety, general welfare the citizens of Pierce County.

D. **Standards.**
   1. **Setbacks.**
      a. Outdoor stockpiles shall maintain a minimum setback of 30 feet from exterior lot lines. When the exterior lot line is abutting an urban residential zone classification, the setback shall be increased to 100 feet.
   2. **Maximum Height.** The maximum height of a stockpile shall not exceed that which is established for structures in the applicable zone classification or 30 feet, whichever is less. The following exceptions apply:
      a. A stockpile may be allowed to increase 1 foot in height for every foot the required setback is increased, not to exceed 40 feet.
      b. In the EC zone classification there shall be no height restriction on parcels exceeding 5 acres in size, provided all setback standards are met.
   3. **Interior Fencing and Screening.**
      a. Outdoor stockpile 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 PCC 18J.15.040 H.5.
      b. Loading areas should be located to the side or rear of existing buildings to minimize views of this activity and shall be screened, in accordance with fencing standards contained in PCC 18J.15.040 H.5., from adjacent properties and streets.
4. Exterior Screening.
   a. Visual screening consisting of evergreen plant material that will provide a solid screen of at least 16 feet in height 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 urban residential zone classification.
   b. Within the required setback, the required visual screening buffer(s) width shall not be less than 30 feet in width and shall provide a site-obscuring screen within three years. If existing vegetation does not provide the required sight-obscuring screen, supplemental plantings or sight-obscuring fencing shall be required. When supplemental plantings are proposed, irrigation must be provided meeting the standards set forth in PCC 18J.15.110. 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.

(Ord. 2010-70s § 15 (part), 2010)

18J.15.240 Solid Waste Handling, Treatment and Storage Facilities.

A. Applicability. This Section applies to solid waste facilities whether or not a Solid Waste Permit is required by State regulations or the Health Department, unless otherwise stated. Individual facilities requiring a Conditional Use Permit may be subject to increased standards. 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. 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.

B. Design Objectives.
   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.

C. Standards.
   1. 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 standards apply to any soil treatment facility or any composting facility designed to handle more than 40 cubic yards and which comports a feedstock material other than municipal solid waste.
         (1) Landscaping and Buffering. This use type requires a landscape screen.
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) **Landscaping and Buffering.** This use type requires a landscape screen, buffer area, and fencing.

2. **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) **Landscaping and Buffering.** This use type requires a landscape screen and fencing.

   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) **Landscaping and Buffering.** This use type requires a landscape screen, buffer area, and fencing.

3. **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) **Landscaping and Buffering.** This use type requires a landscape screen and fencing.

   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) **Landscaping and Buffering.** This use type requires a landscape screen, buffer area, and fencing.

   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) **Landscaping and Buffering.** This use type requires a landscape screen and fencing.

   (2) **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 5 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.

D. **Standards – Landscaping and Buffering.**

   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. **Landscape Screen.** 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. The earth berm shall be at least 3 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 5 feet apart which will grow to form a continuous hedge at least 5 feet in height when adjacent to existing residential or commercial uses or residential and commercial zones.
   d. A mixture of lawn, low-growing shrubs, or hardy evergreen ground cover over the balance of the area.

3. **Buffer Areas.**
   a. A municipal solid waste composting facility 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.
   b. 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 and no closer than 250 feet to existing residential uses or residential zones.
   c. 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.

4. **Fencing.** To impede entry by the public and animals, a solid waste facility shall have perimeter fencing 6 feet to 8 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.

(Ord. 2010-70s § 15 (part), 2010)
18J.15.250 Hazardous Waste Treatment and Storage Facility.

A. Applicability. This Section shall 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.

B. 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 6 feet to 8 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 or agricultural zones shall meet the same minimum setback distances and landscaping requirements for industrial uses as listed in PCC 18A.15.040 B.3. and 18J.15.040 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 an EC or RAC zone when adjacent to commercial or industrial zones 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. 2012-2s § 8 (part), 2012; Ord. 2010-70s § 15 (part), 2010)

18J.15.260 Water Supply Facilities.

A. Applicability. The following provisions shall apply to all new water supply facilities.

B. Design Objective. Provide screening and setback requirements for water supply facilities to provide for security of such facilities while ensuring compatibility with surrounding uses.

C. Standards.

1. Minimum Lot Size and Setbacks.

   a. Water Storage Facilities. The following setbacks and lot size requirements shall apply to water storage facilities:

      (1) All water storage facilities shall be setback a minimum of 1 foot for each foot of storage facility height and shall in no case be located any closer than 30 feet from exterior lot lines. Water storage facilities which are 60 feet or less in height shall be setback a minimum of 30 feet from all property boundaries. This setback shall be in lieu of the setback requirements pursuant to the underlying zone classification.

      (2) Water storage facilities which are greater than 60 feet in height and not located within or adjacent to a residential zone classification shall be setback a minimum of 30 feet from all property lines.

      (3) Water storage facilities in excess of 60 feet in height and within or adjacent to a residential zone classification shall be subject to one of the following standards, as determined by the applicant:

         (a) Option 1. Setback Based Upon Height: The water storage facility shall be setback 30 feet from all property boundaries and a minimum of 1 foot for every 2 feet that the height of the facility exceeds 60 feet; or

         (b) Option 2. Minimum Lot Area Requirement: The water storage facility shall be placed on a minimum lot area based on the following calculation:
(Tank Diameter in feet + Tank Height in feet)² = Minimum Lot Size in square feet

For Example: Proposed water tower is 75 feet in diameter and 90 feet in height: (75 ft + 90 ft)² = 27,225 ft²

Setbacks on such sites shall be a minimum of 30 feet from adjacent residential zone classifications.

b. All other water supply facilities shall be setback according to the prescribed setback of the zone classification.

2. Design. These standards shall be used in lieu of any other landscaping standards required in Title 18J PCC, Design Standards and Guidelines.

a. Landscaping. One of the following landscaping options shall be implemented for all water supply facilities:

(1) A full screen buffer, Landscape Level 3 – L3, per PCC 18J.15.040 H.3., shall be provided along the perimeter of any proposed water storage facility or along the property boundary.

(2) Landscaping shall be provided throughout the site. All areas not occupied by buildings, on-site facilities and work areas, or required access shall be landscaped and maintained with groundcover, shrubs, and trees. Shrubs and groundcover shall be a maximum of 2 feet in height at maturity or maintained as such. Trees shall be disbursed throughout the site at a minimum of 20 tree units per acre (based on total acreage) and may be deciduous or coniferous. Perimeter and buffer trees shall apply to this total requirement. Retention of existing vegetation may be incorporated to meet these requirements in part or in whole.

(3) For sites utilizing either option (1) or (2) above, when non-native plant materials are proposed or any planting is proposed between May and October, irrigation per PCC 18J.15.110 C.5. is required. Plantings shall be maintained for the duration of the use, and shall be replaced if disease, death or removal of required landscaping takes place.

b. Fencing. When security fencing is proposed, it shall be constructed of natural materials or shall be coated with a dark, neutral color. Any fencing not meeting this standard shall be located behind a Level 1 – L1 Landscape Buffer, per PCC 18J.15.040 H.1.

(Ord. 2010-70s § 15 (part), 2010)

18J.15.270 Telecommunication Towers and Wireless Facilities.

A. Applicability. All telecommunication towers and wireless facilities shall be subject to the standards of this Section.

B. Design Objectives. Provide 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.

C. Decision Criteria. In addition to the standards set forth in PCC 18J.15.270 E., 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.
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.
3. Potential impacts to adjacent properties shall be avoided through sound engineering practices and the proper siting of antenna support structures.
4. The facility is proposed in a location where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening.
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.

D. 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 4 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 7 feet in diameter, including direct to home satellite services, when used as an 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.

E. Standards – General.
1. Location Criteria/Tower Separation. In an effort to promote co-location, telecommunication towers shall maintain a one-half mile separation.
   a. If reduced separation is requested, the 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 PCC 18J.15.270 F., to resolve the dispute.
   c. If it is demonstrated that a tower must be located within one-half mile of another tower for technical reasons, the tower is subject to the Priority of Location criteria in PCC 18J.15.270 G.
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, and shall be increased by 1 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 only.
   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 Use Category level of facility.
   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 by the Use Category level.
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 PCC 18J.15.040 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 6 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.** At least one off-street parking stall shall be required for maintenance workers.

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.

F. **Standards – 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:
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.

<table>
<thead>
<tr>
<th>Permitted Outright (P)</th>
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<tr>
<td><strong>Permitted Outright (P)</strong></td>
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<tr>
<td>Antennas and towers utilizing a camouflaged or a concealed design to eliminate aesthetic impacts.</td>
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<tr>
<td>Towers that are screened from abutting property lines by vegetation including, but not limited to existing Douglas Fir trees.</td>
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<tr>
<td>Towers in Urban Centers and Districts and Rural Centers that do not exceed the height limitation of the underlying zone.</td>
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<tr>
<td>Antennas and towers on non-residential sites including, but not limited to parks, libraries, or churches.</td>
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<td>Antennas on multi-family residential sites.</td>
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<td>Any tower that is proposed on a site that contains multiple tower(s) such as cellular tower farms.</td>
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<th>Administrative Use Permit (A)</th>
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<tr>
<td>Antennas and towers on public property which has been identified by the appropriate jurisdiction as a desirable location for wireless facilities.</td>
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G. Standards – 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.

H. Standards – 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. Standards – 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 and any accompanying structural modification does not add on more than 16 feet to the existing structure.

(Ord. 2012-2s § 8 (part), 2012; Ord. 2010-70s § 15 (part), 2010)
18J.15.280 Agritourism.
  A. Applicability. The following provisions shall apply to all new agritourism uses. The Agritourism Use Type refers to uses which involve the sale of locally grown agricultural products and involves agriculturally based operations or activities that bring visitors to a farm or ranch. Agritourism includes a wide variety of activities, including navigating a corn maze, picking fruit and vegetables, feeding animals, riding horses, tasting honey, learning about wine and cheese making, or shopping in farm gift shops and farm stands for local goods.
  B. Design Objective. Provide minimum design standards for agritourism uses to ensure compatibility with surrounding uses.
  C. Standards.
     1. New buildings and structures associated with agritourism shall be designed with a rural theme to complement and/or enhance the rural environment.
     2. Impervious surface limits, signage and parking standards shall be the same as the underlying zoning designation.
     3. Safe vehicular access and customer parking shall be provided on site such that vehicles are not required to back onto public roads.
     4. Any exterior lighting installed shall be appropriately shielded and shall be directed downward.
     5. All activities generating noise detectible off-site shall observe Title 8 PCC, Chapter 8.76, Noise Pollution Control.
     6. Sale of ancillary products is permitted; however, such products shall not exceed 25 percent of the products offered for sale on site.
  D. Guidelines.
     1. Use of existing buildings is encouraged. Any new buildings, parking, or supportive uses should be located within or near the general area already developed.

(Ord. 2013-85 § 1 (part), 2013; Ord. 2013-30s2 § 9 (part), 2013)
Chapter 18J.17

SMALL LOT DESIGN

Sections:
18J.17.010 Purpose.
18J.17.020 Applicability.
18J.17.030 Site Design.
18J.17.040 Lot Standards.
18J.17.050 Architectural Features.
18J.17.060 Landscape Elements.
18J.17.070 Exterior Lighting.

18J.17.010 Purpose.

The purpose of this Chapter is to further the goals of the Growth Management Act, which require a diversity of housing types and higher densities within the urban growth area, by providing design strategies that mitigate the impacts of high density housing to existing single-family neighborhoods, provide for pedestrian-oriented small lot developments, and encourage personal interaction and community identity. (Ord. 2004-26s2 § 1 (part), 2004)

18J.17.020 Applicability.

This Chapter shall apply to subdivisions, short plats, planned unit developments, or planned development districts for single-family detached housing developments at densities of 6 or more dwelling units per acre. Certain standards contained in this Chapter shall also apply to residential Planned Development Districts (PDD), regardless of zone, when such compliance is required pursuant to PCC 18A.75.050 I. The standards in this Chapter are in addition to other development regulations. If there are any conflicts between this Chapter (18J.17) and other development regulations, the provisions of this Chapter shall apply. The development standards of this Chapter are not available to developments of fewer than 6 dwelling units per acre or to developments located within the Moderate Density Single-Family (MSF) zone classification unless specifically required pursuant to PCC 18A.75.050 I.

18J.17.030 Site Design.

Site Design objectives and standards are intended to minimize modifications to topography, preserve existing vegetation whenever possible, minimize the creation of impervious surfaces, and make appropriate provisions for vehicular and pedestrian circulation within small lot developments.

A. Grading and Stormwater Management.

   1. Design Objective. Minimize soil disturbance and contain and manage water runoff on-site.

      a. Standards.

         (1) Grading. Filling and grading shall be done in accordance with Pierce County Site Development Standards to control stormwater runoff impacts to adjacent properties.
(2) **Stormwater Facilities.** Stormwater facilities may include either stormwater ponds or underground vaults. Stormwater ponds shall be designed as a landscape amenity, shall not be fenced, and shall not exceed a 4 horizontal to 1 vertical slope. Storm ponds may be used to meet open space requirements if designed utilizing the Washington State Department of Ecology's Stormwater Management Manual for Western Washington’s continuous simulation model and sized to accommodate a 50-year storm and to be dry for 90 percent of the year. (See Figure 18J.17-1)

(3) Homes and roadways shall be designed to blend into the existing topographic contours to minimize cuts and fills.

(4) If used, bioswales shall be planted with native grass to further improve water quality.

b. **Guidelines.**

1. If possible, roads should follow existing contours and grading should be minimized by the design of the homes. On steeper sites, tuck-under garages and daylight basements are encouraged to integrate homes into existing topography and minimize mass grading.

2. Bioswales are encouraged throughout the development to treat runoff, improve water quality, and minimize or eliminate the size of detention ponds. (See Figure 18J.17-2)

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**FIGURE 18J.17-1 – FIGURE 18J.17-2 –**

Usable Open Space Detention Pond of Stormwater

Vegetated Bioswale for Treatment of Stormwater

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B. **Residential Connections and Circulation.**

1. **Design Objective.** Create a road system that is pedestrian-friendly, contains traffic calming techniques, and minimizes the presence of the automobile. Two primary public road types and alleyways may be utilized in a development.

a. **Standards.**

1. **Neighborhood Street.** Neighborhood streets are the primary through street type used for small lot development. Travel lanes and the overall road section are narrower than the typical local road, contributing to the residential character of the streetscape. Refer to Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County Section 2-1.3.4 D. and to Pierce County Standards Drawings PC.A9.2, .3 and .4.
(2) **Access Lane.** Access lanes are designed to accommodate traffic between clusters of dwelling units and emergency vehicles. Refer to Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County Section 2-1.3.4 E. and to Pierce County Standard Drawing PC.A9.1.

(3) **Alleyway.** Alleyways are used to access behind houses in a small lot development. Refer to Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County Section 2-1.3.5.
   (a) Garages of homes adjacent to an alleyway shall only be accessed by the alleyway.
   (b) Lots that access off alleyways are not required to front on a private or public road.

(4) **Block Length.** Block lengths shall not exceed 350 feet, measured by lot frontage.

(5) **Gated Community.** Gated communities shall be prohibited.

(6) **Traffic Calming Strategies.**
   (a) To calm traffic and create shorter and safer crosswalks, bulb-outs shall be used at neighborhood street intersections and where pathways cross a neighborhood street.
   (b) The pedestrian and road network within a new development shall connect to the existing off-site road and pedestrian system.

(7) **Emergency Vehicle Access.** Emergency Vehicle Access shall be provided as required by the Fire Prevention Bureau.

(8) **Road Frontage.** Lots fronting a common open space are not required to front on a private or public road.

(9) **Through Streets.** Road segments which connect to existing residential developments may generate traffic counts that require a higher functional road classification than the neighborhood street or access lane within a development regulated under this Chapter.

b. **Guidelines.**

   (1) Low impact development (LID) techniques are encouraged.

C. **Sidewalks, Pathways, and Pedestrian Entry Easements.**

1. **Design Objective.** Create a network of sidewalks and other paths throughout the neighborhood to reduce the reliance on the automobile and provide opportunities for interaction and activity.

a. **Standards.**

   (1) **Pedestrian Connections.** A sidewalk or pathway system shall be provided through each neighborhood. The sidewalk or pathway system may disconnect from the road, provided the sidewalk/pathway continues in a logical route throughout the residential development.

   (2) **Pathway.**
      (a) A pathway can be used to access homes, common open spaces and/or connect to the Pierce County Trail System.
      (b) A pathway shall be constructed of paved asphalt or porous materials such as porous paving stones, crushed gravel with soil stabilizers, and paving blocks with planted joints, and shall be a minimum of 4 feet wide.
(c) In areas where pathways cross streets, parking will be eliminated and curb extensions or bulb-outs shall be provided to reduce crossing distance and ensure safe crossing.

(d) A pathway with a minimum width of 4 feet shall connect common parks, green areas and pocket parks to neighborhood streets, access lanes or other pedestrian connections.

3) **Pedestrian Entry Easement.**

(a) A pedestrian entry easement shall be provided to all homes that do not front on a neighborhood street, access lane, park or common green. (See Figure 18J.17-9)

(b) Pedestrian entry easements shall be a minimum of 15 feet wide with a minimum 5-foot sidewalk.

4) **Transit Standards.** Transit and school bus stops shall be identified and coordinated with the local transit agency and/or school district.

D. **Site Coverage.**

1. **Design Objective.** Design small lot neighborhoods to maximize stormwater infiltration within the development site and to minimize the amount of stormwater that is transferred off-site.

   a. **Standards.**

      (1) **Site Coverage.** The maximum percentage of total impervious surface for small lot developments under this Chapter shall not exceed 70 percent.

   b. **Guidelines.**

      (1) The maximum "effective" impervious surface should not be greater than 10 percent of the site.

      (2) Preserve as much native vegetation on-site as possible.

      (3) The use of pervious surfaces is encouraged. Porous concrete, porous paving stones, reinforced turf, crushed gravel with soil stabilizers, and paving blocks with planted joints are examples of acceptable materials that can be used for driveways, pathways, sidewalks, and patios.

18J.17.040 Lot Standards.

These lot standards are intended to amplify the mutual relationship between housing units, roads, open space and pedestrian amenities for creating small lot developments that protect the privacy of individuals while creating pedestrian-oriented environments.

A. Lot Size.
   1. Design Objective. Provide flexibility in lot sizes to enable creative pedestrian-oriented neighborhoods.
      a. Standards.
         (1) Lot Size. There is no minimum lot size.
      b. Guidelines.
         (1) Large small lot developments should incorporate a variety of home sizes and unit clusters to discourage monotonous neighborhoods.

B. Building Setbacks.
   1. Design Objective. Setbacks shall ensure separation of homes and private spaces while allowing high density. (See Figure 18J.17-10)
      a. Standards.
         (1) Front on Neighborhood Street: 8 feet to building, 5 feet to porch, 7 feet to stoop with an 18-foot setback from the face of a garage to the back of the sidewalk.
         (2) Front on Access Lane: 0 feet to building, porch or stoop. Stairs associated with a porch or stoop shall not encroach into the public right-of-way. There shall be an 18-foot setback from the face of the garage to the back of a curb, except where a sidewalk/pathway is constructed, the setback shall be 18 feet from the sidewalk/pathway.
         (3) Side: 4 feet.
         (4) Side on a Corner Lot: 8 feet with an 18-foot setback from the face of a garage to the back of the sidewalk.
         (5) Rear: 4 feet adjacent common open space, otherwise 10 feet.
         (6) Alleyway: 2 feet from alleyway tract or easement. (See Figure 18J.17-11)
         (7) Front on a Pedestrian Easement or Common Open Space: 4 feet to building or 1 foot to porch or stoop.
         (8) Side on a Pedestrian Easement or Common Open Space: 4 feet.
         (9) Decks: Decks are considered part of the building and shall not intrude into setbacks.
         (10) Homes that front on a common open space shall have all portions of the first floor within 150 feet of emergency vehicle access.
FIGURE 18J.17-10 – Minimum Lot Standards

b. **Guidelines.**
   (1) Visual and functional continuity should be maintained between housing units through similar setbacks, and/or landscape buffer.
   (2) Structures and parking areas may encroach into required setbacks if it can be shown that such encroachment allows significant trees or tree clusters to be retained. Encroachment shall be the minimum encroachment necessary to protect specified trees. In no case shall the yard be reduced to 50 percent or more of the required setback.

C. **Reciprocal Use Easements.**
   1. **Design Objective.** Allow opportunities to maximize space through the use of reciprocal use easements. (See Figures 18J.17-12 and -13)
      a. **Standards.**
         (1) If used, reciprocal side and/or rear yard use easements shall be delineated on the site plan.
         (2) If a side yard easement is used, the wall facing the side yard shall be constructed as a "privacy wall." Privacy walls shall not have doors entering into the yard space of the adjacent home, nor have windows that are within 5 feet of ground level.
b. **Guidelines.**
   1. The use of reciprocal side and/or rear yard easements is encouraged.
   2. The design of use easements should not negatively affect the building foundations.
   3. Given the intimate relationship between adjacent houses, it is extremely important to carefully lay out each home on its lot to maximize this outdoor space.

**FIGURE 18J.17-12 – Side Yard Reciprocal Use Easement Examples**

**FIGURE 18J.17-13 – Rear Yard Reciprocal Use Easement**

D. **Garage.**
   1. **Design Objective.** Minimize the visual impacts of the garage through the use of alleyways, recessed garage doors (front loaded), and the emphasis of the porch and front door.
   a. **Standards.**
      1. **On-Site Garage.**
         a) On-site garages shall include both attached and detached structures.
(b) On-site garages shall be set back a minimum of 10 feet from the front building facade or 7 feet from the back of porch or stoop with a minimum 18-foot driveway length from the face of the garage to the back of the sidewalk or access lane. Garages accessed by an alleyway are not required to provide an 18-foot driveway.

(c) Detached garages shall maintain an 8-foot separation from any dwellings.

2) **Shared Detached Garage.**
   (a) Shared detached garages are allowed and can be used to meet resident parking requirements.
   (b) Each housing unit shall be assigned a garage space and may share the structure with other homes.
   (c) Shared detached garages shall not be located further than 160 feet from any of the housing units to which it is assigned.
   (d) Shared detached garages shall not exceed 44 feet in width and shall maintain an 8-foot separation from any dwellings.

3) **Garage Design.**
   (a) All garages shall follow an architectural style similar to the homes.
   (b) If sides are visible from streets, lanes, sidewalks, pathways, trails, or other homes, architectural details shall be incorporated in the design to minimize the impacts of the façade.
   (c) All garages shall be located in an area to minimize the presence of the automobile. Figure 18J.17-14 illustrates permitted designs for garage placement.

4) **Carports.** Carports are prohibited.
b. **Guidelines.**
   (1) Avoid garages doors at the end of view corridors.
   (2) Shared garages should be within an acceptable walking distance to the housing unit it is intended to serve.
   (3) All garages should be located in an area to minimize the presence of the automobile.
   (4) Lots that take access directly from a neighborhood street shall require a layout that lessens the visual impact of the garage doors.
   (5) Garages shall not be the dominant visual element in any development.

E. **Parking Requirements.**
1. **Design Objective.** Provide parking for each unit and areas for guest parking.
   a. **Standards.**
      (1) **Required Parking Spaces.**
         (a) One garage stall per unit is required.
         (b) Garage stalls shall be located on the lot or in a shared detached garage.
      (2) **Required Guest Parking.**
         (a) One guest stall per unit is required and shall be accessed by a public roadway.
         (b) Guest parking shall not be located more than 160 feet from the home it is intended to serve.
      (3) **Street Parking.** Parallel parking occurring on a neighborhood street shall be 22 feet long for each stall.
F. Utility Placement.
   1. Design Objective. Minimize the impact of utility locations.
      a. Standards.
         (1) Utility boxes shall be placed in alleyways or be placed away from public gathering spaces and shall be screened with landscaping or berms. (See PCC 18J.17.060 for landscaping requirements.)
      b. Guidelines.
         (1) If possible, group utility boxes together.

G. Open Space Requirements.
   1. Design Objective. Provide residents with a more livable community through a hierarchy of open spaces within the community.
      a. Standards.
         (1) Private Yard.
            (a) A private yard shall be located on each individual lot.
            (b) Each unit shall have a minimum of 250 square feet of private yard with no dimension less than 8 feet in width. For developments of 3 or less dwelling units, a minimum of 750 square feet of private yard shall be required.
            (c) Backyard patios and reciprocal use easements may be included in the calculation of private yard.
         (2) Common Open Space.
            (a) For developments of 4 or more units, each unit shall require 350 square feet of common open space. Developments of 3 or less dwelling units have no common open space requirement.
            (b) Common open space shall be designed as a park, common green, pocket park, or pedestrian entry easement in the development.
            (c) Common open space shall be a minimum of 20 feet wide, be contiguous, and serve a minimum of 4 homes.
            (d) Storm ponds may be used to meet the common open space requirement if designed to accommodate a 50-year storm and be dry for 90 percent of the year.
            (e) Common open spaces shall include picnic areas, space for small recreational activities, and other elements where appropriate. Refer to the corresponding community plan for these requirements.
            (f) In common open space areas, grass-crete or other pervious surfaces may be used for the purpose of meeting the 150-foot distance requirement for Emergency Vehicle Access.
            (g) Requirements for common open space may be reduced where public trails or public park improvements are being provided pursuant to PCC 18J.17.040 I.
      b. Guidelines.
         (1) Common open space areas should be designed to accommodate both active and passive recreational activities.

H. Placement of Open Space.
   1. Design Objective. Common open space requirements shall provide a hierarchy or variety of open spaces throughout the neighborhood in the form of parks, common greens, pocket parks, and pedestrian easements.
a. **Standards.**

(1) A minimum of one 1/2 acre park shall be required for developments exceeding 10 acres of net developable acreage. The remaining required common open space shall be provided through additional park area, common greens, or pedestrian entry easements.

(2) If a small lot development has less than 10 acres of buildable land, a park, common green, pocket park and/or pedestrian entry easement can be used to meet the common open space requirements.

(3) Common open space shall be a minimum of 20 feet wide, be contiguous, and serve a minimum of 4 homes.

(4) Common open space shall be located in a highly visible area and be easily accessible to the neighborhood.

(5) Pedestrian easement.

(a) A pedestrian entry easement can be used to meet common open space requirements if it has a minimum width of 20 feet with a minimum 5-foot wide sidewalk. (See Figure 18J.17-15)

![FIGURE 18J.17-15 – 20-Foot Pedestrian Entry Easement Section](image)

b. **Guidelines.**

(1) **Parks.** Parks should be designed to preserve existing trees.

(2) **Common Green.** Common greens should be visible and open to the street. Common greens should be located to preserve existing trees as much as possible. (See Figure 18J.17-16)

(3) **Pocket Park.** Pocket parks shall be visible and open to the street or be designed to serve clusters of approximately 4 to 10 homes. (See Figure 18J.17-17)

(4) **Private Yards.** Private yards are located to the rear and/or side of homes. Private yards can include trees, planting beds, and possibly a privacy fence between neighbors. Private yards are places for private personal outdoor enjoyment. Reciprocal-use easements can provide greater usability of private yards.
I. **Public Trail and Park Improvements in Lieu of Common Open Space.**

1. **Design Objective.** Provide incentives for projects that support development of public trails and parks identified within an adopted community plan.

a. **Standards.**

   (1) On-site public trail construction and dedication may substitute on a square footage basis for common open space when the proposed trail is identified within an adopted community plan. The following requirements shall be met:

   (a) The trail must be identified within an adopted community plan.
   (b) The trail shall be constructed to standards specified by the Pierce County Parks and Recreation Department.
   (c) The trail must be dedicated to, and accepted by, Pierce County as a public trail.
   (d) Trail dedication and construction shall reduce the required common open space on a square footage basis. For example, if the area of land dedicated for trail purposes is 50,000 square feet, an equivalent reduction in common open space shall be granted.

(2) Improvement of off-site public parks and trails may be used to reduce common open space requirements when the proposed park or trail is identified within an adopted community plan and the following requirements are met:

   (a) The public park or trail to be improved must be identified within an adopted community plan, located on land owned by Pierce County, and must be located no greater than 600 feet from the development. In the case of off-site trail improvements, a direct connection from the development to the trail must be provided.
   (b) The park or trail must be improved to standards specified by the Pierce County Parks and Recreation Department.
   (c) The park or trail improvements must be dedicated to, and accepted by, Pierce County.
   (d) Public park and trail improvement shall reduce the required common open space by an area equivalent in value to 120 percent of the estimated value of the improvement. The monetary value of the off-site improvement shall be determined by Pierce County based upon an estimate of the cost to Pierce County for the construction of similar improvements.
improvements. The monetary value of the common open space area shall be determined by Pierce County based upon the market value of the land for residential use with utilities and other non-structural improvements in place.


**18J.17.050 Architectural Features.**
The architectural feature standards are intended to allow for a diverse range of architectural styles, massing, detailing and color while creating a unified community.

**A. Elevations and Models Required.**

1. **Design Objective.** To provide a diverse streetscape and a variety of floor plans, home size, and character. (See Figure 18J.17-18)
   a. **Standards.**
      (1) Models are defined as having significant variations in the floor plans, which allows for variety in the massing of the home.
      (2) No more than two of the same model and elevation shall be built on the same block frontage.
      (3) The same model and elevation shall not be built next to each other.
      (4) To differentiate the same models and elevations, different colors shall be used.
      (5) Each model shall have at least two architectural styles and a variety of color schemes.
   b. **Guidelines.**
      (1) Neighborhoods shall have a variety of home size and character.

**FIGURE 18J.17-18 – Variety of Models and Elevations**

B. **Massing and Composition.**

1. **Design Objective.** To reflect a clear hierarchy of forms and massing with expression of dominant and secondary forms.
   a. **Standards.**
      (1) Primary building forms shall be the dominating form while secondary formal elements shall include porches, principal dormers, or other significant features. (See Figure 18J.17-19)
      (2) Primary porch plate heights shall be one story.
      (3) Stacked porches are allowed.
   b. **Guidelines.**
      (1) Lower porch plate heights are encouraged adjacent to pedestrian access routes.
C. **Building Articulation.**
   1. **Design Objective.** To avoid monotonous repetition of elevations along public areas and provide pedestrian scale elements to the streetscape. (See Figure 18J.17-20)
      a. **Standards.**
         (1) The primary building elevation oriented toward the street or common green shall have at least one articulation or change in plane.
         (2) Primary articulations shall be a minimum of 24 inches.
         (3) A minimum of at least one side articulation shall occur for side elevations facing streets or public spaces.
         (4) Building sides facing public spaces shall have a minimum articulation of 12 inches.
      b. **Guidelines.**
         (1) Articulation may be the connection of an open porch to the building, a dormer facing the street, or a well-defined entry element.

D. **Building Placement.**
   1. **Design Objective.** Orient homes toward the public realm. Buildings shall be designed to integrate with activities along the street frontage, common greens, and other gathering spaces. (See Figure 18J.17-21)
a. **Standards.**
   
   (1) Each home shall have a covered porch or main entry oriented toward the public realm.
   
   (2) Windows on a closed side of a unit shall not directly face a neighbor's window.
   
   (3) Any visible side of a home located on the corner of a neighborhood street, access lane, a park, green, or pocket park shall meet the architectural standards of this Section. (See Figure 18J.17-22)

**FIGURE 18J.17-22 – Corner Lot Architectural Elements**

b. **Guidelines.**

   (1) **Architectural Elements.** Homes should be sited in a logical way to maximize usable space while providing natural and architectural elements at key locations.

   (2) **Open and Closed Building Sides.** Side yards are important in the creation of open space, particularly in homes on small lots. Care shall be taken to design homes with an open side and a closed side as appropriate. Window placement is an essential component to achieving this relationship. The open side is the side that is either facing a public street or green, or the side facing the usable side yard. This elevation should typically have more windows and detailing. (See Figures 18J.17-23 and -24)
FIGURE 18J.17-23 – Open and Closed Sides

FIGURE 18J.17-24 – Closed and Primary Window Locations

E. Materials.
   1. Design Objective. Require a variety of materials appropriate to the architectural character of the home.
      a. Standards. Where more than one material is used, the following techniques shall be used:
         (1) Vertical Changes. Changes in materials in a vertical wall, such as from brick to wood, shall wrap the corners no less than 24 inches. The material change shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney. Material transition shall not occur at an exterior corner. (See Figure 18J.17-25)
         (2) Horizontal Changes. Transition in material on a wall surface, such as shingle to lap siding, will be required to have a material separation, such as a trim band board. (See Figure 18J.17-26)
         (3) Acceptable Exterior Wall Material. Wood, cement fiberboard, stucco, standard-sized brick (3-1/2 x 7-1/2 inches or 3-5/8 x 7-5/8 inches), and stone may be used. Simulated stone, wood, stone, or brick may be used to detail homes.
         (4) Trim. Trim may be wood, cement fiberboard, stucco, or stone materials. Trim is required around all doors and windows. The trim must be 3-1/2 inches minimum and be used on all elevations.
F. Colors.
   1. Design Objective. Reduce the monotony of color and tone to create a more diverse palette.
      a. Standards.
         (1) Provide multiple colors on buildings to reflect material changes and individuality of the residence.
         (a) Muted deeper tones, as opposed to vibrant primary colors, shall be the dominant colors.
         (b) Although grey and beige are not excluded, the use of these colors shall not be the dominant color used on homes or other structures within the development.
         (c) Color palettes for all new structures, coded to the home elevations, shall be submitted for approval.
      b. Guidelines.
         (1) A diversity of color should be used on homes, as compared with monotonous shades of beige and grey, throughout the community.

G. Roofs.
   1. Design Objective. Provide a variety of roof forms and profiles that add character and relief to the streetscape.
      a. Standards.
         (1) Primary Roof Pitch. Primary roof pitches shall be a minimum of 6:12.
         (2) Gable Forms. (See Figure 18J.17-27)
            (a) Roof pitches for gable forms on the public sides of the buildings shall be a minimum of 8:12.
            (b) Exit access for a third floor must face a public right-of-way for emergency access.
         (3) Roof Overhangs. Roof overhangs shall be a minimum of 12 inches (excluding gutter) and a maximum of 24 inches, including gutter, downspouts, and any other ornamental features. (See Figure 18J.17-28)
         (4) Roof Material. Roof material shall be fire retardant, such as asphalt shingle or metal.
         (5) Roof Color. A variety of roof colors shall be used within the development.
b. **Guidelines.**
   (1) Avoid bright color, reflective roofing material.
   (2) Gravel and red tile roofs are discouraged.
   (3) Overhangs and eaves should be detailed and proportioned to complement the architectural style of the home.

**FIGURE 18J.17-27 – Roof Forms**

**FIGURE 18J.17-28 – Minimum Roof Overhang**

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H. **Entrances to Homes.**

1. **Design Objective.** Design entrances that become a focal point of the homes and allow space for social interaction.

   a. **Standards.**
      (1) Porches or stoops are required on all homes.
      (2) Stoops and porches shall be raised above the grade except where accessibility (ADA) is a priority. An accessible route may also be taken from a front driveway.
      (3) All porches and stoops must take access from and face a street, park, common green, pocket park, pedestrian easement, or open space.
      (4) Porch and stoop sizes shall be:
         (a) **Stoops.** (See Figure 18J.17-29)
             Minimum Width: 4 feet
             Minimum Depth: 4 feet
             Minimum Height: 12 inches above grade
         (b) **Porches** (Minimum 60 square feet)
             Minimum Width: 10 feet
             Minimum Depth: 6 feet
             Minimum Height: 12 inches above grade

   b. **Guidelines.**
      (1) Where a home is located on a corner lot, i.e., at the intersection of two roads or the intersection of a road and common open space, a wrapped porch is preferred to reduce the perceived scale of the house and engage the street or open space on both sides.
FIGURE 18J.17-29 – Minimum Stoop Dimensions

Minimum Stoop Dimensions

Minimum Porch Dimensions

1. Doors.
   1. Design Objective. Use front doors that are integral to the character of the homes.
      (See Figure 18J.17-31)
      a. Standards.
         (1) Front doors shall face a street, park, common green, pocket park, or pedestrian easement.
         (2) Doors shall be made of wood, fiberglass, or metal.
         (3) Front doors shall be paneled or have inset windows.
         (4) Sliding glass doors are not permitted along frontage elevation or an elevation facing a pedestrian easement.
         (5) Double doors are prohibited.
         (6) Four-inch minimum head and jamb trim is required around all doors.
      b. Guidelines.
         (1) Front doors should be a focal point in small lot pedestrian-oriented neighborhoods and be in scale with the home.
         (2) Oversized doors should be avoided on cottage-style homes.
         (3) Front doors should be made of wood.
J. **Primary Windows.**
   1. **Design Objective.** Use windows that are integral to the character of the homes.  
      (See Figure 18J.17-32)
      a. **Standards.**
         (1) Primary windows shall be proportioned vertically rather than horizontally.  
             (See Figure 18J.17-33)
         (2) Windows are required to have a trim on all four sides.
         (3) Trim must be appropriate to the architectural character of the home and be a minimum of 3-1/2 inches wide.
         (4) Vertical windows may be combined together to create a larger window area.
      b. **Guidelines.**
         (1) Divided light windows are encouraged. They must either be true divided light or have properly proportioned mullions applied to the window. Individual panes must be vertically proportioned or square.
K. **Chimneys.**
   1. **Design Objective.** When used, design chimneys that reflect the architectural style of the homes.
      a. **Standards.**
         (1) Chimneys above the roof shall be at least 20 inches x 24 inches as measured in the plan.
         (2) Wood-framed chimney enclosures are permitted; however metal termination caps shall not be left exposed. These tops shall be shroud in a metal chimney surround.
      b. **Guidelines.**
         (1) Chimney form and shape should reflect the proportions of masonry tradition. Skinny long chimneys out of concert with the house proportions or not naturally anchored into the roof forms and walls are unacceptable.
         (2) Overly stylistic chimneys are discouraged. Chimney shape and profile should appropriately reflect the stylistic direction of the rest of the house.

L. **Interior Sprinklers.**
   1. **Design Objective.** To enhance the safety of residents in the event of a fire.
      a. **Standards.**
         (1) Sprinklers are required in all living spaces.
         (2) Sprinkler systems shall meet NFPA 13 D specifications.
      b. **Guidelines.**
         (1) Any deviations from these standards must be approved by Pierce County Fire Prevention Bureau.

M. **Columns, Trim, and Corner Boards.**
   1. **Design Objective.** Design columns, trim work, and corner boards to add visual detail to the house.
      a. **Standards.**
         (1) **Columns.** (See Figure 18J.17-35)
            (a) Character columns shall be round, fluted, or strongly related to the home's architectural style.
            (b) Exposed 4 x 4 and 6 x 6-inch posts are prohibited.
         (2) **Corners.** (See Figure 18J.17-34)
            (a) Use metal corner clips or corner boards at corners where siding is used. Corner boards shall be a minimum of 2-1/2 inches in width.
            (b) Corner boards shall be painted.
b. **Guidelines.**
   (1) Columns, trim, and corner boards should reflect the architectural character of the home.

N. **Gutters and Downspouts.**
1. **Design Objective.** Integrate the gutters and downspouts into the home's color scheme.
   a. **Standards.**
      (1) Gutters shall be painted or of an integral color to closely match the trim color.
   b. **Guidelines.**
      (1) Gutters and downspouts should reflect the architectural character of the home.

O. **Architecture Detail and Features.**
1. **Design Objective.** Establish a desirable human scale next to pedestrian routes by the use of shutters, knee braces, flower boxes, and columns. (See Figure 18J.17-36)
   a. **Standards.**
      (1) At least one of the following features shall be used:
         (a) Shutters
         (b) Flower Boxes
         (c) Knee Braces
         (d) Columns
      (2) Shutters, flower boxes, and ornamental knee braces shall follow the home's architectural style.
      (3) Shutters shall be proportioned to the window size to simulate the ability to cover them.
   b. **Guidelines.**
      (1) Give special care in the character, detail, and finish of human scale architectural details.
      (2) Use a detail that is appropriate to the architectural character of the home.
P. Trash and Recycling Containers.
   1. Design Objective. Locate trash and recycling containers so there are minimal impacts on the residents and their neighbors. (See Figure 18J.17-37)
      a. Standards.
         (1) Containers shall be kept within garages or a screened enclosure.
         (2) Containers shall not be stored within front yards.
         (3) Trash and recycle enclosures shall be located to minimize odor to habitable areas, as well as be invisible to the public realm.
      b. Guidelines.
         (1) Trash and recycle locations should be easily accessible to each resident.
         (2) Trash and recycle containers should be invisible to the public realm.

Q. Mail and Newspaper Boxes.
   1. Design Objective. Place and design mailboxes to best serve the neighborhood and reflect the character of the community.
a. **Standards.**
   (1) All mailboxes shall be clustered and lockable consistent with USPS standards. Clustered mailboxes shall be architecturally enhanced with materials and details typical of the home's architecture and carefully placed to not adversely affect the privacy of residents and serve the needs of the U.S. Postal Service. (See Figure 18J.17-38)

b. **Guidelines.**
   (1) Mailbox locations should be easily accessible to each resident and architecturally compatible with the home.

FIGURE 18J.17-38 – Mailbox Design

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R. **Hot Tubs and Mechanical Equipment.**

1. **Design Objective.** Minimize the impacts of hot tubs and pool equipment on surrounding properties.
   a. **Standards.**
      (1) Hot tubs and pools shall be located only in back yards.
      (2) Pools and spas shall be designed to minimize sight and sound impacts to adjoining property.
      (3) Pool heaters and pumps shall be screened from view and sound insulated.
      (4) Pool equipment must comply with codes regarding fencing.
   b. **Guidelines.**
      (1) Hot tub and mechanical equipment should be placed as to not negatively impact neighbors.

S. **Accessory Structures.**

1. **Design Objective.** Minimize the impacts of accessory structures.
   a. **Standards.**
      (1) No more than one accessory structure shall be permitted per lot and shall be architecturally consistent with the principal structure.
      (2) Greenhouses, sheds, and other accessory structures shall not exceed 12 feet to top of roof in height or more than 150 square feet in size.
      (3) They shall be no closer than 4 feet from the interior side or rear property line.
      (4) Overhangs and roof drainage may not encroach over property lines.
      (5) Accessory structures are not allowed in front yards.
      (6) Accessory dwelling units (ADUs) shall be prohibited.
b. **Guidelines.**
   
   (1) Avoid locating accessory structures in areas visible from the street.  
   
   (Ord. 2007-6 § 5 (part), 2007; Ord. 2004-26s2 § 1 (part), 2004)

### 18J.17.060 Landscape Elements.

This landscape Section is essential toward enhancing the character of small lot development. Landscaping is an important aspect of the creation of space and scale in a small lot development. In conjunction with architecture, landscape design enables builders to create a transition between homes and the street while mitigating the impact of denser housing.

#### A. Tree Retention and Tree Placement.

1. **Design Objective.** To preserve existing trees along the perimeter and interior of the site.

   a. **Standards.**
      
      (1) **Tree Retention During Construction.** Refer to PCC 18J.15.030 for additional standards.
      
      (2) **Tree Density Requirements.** A minimum of 25 tree units per acre are required to be retained. The tree requirements in PCC 18J.17.060 C. shall count toward meeting this requirement. Refer to PCC 18J.15.030 for additional standards.

   b. **Guidelines.**
      
      (1) In general and where feasible, tree preservation should take precedence over transplanting, transplanting over planting new, and planting native over ornamental species.
      
      (2) Where possible preserve trees along the perimeter of the site.
      
      (3) Where possible preserve trees in clusters to increase their probability of a longer existence.

#### B. Fences and Hedges.

1. **Design Objective.** The incorporation of fences and hedges around a housing unit to define private spaces. (See Figure 18J.17-39)

   a. **Standards.** Fences and hedges shall not be placed near neighborhood streets, access lanes, or alleyways in such a way to create a safety or entering sight distance concern. (See Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County for entering sight distance calculation.)

#### FIGURE 18J.17-39 – Front Yard Decorative Fences and Hedges

(1) **Front Yard Decorative Fence.** If used, front yard fences shall be decorative and help to define semi-private areas in the front of the home.
(a) The maximum height shall be 36 inches.
(b) Front yard decorative fences shall be located a minimum of 1 foot from parcel line to allow for planting between edge of sidewalk or right-of-way and fence.
(c) Front yard decorative fences shall provide a balance of solid surfaces and voids, such as picket or Kentucky rail fence styles.
(d) Front yard decorative fences shall be constructed of wood, simulated wood, iron, or masonry. Solid fences and chain link shall be prohibited.

(2) **Hedges.** If used, hedges shall be continuous along the front and side property line, and the street frontage.
(a) The maximum height of a hedge in a front yard shall be 36 inches.
(b) Hedges located in a rear yard do not have a maximum height standard.
(c) The maximum height of a hedge for the first 15 feet of a side yard on a corner shall be 36 inches. There is no maximum height for the remaining side yard.
(d) Hedges located along an interior side yard shall be prohibited
(e) Hedges are not allowed if a side yard use easement is used.
(f) Evergreen native plant material is preferred for year-round coverage.

(3) **Privacy Fencing.** If used, privacy fencing shall only be permitted on back, side and portions of corner side yards and shall be in character with the home’s architecture.

![FIGURE 18J.17-40 – Public Side of Fence](image-url)

(a) The maximum height of privacy fencing in a rear yard shall be 6 feet.
(b) Privacy fencing in a front yard shall not be permitted.
(c) For corner lots where the side yard privacy fencing would be placed facing the street or access lane, the maximum height of the first 15 feet of the fencing as measured from the front façade, shall be 3 feet. The maximum height of the remainder of the privacy fencing shall be 6 feet.
(d) Fences are prohibited along interior side yards.
(e) Privacy fencing adjacent to a public space shall be setback a minimum of 1 foot from the property line.
(f) If the privacy fencing is located along the alleyway, a gate must be provided for access to the alleyway.
(g) Privacy fencing shall be constructed of wood, simulated wood, iron, or masonry. Chain link fencing shall not be permitted.
C. **Landscaping and Planting Requirements.**

1. **Design Objective.** To enhance the visual appearance of the neighborhood, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, and to reduce the impacts on storm drainage systems and water resources. (See Figure 18J.17-41)

   a. **Standards.**

      (1) **Planting Calculation and Installation.**

         (a) If the calculation of the number of plantings 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 plantings results in a fraction of less than 0.5, the applicant shall round down to the previous whole number. Existing trees may be used to meet the tree requirements in the planting calculations. See Section associated with appropriate community plan for existing tree credit. Noxious weeds are not permitted. (See Pierce County Noxious Weed List.)

         (b) Place all shrubs and perennial plants in beds mulched with finely ground bark. The bark must cover the entire planting bed to a depth of 2 inches.

         (c) Install a mulch ring at the base of each canopy and ornamental tree. At time of planting, the ring must have at least a 2-foot radius, measured from the center of the tree trunk. This mulch ring must be of organic material and be a depth of 2 inches.

      (2) **Parks.**

         (a) One 2-1/2 inch caliper canopy or ornamental tree shall be planted for every 1,000 square feet.

         (b) Shade trees shall be provided adjacent to play structures and at other elements in the park, such as sport courts and benches.

         (c) A pathway, with a minimum width of 3 feet, shall connect a park to neighborhood streets, access lanes or other pedestrian connections.

      (3) **Common Greens.**

         (a) One 2-1/2 inch caliper canopy or ornamental tree shall be planted for every 1,000 square feet.

         (b) The common greens shall be planted with plants that reflect the architectural character and the intended use of the greens.

         (c) Sidewalks or pathways are encouraged at the edge of the green to allow a larger usable green and easy access to the homes.

         (d) A pathway, with a minimum width of 3 feet, shall connect a common green to neighborhood roads, access lanes or other pedestrian routes.

         (e) The minimum lawn coverage of a common green area shall be 70 percent.

      (4) **Pocket Parks.**

         (a) One 2-1/2 inch caliper canopy or ornamental tree shall be planted for every 1,000 square feet.

         (b) The common greens shall be planted with plants that reflect the architectural character and the intended use of the greens.

         (c) Sidewalks or pathways are encouraged at the edge of the green to allow a larger usable green and easy access to the homes.
(d) A pathway, with a minimum width of 3 feet, shall connect a pocket park to neighborhood streets, access lanes or other pedestrian routes.
(e) The minimum lawn coverage of a pocket park shall be 70 percent.

(5) **Street Trees on Neighborhood Streets.**
   (a) Street trees are required on all streets to provide shade and to calm traffic.
      (i) Trees shall be a minimum of 2-1/2 inch caliper.
      (ii) Trees must be spaced 25 feet on center.
      (iii) Trees shall be placed so as not to block sight distance or create a safety concern.
      (iv) Tree species shall be approved by Pierce County.
   (b) Ground cover or perennials must fully cover the remaining landscape area.

(6) **Street Trees on Access Lanes.** Street trees are required on all access lanes to provide shade and to calm traffic.
   (a) Trees shall be a minimum of 2-1/2 inch caliper.
   (b) Trees shall be spaced 25 feet on center and set back approximately 4 feet from back of curb or roadway edge. Trees may be planted on a private lot.
   (c) Trees shall be placed so as not to block sight distance or create a safety concern.
   (d) Tree species shall be approved by Pierce County.

(7) **Pedestrian Easement.**
   (a) Trees are required along all pedestrian easements to provide shade.
      (i) Trees shall be a minimum of 2-1/2 inch caliper.
      (ii) Trees shall be spaced 20 feet on center.
      (iii) Trees shall be placed so as not to block sight distance or create a safety concern.
      (iv) Tree species shall be approved by Pierce County.
   (b) Shrubs are required for 15 percent of easement space.
      (i) Shrubs shall be planted a maximum 36 inches on center.
      (ii) Shrubs shall be a minimum 2-gallon for native shrubs and 3-gallon for non-native.

(8) **Front Yards.**
   (a) Entry walks shall have a minimum width of 3 feet and a maximum width of 4 feet.
   (b) One tree having a minimum caliper size of 2 inches or height of 8 feet shall be planted in the front yard of each unit that has a front yard setback of 15 feet or greater.
   (c) Shrubs.
      (i) A continuous row of shrubs having a maximum spacing of 3 feet on center shall be planted adjacent to that portion of a foundation facing a public space.
      (ii) Shrubs shall be a minimum 2-gallon for native shrubs and 3-gallon for non-native.

(9) **Side Yard Along Public Space.** Planting shall be required along fences that face a street or public spaces. (See Figure 18J.17-40)
(a) Shrubs.
   (i) A continuous row of shrubs having a maximum spacing of 3 feet on center shall be planted adjacent to that portion of foundation facing a public space.
   (ii) Shrubs shall be a minimum 2-gallon for native shrubs and 3-gallon for non-native.

(10) **Rear Yard.**
(a) One tree having a minimum caliper size of 2 inches or height of 8 feet shall be planted a minimum of 5 feet from the alleyway pavement edge.
(b) Planting is required along fences that face a street. Shrubs, trees, and vines shall be used to soften the fence's public side.
(c) Shrubs.
   (i) A continuous row of shrubs having a maximum spacing of 3 feet on center shall be planted adjacent to that portion of a foundation facing a public space.
   (ii) Shrubs shall be a minimum 2-gallon for native shrubs and 3-gallon for non-native.

(11) **Alleyway Plantings.**
(a) Space between the alleyway and fence must be landscaped with native and drought-tolerant shrubs, ground cover, and upright trees where space and layout allow.

(12) **Landscaping Utility Areas.**
(a) To minimize their appearance, transformers and other utilities shall be landscaped with a 3-foot-high, continuous vegetated screen, except in areas where access is required. Plants shall be evergreen.

b. **Guidelines.**
(1) In general and where feasible, plant preservation should take precedence over transplanting, transplanting over planting new, and planting native over ornamental species.
(2) Existing topsoil should be used where feasible. The clearing and site preparation of larger development areas should save and stockpile existing topsoil for plant adaptation.
(3) The use of native drought-tolerant plants is encouraged.
18J.17.070 Lighting.
The purpose of this Section is to offer design standards for lighting that will enhance visibility and security while accenting key architectural elements and landscape features.

A. Exterior Lighting.

1. Design Objective. Design lighting that provides safety and character, and aesthetic benefits for the neighborhood.

   a. Standards.

      (1) The lighting for neighborhood streets, access lanes, alleyways, common greens, and parks shall be low intensity and shall be from the same family of fixtures.

      (2) All exterior lighting shall be prevented from projecting light upward either by placement beneath building eaves or by an integral shield of the fixture's interiors as recommended by the manufacturer.

      (3) Street lighting on neighborhood streets and access lanes within the boundary of a small lot neighborhood development shall be required.

         (a) Lighting facilities and fixtures shall be located outside public right-of-way unless owned, operated, and maintained by a power utility franchised by the County.

         (b) All street lighting fixtures shall be a maximum height of 16 feet.

      (4) Sidewalks and pathways not otherwise illuminated by street lighting shall be lit with ornamental lighting fixtures. All pedestrian lighting fixtures shall be a maximum height of 12 feet.

      (5) If alley lights are mounted on the garage, they shall be no higher than 8 feet above ground and directed away from adjacent backyards and structures.

      (6) Lighting shall be limited to illumination of surfaces intended for pedestrians, vehicles, or key architectural features.

      (7) Street lights shall be required to be placed at regularly spaced intervals of no more than 200 feet on internal roadways and installed in accordance with the Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County as adopted by PCC 17B.10.060.
b. **Guidelines.**

(1) The character of the lighting fixtures shall be appropriate for the architecture and to a human scale.

(2) Spill-over lighting should be avoided. This includes light that is broadcast beyond the intended area; for example, street lights that illuminate residential windows or residential flood lights that illuminate beyond the lot boundary.

(3) Apply minimal lighting where possible to accomplish desired purpose. The selection of lights should be of appropriate height and light direction to minimize conflicts with neighbors.

(4) Avoid lighting large areas with a single source.

(Ord. 2010-70s § 15 (part), 2010; Ord. 2004-26s2 § 1 (part), 2004)
Chapter 18J.20

UPPER NISQUALLY VALLEY COMMUNITY PLAN AREA
DESIGN STANDARDS AND GUIDELINES

Sections:
18J.20.010 Goals.
18J.20.020 Applicability.
18J.20.040 Design Standards and Guidelines.

18J.20.010 Goals.
The goals of design review within the Upper Nisqually Valley Community Plan area are:
A. To preserve, restore, and enhance the mountain-oriented, rustic, and rural qualities found in the Upper Nisqually Valley;
B. To implement the goals and policies articulated in the Upper Nisqually Valley Community Plan;
C. To encourage the enhancement and preservation of land or buildings of unique or outstanding scenic or historical significance;
D. To encourage well designed buildings and sites;
E. To size new buildings to the human scale;
F. To provide a menu of design standards that allow a builder to choose from a variety of styles that fit the overall character of the Valley; and
G. To communicate to land use applicants the goals of the Upper Nisqually Valley Community Plan and the role that design review takes in implementing the plan.
(Ord. 99-68 § 1 (part), 1999)

18J.20.020 Applicability.
A. This Chapter shall apply to any development activity that is required to obtain building or development permits or approvals and to all sign structures within the Upper Nisqually Valley Community Plan Area, unless otherwise exempted by PCC 18J.15.010 C.
B. This Chapter contains design objectives, standards and guidelines for the following aspects of development: building, planting design, and street furniture. The following table identifies the regulated permit types and under what circumstances design review is required:
UPPER NISQUALLY VALLEY COMMUNITY PLAN AREA

Table 18J.20.020-1. Type of Review Required for Regulated Activities

<table>
<thead>
<tr>
<th>Review Type</th>
<th>Regulated Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>18J.20.040 A. Site Design</td>
<td>Yes</td>
</tr>
<tr>
<td>18J.20.040 B. Building Design</td>
<td>Yes</td>
</tr>
<tr>
<td>18J.20.040 C. Planting Design</td>
<td>Yes, Yes</td>
</tr>
<tr>
<td>18J.20.040 E. Street Furniture</td>
<td>Yes, Yes</td>
</tr>
</tbody>
</table>

Footnotes:
(1) Commercial and industrial expansion excludes any interior improvements to an existing structure, any activity that does not require a building permit, and expansions of buildings that do not alter the prominent facade or that portion of a building visible from the public way. The 60 percent calculation is cumulative over time and is calculated based on the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, as used by the Building Official.

(2) A new structure on a site where there are existing commercial or industrial buildings will be subject to the same standards as a > 60 percent value expansion described above.

C. All regulated activities located within the Upper Nisqually Community Plan area must meet the standards and guidelines contained within this Chapter.

(Ord. 2012-2s § 8 (part), 2012; Ord. 2010-70s § 15 (part), 2010; Ord. 2009-98s § 7 (part), 2010; Ord. 99-68 § 1 (part), 1999)

18J.20.040 Design Standards and Guidelines.

A. Site Design. The purpose of this Section is to improve the quality of commercial, industrial, multi-family, and land divisions of 5 lots or more, design by providing site design standards that enhance and preserve the aesthetic character of the Upper Nisqually Valley, preserve and enhance the integrity and function of on-site critical areas, minimize impervious surfaces, provide for safe pedestrian circulation, and provide standards for building placement that will aid in enhancing the pedestrian qualities of new development.

1. Design Objective – Building Placement. Connect the building and pedestrian pathways to the street and adjacent sites by locating the primary structure within proximity to the street and coordinating its placement with properties that conform to these design standards and guidelines.

a. Standards.

(1) The portion of the building that faces the street shall be located within 25 feet of the right-of-way in the Village Center zone. Where entrances are recessed, at least 70 percent of the building elevation shall be located within
25 feet of the right-of-way. Where outdoor gathering spaces are provided between the building and the right-of-way, the building elevation need not be located within 25 feet of the right-of-way as long as the building is immediately adjacent to the outdoor gathering space. (See Figure 18J.20-6)

**FIGURE 18J.20-6**

(2) Multiple buildings on a single parcel shall be arranged to create outdoor gathering spaces by using one or more of the following elements:

(a) Courts;
(b) Plazas;
(c) Patios;
(d) Covered space; or
(e) Seating areas. (See Figure 18J.20-7)
FIGURE 18J.20-7

(3) Outdoor gathering spaces shall not be less than 10 percent of the total floor area of the multiple on-site buildings.

(4) Buildings shall be set back a minimum of 45 feet from the rights-of-way in the Tourist Commercial zone.

b. **Guidelines.**
   
   (1) New building or other site improvements should be similar in relation to size, bulk, view blockage, and scale to adjacent developments where existing developments conform to these design standards.
   
   (2) Locate outdoor gathering spaces to maximize sun exposure.
   
   (3) Plazas and courts should be accessible to the pedestrian.

2. **Design Objective – Sidewalks, Boardwalks, and Pedestrian Ways.** Provide appropriate pedestrian travel ways within Village Centers.

   a. **Standards.** Sidewalks, boardwalks, or some type of approved pedestrian way shall be installed within Village Centers along both sides of all internal roads and along abutting public roadways where no pedestrian ways currently exist. When abutting vacant, undeveloped land, new development is encouraged to provide for the opportunity for future connection to its interior road and pedestrian network. Any proposed pedestrian way within the public right-of-way shall be designed and constructed pursuant to the requirements contain in Title 17B PCC.

   B. **Building Design.** The purpose of this Section is to improve the quality of development in the Upper Nisqually Valley by instituting design standards and guidelines covering new building construction and remodels. The design guidelines and standards are intended to reflect the historic, rustic, or rural character observed in the Upper Nisqually Valley. The intent of the standards and guidelines is to exemplify the heritage and historic character witnessed in the Upper Nisqually Valley through the use of human scale designs and natural building materials.
1. **Design Objective – Architectural Character.** Design buildings to incorporate features such as facades, roof forms, porches, window treatments, and architectural detailing that exemplifies the heritage and historic character of the Upper Nisqually Valley. Avoid the use of standardized "corporate or franchise" style in the design of buildings. Consult Appendix 1, Chapter 18J.20 PCC, for photographs of buildings that are acceptable and unacceptable examples of the desired architectural character in the Upper Nisqually Valley. (See Figures 18J.20-8, 18J.20-9, 18J.20-10, and 18J.20-11)

**FIGURE 18J.20-8**
(False front, store front, and porch detailing)

**FIGURE 18J.20-9**
(Rural with timber, native stone, and wood siding)
a. **Standards.**

(1) All building sides shall be characterized by the same quality and type of building materials and detailing.

(2) Accessory structures shall be designed of the same building materials, roof forms, and color as primary structures that conform to these design standards.

(3) Where building elevations are visible, architectural details and features shall not be abruptly ended and shall transition a distance equivalent to at least 20 percent of the adjacent building elevation. (See Figures 18J.20-12 and 18J.20-13)

2. **Design Objective – Exterior Building Materials.** Use natural materials such as stone, wood, heavy timbers, and/or brick as exterior building materials.

a. **Standards.**

(1) Wood, shake, stone, brick, cedar shingle, or timber materials shall be used for facade treatment.
(2) Raised seam metal, shake, shingle, or unglazed tile shall be used for roof materials.

(3) The use of Spanish red clay, Oriental tile, or stucco is prohibited as it does not reflect the context or historical character of the Upper Nisqually Valley.

b. **Guidelines.**
   
   (1) Encourage the use of native stone or brick as an accent.
   
   (2) Building materials used for site features such as fences, and screen walls should complement a primary on-site structure that conforms to these design standards.

3. **Design Objective – Building Mass and Size.** Design new buildings at a mass that is compatible with buildings observed in the Upper Nisqually Valley and at a scale that is oriented to the pedestrian.

a. **Standards.**

   (1) Entrances shall incorporate one of the following building elements:

   (a) Doorways recessed at least 4 feet from the building façade. (See Figure 18J.20-14);

   ![FIGURE 18J.20-14](image-url)
(b) Dormers (See Figure 18J.20-15); or

![Elevation and plan views of dormer entry with text annotations.]

(c) Porches (See Figure 18J.20-16).

![Elevation and plan views of a house with a porch.]

(2) The use of long blank walls is prohibited. The maximum allowable length of an uninterrupted building elevation is 50 feet. Visual interruptions to the planes of exterior walls may be achieved through one of the following methods:
   (a) Modulating building facades at depth of least 4 feet and a width of at least 8 feet;
   (b) Porches; or
   (c) Porticos (See Figure 18J.20-17).
FIGURE 18J.20-17

(3) Roof lines shall be interrupted every 50 feet with gable, hip, or dormer roof forms or a vertical shift of at least 5 feet. (See Figure 18J.20-18)

FIGURE 18J.20-18

4. **Design Objective – Roof Forms.** Design buildings to incorporate gable, gambrel, hip, dormer, or false front roof forms. (See Figure 18J.20-19)

FIGURE 18J.20-19
(Acceptable roof forms)
a. **Standards.**

   (1) Buildings shall be designed with gable, gambrel, or hip roof forms with a minimum 4:12 roof pitch. (See Figure 18J.20-21) False fronts, giving the appearance of a flat roof, may be used.

   ![Figure 18J.20-21](image)

   (2) Roof planes shall be varied by using gable ends and/or dormers unless a false front is used.

   (3) The use of flat, mansard, dome, or butterfly roof forms, as illustrated in Figure 18J.20-20, is prohibited.

   ![Figure 18J.20-20](image)

5. **Design Objective – Architectural Detailing.** Design new buildings and exterior remodels to include the architectural detailing prevalent in the Upper Nisqually Valley. Architectural details prevalent in the Upper Nisqually Valley include, but are not limited to, cornice details, trim details, timber details, knee bracing, wood siding, logs, and covered porches. Illustrations of architectural details observed in the Upper Nisqually Valley are illustrated in the following graphics and the photographs in Chapter 18J.20 PCC, Appendix 1.

a. **Standards.** Historic architectural detailing shall be incorporated into building design. At least one element from each of the following categories shall be included in the design of all new buildings and accessory structures:

FIGURE 18J.20-25

(a) Cornice details
(b) Trim details
(c) Timber details
(d) Knee bracing

(2) Porches and Entryways (See Figure 18J.20-26)

FIGURE 18J.20-26

(a) Porches
(b) Porticos
(c) Recessed entryways of at least 4 feet
(3) Siding (See Figure 18J.20-27)

**FIGURE 18J.20-27**

- (a) Board and batten
- (b) Horizontal clapboard
- (c) Beveled planks
- (d) Cedar shingle
- (e) Stone
- (f) Brick
- (g) Timber

6. **Design Objective – Window Treatment.** Use windows that emphasize first floor turn-of-the-century storefront or mountain lodge architecture. (See Figures 18J.20-28 and 18J.20-29)
a. **Standards.**
   (1) Window patterns shall be characterized by vertical proportions with horizontally oriented rectangular forms prohibited.
   (2) For business uses only, the area of first story windows on street front elevations shall be at least twice the area of second story windows along the same side of the building. This standard does not apply to multi-family development or employee housing.
   (3) One of the following window treatments shall be used:
      (a) Storefront windows;
      (b) Bay windows;
      (c) Stained glass;
      (d) Multi-paned windows, or the appearance of multi-pained windows, in one over one, two over two, or four over four patterns.
   (4) Windows sills shall be situated at least 2 feet above the interior finished floor.
   (5) The use of reflective or mirrored windows is prohibited.
   (6) Window trim shall be used.

7. **Design Objective – Building Color.** Use building colors that are prevalent in the Upper Nisqually Valley.
   a. **Standards.** Facade colors shall not be used to identify specific tenants as typified by national corporate fast food restaurants and gasoline stations. Illustrations of acceptable and unacceptable graphics treatments are included in Chapter 18J.20 PCC, Appendix 1.
   b. **Guidelines.**
      (1) The use of natural woods are encouraged over paint.
      (2) Major architectural trim or details should complement the main building's base color. Color is normally applied to major architectural trim and details such as window trim, corner siding trim, doors and door frames, knee bracing, and columns.
      (3) Minor architectural details should be highlighted with minor accent color that complements base and major trim color. Minor accent color is normally applied to window sash, doors, storefront frames and small architectural elements.
      (4) Murals may be used on building facades and are encouraged to reflect the history or natural landscape of the Upper Nisqually Valley.
      (5) Tinting may be used as an accessory element to a permitted window treatment.
      (6) Earth tone colors should be used for masonry building materials.
      (7) The base color of the main building or a complementary major accent color should be used for metal roofs.
      (8) The use of bold or primary colors for the main body of buildings should be avoided.

C. **Planting Design.** The purpose of this Section is to encourage the use of native vegetation as plantings for commercial, industrial, and residential projects. Wherever possible planting designs should emphasize the preservation and enhancement of existing, native vegetation. The use of native and drought tolerant plantings is also encouraged in all projects. The following planting design standards are intended to supplement PCC 18J.15.030 and 18J.15.040 countywide tree conservation and landscaping buffer standards.
1. **Design Objective – Planting Design.** Design plantings to incorporate native plant species. Drought tolerant plantings are allowable substitutes for native species to the extent that invasive species are not introduced into Mount Rainier National Park.
   a. **Standards.**
      (1) The use of berms shall not be permitted for perimeter screening requirements in the Village Center zone.
      (2) Lines of street tree plantings along street frontages are prohibited. Tree plantings shall be grouped or clustered in natural, rather than formal arrangements. No more than three trees shall be planted in a row without an interruption of at least twice the distance of the tree spacing of that row.

D. **Street Furniture.** The purpose of this Section is to improve the quality of development in the Upper Nisqually Valley by instituting standards for street furniture that will enhance the pedestrian quality of sidewalks and outdoor gathering spaces and be consistent with the character for development identified in these design standards.

1. **Design Objective – Street Furniture.** Use street furniture that reflects the historic, rustic, or rural character observed in the Upper Nisqually Valley.
   a. **Standards.**
      (1) All furniture within the public right-of-way shall be approved by the Washington State Department of Transportation or the Pierce County Public Works Department, depending on the jurisdiction of the road, as to its type, style, function, and color.
      (2) Outdoor furnishings shall be of a commercial grade designed for heavy public use.
   b. **Guidelines.**
      (1) Where proposed, street furniture should be supportive of the character and design of the building, facility, or site upon which it is located. The following styles may be chosen, but should be consistent with and supportive of the primary structure:
         a) Rustic
         b) Heavy timber/log
         c) Historic – Victorian or Turn-of-the-Century
         d) Rural
         e) Northwest Cascadian
      (2) Benches, tables, trash receptacles, planters, shelters, gates, fences, bicycle racks, bollards, and kiosks should be constructed of materials that are characteristic of the architecture which they support.
      (3) Street furniture may be selected from catalogs, or custom constructed, and should utilize the following materials or material combinations:
         a) Concrete
         b) Dimensional lumber
         c) Iron (decorative)
         d) Iron and wood
         e) Log
         f) Native stone
         g) Timber
         h) Timber products

2. **Design Objective – Street Furniture Quantity.** Provide street furniture within Village Centers in an amount commensurate with the amount of pedestrian traffic that a business generates.
a. **Guidelines.**

   (1) All new commercial development should incorporate outdoor seating areas. Seating areas may include any one or combination of the following:
   
   (a) One bench per 2,000 square feet of floor area;
   
   (b) Six feet of seating wall for every 2,000 square feet of floor area; or
   
   (c) One table with a minimum of four seating spaces (bench or chairs) per table for every 2,000 square feet of floor area.

   (2) All new commercial development should construct at least one trash receptacle and one bicycle rack (2 stations).

   (3) New commercial development should construct planters and overhead shelter as a part of pedestrian walkways, plazas, courtyards, or open space. Overhead shelter may include:
   
   (a) Fire resistive timber roof structures;
   
   (b) Arbors;
   
   (c) Trellis; or
   
   (d) Gazebos.

Chapter 18J.30

PARKLAND-SPANAWAY-MIDLAND COMMUNITIES PLAN AREA
DESIGN STANDARDS AND GUIDELINES

Sections:
18J.30.010  Goals.
18J.30.020  Applicability.
18J.30.080  Commercial and Industrial Design Standards and Guidelines.
18J.30.090  Commercial and Industrial Building Design Standards and Guidelines.
18J.30.095  SR-7 Tree Enhancement and Incentive Program.
18J.30.110  Appendices.

18J.30.010  Goals.
The goals of design review within the Parkland-Spanaway-Midland Communities Plan area are to:
A. Improve the visual and functional quality of new commercial, industrial, and residential developments. This will be accomplished through the implementation of design standards that are intended to restore and enhance the aesthetic character of the plan area and improve the integrity and function of on-site critical areas.
B. Implement the goals and policies articulated in the Parkland-Spanaway-Midland Communities Plan;
C. Encourage well designed buildings and sites;
D. Provide a menu of design standards that allow an applicant to choose from a variety of styles that fit the desired character of the plan area;
E. Communicate to land use applicants the goals of the plan area and the role that design review takes in implementing the plan; and
F. Incorporate into permit approvals a clear listing of all conditions and required improvements prior to final permit issuance.

(Ord. 2002-22s § 3 (part), 2002)

18J.30.020  Applicability.
A. This Chapter shall apply to any development activity that is required to obtain building or development permits or approvals, unless otherwise exempted by PCC 18J.10.040.
B. This Chapter contains design objectives, standards and guidelines for the following aspects of development: building, landscaping or planting, and lighting. The following table identifies the regulated permit types and under what circumstances design review is required:
PARKLAND-SPANAWAY-MIDLAND COMMUNITIES PLAN AREA

Table 18J.30.020-1. Type of Review Required for Regulated Activities

<table>
<thead>
<tr>
<th>Review Type</th>
<th>Regulated Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1. New Civic, Commercial, Industrial, and Non-Residential Use Permit</td>
</tr>
<tr>
<td></td>
<td>(2)(3)</td>
</tr>
<tr>
<td></td>
<td>2. Commercial or Industrial Expansion &lt; 60% of the building value (1)</td>
</tr>
<tr>
<td></td>
<td>3. Civic, Commercial or Industrial Expansion &gt; 60% of building value (1)</td>
</tr>
<tr>
<td>18J.30.080 A.1. Building Placement and Street</td>
<td>1</td>
</tr>
<tr>
<td>Relationship</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>3</td>
</tr>
<tr>
<td>18J.30.080 A.2. Pedestrian Amenities</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>18J.30.090 A.1. Architectural Concept</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>18J.30.090 A.2. Architectural Relationships</td>
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<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>18J.30.090 A.3. Significant Intersections</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>18J.30.090 A.4. Pedestrian Oriented Features</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
</tr>
</tbody>
</table>

Footnotes:
(1) Commercial and industrial expansion excludes any interior improvements to an existing structure. The 60 percent calculation is cumulative over time and is calculated based on the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, as used by the Building Official.

(2) A new structure on a site where there are existing commercial or industrial buildings will be subject to the same standards as a > 60 percent value expansion described above.

(3) Includes Binding Site Plan, Commercial Building Permit and Use Permit.

C. This Chapter contains additional design standards and guidelines relating to the following additional types of development within the Plan area:
1. Sites located on SR-7, PCC 18J.30.095;
2. Detached single-family developments within the HSF, ROC, and NC zone classifications, PCC 18J.30.100;
3. Sites located within Significant Intersections and Community Gateways, PCC 18J.30.110, Appendix A; and
4. Projects within the Garfield Street Activity Center, PCC 18J.30.110, Appendices B and C.

18J.30.080  Commercial and Industrial Design Standards and Guidelines.

A. Commercial, Civic, and Industrial Site Design Standards and Guidelines. The purpose of this Section is to improve the quality of commercial, civic, public/quasi and industrial design by providing site design objectives, standards, and guidelines that will enhance and/or preserve the aesthetic character of the commercial centers, commercial districts, and community employment centers in Parkland, Spanaway, and Midland. This Section is further intended to preserve and enhance the integrity and function of on-site critical areas, minimize impervious surfaces, provide for safe pedestrian circulation, and provide standards for building placement that will aid in enhancing the pedestrian qualities of new development and redevelopment.

This Section is primarily implemented through site planning. Site planning is the arrangement of landscaping, open spaces, buildings, circulation elements and other features to support the goals of the development. A strong site concept displays a clear and unifying site organization, and a pleasing composition of buildings and landscape features. Efficient site planning integrates pedestrian, bicycle, transit, and motorized vehicle movements; creates functional open space; promotes visual identity; and relates well to adjacent sites, uses, rights-of-way, and natural features.

1. Design Objective – Building Placement and Street Relationship. At Designated Significant Intersections within the planning area and at Designated Community Gateways to Parkland, Spanaway, and Midland, building placement for new civic, office/business, commercial uses shall be organized in a manner that creates distinct street edges.

a. Standards.

(1) Within 300 lineal feet of Designated Community Gateways or Designated Significant Intersections as defined in the Parkland-Spanaway-Midland Communities Plan (see map), site design elements shall be provided to create a distinct street edge through two or more of the following:

(a) The street corner shall be emphasized through building location, the provision of pedestrian access, special site features, or landscape features;

(b) At least one building shall be oriented to the major public street; or

(c) Taking into consideration sidewalks and entryways, locate the structure as close to the front setback line as possible. At least 50 percent of the primary structure's front facade shall be placed on the front setback line.

(2) A minimum of 30 percent of the building façade of single buildings located on corner lots in Designated Community Gateways or Designated Significant Intersections as defined in the Parkland-Spanaway-Midland Communities Plan (see map) shall be located within 15 feet of the corner right-of-way line. Corner developments with multiple buildings shall locate a minimum of 30 percent of the building façade of one of the buildings within 15 feet of the corner right-of-way line. Buildings shall not be located closer than 5 feet from the street right-of-way line unless the building includes horizontal shifts and such shifts involve a minimum of 40 percent of wall length. Where locating a building within 15 feet of the right-of-way line is not possible due to circumstances such as utility conflicts, the location of significant trees, or the location of historic structures, at least one of the following pedestrian amenities shall be implemented:

...
(a) Enhance the corner by installing additional landscaping of a minimum of 200 square feet, within 15 feet of the corner;
(b) Construct a decorative screen, wall, trellis, or other continuous architectural element at a minimum height of three feet along both frontages;
(c) Install a pedestrian plaza of a minimum of 150 square feet within 15 feet of the corner right-of-way. The plaza shall include pedestrian-scale lighting, seating and vegetation; or
(d) Provide public art or water features within 15 feet of the corner right-of-way.

b. Guidelines.
   (1) Where store entries cannot be located at the property line along the primary commercial street, such entries should be located no more than 75 feet from the public right-of-way.
   (2) Where satellite buildings are proposed, developments should be encouraged to locate smaller, satellite-parcel development (i.e., development away from the principal buildings) adjacent to the street, particularly at corners to establish and/or maintain a street wall.
   (3) Principal store entrances should be located along the commercial street. Secondary entrances may be located at the sides of buildings to provide access to side streets.
   (4) Visual and functional continuity should be maintained between the proposed development and adjacent and neighboring properties through similar setbacks, and/or landscape buffer.

2. Design Objective – Pedestrian Amenities. New civic, office/business, and commercial uses shall provide pedestrian amenities that include walkways, landscaping, and street furniture. The quality of pedestrian-oriented facilities is also important. Pedestrian walkways, plazas, lighting and street furniture should reflect the character of the building architecture, be of durable materials, and be designed for pedestrian safety.
   a. Standards.
      (1) Landscape design shall consider the effects of long-term vegetation growth on site lighting and surveillance.
      (2) Setback areas may be used for pedestrian activities such as outdoor seating or dining, for a plaza or recessed entry, or for landscaping.
      (3) Office and business research parks shall be developed in a campus-type environment consisting of significant open space and architectural compatibility between structures. The campus-type environment shall incorporate the following design elements:
         (a) At least 20 percent of the overall site area shall be improved with perimeter landscaping and interior open space amenities (either natural or manmade) for the benefit of employees, including landscaped lawns, courtyards and/or plazas.
         (b) Pedestrian plazas or patio areas need to be provided for each building in a development. Each pedestrian plaza or patio shall be two percent of the gross floor area of the building(s) to which it is attached.
   b. Guidelines.
      (1) The design of streetscape amenities should be coordinated and consistent along the street.
Spaces between buildings should be treated as outdoor rooms or plazas that reflect careful planning between buildings.

Ground floor outdoor spaces such as plazas, eating areas, seating areas, and/or retail alcoves and inner courtyard spaces should be provided.

Buildings and property developments should incorporate outdoor art that is visually accessible to the public. Art may be permanently incorporated into functional areas that are accessible to the public including parking lots, accessory buildings and structures, as well as building entries.

All new development should provide planters and overhead shelters as an integral part of pedestrian-oriented amenities or outdoor plaza areas. Overhead shelters may include the following: arbors, trellis, awnings or umbrellas.

All outdoor pedestrian-oriented shelters should be designed to complement the architecture of the primary building.

Pedestrian amenities should be coordinated to provide continuity throughout the district. Such improvements should comply with any applicable, adopted streetscape plan. Possible amenities include:

- Walls and planters designed in a manner so they can be used for seating;
- Benches;
- Pedestrian scaled lighting;
- Areas for vendors in commercial areas;
- Art;
- Fountains;
- Kiosks;
- Trash Receptacles;
- Flower Boxes;
- Shelters.

Commercial and Industrial Building Design Standards and Guidelines.

A. Commercial and Industrial Building Design Standards and Guidelines. The purpose of this Section is to encourage better design in commercial and industrial building projects. Building design guidelines allow for diversity and creativity in the future development of the communities of Parkland, Spanaway, and Midland, while providing an objective basis for decisions that address the visual impact of the future growth of the area.

1. Design Objective – Architectural Concept. Architectural style for new construction and additions is not restricted. Rather, the evaluation of the project should be based on the quality of its design and its relationship to its surroundings and should be unique and reflect the desired character of the community. Project designs shall provide a cohesive and consistent visual identity for all buildings and accessory structures in a development while responding to functional characteristics of the project. Corporate styles and architectural gimmicks and fads such as neon outlining and backlit awnings shall be avoided.
a. Standards.
   (1) All new structures and structures within multi-building complexes shall achieve a unity of design through the use of similar architectural elements, such as roof form, exterior building materials, colors, and window style.
   (2) Independent storage buildings, parking structures and other accessory structures shall match the principal building(s) in form, color, and use of materials and detailing.

b. Guidelines.
   (1) Tenant entrances in a multi-tenant building should be accentuated with similar or complementary design elements such as wall surface materials, window arrangement, color treatment, and roof forms.
   (2) The use of complementary architectural elements should be considered for transitions to existing buildings on adjacent sites.
   (3) Building materials used for site features such as outdoor furniture, lighting, fences and screen walls should be consistent in architectural character with the primary on-site structures.

2. Design Objective – Architectural Relationships. Provide for visual and functional continuity with adjacent and neighboring commercial, industrial and residential structures that exhibit a level of architectural quality consistent with these design standards and guidelines. The scale of large commercial or industrial structures located adjacent to residential neighborhoods should be reduced or incorporate design features that will make the structures more compatible.

   Architectural elements and details should be used that reduce the perceived size of a building and provide a more human scale. New buildings and additions should be designed to incorporate architectural details consistent with the character of the building. There should be a clear and understandable relationship between the overall massing of the building and its architectural elements.

a. Standards.
   (1) Each face of a building that is visible to the traveled way shall incorporate elements based on the building's gross square footage that equal or exceed the number of points found in Table 1.A. Projects shall be required to incorporate any combination of features as provided in Table 1.B – Relating Design and Scale of Building Elements to the Building's Overall Form and Massing.

<table>
<thead>
<tr>
<th>Table 1.A – Points Required for Each Building Elevation Based on Building Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Size</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
</tr>
<tr>
<td>Less than 9,999 square feet</td>
</tr>
<tr>
<td>10,000 to 39,999 square feet</td>
</tr>
<tr>
<td>Greater than 40,000 square feet</td>
</tr>
</tbody>
</table>
(2) A building with five or more faces requires Design Review Board approval for compliance with the intent of the design standards.

### Table 1.B – Relating Design and Scale of Building Elements to the Building’s Overall Form and Massing

<table>
<thead>
<tr>
<th>Element 1. Horizontal shifts for walls &gt;80' in length. A shift may protrude inward or outward. (1)</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width of shift &gt;20 percent of wall length</td>
<td>1</td>
</tr>
<tr>
<td>Width of shift &gt;30 percent of wall length</td>
<td>2</td>
</tr>
<tr>
<td>No walls &gt;80'</td>
<td>1</td>
</tr>
</tbody>
</table>

**FIGURE 18J.30-18**

**Element 2.** Vertical shifts of single run of ridge, cornice, or fascia >50'

| Transition in height >4' | 1 |
| No single runs >50' | 1 |

**FIGURE 18J.30-19**
### Table 1.B – Relating Design and Scale of Building Elements to the Building’s Overall Form and Massing

<table>
<thead>
<tr>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
</tr>
</tbody>
</table>

#### FIGURE 18J.30-20

**Element 3.** Single stand of trees within 20’ of building (maximum 4 points) (2)

- Planting bed for a single stand of trees must be a minimum of 320 square feet in area and 8' in width

#### FIGURE 18J.30-21

#### FIGURE 18J.30-22
<table>
<thead>
<tr>
<th>Points</th>
<th>Table 1.B – Relating Design and Scale of Building Elements to the Building’s Overall Form and Massing</th>
</tr>
</thead>
</table>

**FIGURE 18J.30-23**

- 8'

**FIGURE 18J.30-24**

**FIGURE 18J.30-25**

- 50'

- 60'

- 6' FOR SHRUBS ONLY
- 8' IS MINIMUM WHEN TREES PLANTED AS SHOWN ABOVE
### Table 1.B – Relating Design and Scale of Building Elements to the Building’s Overall Form and Massing

<table>
<thead>
<tr>
<th>Element</th>
<th>Description</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Individual Mural (maximum 3 points)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Square footage &gt; 10 percent of wall area</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Square footage &gt; 20 percent of wall area</td>
<td>2</td>
</tr>
<tr>
<td>5</td>
<td>Individual Sculpture or Fountain Adjacent to Wall (maximum 3 points) (3)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(.25 x (Perimeter + Height)) &gt; 10 percent of wall length</td>
<td>1</td>
</tr>
<tr>
<td>6</td>
<td>Windows</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Square footage &gt; 30 percent of wall area</td>
<td>1</td>
</tr>
<tr>
<td>7</td>
<td>Canopy or Awning</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Length x 5) &gt; 10 percent of wall length</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>(Length x 5) &gt; 20 percent of wall length</td>
<td>2</td>
</tr>
<tr>
<td>8</td>
<td>Decorative Masonry, Distinguishable etchings or relief, pillars, or columns (4)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Area covered &gt; 10 percent of wall area</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Area covered &gt; 30 percent of wall area</td>
<td>2</td>
</tr>
</tbody>
</table>
### Table 1.B – Relating Design and Scale of Building Elements to the Building’s Overall Form and Massing

<table>
<thead>
<tr>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIGURE 18J.30-28</td>
</tr>
</tbody>
</table>

**Element 9. Visual wall terminus or cornice required on all building sides**

Pitched roof with fascia

**Element 10. Vertical trellis with climbing vines or plant materials adjacent of walls**

Area covered > 15 percent of wall

---

1. The depth of the shift shall be equal to or greater than 4'0". To assure that footprint shifts are evenly distributed across the building façade, shifted wall planes shall have a width proportion of between 1-to-1 and 3-to-1 of the width of adjacent wall planes on the same façade. Horizontal shifts, when required, shall be reflected by a shift or alteration in the roof design.

2. The stand may include existing or planted trees and shall be in addition to required perimeter and internal parking lot landscaping. A stand of trees shall consist of a minimum of three trees, with a minimum caliper of 2", or 12' in height. Trees may also be in separate tree wells within 20' of the building and bed.

3. Wall area behind water plume will count toward wall coverage percentage.

4. Solitary line etchings given a 1' wide band as credit.
b. Guidelines.

(1) New projects are encouraged to achieve a scale and building character that achieves the desired commercial or industrial appearance outlined in the Community Character Element of the PSM Plan.

(2) New projects should be of a similar height, dimension, and setback to existing adjacent development that conforms to the design standards and guidelines of this Chapter.

(3) Architectural details should be used that are consistent with the architectural character of the overall building and development.

(4) A visual terminus should be provided on tops of buildings in the form of cornices, parapets, or other architectural features.

(5) Smaller business activities should be clustered to reduce the appearance of a large building's bulk. (See Figure 18J.30-32)

(6) Continuous awnings that conceal important architectural elements, or conflict with the character of the building, are discouraged.

(7) Awnings should maintain the visual horizontal appearance of a street front by aligning the bottom edge.

(8) Backlit awnings, designed to double as lighted signs, is discouraged.

(9) The use of durable, high quality materials that contribute to the overall appearance, ease of maintenance, and longevity of structures is encouraged.

(10) Windows should be included on upper stories to avoid blank upper walls.

(11) Building components such as windows, doors, eaves, and parapets should have good proportions and relationship to one another.
3. **Design Objective – Significant Intersections.** To improve the visual quality of the properties located on intersections of major or secondary arterials or where a State Highway intersects with a major or secondary arterial or Garfield Street within Activity Centers, Community Centers and Mixed Use Districts, distinctive and appropriate designs should be encouraged. Such designs should add visually interesting, identifiable elements to the community. New Construction should incorporate distinctive design elements that contribute to the character of the intersection.

   a. **Standards.**

      (1) Buildings at these intersections shall incorporate elements that are found below in Table 1.C. Parcels within 300' of such an intersection or under contiguous ownership would be affected by this standard. All buildings must include elements from the table that add up to two points. (See Figure 18J.30-33)

**FIGURE 18J.30-33**
Table 1.C. – Distinctive Building Corners at Designated Significant Intersections and Designated Community Gateways

<table>
<thead>
<tr>
<th>Element</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Projections or recesses at the corner of the building</td>
<td>FIGURE 18J.30-35</td>
</tr>
<tr>
<td>2. Artwork within 25' of corner property lines</td>
<td></td>
</tr>
</tbody>
</table>
3. Building entrance directed towards corner of the property and located no further than 20' from the corner property lines

4. Roofline accenting corner

5. Special window treatment, awning, or canopy at the corner oriented to the primary intersection or gateway

6. Locate building no further than 5' from corner property lines

7. Pedestrian oriented features within 25' of corner

4. Design Objective – Pedestrian Oriented Features. Pedestrian-oriented features help to reduce large buildings more to a human scale, create visual interest and support a more active street life. For new civic, office/business, commercial uses, provide clearly marked entries that allow for direct access for pedestrians from public streets and parking areas. Exterior lighting should be a part of the architectural concept and enhance the building design. Lighting fixtures, standards, and all exposed accessories should be harmonious with building design and be screened from adjacent residential neighborhoods.
a. **Standards.**  
(1) At least one primary building entry shall be oriented to a major public street or intersection.  
(2) Primary building entrances shall be clearly visible or recognizable from the right-of-way through at least one of the following:  
(a) Recessed entry,  
(b) Roof line emphasis such as a decorative cornice or parapet roof.  
(c) Canopy, marquee, or awning above entry.  
(d) Unique decorative molding or lintel above doorway.  
(e) Contrasting finish materials.

b. **Guidelines.**  
(1) Building entries should be enhanced with a combination of landscaping, weather protection, pedestrian amenities and/or architectural features.  
(2) The use of covered walkways is encouraged between structures.

---

**18J.30.095 SR-7 Tree Enhancement and Incentive Program.**  
**Enhancing the SR-7 Streetscape by Planting in WSDOT Rights-of-Way.** The purpose of this Section is to create potential incentives for developments abutting SR-7, from SR-512 to the Roy-Y, to expedite the planting of trees and shrubs along the corridor. The Washington State Department of Transportation (WSDOT) future enhancement to the highway includes a street tree plan for the entire corridor. This Section will allow for private developments, if abutting proposed plantings, to contribute toward the installation of street trees and shrub vegetation within the rights-of-way.

A. This Section will allow for the reduction of certain on-site design requirements in exchange for planting trees and shrubs in the state rights-of-way. The following requirements may be considered for reduction:  
1. Landscape buffer requirements specified in PCC 18J.30.080 A.1.a. may be reduced to a Landscape Level 2 and an F1 Fence. The lineal footage of the reduced landscape strip shall be commensurate to and not exceed the distance of the street frontage. The reduction can occur on two lot lines.  
2. Required tree plantings per Table 18J.15.030-2 shall be allowed to reduce to 15 tree units per acre. Trees that are planted in the SR-7 rights-of-way shall count toward fulfilling the tree conservation requirements of PCC 18J.15.030.  
3. The perimeter parking lot landscaping bed as required per PCC 18J.30.080 A.2.(a)(4) may be reduced to five feet in width.

B. All plantings must be coordinated and installed in accordance with WSDOT specifications. Actual planting requirements may vary depending on the location of the property along SR-7 and specific WSDOT requirements. The priority for installation of street trees and shrubs in the state rights-of-way shall be:  
1. The abutting rights-of-way;  
2. Developed parcels within 300 feet;  
3. Underdeveloped parcels within 300 feet; and  
4. Locations greater than 300 feet from the site.

(Ord. 2012-2s § 8 (part), 2012; Ord. 2005-84s § 3 (part), 2005)
18J.30.110 Appendices.
   A. Significant Intersections and Community Gateways.

   FIGURE 18J.30.110-1 – Significant Intersections and Community Gateways Map
B. Garfield Streetscape Improvement Plan. The purpose of this Section is to provide design direction and standards for streetscape improvements within the Garfield Street Activity Center (GSAC) to enhance the overall character of the neighborhood and provide a consistent treatment throughout the center. Any new roadway or sidewalk construction shall meet the standards of this Section.

1. Applicable Street Types. The guidelines below are organized by street type, which are illustrated on the attached street hierarchy diagram. The guidelines are to be used as a reference to guide design decisions for character, materials, and other physical qualities of rights-of-way within the GSAC. When applying the guidelines to future projects, previous precedent, budgets, and other sensibilities should be applied along
with the words in these design guidelines. The recommendations and guidelines envision a commercially active, pedestrian friendly and unique community shopping district that is built upon existing strengths of the community. All improvements within the public right-of-way shall be approved by the County Engineer.

a. **Street Type 1 – Commercial Street**

Concept Design: Hierarchy

<table>
<thead>
<tr>
<th>Legend</th>
<th>Type 1</th>
<th>Type 2</th>
<th>Type 2A</th>
<th>Type 2B</th>
<th>Type 3</th>
<th>Type 4</th>
<th>Type 5</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Commercial</td>
<td>Commercial</td>
<td>Commercial</td>
<td>Commercial</td>
<td>Neighborhood</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td></td>
<td>11' x 80'</td>
<td>10' x 80'</td>
<td>8' x 80'</td>
<td>5' x 80'</td>
<td>10' x 80'</td>
<td>11' x 80'</td>
<td>6' x 80'</td>
</tr>
</tbody>
</table>

Garfield Street Activity Center
Task Force Recommendations
November 2005

Concept Design: Sections

- Curb bulbs, mid-block crossings / special paving at crossings
- 11' Travel Lanes / Parallel parking
- Pedestrian lights / furnishings / art
- Street and Boulevard trees

Garfield Street Activity Center
Task Force Recommendations
November 2005

18J.30.110
(1) **Location:** Garfield Street – SR-7 to Park Avenue
(2) **Description:** Garfield Street is the primary retail and pedestrian corridor of the Activity Center
(3) **Right-of-Way Section:**
   - Drive Lane: 11'
   - Parking: 8'
   - Sidewalk: 11' width, vertical curb, 2'x2' score pattern with brick accent paving
(4) **Planting:** 4'x6' pits with medium-scale trees and under planting, curb bulbs with large-scale trees and under planting
(5) **Furnishings:** Benches, trash and recycle containers, public art
(6) **Lighting:** 12'-16' height ornamental pedestrian lights
b. **Street Type 2 – Commercial Street**
   
   (1) **Location:** C Street, Park Avenue
   
   (2) **Description:** C Street is a primary retail street; Park Avenue borders the Pacific Lutheran University Campus
   
   (3) **Right-of-Way Section:**
       - Drive Lane: 12' (to accommodate buses)
       - Parking: 8'
       - Sidewalk: 10' width, vertical curb, 2'x2' score pattern
   
   (4) **Planting:** 4'x6' pits with medium-scale trees and under planting, curb bulbs with large-scale trees and under planting
   
   (5) **Furnishings:** Benches, trash and recycle containers, public art
   
   (6) **Lighting:** 12'-16' height ornamental pedestrian lights
c. **Street Type 2A – Commercial Street**
   
   (1) **Location:** 121st Street – C Street east to mid-block
   
   (2) **Description:** Commercial street with bike lanes
   
   (3) **Right-of-Way Section:**
       
       - **Drive Lane:** 16' (combined 12' travel lane and 4' bike lane)
       - **Parking:** None

       - **Sidewalk:** 8' width, vertical curb, 2'x2' score pattern
   
   (4) **Planting:** 5'-6" continuous with large-scale trees and under planting
   
   (5) **Furnishings:** None
   
   (6) **Lighting:** 12'-16' height ornamental pedestrian lights, street lights at intersections
d. **Street Type 2B – Commercial Street**

1. **Location:** 121st Street – mid-block east to SR-7
2. **Description:** Commercial street with bike lane, bus pullout
3. **Right-of-Way Section:**
   - Drive Lane: 16' (combined 12' travel lane and 4' bike lane)
   - Turn Lane: 12'
   - Bus Pullout: 10'
   - Parking: None
   - Sidewalk: 6' width (south), 5' width (east), vertical curb, 5' score pattern
4. **Planting:** 4' continuous (south side only) with large-scale trees and under planting
5. **Furnishings:** None
6. **Lighting:** 12'-16' height ornamental pedestrian lights (south side), street lights at intersections
e. **Street Type 3 – Commercial Street**
   
   (1) **Location:** 122nd Street
   
   (2) **Description:** 122nd Street borders the commercial core and residential neighborhood
   
   (3) **Right-of-Way Section**
      
      Drive Lane: 12' (to accommodate buses)
      Parking: 8'
      Sidewalk: 10' width, vertical curb, 2'x2' score pattern
   
   (4) **Planting:** 4'x6' pits with columnar trees and under planting
   
   (5) **Furnishings:** None
   
   (6) **Lighting:** Street lights at intersections
f. **Street Type 4 – Neighborhood Street**

   (1) **Location:** Wheeler Street, 123rd – 127th Streets  
   (2) **Description:** Perimeter streets within the GSAC  
   (3) **Right-of-Way Section:**  
      Drive Lane: 11'  
      Parking: 8'  
      Sidewalk: 11' width, vertical curb, 2' x 2' score pattern with brick accent paving  
   (4) **Planting:** 4' x 6' pits with columnar trees and under planting  
   (5) **Furnishings:** None  
   (6) **Lighting:** Street lights at intersections
g. **Street Type 5 – Residential Street**

1. **Location:** 121st Street (north side) and 122nd Street (south side)
2. **Description:** These streets are between the commercial core and residential neighborhood
3. **Right-of-Way Section:**
   - Drive Lane: 10'
   - Parking: 8'
   - Sidewalk: 6' width, vertical curb, 6' score pattern
4. **Planting:** 4' continuous planting strip with medium-scale flowering trees and under planting
5. **Furnishings:** None
6. **Lighting:** Street lights at intersections
C. **Garfield Street Neighborhood Activity Center Design Guidelines.** This document is available for purchase from the Department of Planning and Land Services.

(Ord. 2009-18s3 § 7 (part), 2009; Ord. 2006-41s § 1 (part), 2006; Ord. 2004-52s § 5 (part), 2004)
Chapter 18J.40

GIG HARBOR COMMUNITY PLAN AREA
DESIGN STANDARDS AND GUIDELINES

Sections:
18J.40.010 Goals.
18J.40.020 Applicability.
18J.40.030 Exemptions.
18J.40.050 Urban Area Design Standards and Guidelines.
18J.40.060 Rural Area Design Standards and Guidelines.

18J.40.010 Goals.
The design goals of the Gig Harbor Peninsula Community Plan are to:
A. Strive for development that is visually attractive, compatible with the historical marine
identity of the community, harmonious with the small town atmosphere and residential
character of the area and respectful of the natural environment;
B. Utilize existing site characteristics such as clusters of trees, vegetative screening and
topography to separate potentially conflicting land uses and soften the appearance of
new development;
C. Assure that new development and redevelopment in the Gig Harbor UGA be designed in
a manner that is consistent with the City's design goals and objectives;
D. Preserve the rural atmosphere and protect the native vegetation and open space
characteristics in the area outside Gig Harbor's UGA;
E. Implement low impact development design standards in areas designated as sensitive
resource lands.
(Ord. 2002-113s § 4 (part), 2002)

18J.40.020 Applicability.
A. This Chapter shall apply to new development activity that is required to obtain building
or development permits or approvals, unless otherwise exempted by PCC 18J.10.040 or
18J.40.030.
B. This Chapter contains design objectives, standards and guidelines for the following
aspects of development: site preparation, building, landscaping or planting, and
lighting.
C. Table 18J.40.020-1 identifies the regulated permit types and under what circumstances
design review is required:
### GIG HARBOR COMMUNITY PLAN AREA

#### Table 18J.40.020-1. Type of Review Required for Regulated Activities

<table>
<thead>
<tr>
<th>Review Type</th>
<th>Regulated Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. New Civic, Multi-Family, Commercial or Industrial</td>
<td>Yes</td>
</tr>
<tr>
<td>2. Civic, Multi-Family, Commercial or Industrial Expansion &lt; 60% of the building value</td>
<td>Yes</td>
</tr>
<tr>
<td>3. Civic, Multi-Family, Commercial or Industrial Expansion &gt; 60% of the building value</td>
<td>Yes</td>
</tr>
<tr>
<td>4. Residential Duplex and Attached Single-Family</td>
<td>Yes</td>
</tr>
<tr>
<td>5. Residential Urban Detached Single-family</td>
<td>Yes</td>
</tr>
<tr>
<td>6. Land Divisions Short Plat, Formal Plat, Binding Site Plan and Mobile Home Park</td>
<td>Yes</td>
</tr>
<tr>
<td>7. Use Permit</td>
<td>Yes</td>
</tr>
<tr>
<td>8 Site Development Permit</td>
<td>Yes</td>
</tr>
</tbody>
</table>

#### Urban Area Design Standards

| 18J.40.050 A. Building Design | Yes |
| 18J.40.050 B. Color and Material Design | Yes |
| 18J.40.050 C. Landscaping Design | Yes |
| 18J.40.050 D. Outdoor Lighting and Fence Design | Yes |

#### Rural Area Design Standards

| 18J.40.060 A. Site Design | Yes |
| 18J.40.060 B. Building Design | Yes |
| 18J.40.060 C. Color and Material Design | Yes |
| 18J.40.060 D. Landscaping and Planting Design | Yes |

Footnotes:

1. Includes binding site plan and commercial building permit.
2. Commercial and industrial expansion excludes any interior improvements to an existing structure or remodeling of structures, that does not alter the prominent facade or that portion of a building visible from the public road right-of-way. The 60 percent calculation is cumulative over time and is calculated based on the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, as used by the Building Official.
3. A new structure on a site where there are existing commercial or industrial buildings will be subject to the same standards as a greater than 60 percent value expansion described above.

18J.40.030 Exemptions.

The following special exemption applies to this Chapter:

A. Industrial buildings which are not visible within 800 feet of a public right-of-way located outside of an employment center or which are not visible within 800 feet of SR-16, Purdy Drive, Burnham Drive, or Canterwood Blvd. are exempt from select design standards. The Industrial Building Exemption acronym (IBE) is shown at the end of any standard that qualifies for the exemption.


18J.40.050 Urban Area Design Standards and Guidelines.

The following design objectives, standards and guidelines are separated into categories based on the design review type. If a development proposal is designed in a manner that satisfies all design standards for each applicable review type, Administrative Design Review is considered complete. As an alternative to the Administrative Design Review process, an applicant can design a project in a style that meets the design objective pursuant to the design guidelines through the Site Plan Review process. As a third alternative, an applicant can propose an original design through the Site Plan Review process that provides a better design, in a manner consistent with the City of Gig Harbor's UGA design manual, which takes advantage of unique site characteristics or utilizes an innovative design concept, etc., provided the applicable design objectives of this Section are met. See Table 18J.40-1 to determine which specific design review standards are applicable to an individual project.

A. Building Design.

1. Design Objective – Architectural Character and Details. Avoid facing dissimilar structures along streets that divide zone classifications. Avoid dominant garages on residential development. Windows should serve as a pleasing focal point in a building's design or emphasize a shift in a wall or roof plane. Windows should relate to, align with, or complement exterior design features of the building. Generally, building techniques such as concrete tilt-up construction that create structures with an industrial appearance should be avoided.

a. Standards.

1. Structures facing a street and abutting a dissimilar zone classification shall be subject to design standards for both zones. The more restrictive design requirements shall apply. Buildings that are behind street facing buildings are not subject to this standard.

2. All buildings facing a street that abuts a residential zone shall be limited to residential type doors, windows, trim and massing. Large storefront windows, kick plates below windows, flat roofs, parapets, sign bands, etc. do not appropriately reflect residential architecture.

3. Generally, windows and doors shall constitute at least 25-30 percent of prominent façade wall planes. In situations where this is not practical, the masonry façade option (PCC 18J.40.050 C.2.a.(8)) may be considered. (IBE)

4. To the extent possible, multiple windows on a single wall plane shall be spaced and aligned with other windows and doors on the same wall plane. Single or grouped windows on a wall plane shall relate to other architectural features such as roof forms, doors, or façade projections.

5. Mirrored glass is prohibited.
(6) Emphasize individuality of multi-family units with variation of massing or details – e.g., a combination of trim, rooflines, porch designs, reverse designs, and color variation, particularly on street-oriented units.

(7) All multi-family building façades prominently visible to public right-of-way shall meet the following facade requirements.
   (a) Prominent facades shall not be blank walls.
   (b) Prominent facades shall reflect the same design and detailing which typify the building's front including roof design, window proportion, facade variation, and building materials.
   (c) Prominent facades on required street facing units may not be concealed behind high walls or privacy fences. Lower fences and walls not exceeding 3 feet in height are acceptable.

(8) Visual continuity can be achieved between dissimilar buildings by emphasizing common elements of site design (e.g., landscaping, screening, furnishings, light standards, and decorative paving materials). Similar colors of structures can also provide visual continuity to the streetscape.

b. Guidelines.
   (1) Avoid facing dissimilar structures along streets.
   (2) Conform to window and door solid/void ratio requirements. (IBE)
   (3) Maintain balance in the placement of windows.
   (4) Mirrored glass is prohibited.
   (5) Vary design on multi-family units or groups of multi-family units.
   (6) Provide consistent architectural interest to all prominent facades for multi-family developments.
   (7) Link dissimilar buildings with common site amenities.

2. Design Objective – Building Mass. One of the most prominent characteristics of a building's design is its scale and massing. The scale of a building determines its size in relation to surrounding buildings; the massing of a building gives it interest and character. Modern building trends emphasize large-scale designs with no thought toward massing. This imbalance between size and visual character has resulted in visually obtrusive development that is out of character with surrounding structures of a smaller scale. Large retail boxes epitomize this trend and are incompatible with the design objectives in Gig Harbor's UGA. Prominent facades on multi-family and non-residential development, which face the road(s) providing primary access to the building site, shall comply with the following standards:

a. Standards.
   (1) Building height shall be no taller than the average building height on all parcels in opposing zones (including code allowed height on vacant parcels) that are located within 200 feet of subject site and are contiguous to the transition zone boundary. Structures may step up to a greater height (not to exceed maximum height limits) if the taller portions are stepped back at least 1.25 feet for every increased foot of height. In this context, structures shall be measured from the average finished grade along the side of the building facing the opposing zone to the highest point on the roof.
   (2) Building footprints shall be no larger than the average footprint size on all buildings in opposing zones located within 200 feet of the subject site and that are on parcels that are contiguous to the transition zone boundary (accessory structures, e.g., sheds and garages may be excluded from this calculation).
(3) Facades shall have no wall plane wider than 2.5 times the height of the wall plane. If a new wall plane is required to achieve compliance with this requirement, it must be offset by at least 6 feet. (IBE)

(4) Wall and roof surfaces shall be broken down into smaller planes using substantial shifts in building footprints, which result in substantial shifts in rooflines as follows:
   (a) Horizontal shift. No portion of a prominent facade may exceed 80 feet in length without a shift in the building footprint measuring 1/10 of the facade length. This shift may be broken down into smaller shifts of at least 6 feet each. Horizontal shifts, when required, shall be reflected by a shift or alteration in the roof design. To assure that footprint shifts are evenly distributed across the building facade, shifted wall planes shall have a width proportion of between 1-to-1 and 3-to-1 the width of adjacent wall planes on the same facade.
   (b) Vertical shift. No single run of ridge, cornice, or fascia (excluding eave overhang) shall exceed 80 feet without a 5-foot transition in height. Cupolas and similar minor projections above the roof lines do not meet the vertical shift requirement.

(5) Exterior walls and roof forms shall be a true reflection of interior space. False projections of wall or roof forms are not allowed, except that parapets and gables may rise above the true roof line if they include side returns or roof planes that: (1) extend back at least one and one-half times the width of the parapet or gable, or (2) extend back to a point that is not visible from any public vantage point.

(6) To avoid a truncated appearance, all structures shall have a visual "cap". This may be achieved with either a pitched roof or a flat roof if designed according to one of the following options:
   (a) Lower pitched roofs with extended eaves. A lower pitch roof with a minimum 4/12 pitch is allowed provided eaves extend at least 2 feet beyond exterior building walls.
   (b) Steep pitch hip, saltbox or gable roof form conforming to the following roof pitch requirements: Minimum pitch (6/12) – Maximum pitch (12/12). Exceptions: Steeples, bell towers and other ancillary structures.
   (c) False pitch roof with appearance of true hip, gable or saltbox. Single story and multiple story buildings may have a flat roof with a false pitch if: (a) the roof appears to be a true hip or gable from all public vantage points, and (b) there are extending wings on each corner of the building which allow for a true hip or gable to extend out from the false hip or gable (this will avoid a mansard roof appearance). Roofs shall conform to the minimum roof pitch standards stipulated in (6)(a) above.
   (d) Flat roof with projecting cornice (multi-story structures only). Cornice dimensions must be 1 foot high for every 16 feet of building height and must protrude forward at least 1/3 the cornice height dimensions. The protrusion may include the entire cornice or the cornice may be a graduated protrusion with full protrusion at the top. Cornices must be at or near the top of the wall or parapet. Pediments may extend above the cornice.
(7) A-frame, modified A-frame, curvilinear, domed, and mansard type roofs and other unusual or atypical roof forms are prohibited. Multiple gables over a single-mass structure forming a "saw-tooth" design (IBE) are also prohibited.

(8) Larger structures built next to smaller structures along Purdy Drive shall include projections in the façade which reflect and approximate the smaller structures massing and height. Heights of existing structures shall be measured from the facade to the highest point of the roof.

b. **Guidelines.**

(1) Limit building height to the average height of buildings in opposing zones.

(2) Limit building footprint to the average size of building footprints in the opposing zones.

(3) Avoid long low wall planes. (IBE)

(4) Provide substantial shifts in walls and roof surfaces. (IBE)

(5) Avoid a false-front look on building exterior.

(6) Provide visual terminus to tops of buildings.

(7) Avoid unusual or atypical roof forms on all structures.

(8) Buildings along Purdy Drive should reflect the mass, scale, and height of adjacent structures.

3. **Design Objective – Primary Building.** Visual interest shall be achieved through a hierarchical approach to design. For example, strategically located structures, architectural elements or site amenities designed as focal points create a visual "draw" and suggest a point of activity. These serve also as a reference point for all subordinate structures. This concept is particularly applicable to large parcels with multiple structures. To this end, a primary building shall be designed to serve as a focal point to a development and suggest a point of activity. On parcels with more than one structure it is the primary or anchor tenant building. Multiple "carbon-copy" buildings provide no visual hub and shall be avoided. Primary structures standards shall apply to all non-residential sites with more than one building or with one or more multiple tenant buildings.

a. **Standards.**

(1) Primary structures are those which serve as a visual draw to a site. Primary structures shall be designed as follows: (IBE)

(a) Primary structures shall be the focal point of development and must be prominently visible to the public right-of-way giving access to the project, unless significant vegetation warrants a less visible structure, or unless visibility is otherwise prohibited (e.g., enhancement corridors).

(b) To provide a more stately appearance, primary structures shall have at least two floors (minimum eight feet apart). The second floor level shall be at least one-third the area of the lower floor area. Alternatively, primary structures may be single-floor buildings with roofs having a minimum pitch of 8/12, and which contain dormer windows on every roof plane having a ridge length of 40 feet or more. One dormer window with a glazing area of at least 15 square feet shall be required for every 40 feet of ridge length (or portion thereof). Dormer windows shall be functional, providing natural light into the finished and heated area of the building.
(c) Primary structures may include an area not to exceed 10 percent of the buildings footprint area that rises above the maximum height limit. The height increase must be in building volume rather than an extension of a parapet. This height increase may not exceed 8 feet.

(d) Primary structures shall include a prominent entrance, which faces or is clearly visible from the street. The entrance shall be defined by a projecting or recessed portico or a clearly defined doorway designed as a focal point in the facade design.

(2) Primary structures shall include, either as a prominent portico or courtyard, all or portions of a common area as required in PCC 18J.40.050 B.5., which shall be visible to the public and usable to customers or clients. It shall be integrated into the building design by means of either a roof-like structure (e.g., sheathed roof or open pergola style) or perimeter wall extending from the building. Walls and roof structures shall include materials and design details that typify the primary structure. (IBE)

(3) Secondary structures (all structures other than primary structures) may be much simpler in design than primary structures, but they must include design elements that visually link them to the primary structure site. Secondary structures must include siding, trim, roofing materials and colors common to the primary structure of a site. Specific combinations of materials and colors may be varied from building to building; provided, that any material or color used on secondary structures has, in some application, been used on the primary structure. For example, if the primary structure is a red brick building with gray clapboard in the gables, then the secondary structure may be a gray clapboard building with red brick accents. (IBE)

(4) All building facades prominently visible to public waterways, rights-of-way or streets providing primary access to the site or from any customer or client parking or pedestrian area shall meet the following facade requirements.

(a) Prominent facades shall not be blank walls.

(b) Prominent facades shall reflect the same design and detailing which typify the building's front including roof design, window proportion, facade variation, and building materials.

b. Guidelines.
   (1) Design primary structure as a focal point. (IBE)
   (2) Integrate outdoor leisure space into primary structure design. (IBE)
   (3) Integrate primary structure design elements into secondary structures. (IBE)
   (4) Provide consistent architectural interest to all prominent facades.

4. Design Objective – Building Placement. Enhance the visual quality of nonresidential development by placing buildings in a manner that promotes pedestrian circulation, preserves native vegetation and diminishes the view of parking lots and service areas from the street.

a. Standards.
   (1) At least 50 percent of the primary structure's front facade shall be placed on the front setback line. The remaining portion of the building may be stepped back to accommodate common areas or parking. However, no more than 50 percent of required parking may be located in front of a building. (IBE)

b. Guidelines.
   (1) Locate commercial structures on front setback line. (IBE)
5. **Design Objective – Pedestrian Oriented Features.** Provide designed outdoor common space that encourages outdoor activities and leisure in outdoor spaces associated with commercial development. Required common areas must be provided on-site, but may be enlarged and extended into road right-of-ways to connect with the sidewalk, subject to approval of the County Engineer.

a. **Standards.**

(1) Commercial development greater than 2,000 square feet in floor area shall include common areas equal to 10 percent of the gross floor area of the building to which they apply, excluding garages, warehouses, and similar unheated support structures.

(2) Common areas must include trash receptacles and casual seating or tables. Common areas must be one of (or a combination of) the following:

   (a) Balcony, terrace or covered colonnade – providing a minimum walking width of 8 feet and which also incorporates seating areas.
   
   (b) Plaza – with colored or textured pavement surface, e.g., brick, stone, exposed aggregate concrete or colored and textured concrete. To provide pattern and enhance the texture of the pavement, concrete surfaces shall be scored or otherwise divided into smaller sections.
   
   (c) Pocket park – developed between or in front of buildings which include landscaped areas of grass, trees, shrubbery and flowers, combined with limited paths and pavement areas for casual tables or seats.
   
   (d) Shoreline viewing platform – consistent with both the Shoreline Master Program requirements and these design standards. Viewing platforms intended for public access shall be identified with signage located at the edge of the public right-of-way.
   
   (e) Off-site common areas – For structures with less than 5000 square feet of floor area, any of the above common areas which are within 250 feet of the subject site and are at least as large as the required common area for the subject site meet common area requirements and do not have to be repeated. This does not imply that the off-site common area must be accessible for the subject site's use. It merely develops an appropriate density for outdoor common areas in a given district. Off-site common areas do not qualify for on-site parking credits.

(3) Where scenic views occur on a site, common areas should be located within the view corridor. Use care in the selection of landscape plantings so as to preserve views.

(4) Common areas (or outdoor stairs leading to common areas) shall be easily accessible to customers from the public right-of-way by either primary or secondary walkways.

(5) Pedestrian seating is encouraged in locations that allow enjoyment of sun and protection from wind and rain. Locate seating so users can observe the activities of the street or enjoy a scenic view.

(6) Common areas invite pedestrian activity. Therefore, it is expected that impacts from automobile traffic will be lessened. Additionally, a well-designed common area provides the same visual amenity as pervious coverage landscaping. Provision of common areas may therefore be counted toward parking and impervious coverage requirements as follows:

   (a) Required on-site parking may be reduced by one parking stall for every 200 square feet of required common area.
(b) Required common areas may be counted as pervious when calculating impervious coverage allowances. (Drainage system design must incorporate all impervious surfaces.)

b. Guidelines.
   (1) Provide common area of a size proportionate to development.
   (2) Choose common area best suited to development.
   (3) Locate common area in view corridor.
   (4) Provide direct access to common areas with pedestrian walkways.
   (5) Provide outdoor seating where people want to sit.

6. Design Objective – Building Lighting. Lighting may be used to accent a building but shall not be used to denote a corporate or commercial image except on allowed signage. Lighting may be directed to a building but should generally not emanate from a building. See PCC 18J.40.050 D.1. for outdoor lighting standards and PCC 18J.15.085 for countywide illumination standards.

   a. Standards.
      (1) Translucent panels and awnings illuminated from behind are prohibited. This shall not exclude soft light commonly and incidentally emitted from windows.
      (2) Except for decorator lights which use clear 60-watt maximum incandescent bulbs (e.g., candelabra bulbs), light sources shall be concealed behind soffits, within recessed containers, behind shrubbery, etc. Sources of high-intensity light, whether behind a translucent lens or not, shall not be visible to the public.
      (3) Outdoor building lighting is limited to one 60-watt bulb (or equivalent foot candles) on any 10 feet of façade length, except that more intense lighting is allowed at building entrances. (IBE)
      (4) Colored lighting is limited to temporary holiday lighting only.
      (5) Designs that are strictly utilitarian in appearance are prohibited on all fixtures visible to the public, e.g., mercury vapor lights, cobra lights, etc. (IBE)

7. Design Objective – Detached Single-Family Residence. Enhance the visual quality of neighborhoods by de-emphasizing the scale of homes and garages and promote incentives to locate garages behind houses.

   a. Standards.
      (1) De-emphasize garages by giving visual emphasis to design elements which reflect human activity and enclosure. Choose one of the following options.
         (a) Locate garages behind the house. A garage may be located in the defined side and rear yards provided it conforms to the following criteria:
            (i) The garage is placed at least 6 feet behind the house (a 6-foot wide breezeway, measured side to side, may connect the garage to the house).
            (ii) The garage is at least three feet from the side and rear property lines or three feet from an alley access easement.
            (iii) The size of the garage does not exceed 24 x 24 feet.
            (iv) The height of the garage is limited to 12 feet above the highest point of natural grade along the front (vehicular entrance) wall of the garage.
(b) Recess vehicular entrances. At least 70 percent of the front walls of the house that enclose the living area shall project at least 6 feet forward of the garage doors.

(c) Emphasize windows and porches. Provide windows above garage doors in gables, dormers, or other wall planes that are within 2 feet of the garage door wall planes, along with front porches which emphasize front entries. At least one window is required for every two garage bays. Each window shall have at least 10 square feet of glazing area.

(d) Increase window area. Garage doors may be flush with the front walls of the house if the front walls include window glazing area that is at least 50 percent of the total garage door area. Garages may project forward of the front walls of the house if the front walls include window glazing area that is at least 70 percent of the total garage door area. (Garage door windows may not be included in the glazing area calculations.)

(e) Place garage entry on side of house. In this context, garage doors may not face the street unless it is a side street on a corner lot. If the garage projects forward of the house, the garage doors must be located on the side of the garage most distant from the entry to the house.

(f) Garage door placement. Place garage doors in locations that are not visible from the street providing access to the site.

(2) Front porches can be used to emphasize the front entry. When there is no front porch or when a front porch is not an obvious or prominent feature of the house design, the front door must be oriented so that it directly faces the street.

(3) No wall plane, excluding gable areas, may exceed a height of 22 feet above any point of finished grade. Additional wall plane area may be allowed (subject to maximum building height limits) only if it is stepped back at least eight feet from the lower wall plane, or if it is in a dormer that is stepped back from the lower wall plane. Step-backs from decks, balconies or other spaces not fully enclosed do not meet this step-back requirement. This requirement applies only to prominent facades.

(4) Single family homes shall comply with building lighting and outdoor lighting standards of this Chapter.

(5) Single family homes shall comply with all fencing standards of this Chapter.

b. Guidelines.

(1) De-emphasize garages.

(2) Emphasize front entry.

(3) Avoid visually looming wall planes.

(4) Conform with all building lighting and outdoor lighting standards.

(5) Conform with all fencing standards.

B. Color and Material Design.

1. Design Objective – Color. Color is an important and dominant aspect of building design. When selecting colors, consider carefully the different materials and levels of detail that color can emphasize. The field or base color is one of the most dominating features of the building; trim colors are used on the building’s secondary features, while accent colors can emphasize the finer, more characteristic elements of the building's design. Typically, no more than three colors should be used on one
building, but additional colors may be considered if they are a close shade of one of the other three colors.

a. **Standards.**
   
   (1) Field or base colors (the main color of the exterior walls) are limited to the subtle earthtone colors. White, soft sands, grays, sage greens, pale yellows and deep rich clay colors are appropriate field colors.
   
   (2) Trim colors (fascia, cornice, window and door trim, kick panels, etc.) may contrast to complement the field color but shall not be bright or bold. A lighter or darker shade of the field color is always an appropriate trim color, as is white. Bright or primary colors are not permitted.
   
   (3) Accent colors can generally be brighter than field or trim colors. Accent colors should be used with restraint. Appropriate areas for accent colors are those details that might otherwise go unnoticed such as moldings or molding indentations, medallions, and shadow lines of window and doorframes. Doors are also an appropriate location for accent colors.
   
   (4) Stone and brick have naturally durable colors and finishes that would be lost or damaged if painted. Painting or staining of stone and brick is prohibited.

b. **Guidelines.**

   (1) Keep field colors subdued.
   
   (2) Avoid bold or bright trim colors.
   
   (3) Limit bright colors to finer architectural details.
   
   (4) Avoid painting factory colors of stone and brick.

2. **Design Objective – Exterior Building Materials.** Traditional building materials such as brick, stone or wood reflect human handicraft and provide texture to building exteriors. Materials for new construction and remodeling should convey similar visual qualities. Building design should be executed in a straightforward manner. Tack-on devices may not be used to mitigate poor design or to promote a particular theme. If a particular style or theme is desired, it should be reflected in the building’s form and general detailing.

a. **Standards.**

   (1) Siding materials are limited to horizontal lap siding (of any lap design) made of wood or cement-like materials; shingles made of cedar or cement-like materials; board and batten (or panels with similarly spaced battens); brick, stone (real or cultured), nonscored, split-faced block (CMU). Stucco, tile, terra-cotta, concrete, spandrel glass, sheet siding (e.g., T1-11), corrugated metal panels and smooth-faced or scored concrete block may be used as accent materials on nonresidential projects, not to exceed 20 percent of any given facade. Standing seam metal siding with separately attached battens (with proportions similar to board and batten siding) may be used in gables only, or on up to 20 percent of any given façade. (IBE)

   (2) Avoid architectural gimmickry including, but not limited to, the following:

   (a) Tenant-specific Motifs – Fanciful or unusual detailing used to promote a particular theme or to identify a specific tenant shall be avoided. Signage shall be used for this purpose.

   (b) Neon Outlining – Architectural features shall not be outlined in neon or tube-type lights. This includes exposed and concealed lights.
(c) Backlit Awnings – Awnings may not be backlit or otherwise illuminated from behind unless the awning fabric is completely opaque so that it blacks out all light.

(d) Non-functional Awnings – Awnings shall be limited to traditional locations over windows, walkways, and entrances or over other architectural features where weather protection is needed. Awnings must be applied to walls or posts and may not be applied to existing projections over walkways or windows.

(e) Faux Windows – All windows must be true windows that let in light to occupied space or to large attic areas that provide at least limited standing room.

(f) False-Fronts – Building facades must be designed to reflect the mass and bulk of the structure behind the facade. Design details that create a false appearance of building mass, or that otherwise make a building appear to be something that it is not, are not permitted. This restriction is not intended to prohibit the use of decorative pediments that project above the roof line in the historic district.

(g) Architectural Anomalies – Application of materials or details that are not integrated into the overall building design, or that do not reflect the materials or details characteristic of the overall building design, are prohibited.

(3) Multiple awning designs are not permitted on a single building.

(4) Awnings, canopies and marquees may not obscure architectural details of the façade and may not be the prominent design element of the building. They must appear as a secondary and complementary element of the building design. Awnings may not extend more than 12 inches beyond the outer edges of windows or groups of windows, and they may not come any closer than 12 inches to building corners or 36 inches to eaves or cornices.

(5) Visual continuity can be achieved between dissimilar buildings by emphasizing common elements of site design (e.g., landscaping, screening, furnishings, light standards, decorative paving materials). Similar colors of structures can also provide visually continuity to the streetscapes.

(6) Cedar shingles, architectural grade asphalt shingles, tile, slate, and standing-seam metal roofs are allowed. Other roofing materials are prohibited except on roofs having slopes less than 1/12.

(7) Limit roofing colors to darker earth tone and forest colors. Forest greens, charcoal or medium grays, and dark clay colors are allowed. Do not use clay colors that look red or purplish in sunlight.

(8) Brick, split-faced block (nonscored) or ground-faced block, if used in a manner that provides added relief, shadow lines, and dimensional interest to a facade, may serve as an alternate method of compliance to other specified design requirements, as follows:

(a) Alternative to solid/void ratio requirements (see PCC 18J.40.050 B.1.a.(3). (NOTE: This option may not be used on facades facing and within 50 feet of the street or street right-of-way providing primary access to a site.) All prominent facades shall be 80 percent sided with the masonry materials stated above, which shall also include:
(i) Masonry pilasters regularly spaced every 15 to 25 feet apart (depending on the scale of the building); and

(ii) Recessed "panels" in the masonry work that provide a "frame and panel" design in the masonry work between all pilasters and that comprise approximately 70 percent of the width and height of the space between pilasters.

(b) Alternative to wall and roof substantial shift requirements (see PCC 18J.40.050 B.2.a.(4)). All prominent facades shall be 80 percent sided with the previously stated masonry materials, which shall also include:

(i) Masonry pilasters regularly spaced every 15 to 20 feet apart (depending on the scale of the building);

(ii) Windows comprising of 25 to 30 percent of the wall plane or recessed "panels" in the masonry work that provide a "frame and panel" design in the masonry work between all pilasters, with the recessed panel comprising approximately 70 percent of the width and height of the space between pilasters (NOTE: The option to use recessed panels in lieu of windows may not be used on facades facing and within 50 feet of the street or street right-of-way providing primary access to a site.);

(iii) Projecting lintels and windowsills made of brick, cut stone or similar masonry material and placed above and below each main-floor window;

(iv) A projecting wainscot at the base of the building made of brick, cut stone or similar masonry material per the previously stated masonry materials;

(v) A projecting string course of brick above the windows or recessed panels; and

(vi) A corbelled projection in the masonry work at or near the top of the building spanning the full width of the facade, completed by a cornice made of masonry or some other material that meets standard cornice requirements.

b. Guidelines.

(1) Use siding materials that convey the same visual qualities as wood, brick, stone, stacked masonry or (in limited application) other unspecified materials. (IBE)

(2) Avoid architectural gimmicks.

(3) Maintain consistency in awning design.

(4) Avoid awnings which obscure or dominate the building design.

(5) Link dissimilar buildings with common site amenities.

(6) Use roofing materials which provide texture and shadow lines.

(7) Avoid bright-colored or reflective roofing materials.

(8) Consider masonry façade option.

C. Landscaping Design.

1. Design Objective – Enhancement Corridors. State Route 16, Canterwood Blvd., and Burnham Drive are designated as enhancement corridors (except for those properties designated as "visual interchange mode" as shown on the City of Gig Harbor's visually Sensitive Areas Map). Development within 300 feet of the SR-16
right-of-way and within 100 feet of the Canterwood Blvd. and Burnham Drive right-of-way must either be 100 percent screened or conform to all of the following design criteria if required screening cannot be achieved within 3 years. The purpose of these enhancement corridors is to maintain the scenic beauty, which characterizes highway travel across the peninsula, to maintain a more distinct City "edge", and to provide visual separation between zone classifications.

a. **Standards.**

(1) Significant vegetation within 30 feet of the property line abutting the street or utility rights-of-way within the enhancement corridor shall be retained.

(2) Parking lots and structures in any area of the defined enhancement corridor must be fully screened from SR-16, except they may be viewed through a semi-transparent screen of on-site trees as follows.

   (a) Significant vegetation within 30 feet of the property line abutting the street or utility rights-of-way within the enhancement corridor shall be retained.

   (b) Semi-transparent screens must provide at least 70 percent year-around foliage coverage distributed evenly across the view along SR-16 and the Tacoma-Cushman utility corridor. Coverage may be reduced to 50 percent along the Canterwood Blvd. and Burnham Drive Corridor. Semi-transparent screens may consist of new vegetation only if healthy existing vegetation is not adequate to meet coverage requirements.

   (c) A semi-transparent screen must be more than a rigid line of trees along the property's edge. While rows of trees existing along property edges shall be retained, additional trees are required so that a staggered, natural growth pattern is retained or achieved.

(3) Parcels abutting defined enhancement corridor rights-of-way must maintain a 30-foot setback within which no structure or parking lots shall be allowed. Existing significant vegetation within the setback shall be retained.

(4) Service and delivery bays, including warehouse buildings and mini-storage units, may not be visible from enhancement corridors.

(5) Parking lots designed for more than 16 cars and which are visible from SR-16 shall either be completely screened or meet the following landscape standards:

   (a) Provide continuous tree canopy throughout parking lot. Parking lots must include a continuous tree canopy between parking rows. At maturity, the tree canopy shall shade 35 percent of the parking stall area at high sun in the summer.

   (b) Provide color and texture to distant parking stalls. On-site parking spaces that are more than 200 feet from the building they apply to and which are visible from SR-16 must be surfaced with colored and textured paving or grass-crete pavers.

(6) Buildings visible from or partially visible from enhancement corridors shall meet all design criteria for prominent facades. Semi-transparent screens are not sufficient to negate this requirement.

b. **Guidelines.**

(1) Retain significant vegetation in enhancement corridors.

(2) Provide full screening or partial screening with glimpse through areas.
(3) Maintain 30 foot setbacks from road rights-of-way in enhancement corridors.
(4) Orient service and delivery areas away from enhancement corridors.
(5) Screen or enhance parking lots visible from the SR-16 enhancement Corridor.
(6) Screen or enhance building design.

2. **Design Objective – Landscaping Design.** Formal landscaping provides a pleasing transition between the natural setting and the built environment and between adjacent built environments. Landscaping shall not be considered adequate compensation for poor site or building design; it shall be used to enhance new development (regardless of how attractive the buildings on a site may be) and to soften the visual impacts of such urban necessities as parking lots and mechanical equipment. Views through or framed by natural vegetation may be achieved while retaining the existing vegetation which characterizes the Gig Harbor setting. The following planting design standards are intended to supplement the Landscape Standards, Tree Conservation, Landscape Buffers, and Infill Compatibility standards of PCC 18J.15.

**a. Standards.**

(1) Plantings must be of a type that will thrive amid existing vegetation without killing or overtaking it. Avoid mixing incompatible plants, which require different planting environments or microclimates. Avoid haphazard mixture of textures, colors, and plant types.

(2) Planting areas with nursery stock or transplanted vegetation shall include a mechanical irrigation system designed for full coverage of the planting area. Exceptions may be granted for drought tolerant plants, which require little or no supplemental irrigation. See PCC 18J.15.100 for Plant Lists.

(3) Views and vistas from public rights-of-way shall be considered when determining placement of vegetation. While it is not the intent to avoid all trees in the foreground of a view, consideration should be given to the expected height of trees and how they might be located to "frame" the view.

(4) Trimming of trees shall be done in a manner that preserves the tree's natural symmetry. Topping is prohibited unless recommended by a certified arborist for health/safety reasons. Limbing-up may be appropriate if sufficient crown is retained to preserve the tree's health. See also PCC 18J.15.130, Plant Protection and Maintenance.

(5) Buffering between parcels of different zone categories (e.g., low density residential vs. medium density residential vs. commercial, etc.) shall include a dense vegetative buffer of 40 feet or more unless other zone transitional boundaries are met. See PCC 18J.40.050 B.1.a.(1) and (2); 18J.40.050 B.2.a.(1) and (2); and 18J.40.050 B.8.a.(1)

(6) A minimum of 15 percent native vegetative shall be retained for screening in a Community Employment (CE) zone. The depth of native vegetation screening buffers shall be a minimum of 35 feet wide in a CE zone. No structure in a CE zone shall be located closer than 25 feet to the required screening buffer that is adjacent to a residential zone or residential use.
(7) Screening requirements must provide a dense screen when adjacent to a residential area. Where existing vegetation does not provide adequate screening, additional native plantings may be required. The vegetative screen may only be broken at points of vehicular or pedestrian access.

b. **Guidelines.**
   
   (1) Choose plantings that are compatible with existing vegetation.
   
   (2) Provide a mechanical irrigation system.
   
   (3) Locate vegetation to preserve significant views.
   
   (4) Retain the natural symmetry of trees.
   
   (5) Encourage use vines or shrubs along blank walls.
   
   (6) Substantially separate and buffer opposing zones with a minimum 40-foot dense vegetative buffer.
   
   (7) Provide significant buffer and setbacks for all uses in CE zones.
   
   (8) Provide dense vegetative screens adjacent to residential areas.
   
   (9) Blank walls may include a narrow planting area with shrubs or vines giving coverage to the wall.

D. **Outdoor Lighting and Fence Design.**

1. **Design Objective – Outdoor Lighting.** Outdoor lighting is intended to improve visibility and safety within outdoor spaces. Lighting shall be designed to enhance the setting therefore the intensity and source of the light shall correspond to the visual character of the surroundings. See also PCC 18J.15.085 for countywide illumination standards.

   a. **Standards.**
      
      (1) All light sources shall be hidden or conform to light standards specified herein. Light sources (e.g., light bulbs or lenses) shall not be visible except on approved decorator lights. Sources of high intensity light, whether behind a lens or not, shall not be visible to the public.
      
      (2) The following lighting types are approved – "shoe box" style pole lamps, ornamental pole lamps and bollard lights.
      
      (3) Designs that are strictly utilitarian in appearance shall be avoided on all fixtures visible to the public, e.g., mercury vapor lights, cobra lights, etc.

2. **Design Objective – Fencing.** Fences are useful for defining space, providing security, and visually enhancing outdoor settings. The degree that these qualities are considered depends on the intended purpose of the fence and where it will be located. The design of the fence may not be important if the fence is strictly for security reasons (e.g., a mini-storage yard), but if the fence is visible to the public right-of-way, design takes on added significance.

   a. **Standards.**
      
      (1) Fences shall be constructed of wood, wrought iron, brick, stone, or cinder block. Smooth-faced cinder block must have a veneer finish on the side visible to the public's view. In commercial areas or recreation centers in residential areas, coated chain link attached to wood posts and rails is permitted. Other materials which have the general appearance and visual quality of approved fence materials may be approved by the Planning Director; however, the use of plywood or composition sheeting as a fence material is not permitted. (IBE)
In areas not visible from any road rights-of-way, waterway, or designated public space, standard chain link fencing including steel posts and rails is permitted.

(3) Fences are limited to a height of 3 feet along front yards (4 feet for open rail fences) and 6 feet in rear yards. (IBE)

(4) Chain link fencing shall not be permitted forward of the front setback line along Purdy Drive.

b. **Guidelines.**

(1) Choose fence materials carefully. (IBE)

(2) Limit chain link to non-visible areas.

(3) Limit height of fences. (IBE)

(4) Avoid chain link fencing along Purdy Drive.


**18J.40.060 Rural Area Design Standards and Guidelines.**

A. **Site Design.**

1. **Design Objective – Building Placement.** In the rural area, buildings are generally required to locate in the interior of lots to provide adequate land for open space and tree retention around the perimeter property lines. When the land adjacent to exterior lot lines is kept free from development a variety of design objectives including: screening between incompatible land uses, pedestrian connections between developments and wildlife movement can be achieved.

a. **Standards.**

(1) Screening is required adjacent to all exterior property lines, except for points of vehicular or pedestrian access, for new development in the rural area. Trails, utilities, small accessory structures such as a gazebo or picnic table, and fencing that does not impede wildlife movement may be permitted within required screening areas when the integrity of the screening can be maintained. The following screening standards shall be required, adjacent to the exterior of a development, for all new divisions of land, commercial, civic uses and utility buildings in the following rural zones:

(a) Rural Ten – 35 feet

(b) Reserve Five – 35 feet

(c) Rural Sensitive Resource – 50 feet

(2) In Rural Neighborhood Centers, that portion of a commercial or civic building that faces the street shall be located within 25 feet of the street. When outdoor gathering places are provided, the building is not required to be within 25 feet of the street as long as the building is located immediately adjacent to the outdoor gathering place.

b. **Guidelines.**

(1) Existing native vegetation should be utilized for screening whenever possible. Supplemental landscaping may be necessary to provide an adequate screen.
(2) Landscaped areas may be suitable for required screening when a site is devoid or deficient in the quality and quantity of screening that is necessary to meet the objectives of this design element.

(3) Buildings should be designed to fit the natural slope rather than forcing the slope to fit the building design. Multi-tiered buildings are an example of an effective design solution that minimizes impacts to a site's natural features.

B. Building Design.

1. Design Objective – Architectural Character and details. A rural or rustic design theme is required for new development and exterior remodels of all buildings in rural neighborhood centers. This design can be achieved by introducing details such as knee bracing, wood siding, use of trim and siding, covered porches and window treatments. In other rural zones, building techniques such as concrete tilt-up construction that create structures with an industrial appearance should be avoided.

   a. Standards.
      (1) Utilize wood, shake, stone, brick, cedar shingle, timber or other traditional building materials.
      (2) Window patterns shall be characterized by vertical proportions with horizontally oriented rectangular forms prohibited.
      (3) The use of reflective or mirrored windows is prohibited.
      (4) Tenant specific motifs shall be prohibited. As an alternative, signs may be used to identify a specific tenant.
      (5) Standardized corporate or franchised style in the design of new buildings shall be prohibited.
      (6) Accessory structures shall be designed of the same building materials, roof forms, and color as primary structures that conform to these design standards.
      (7) Accessory structures shall be designed to be architecturally comparable with the primary structure when the primary structure conforms to these design standards. Roof forms, building materials, and color shall be comparable to the primary structure.

   b. Guidelines.
      (1) Avoid unusual roof forms (domed, mansard, curvilinear, etc.) on all structures.
      (2) Multi-paned windows, or the appearance of multi-pained windows, such as one over one, two over two, or four over four patterns is encouraged.
      (3) The area of first story windows on street front elevations should be at least twice the area of second story windows along the same side of the building.
      (4) Retention and conservation of historic structures is encouraged.
      (5) Utilize building materials that simulate traditional building materials.

2. Design Objective – Building Mass. The apparent scale of new commercial and civic developments should be reduced throughout the rural area. Within Rural Neighborhood Centers, design new buildings at a scale that is compatible with the size and character of the historical buildings in these centers.

   a. Standards.
      (1) The use of long blank walls is prohibited. The maximum allowable length of an uninterrupted building elevation is 50 feet. Visual interruptions to the planes of exterior walls shall be achieved through a combination of the following methods:
(a) Modulating building facades at depth of at least 4 feet and a width of at least 8 feet.
(b) Prominent facades shall have no wall plane wider than 2.5 times the height of the wall plane.
(c) Provide a covered porch at the building entrances.
(2) Roof lines shall be interrupted every 50 feet with gable, hip, or dormer roof forms or a vertical shift of at least 5 feet.

b. **Guidelines.**
   (1) Avoid long, low wall planes
   (2) Provide visual shifts in walls and roof surfaces.

3. **Design Objective – Pedestrian Oriented Features.** Design buildings and developments that are intended for use by the general public with pedestrian oriented features such as pedestrian walkways and outdoor gathering places.
   a. **Standards.**
      (1) Commercial businesses that sell general merchandise or food and civic uses that are oriented toward pedestrian traffic such as a neighborhood post office shall provide an outdoor gathering place such as a courtyard, plaza or covered area with seating.
      (2) Outdoor gathering places shall be accessible to the pedestrian.
   b. **Guidelines.**
      (1) Locate outdoor gathering places to maximize sun exposure (typically a south or west exposure)

C. **Color and Material Design.**
1. **Design Objective – Color.** Utilize natural colors that are prevalent in the rural area of the Gig Harbor Peninsula and are representative of a rural, forestry, agricultural or maritime theme. Avoid bold or bright primary colors
   a. **Standards.**
      (1) Facade colors shall not be used to identify specific tenants as typified by national corporate fast food restaurants and gasoline stations.
      (2) Earth tone colors shall be used for masonry building materials.
      (3) Typically, no more than three colors should be used on one building, however, additional trim colors may be considered if they are a close shade of one of the other three colors.
   b. **Guidelines.**
      (1) The use of natural wood is encouraged over paint.
      (2) Major architectural trim or details should complement the main building’s base color. Color is normally applied to major architectural trim and details such as window trim, corner siding trim, doors and door frames, knee bracing, and columns.
      (3) Minor architectural details should be highlighted with minor accent color that complements base and major trim color. Minor accent color is normally applied to window sash, doors, storefront frames and small architectural elements.
      (4) Murals may be used on building facades and are encouraged to reflect the history or natural landscape of the Gig Harbor Peninsula.
      (5) Tinting may be used as an accessory element to a permitted window treatment.
(7) The base color of the main building or a complementary major accent color should be used for metal roofs.

(8) The use of bold or primary colors for the main body of buildings should be avoided.

2. **Design Objective – Exterior Building Materials.** Utilize natural materials such as stone, wood, heavy timbers, rough cut lumber or brick as exterior building materials.
   
a. **Standards.**
   
   (1) Wood, shake, stone, brick, cedar shingle, or timber materials shall be used for facade treatment.

   (2) Raised seam metal, shake, shingle, unglazed tile or composition roofing shall be used for roof materials. Roof materials that are uncharacteristic of the area such as Spanish red clay, Oriental tile, or stucco are prohibited.

b. **Guidelines.**

   (1) Encourage the use of native stone or brick as an accent.

   (2) Building materials used for site features such as fences, and screen walls should complement a primary on-site structure that conforms to these design standards.

   (3) Utilize exterior building materials that simulate natural building materials.

D. **Landscaping and Planting Design.**

1. **Design Objective – Native Vegetation Screening and Perimeter Buffers.** The retention of native vegetation and significant trees is necessary to preserve and enhance the visual appearance of the Gig Harbor Peninsula throughout the rural area. Retaining native vegetation on a development site also supports various environmental systems and provides a better transition between permitted land uses. The retention or replanting of native vegetation is required for all projects in the rural area. The following standards are intended to supplement the Tree Conservation and Landscape Standards in PCC 18J.15.030 and 18J.15.040.

   a. **Standards.**

   (1) Native vegetative screening shall be retained between rural development and Highway 16. The depth of screening buffers shall be determined by evaluating the quality and quantity of natural vegetation that is available on the site together with intensity of the proposed use. In no case shall the screen buffer be less than 50 feet wide. Supplemental plantings shall be provided when existing native plantings do not provide a complete visual screen.

   (2) The depth of native vegetation screening buffers shall be a minimum of 35 feet wide in a Rural 10 (R-10) and Reserve 5 (Rsv 5) zone.

   (3) The depth of native vegetation screening buffers shall be a minimum of 50 feet wide in a Rural Sensitive Resource (RSR) zone.

   (4) The native vegetation screening requirements in this Section must provide a dense screen. Where existing vegetation does not provide adequate screening, additional native plantings may be required. The vegetative screen may only be broken at points of vehicular or pedestrian access.

   b. **Guidelines.**

   (1) Setback areas should be retained in native vegetation where feasible and supplemented by planted native species where native vegetation is sparse or nonexistent.
(2) Native vegetation shall be utilized to provide a transition between land uses. Screening varies with the use and density or intensity of the proposed development and shall range from 25 to 70 feet in width on the property that has been proposed for development. The increase in screen width is based on the increase in impacts or incompatibility between uses.

(3) Preserve as much native vegetation on the site as possible to protect the aesthetic qualities of the Peninsula, to protect aquifers and aquifer recharge areas, provide wildlife habitat, and to prevent detrimental runoff to adjoining properties, streams, and other critical areas more closely mimic the natural hydrologic cycle.

(4) Native vegetation shall be retained in areas located contiguous to critical areas, open space tracts or other buffer areas creating the potential for corridors.

(5) Tree retention in clusters is a higher priority than tree retention in lineal strips.

2. **Design Objective – Planting Design.** Landscaping design shall incorporate native plant species into their proposal. Drought tolerant plantings are allowable substitutes for native species, provided the majority of plants species used for any landscaping design are native to the Puget Sound basin. The following planting design standards are intended to supplement the Landscape Standards, PCC 18J.15.030 and 18J.15.040.

a. **Standards.**
   (1) At least 50 percent of all trees, shrubs, or ground covers shall be native plant species.
   (2) The use of berms or fencing shall not be permitted for perimeter screening requirements in the R10, RSR zones.
   (3) Planting design standards are judged, as the plantings will exist five years after the development is completed.

b. **Guidelines.**
   (1) The use of sodded or seeded lawn should be avoided in civic, utility, commercial and industrial projects in the rural area except where necessary for recreation or outdoor gathering places.
   (2) Project designs should emphasize the preservation and enhancement of existing native vegetation as a higher priority than supplemental landscaping.

Chapter 18J.50

SOUTH HILL COMMUNITY PLAN AREA
DESIGN STANDARDS AND GUIDELINES

Sections:
18J.50.010 Goals.
18J.50.020 Applicability.
18J.50.035 Specific Use Design Standards.
18J.50.040 Site Design.
18J.50.080 Building Design and Placement.

18J.50.010 Goals.
The goals of design review within the South Hill Community Plan area are to:
A. Improve the visual and functional quality of new commercial, industrial, and residential developments. This will be accomplished through the implementation of design standards that are intended to restore and enhance the aesthetic character of the plan area and improve the integrity and function of on-site critical areas;
B. Encourage well designed buildings and sites;
C. Provide a menu of design standards that allow an applicant to choose from a variety of styles that fit the desired character of the plan area;
D. Communicate to land use applicants the goals of the plan area and the role that design review takes in implementing the plan; and
E. Incorporate into permit approvals a clear listing of all conditions and required improvements prior to final permit issuance.
(Ord. 2003-11s § 3 (part), 2003)

18J.50.020 Applicability.
A. This Chapter shall apply to any development activity that is required to obtain building or development permits or approvals, unless otherwise exempted by PCC 18J.10.040.
B. This Chapter contains design objectives, standards and guidelines for the following aspects of development: building design and Unified Design Elements for the Meridian Corridor.
C. The following table identifies the regulated activities and the type of design review that shall be addressed:
Title 18J – Development Regulations – Design Standards and Guidelines

18J.50.020

SOUTH HILL COMMUNITY PLAN AREA

Table 18J.50.020-1. Type of Review Required for Regulated Activities

<table>
<thead>
<tr>
<th>Review Type</th>
<th>1. New Civic, Commercial, Industrial, and Non-Residential Use Permit</th>
<th>2. Civic, Commercial or Industrial Expansion &gt; 60% of building value (1)</th>
<th>3. Residential (Attached Single and Multi-Family)</th>
<th>4. Land Divisions of ≥ 5 Lots and Residential Use Permits (2)</th>
<th>5. Land Divisions of ≤ 4 Lots (2)</th>
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Footnotes:

(1) Commercial and industrial expansion includes any interior improvements to an existing structure. The 60 percent calculation is cumulative over time and is calculated based on the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, as used by the Building Official.

(2) Single-family detached development at a density greater than 6 du/net acre shall meet the design standards set forth in Chapter 18J.17 PCC.

18J.035 Specific Use Design Standards.

Certain uses require special setback and screening standards based on the nature of the activity. These setback and screening design standards shall be required for the following uses to supplement the setback standards in Title 18A PCC and landscaping standards in Title 18J PCC:

A. For Level 2 of Bulk Fuel Dealers Use Type, 18A.33.270 E., liquid fuel tanks shall be placed a minimum of 100 feet from all property lines. The liquid fuel tanks shall be surrounded by fencing (F1 fence level, PCC 18J.15.040 H.5.) on all sides.

B. For Level 9 of Motor Vehicles and Related Equipment Sales/Rental/Repair and Services Use Type, 18A.33.270 M., a 50-foot setback shall be provided between the vehicles and the street frontage. Any vehicles exceeding 3-tons must be setback a minimum of 100 feet from the street frontage and surrounded on three sides (side/side/rear) with fencing (F1 fence level, PCC 18J.15.040 H.5.) and landscaping (L3 landscaping level, PCC 18J.15.040 H.3.).

C. For Level 4 of Storage Use Type, PCC 18A.33.270 O., a 250-foot setback shall be provided between the vehicles or boats and the street frontage. The vehicle and boat storage area shall be surrounded by fencing (F1 fence level, PCC 18J.15.040 H.5.) and landscaping (L3 landscaping level, PCC 18J.15.040 H.3.) except for one ingress and egress location.


18J.040 Site Design.

Site Design objectives and standards are intended to ensure the built environment is integrated with the natural environment and to provide connections, (road, pedestrian, and trail) to the surrounding land uses.

A. Mailboxes.

1. Design Objective – Mailboxes. Provide safe, accessible, and weather-protected mailbox areas.

   a. Standards.

      (1) All mailboxes shall be clustered and lockable consistent with USPS standards and designed in a manner that is complementary with other design elements. Cluster mailboxes shall be constructed of, or faced with, materials and colors similar to the primary structures of the development.

      (2) Cluster mailboxes shall have weather protection elements (e.g., roofs or within enclosed buildings). (See Figure 18J.50-16)
B. **Unified Design Elements for the Meridian Corridor.** The Meridian Corridor is defined as the core of South Hill through the length of the South Hill Community Plan area (see Map 18J.50-1). Within this core area, the intent is to ensure a unified appearance and consistent application of functions and design elements. The standards in this Section apply primarily to new development and redevelopment proposals. Remodeling and expansion of existing uses shall be required to comply with these standards when the value of the remodel or expansion is 60 percent or greater of the existing building value as calculated in accordance with the International Building Code.

1. **Design Objective – Roadway Design and Streetscapes within the Meridian Corridor.** Require consistent streetscapes, including street trees, within the Meridian Corridor and adjoining areas.

   a. **Standards for North, Central and South Meridian Corridor Circulation Areas.**

      (1) **Roadway Frontage Improvements.** Development proposals occurring on parcels within the boundaries of the Meridian Corridor that front upon certain roadways shall be required to construct frontage improvements. These frontage improvements are intended to create a consistent, unified streetscape within the core commercial area and to improve pedestrian and vehicular safety.

         (a) Roadways subject to frontage improvements are illustrated on Maps 18J.50-2 through -4 and include 128th Street East, 132nd Street East, 136th Street East, 144th Street East, 152nd Street East, 160th Street East, 168th Street East, 176th Street East, and, Meridian Avenue East.

         (b) The required frontage improvements shall include curb and gutter, a minimum 4-foot wide planting strip, and sidewalk. Street lighting shall also be installed. Refer to Figure 18J.50-19A for further illustration of the required frontage improvements.
(c) When determined necessary by the County Engineer, the construction of the frontage improvements may also require reconstruction of the public roadway to the centerline (half-street improvement) or beyond in order to ensure a proper transition of the frontage improvements (primarily curb and gutter) into the existing roadway surface.

(d) The Hearing Examiner shall have the authority to grant a deviation to the requirement for curb and gutter through the Site Plan Review (SPR) process upon a demonstration that the following criteria are met:

(i) Installation of curb and gutter will result in the need for additional roadway improvements beyond the centerline or beyond the property boundaries and that the construction of the additional roadway improvements will result in a significant economic hardship to the property owner or require acquisition of new right-of-way beyond the development's boundaries. The need for additional right-of-way shall be verified by the Pierce County Engineer.

(ii) The deviation is the minimum necessary to eliminate the economic hardship or address the right-of-way acquisition problem.

(iii) The Pierce County Engineer determines that the granting of the deviation will not result in the construction of a substandard roadway or create a safety hazard.

(e) The frontage improvements set forth in paragraph (b) shall be wholly or partially waived whenever it is determined that these improvements will be provided by a County or State roadway project which is fully funded for construction and identified within the County or State transportation improvement plan. Developer responsibility to construct, or contribute to the construction, of any roadway improvements pursuant to requirements of the State Environment Policy Act shall continue to apply.

(f) Frontage improvements shall be limited to the installation of street lighting only whenever curb, gutter, and sidewalk have already been provided by a previous improvement to the County or State roadway.

(2) **Species of Street Trees Required.** The street tree species identified in Table 18J.50.040-1 shall be installed along the specified roadways when installing required landscaping along the frontage of roads for development projects. The species required for street trees along the roadway frontage for a specific development shall not be used elsewhere in the landscaping for that development. These street trees shall be located on private property immediately adjacent to the public right-of-way as illustrated in Figure 18J.50-19A.

(3) **Public Roadways.** New and reconstructed roadways developed by the County and not associated with a development project shall be designed and built according to the roadway cross-section design and plan view identified in Figure 18J.50-19A and the road construction standards of Title 17B and its associated manual except as follows:

(a) 176th Street East shall not be subject to the requirements for a 4-foot-wide buffer strip. Requirements for curb, gutter, and sidewalk adjacent to the travel way and street lighting shall continue to apply.
(4) **Meridian Corridor Landscaping.** New plats, commercial, industrial, civic, or other non-residential development and redeveloping properties within the Corridor shall be subject to the following standards:

(a) From 120th Street East to north of 176th Street East the following landscaping shall be installed along roadways subject to frontage improvements:

(i) Evergreen shrubs at a rate of 1 per 5 lineal feet of lot line, interspersed throughout the landscape strip in clusters or uniform rows. Individual shrub spacing shall be no greater than 8 feet on center, with no more than 15 feet between clusters;

(ii) Deciduous trees at a rate of 1 per 25 feet of lot line, interspersed throughout the landscape strip in clusters or uniform rows. Minimum mature height shall be 35 feet.

(iii) Groundcover shall be provided.

(iv) Landscape strip width shall be 20 feet or the width of the required setback, whichever is less.

(b) South of 176th Street East to 187th Street East, an L4 buffer shall be provided along roadways subject to frontage improvements.
MAP 18J.50-1
Map of Meridian Corridor

Note: Inquiries regarding specific parcels should be directed to the Pierce County Department of Planning and Land Services
MAP 18J.50-3
Central Meridian Corridor Circulation Area
Table 18J.50.040-1.
Street Tree Species Required – Meridian Corridor

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Street Tree Species Required</th>
</tr>
</thead>
</table>
| 128th St E            | Green Ash  
Fraxinus pennsylvanica                      |
| 132nd St E            | Honey locust  
Gleditsia triacanthos                         |
| 136th St E            | Katsura Tree  
Carcidiphyllum japonicum                      |
| 144th St E            | American sweet gum  
Liquidambar styraciflua                       |
| 152nd St E            | Flowering callery pear  
Pyrus calleryana                               |
| 160th St E            | Flowering Cherry  
Prunus serulata                                |
| 168th St E            | European hornbean  
Carpinus betulus                               |
| 176th St E/         | Norway Maple  
Acer platanoides                               |
| Sunrise Blvd E        | "Red Sunset" Red Maple  
Acer rubrum                                    |
| Meridian Ave E        |                                               |

**KEY**
- Roadways subject to frontage improvement requirements. Refer to 18J.50.040 H.1.
- Meridian Corridor
Note: Inquiries regarding specific parcels should be directed to the Pierce County Department of Planning and Land Services.
2. **Design Objective – Circulation within the Meridian Corridor.** Develop a system of internal private roadways within development proposals which facilitate travel within and between commercial areas and abutting properties as a means to reduce traffic on the County roadway system and to better define the core commercial areas.
   a. Until such time as Pierce County develops a site specific circulation plan for properties within the Meridian Corridor, all non-residential development proposals shall be required to provide automobile connections to adjacent non-residential properties through the use of cross access easements, common entryways, shared internal roadways and parking lots, and similar techniques. These connections shall be arranged to provide for a series of internal circulator roads which allow movement between neighboring sites without needing to utilize adjacent arterial roadways.
   b. Internal circulator roads shall include curb, gutter, sidewalk, planting strip, defined crosswalks, and street lighting as illustrated in Figure 18J.50-19B.
3. **Design Objective – Street Furniture and Lighting Design.** A specific unified design shall be utilized for street lighting, street furniture, and similar streetscape improvements provided within the Meridian Corridor.
a. **Standards.**

(1) Street lighting, street furniture, and similar streetscape improvements required pursuant to PCC 18J.50.090 and .100 shall be located on private property and shall be of a specific unified design within the Meridian Corridor as follows:

(a) Internal Street Lighting. Street lighting inside developments in the Meridian Corridor shall have a black powder finish, and be 16 to 24 feet in height. See required lighting style in Figure 18J.50-19C.

(b) Light Poles On-Site. On-site light poles and fixtures shall have a black powder finish and be 12 to 16 feet in height. See required lighting style in Figure 18J.50-19C.

**FIGURE 18J.50-19C – Lighting Styles**
(c) Benches. Benches shall be 6 to 8 feet in length, made of steel or aluminum and powder-coated in a black finish. See the required bench style in Figure 18J.50-19D.

FIGURE 18J.50-19D – Bench Styles

(d) Bollards. Bollards shall be 36 to 40 inches in height, cast iron or cast aluminum and powder coated in a black finish. See required bollard style in Figure 18J.50-19E.

FIGURE 18J.50-19E – Bollard Styles

(e) Trash Receptacles. Trash and litter receptacles shall be made with steel slats and powder coated in a black finish. See required trash/litter receptacle style in Figure 18J.50-19F.
(f) Bicycle Racks. Bicycle racks shall be made of continuous, round pipe or steel bar and finished in black. See required bicycle rack style in Figure 18J.50-19G.

FIGURE 18J.50-19G – Bicycle Rack Styles

(g) Planters. Planters shall be made of metal with a black, powder coated finish. See required planter style in Figure 18J.50-19H.
18J.50.080 Building Design and Placement.

The Building Design and Placement standards are intended to guide the placement and design of commercial, industrial, civic, or other non-residential development within specified zones. All new commercial, civic, or other non-residential and industrial developments and remodel projects for which the improvement value is 60 percent or greater of the building value as calculated by the Building Official in accordance with the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, or other national standard shall meet the standards of this Section.

A. Neighborhood Centers (NC), Residential/Office – Civic (ROC), Moderate-High Density Residential (MHR), and High-Density Residential Districts (HRD).

1. Design Objective – Building Placement. Ensure the architectural and site design is compatible with and integrated into surrounding residential neighborhoods. Facilities shall be provided in NCs, ROCs, and HRDs that allow pedestrians to utilize the center.
a. **Height Standards.**
   (1) The height limit of structures shall not exceed that of the surrounding residential zones.

b. **Building Placement and Compatibility Standards.**
   (1) All setbacks for developments shall be the same as the adjacent residential zones.
   (2) Principal store entrances shall be within 35 feet of the right-of-way.

c. **Guidelines.**
   (1) Development should interact with the street and provide a connection to the street. The connection to the street is enhanced through designs incorporating many windows and doors opening onto the street, through the use of window displays (not signs) and details like potted plants and awnings. (See Figure 18J.50-25)

   ![FIGURE 18J.50-25](image)

   (2) Lighting should be no more than that of the surrounding residential uses. After hours lighting should be greatly reduced.

2. **Design Objective – Building Design and Architecture.** Design buildings to incorporate features such as facades, roof forms, porches, window treatments, and architectural detailing that exemplifies surrounding residential architecture. Avoid the use of standardized "corporate or franchise" style in the design of buildings.

   a. **Building Entry Standards.**
      (1) Entrances shall incorporate one of the following building elements:
         (a) Dormers;
         (b) Porches;
         (c) Porticos (See Figure 18J.50-26); or
         (d) Arches.
b. **Building Roof Standards.**
   (1) Buildings shall be designed with gable, gambrel, or hip roof forms. (See Figure 18J.50-27)

   **FIGURE 18J.50-27**

   ACCEPTABLE ROOF FORM

   (2) Roof planes shall be varied by using gable ends and/or dormers.
   (3) The use of flat, mansard, dome, or butterfly roof forms, is prohibited. (See Figure 18J.50-28)
c. **Architectural Detailing Standards.** At least one element from each of the following categories shall be included in the design of all new buildings and accessory structures.
   1. Cornice details;
   2. Trim details;
   3. Timber details;
   4. Knee bracing.

d. **Window Standards.** (See Figures 18J.50-29, 18J.50-30, 18J.50-31)
(1) Window patterns shall be characterized by vertical proportions with horizontally oriented rectangular forms prohibited. Windows should emphasize the first floor.

(2) The area of first story windows on street front elevations shall be at least twice the area of second story windows along the same side of the building. This standard does not apply to multi-family development.

(3) One of the following window treatments shall be used:
   (a) Bay windows;
   (b) Stained glass;
   (c) Multi-paned windows, or the appearance of multi-pained windows, in one over one, two over two, or four over four patterns.

(4) Windows sills shall be situated at least 2 feet above the interior finished floor.

(5) The use of reflective or mirrored windows is prohibited.

(6) Window trim shall be used. (See Figure 18J.50-32)
e. **Guidelines.**
   (1) Encourage architecture that is contextual or harmonious in character to single-family residential uses through the use of color, materials, textures, and landscaping. Development should provide focal points for neighborhoods and enhance the identity of the neighborhood.
   (2) Architecture should be similar to single-family residences.
   (3) Existing single-family structures should be considered for conversion prior to demolition.

B. **Urban Village (UV).**
1. **Design Objective – Building Placement.** Buildings must be close to the street to encourage pedestrian interaction and usage.
   a. **Height Standards.**
      (1) Buildings shall not exceed 70 feet in height.
   b. **Building Placement and Compatibility Standards.**
      (1) Buildings shall be setback no greater than 30 feet from all property lines abutting rights-of-way. Where building placement within 30 feet of property lines abutting right-of-way is not possible due to the presence of the utility easement which prohibits building construction in this area and it is determined that the easement cannot be relocated, the setback may be increased to the minimum distance needed to locate the building outside of the easement area. Only those easements granted to a public entity or a private electric, natural gas, water, or telecommunications provider shall be considered by the Department in determining whether or not to grant the setback increase.
      (2) Seventy-five percent of building face that is directed toward the street must be within 30 feet of one property line adjacent to the right-of-way, except as provided in subsection (1) above.
      (3) Parking located between a building and the primary commercial street shall not exceed 40 percent of the street frontage. The remaining 60 percent shall be occupied by either the anchor building or satellite buildings. Where an anchor or satellite building cannot be located along part or all of the 60 percent of frontage due to the presence of non-buildable utility easements meeting the criteria set forth in subsection (1) above, a reduction in the 60 percent building frontage requirement may be granted. In such cases, open
space shall be provided in lieu of the building frontage in order to encourage pedestrian interaction with the site. The required open space shall occupy the area in place of the required building frontage, shall have a minimum depth of 30 feet, and shall contain one or more of the following features:
(a) Walls and planters that can be used for seating;
(b) Seating sheltered from the elements;
(c) Seating with views of street activity, scenery, or open spaces;
(d) Fountains or sculptures;
(e) Plazas and courtyards; or
(f) Canopies and awnings.

(4) Buildings shall maintain a street level interest while they continue to rise in height and intensity. Large monolithic buildings shall be avoided. If a large building is required, the building shall be visually broken up into readily identifiable parts through the use of architecture and walkways.

(5) Developments shall emphasize intersections and take advantage of the additional pedestrian and vehicular traffic by orienting an entrance toward the corner of the parcel. (See Figure 18J.50-33)

c. Guidelines.
(1) Building setback lines should be maintained. Adjacent buildings should abut a similar setback line. Where a building does not abut a property line, walls, railings, planters, or other built or landscape elements should be used at the property line to maintain the continuity of the street front.

FIGURE 18J.50-33

2. Design Objective – Building Design and Architecture. Design buildings to be visually interesting and inviting to pedestrians.
      (1) To maintain pedestrian interest, all buildings must have at least 25 percent of a street façade made up of windows.
(2) Buildings shall not have a street frontage of greater than 55 feet without an entrance or a four foot shift in the depth of the façade. If a shift is being used, it must be for at least 10 feet of street frontage and shall contain landscaping such as large shrubs or trees. Facades greater than 55 feet in length must include at least one 3 foot transition in height every 30 feet.

(3) To maintain street level interest, each face of a building fronting a street must equal or exceed the number of points required below based on the length of parcel frontage on each side.

(a) Points required:
   (i) Less than 51 feet of parcel frontage – 1 point
   (ii) 51 feet to 150 feet of parcel frontage – 2 points
   (iii) 151 feet to 450 feet of parcel frontage – 3 points
   (iv) More than 450 feet of parcel frontage – 4 points

(b) Developments may earn points for each façade in the following ways:
   (i) Individual mural greater than 10 percent of wall area, not including windows (1 point)
   (ii) Windows occupy more than 50 percent of the first floor façade and 30 percent of higher stories (1 point)
   (iii) Canopy or awning above entrances (1 point)
   (iv) Canopy or awning running the length of street frontage and extending 5 feet into the setback (1 additional point)
   (v) Individual sculpture or fountain located outdoors, within 15 feet of right-of-way and with a volume box (height x depth x width) greater than the length of street frontage (1 point)
   (vi) Vertical trellis with climbing vines or plant material covering more than 10 percent of the street façade (1 point)

(4) To encourage pedestrian use of the sidewalk by incorporating at least three of the following pedestrian-scaled features into the site design:
   (a) Walls and planters that can be used for seating;
   (b) Seating sheltered from the elements;
   (c) Seating with views of street activity, scenery, or open spaces;
   (d) Fountains or sculpture;
   (e) Plazas and courtyards;
   (f) Canopies and awnings. (See Figure 18J.50-34)
(5) Buildings shall have a clearly defined entrance visible from the street, by including at least three of the following:
   (a) Recessed entry;
   (b) Roof line emphasis;
   (c) Windows above entry;
   (d) Canopy of awning above entry; or
   (e) Ornamental molding, or decorative finish materials.

(6) Façade designs within the Urban Village shall include some contemporary translations of traditional commercial façade elements, by including at least two of the following:
   (a) Recessed entries;
   (b) Kick plates;
   (c) Plate glass display windows; or
   (d) Transoms.

b. Guidelines.
   (1) Plazas and open spaces should be located with maximum southern exposure to maximize the number of hours with sunlight.
   (2) Plazas should have a number of building entrances abutting it to increase the number of people and level of outdoor activity.
   (3) Awnings and canopies should be permitted to extend up to 3 feet into the setback.

C. Community Center (CC), Activity Center (AC), Mixed Use District (MUD), and Employment Center (EC). The purpose of this Section is to encourage better design in commercial, industrial, civic, and other non-residential building projects without restricting architectural creativity. These standards are geared at developments which are both auto and pedestrian oriented and creating buildings and site designs which appeal to both. While still allowing architectural originality the following standards and guidelines will assist in reducing the overall bulk and appearance of large developments. This Section applies to developments in the Community Center, Activity Center, Mixed Use District, and Employment Center zones. Building standards are intended to create a predictable environment for developers while maintaining a high quality of design.
1. **Design Objective – Architectural Concept.** Architectural style for new construction and additions is not restricted. Rather, the evaluation of the project should be based on the quality of its design and its relationship to its surroundings and should be unique and reflect the desired character of the community. Project designs shall provide a cohesive and consistent visual identity for all buildings and accessory structures in a development while responding to functional characteristics of the project. Architectural gimmicks and fads such as neon outlining and backlit awnings are to be avoided.

a. **Standards.**
   
   (1) All new and remodeled buildings within a multi-building complex shall achieve a unity of design through the use of similar architectural elements, such as roof form, exterior building materials, colors, and window style.
   
   (2) Independent storage buildings, parking structures and other accessory structures shall match the principal building(s) in form, color, and use of materials and detailing.
   
   (3) In the Community Center and Activity Center zones, a parking area may be located adjacent to an abutting street right-of-way if it is equal to or less than 50 percent of the street frontage. The remaining 50 percent shall be occupied by either the anchor building or satellite buildings.
   
   (4) In the Mixed Use District and Employment Center zones, a parking area may be located adjacent to an abutting street right-of-way if it is equal to or less than 60 percent of the street frontage. The remaining 40 percent shall be occupied by either the anchor building or satellite buildings.

b. **Guidelines.**
   
   (1) Tenant entrances in a multi-tenant building should be accentuated with similar or complementary design elements such as wall surface materials, window arrangement, color treatment, awnings, and roof forms.
   
   (2) The use of complementary architectural elements should be considered for transitions to existing buildings on adjacent sites.
   
   (3) Building materials used for site features such as outdoor furniture, lighting, fences and screen walls should be consistent in architectural character with the primary on-site structures.

2. **Design Objective – Architectural Relationships.** Provide for visual and functional continuity with adjacent and neighboring commercial, industrial and residential structures that exhibit a level of architectural quality consistent with these design standards and guidelines. The scale of large commercial or industrial structures located adjacent to residential neighborhoods should be reduced, have increased landscape buffers, or incorporate design features that will make the structures more compatible.

   Architectural elements and details should be used that reduce the perceived size of a building and provide a more human scale. New buildings and additions should be designed to incorporate architectural details consistent with the character of the building. There should be a clear and understandable relationship between the overall massing of the building and its architectural elements.
a. Standards.
(1) Each face of a building shall incorporate elements based on the building's gross square footage that equal or exceed the number of points found in Table 18J.50.080-1 – Points Required for Each Building Face Based on Building Size. Projects shall be required to incorporate any combination of features as provided in Table 18J.50.080-2 – Relating Design and Scale of Building Elements to the Building's Overall Form and Massing.

<table>
<thead>
<tr>
<th>Building Size</th>
<th>Points Required for Every Building Face</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 10,000 square feet</td>
<td>4 points</td>
</tr>
<tr>
<td>10,000 to 40,000 square feet</td>
<td>5 points</td>
</tr>
<tr>
<td>Greater than 40,000 square feet</td>
<td>7 points</td>
</tr>
</tbody>
</table>

1. A building with five or more faces requires a SPR site plan review for compliance with the intent of the design standards. Building faces which do not face customer parking areas, public street, and which are used only as service areas may subtract 2 points from those required in Table 18J.50.080-1.

<table>
<thead>
<tr>
<th>Element 18J.50.080 C.2.</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Horizontal shifts for walls &gt;80' in length (1)</td>
<td></td>
</tr>
<tr>
<td>Width of shift &gt;20 percent of wall length</td>
<td>1</td>
</tr>
<tr>
<td>Width of shift &gt;30 percent of wall length</td>
<td>2</td>
</tr>
<tr>
<td>No walls &gt;80'</td>
<td>1</td>
</tr>
</tbody>
</table>

FIGURE 18J.50-35

18J.50 -- 26
### Table 18J.50.080-2 – Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element 18J.50.080 C.2.</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>b. Vertical shifts of single run of ridge, cornice, or fascia &gt;50'</td>
<td>1</td>
</tr>
<tr>
<td>Transition in height &gt;4'</td>
<td>1</td>
</tr>
<tr>
<td>No single runs &gt;50'</td>
<td>1</td>
</tr>
</tbody>
</table>

#### FIGURE 18J.50-36

![Diagram](image1)

#### FIGURE 18J.50-37

![Diagram](image2)

#### FIGURE 18J.50-38

![Diagram](image3)

| c. Single stand of trees within 20' of building (maximum 4 points per face) (2) | |
| Planting bed for a single stand of trees must be a minimum of 320 square feet in area and 8' in width | 1 |
Table 18J.50.080-2 – Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element 18J.50.080 C.2.</th>
<th>Points</th>
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<tbody>
<tr>
<td><strong>FIGURE 18J.50-39</strong></td>
<td></td>
</tr>
<tr>
<td><img src="image1.jpg" alt="Figure 18J.50-39" /></td>
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<table>
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<tr>
<th><strong>FIGURE 18J.50-40</strong></th>
</tr>
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<tbody>
<tr>
<td><img src="image2.jpg" alt="Figure 18J.50-40" /></td>
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</table>

<table>
<thead>
<tr>
<th><strong>FIGURE 18J.50-41</strong></th>
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<tbody>
<tr>
<td><img src="image3.jpg" alt="Figure 18J.50-41" /></td>
</tr>
<tr>
<td>Element 18J.50.080 C.2.</td>
</tr>
<tr>
<td>------------------------</td>
</tr>
<tr>
<td>d. Individual Mural (maximum 3 points)</td>
</tr>
<tr>
<td>Square footage &gt; 10 percent of wall area</td>
</tr>
<tr>
<td>Square footage &gt; 25 percent of wall area</td>
</tr>
<tr>
<td>e. Individual Sculpture or Fountain Adjacent to Wall (maximum 2 points per face) (3)</td>
</tr>
<tr>
<td>(.25 x (Perimeter + Height)) &gt; 10 percent of wall length</td>
</tr>
<tr>
<td>f. Windows and Doors</td>
</tr>
<tr>
<td>Square footage &gt; 30 percent of wall area</td>
</tr>
<tr>
<td>g. Canopy or Awning</td>
</tr>
<tr>
<td>(Length) &gt; 10 percent of wall length</td>
</tr>
<tr>
<td>(Length) &gt; 25 percent of wall length</td>
</tr>
<tr>
<td>Table 18J.50.080-2 – Relating Design and Scale of Building Elements to the Building's Overall Form and Massing</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Element 18J.50.080 C.2.</strong></td>
</tr>
<tr>
<td><strong>FIGURE 18J.50-44</strong></td>
</tr>
</tbody>
</table>

**h. Decorative Masonry, Distinguishable etchings or relief, pillars, or columns (4)**

| Area covered > 10 percent of wall area | 1 |
| Area covered > 25 percent of wall area | 2 |

| **FIGURE 18J.50-45** | |

**i. Visual wall terminus or cornice required on all building sides**

<table>
<thead>
<tr>
<th>Pitched roof with fascia</th>
<th><strong>FIGURE 18J.50-46</strong></th>
<th>1</th>
</tr>
</thead>
</table>

| Parapet | **FIGURE 18J.50-47** | 1 |
Table 18J.50.080-2 – Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element 18J.50.080 C.2.</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projecting Cornice</td>
<td>FIGURE 18J.50-48</td>
</tr>
</tbody>
</table>

| j. Vertical trellis with climbing vines or plant materials adjacent of walls |
| Area covered > 10 percent of wall | 1 |
| Area covered > 25 percent of wall | 2 |

(1) The depth of the shift shall be equal to or greater than 40”. To assure that footprint shifts are evenly distributed across the building façade, shifted wall planes shall have a width proportion of between 1-to-1 and 3-to-1 of the width of adjacent wall planes on the same façade. Horizontal shifts, when required, shall be reflected by a shift or alteration in the roof design.

(2) The stand may include existing or planted trees and shall be in addition to required perimeter and internal parking lot landscaping. A stand of trees shall consist of a minimum of three trees, with a minimum caliper of 2”, or 12’ in height. Trees may also be in separate tree wells within 20’ of the building and bed.

(3) Wall area behind water plume will count toward wall coverage percentage.

(4) Solitary line etchings given a 1’ wide band as credit.

b. **Guidelines.**

(1) New projects are encouraged to achieve a scale and building character that achieves the desired commercial or industrial appearance outlined in the Community Character Element of the South Hill Plan.

(2) New projects should be of a similar height, dimension, and setback to existing adjacent development that conforms to the design standards and guidelines of this Chapter.

(3) Architectural details should be used that are consistent with the architectural character of the overall building and development.

(4) A visual terminus should be provided on tops of buildings in the form of cornices, parapets, or other architectural features.

(5) Smaller business activities should be clustered to reduce the appearance of a large building's bulk. (See Figure 18J.50-49)
(6) Continuous awnings that conceal important architectural elements, or conflict with the character of the building, are discouraged.

(7) Awnings should maintain the visual horizontal appearance of a street front by aligning the bottom edge.

(8) Backlit awnings, designed to double as lighted signs, is discouraged.

(9) The use of durable, high quality materials that contribute to the overall appearance, ease of maintenance, and longevity of structures is encouraged.

(10) Windows should be included on upper stories to avoid blank upper walls.

(11) Building components such as windows, doors, eaves, and parapets should have good proportions and relationship to one another.

3. **Design Objective – Pedestrian-Oriented Features.** Reduce the impact of large buildings by designing at a human scale and ensuring pedestrian infrastructure.

   a. **Standards.**
      
      (1) At least one primary building entry shall be oriented to a public street or intersection.

      (2) Primary building entrances shall be clearly visible or recognizable from the right-of-way through at least two of the following:
         
         (a) Recessed or protruding entry,

         (b) Roof line emphasis such as a decorative cornice or parapet roof.

         (c) Canopy, marquee, or awning above entry.

         (d) Unique decorative molding, or lintel above doorway.

         (e) Contrasting finish materials.
b. **Guidelines.**
   
   (1) Building entries should be enhanced with a combination of landscaping, weather protection, pedestrian amenities and architectural features.
   
   (2) The use of covered walkways is encouraged between structures.

Chapter 18J.60

FREDERICKSON COMMUNITY PLAN AREA
DESIGN STANDARDS AND GUIDELINES

Sections:
18J.60.010 Goals.
18J.60.020 Applicability.
18J.60.060 Canyon Road and 176th Street East Landscaping.
18J.60.080 Building Design and Placement.
18J.60.110 Employment Service (ES) Zone Streetscape Plan.

18J.60.010 Goals.
The goals of design review within the Frederickson Community Plan area are to:
A. Improve the visual and functional quality of new commercial, industrial, and residential developments. This will be accomplished through the implementation of design standards that are intended to restore and enhance the aesthetic character of the plan area and improve the integrity and function of on-site critical areas.
B. Encourage well designed buildings and sites;
C. Provide a menu of design standards that allow an applicant to choose from a variety of styles that fit the desired character of the plan area;
D. Communicate to land use applicants the goals of the plan area and the role that design review takes in implementing the plan; and
E. Incorporate into permit approvals a clear listing of all conditions and required improvements prior to final permit issuance.
(Ord. 2003-94s2 § 3 (part), 2003)

18J.60.020 Applicability.
A. This Chapter shall apply to any development activity within the Frederickson Community Plan area that is required to obtain building or development permits or approvals, unless otherwise exempted by PCC 18J.10.040.
B. This Chapter contains design objectives, standards and guidelines for the following aspects of development: building placement and architectural elements and special standards for the Canyon Road corridor.
C. The following table identifies the regulated activities and the type of design review that is required to be addressed:
### Table 18J.60.020-1. Type of Review Required for Regulated Activities

<table>
<thead>
<tr>
<th>Review Type</th>
<th>Regulated Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. New Civic, Commercial or Industrial (2)(5)</td>
<td></td>
</tr>
<tr>
<td>2. Civic, Commercial or Industrial Expansion &lt; 60% of the building value (1)</td>
<td></td>
</tr>
<tr>
<td>3. Civic, Commercial or Industrial Expansion &gt; 60% of the building value (1)</td>
<td></td>
</tr>
<tr>
<td>4. Residential Attached Single-Family and Multi-family</td>
<td></td>
</tr>
<tr>
<td>5. Land Division and Mobile Home Park</td>
<td></td>
</tr>
<tr>
<td>6. Use Permit</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Footnotes:**

1. Commercial and industrial expansion excludes any interior improvements to an existing structure. The 60 percent calculation is cumulative over time and is calculated based on the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, as used by the Building Official. See PCC 18J.10.040 B. for possible applicable exemption from this Section.

2. A new structure on a site where there are existing commercial or industrial buildings will be subject to the same standards as a > 60 percent value expansion described above.

3. Within the Employment Center (EC) zone, the design review type noted shall only apply to non-industrial use types.

4. The noted design review type applies when it is required for the underlying use. For example, a commercial use requiring a use permit is subject to the design review types applicable to commercial uses at the time of use permit submittal.

5. Includes Commercial building permit.

18J.60.060 Canyon Road and 176th Street East Landscaping.

A. Landscaping provides a pleasing transition between the natural setting and the built environment and between adjacent built areas, especially within an urban setting. It is effective at reducing compatibility problems between adjacent dissimilar or incompatible uses and can assist in stormwater attenuation and air quality maintenance. The presence of mature trees, in particular, has been shown to have positive impacts to property values, social health, and environmental quality. Accordingly, the standards and guidelines set forth in this Section seek to promote the effective use of landscaping throughout the community. These standards are intended to supplement the landscaping standards set forth in PCC 18J.15.040.

1. Design Objective – Perimeter Buffers and Screening. Provide buffers between residential and non-residential uses and adjacent to arterials to reduce compatibility issues, increase privacy, create a well defined, attractive streetscape, and partially reduce the visual and noise impact of traffic.

   a. Standards.

      (1) Buffering of Uses. Table 18J.15.040-1 is amended for development within the Frederickson Community Plan area to increase buffering of uses as follows:

         (a) New development and redeveloping properties along 176th Street East and Canyon Road East shall provide perimeter buffering along the entire property frontage with these roadways. The buffer shall be interrupted only at points of vehicular and pedestrian access. The buffer shall be located directly behind and adjacent to any exterior sidewalk or pedestrian walkway, except where noted otherwise, and in front of any perimeter fencing, with all required trees located within the required landscape buffer area. The required buffer level shall be as follows:

            (i) A minimum 20 foot wide perimeter buffer shall be provided along the entire frontage at these roadways. The 20 foot wide perimeter buffer shall be landscaped as follows:

               (aa) Trees at the rate of 1 tree per 30 lineal feet of street frontage and shrubs at the rate of 1 shrub per 40 square feet of buffer area. Groundcover shall be planted in sufficient quantities to provide at least 70 percent coverage of the buffer within 3 years of installation. No more than 30 percent of groundcover area shall be lawn along 176th Street East, and no more than 10 percent of groundcover shall be lawn along Canyon Road East.

               (bb) Integration of stormwater biofiltration facilities and sidewalks into the landscape strip is permissible, but shall not reduce the quantity of plant material required.

               (cc) Unimproved right-of-way adjacent to the buffer strip will be seeded with grass or planted with some other groundcover. All plant material installed in the right-of-way shall meet the requirements set forth in Title 17B and shall be approved by the Pierce County Engineer.
(dd) Within the Employment Service zone, accent landscaping shall be used at Primary and Gateway intersections to highlight the entrance to the community with plant species that provide special interest and an evergreen backdrop to the intersection corners. See PCC 18J.60.110 for additional standards.

(b) Within the Employment Center zone, placement of exterior sidewalks and pedestrian walkways is allowed within the required buffer area when a permanent easement has been granted to Pierce County and has been approved by the County Engineer.

(c) Within the Employment Service (ES) zone, when exterior sidewalks and pedestrian walkways are located within the required buffer area, they shall be located so as to meander within the buffer area. The exterior sidewalk and pedestrian walkway shall be included in calculating the total number of required trees and shrubs. See PCC 18J.60.110.

b. Guidelines.
(1) Where possible, perimeter buffers should include the retention of existing mature trees and vegetation.
(2) Use landscaping to create a distinct, uniform street edge along arterial roadways proportionate to the width of the right-of-way and volume of vehicle traffic.
(3) Use landscaping to screen visually unattractive uses and to buffer residential uses from arterial roadways.
(4) Within the Employment Service zone, use large swaths of a single plant species in "drifts" or meandering forms to create a more natural appearance. Scale design and plant palette to complement the character of the community.


18J.60.080 Building Design and Placement.

The Building Design and Placement standards are intended to guide the placement and design of commercial, civic, industrial, and multi-family structures. These standards apply primarily to new construction. Remodeling and expansion of existing structures shall be required to comply with these standards when the value of the remodel or expansion is 60 percent of the existing building value or greater as calculated by the Building Official in accordance with the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, or other national standard.

A. Non-Residential Design within Residential-Office-Civic (ROC), Moderate-High Density Residential (MHR), Moderate Density Single Family (MSF), Single Family (SF) and Residential Resource (RR) Zones.

1. Design Objective – Building Design. ROC, MHR, MSF, SF, and RR zoned areas are primarily residential in nature or are immediately adjacent to residential areas. Non-residential buildings located within these areas should be designed to incorporate features such as facades, roof forms, porches, window treatments, and architectural detailing that exemplifies surrounding residential architecture.
a. **Building Entry Standards.**
   (1) Entrances shall incorporate one of the following building elements:
      (a) Dormers;
      (b) Porches; or
      (c) Porticos. (See Figure 18J.60-36)

   ![FIGURE 18J.60-36 – Building Entry Details](image)

b. **Building Roof Standards.**
   (1) Buildings shall be designed with gable, gambrel, or hip roof forms. (See Figure 18J.60-37)
   (2) Roof planes shall be varied by using gable ends and/or dormers.
   (3) The use of flat, mansard, dome, or butterfly roof forms, is prohibited. (See Figure 18J.60-38)

   ![FIGURE 18J.60-37 – Acceptable Roof Forms](image)
c. **Architectural Detailing Standards.** At least one element from each of the following categories shall be included in the design of all new buildings and accessory structures: (See Figures 18J.60-39 through -41)

1. Cornice details
2. Trim details
3. Timber details
4. Knee bracing
FIGURE 18J.60-40 – Timber Detailing

FIGURE 18J.60-41 – Knee Bracing

d. **Window Standards.** (See Figure 18J.60-42)
   (1) Window patterns shall be characterized by vertical proportions with horizontally oriented rectangular forms prohibited. Windows should emphasize the first floor.
   (2) The area of first story windows on street front elevations shall be at least twice the area of second story windows along the same side of the building.
   (3) One of the following window treatments shall be used:
      (a) Bay windows;
      (b) Stained glass;
      (c) Multi-paned windows, or the appearance of multi-pained windows, in one over one, two over two, or four over four patterns.
   (4) Windows sills shall be situated at least 2 feet above the interior finished floor.
(5) The use of reflective or mirrored windows is prohibited.
(6) Window trim shall be used.

FIGURE 18J.60-42 – Window Example

e. Guidelines.
   (1) Encourage architecture that is contextual or harmonious in character to
residential uses through the use of color, materials, textures, and
landscaping. Development should provide focal points for neighborhoods
and enhance the identity of the neighborhood.
   (2) Architecture should be similar to residential structures. The use of
standardized "corporate or franchise" style in the design of buildings should
be avoided.

B. Design within the Mixed Use District (MUD), Community Employment (CE),
   Employment Service (ES), and Employment Center (EC) Zones. Promote design in
all building projects within the MUD, CE, and ES zones and non-industrial building
projects within the EC zone that helps to provide cohesiveness, consistency, and
architectural detailing without restricting architectural creativity. Promote
developments which are both auto and pedestrian oriented and create buildings and site
designs which appeal to both.

1. Design Objective – Architectural Concept. Project designs shall provide a
   cohesive and consistent visual identity for all buildings and accessory structures in a
development while responding to functional characteristics of the project.
   a. Standards.
      (1) All new and remodeled buildings within a multi-building complex shall
      achieve a unity of design through the use of similar architectural elements,
such as roof form, exterior building materials, colors, and window style.
      (2) Independent storage buildings, parking structures and other accessory
structures shall match the principal building(s) in form, color, and use of
materials and detailing.
      (3) Project designs shall use the following materials: concrete, wood-looking
materials (no wood sheeting), concrete masonry units (CMU), brick, stucco,
metal siding or stone.
      (4) Metal buildings shall only be allowed as a structural system. The building
faces of all metal building must be constructed of non-metal materials.
      (5) Corporate styles, architectural gimmicks and fads shall not be permitted.
      (6) Neon outlining and backlit awnings shall not be permitted.
b. **Guidelines.**

1. Architectural style for new construction and additions is not restricted. Rather, the evaluation of the project should be based on the quality of its design and its relationship to its surroundings and should be unique and reflect the desired character of the community.

2. Tenant entrances in a multi-tenant building should be accentuated with similar or complementary design elements such as wall surface materials, window arrangement, color treatment, awnings, and roof forms.

3. The use of complementary architectural elements should be considered for transitions to existing buildings on adjacent sites when such buildings conform to the standards of this Chapter.

4. Building materials used for site features such as outdoor furniture, lighting, fences and screen walls should be consistent in architectural character with the primary on-site structures. Within the Employment Service zone, exterior architectural lighting, such as wall sconces, pedestrian scale lighting, walkway lighting and bollards shall comply with PCC 18J.60.100.

2. **Design Objective – Architectural Elements and Details.** Architectural elements and details shall be used that tend to reduce the perceived size of a building, provide a more human scale and provide for visual and functional continuity with adjacent and neighboring commercial, office/business, civic, and industrial structures which are consistent with design standards and guidelines of this Chapter.

   a. **Standards.**

   1. Each building visible from a public roadway shall incorporate elements based on the building's gross square footage that equal or exceed the number of points found in Table 18J.60.080-1.

   2. Buildings shall be entitled to incorporate any combination of features as provided in Table 18J.60.080-2 in order to meet or exceed the required number of points. For points relating to a building wall-related design feature, the design feature need only be provided along the wall(s) that will be visible to the public roadway in order for the point to be earned.

<table>
<thead>
<tr>
<th>Building Size</th>
<th>Industrial Use Types (MUD, CE, and ES zones)</th>
<th>Commercial, Civic, and Office/Business Use Types (MUD, CE, and EC zones)</th>
<th>Commercial, Civic, and Office/Business Use Types (ES zone)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 10,000 sq. ft.</td>
<td>2</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>10,000 to 19,999 sq. ft.</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>20,000 to 40,000 sq. ft.</td>
<td>4</td>
<td>5</td>
<td>6</td>
</tr>
<tr>
<td>Greater than 40,000 sq. ft.</td>
<td>4</td>
<td>6</td>
<td>7</td>
</tr>
</tbody>
</table>
Table 18J.60.080-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Horizontal shifts for walls &gt;80' (&gt;100' for industrial use types) in length (1)</td>
<td></td>
</tr>
<tr>
<td>Width of shift &gt;20 percent of wall length</td>
<td>1</td>
</tr>
<tr>
<td>Width of shift &gt;30 percent of wall length</td>
<td>2</td>
</tr>
<tr>
<td>No walls &gt;80'(&gt;100' for industrial use types)</td>
<td>1</td>
</tr>
</tbody>
</table>

FIGURE 18J.60-43

A * B = SHALL BE A MIN. 20% OF WIDTH OF TOTAL BUILDING ELEVATION
### Table 18J.60.080-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>b. Vertical shifts of single run of ridge, cornice, or fascia &gt;100'</td>
<td></td>
</tr>
<tr>
<td>Transition in height &gt; 4' for buildings with height of 24' or greater (&gt;2' for industrial use types and other buildings less than 24' in height)</td>
<td>1</td>
</tr>
<tr>
<td>No single runs &gt;80' (&gt;100' for industrial use types)</td>
<td>1</td>
</tr>
</tbody>
</table>

**FIGURE 18J.60-44**

![Diagram](image1)

**FIGURE 18J.60-45**

![Diagram](image2)
### Table 18J.60.080-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>c. Single stand of trees within 20' of building (maximum 2 points) (2)</td>
<td></td>
</tr>
<tr>
<td>Planting bed for a single stand of trees must be a minimum of 160 square feet area and 8' in width; planting used to define entrances to major buildings, exterior plazas, and pedestrian walkways within the Employment Service Zone shall be consistent with plant material used within the required landscape buffer and Primary and Gateway Intersections. See PCC 18J.60.110.</td>
<td>1</td>
</tr>
</tbody>
</table>

**FIGURE 18J.60-46**

![FIGURE 18J.60-46](image)

**FIGURE 18J.60-47**

![FIGURE 18J.60-47](image)

**FIGURE 18J.60-48**

![FIGURE 18J.60-48](image)
Table 18J.60.080-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>d. Windows</td>
<td></td>
</tr>
<tr>
<td>Square footage &gt; 30 percent of wall area visible to a public roadway</td>
<td>1</td>
</tr>
</tbody>
</table>
Table 18J.60.080-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>e. Canopy or Awning (5' minimum depth)</td>
<td></td>
</tr>
<tr>
<td>(Length) &gt; 10 percent of wall length</td>
<td>1</td>
</tr>
<tr>
<td>(Length) &gt; 20 percent of wall length</td>
<td>2</td>
</tr>
<tr>
<td>f. Decorative Masonry, distinguishable etchings or relief, pillars, or columns (3)</td>
<td></td>
</tr>
<tr>
<td>Area covered &gt; 10 percent of wall area</td>
<td>1</td>
</tr>
<tr>
<td>Area covered &gt; 30 percent of wall area</td>
<td>2</td>
</tr>
<tr>
<td>g. Visual wall terminus or cornice required on all building sides facing a public roadway.</td>
<td></td>
</tr>
<tr>
<td>Pitched roof with fascia</td>
<td></td>
</tr>
</tbody>
</table>

FIGURE 18J.60-52

FIGURE 18J.60-53

FIGURE 18J.60-54
Table 18J.60.080-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element</th>
<th>FIGURE 18J.60-55</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parapet</td>
<td><img src="image" alt="Figure 18J.60-55" /></td>
<td>1</td>
</tr>
<tr>
<td>Projecting Cornice</td>
<td><img src="image" alt="Figure 18J.60-56" /></td>
<td>1</td>
</tr>
</tbody>
</table>

h. Vertical trellis with climbing vines or plant materials adjacent of walls

Area covered > 15 percent of wall

1

(1) The depth of the shift shall be equal to or greater than 18". Buildings having multiple offsets shall be designed to assure proportionality with adjacent wall planes on the same façade. Horizontal shifts, when required, shall be reflected by a shift or alteration in the roof design.

(2) The stand may include existing or planted trees and shall be in addition to required perimeter and internal parking lot landscaping. A stand of trees shall consist of a minimum of three trees, with a minimum caliper of 2" and minimum height of 8'. Trees may also be in separate tree wells within 20' of the building and bed.

(3) Solitary line etchings given a 8" wide band as credit, or multiple smaller reveals totaling 8" in width (i.e. 4 x 2" bands).

b. Guidelines. (See Figure 18J.60-57 for concept examples)

(1) Architectural details should be used that are consistent with the architectural character of the overall building and development. Within the Employment Service zone, overall architectural style and details should complement those used in adjacent developments where these Standards have been applied to create a consistent overall character for the community. Designs should reflect the character of the community.

(2) A visual terminus should be provided on tops of buildings in the form of cornices, parapets, or other architectural features visible from the public way.

(3) Continuous awnings that conceal important architectural elements, or conflict with the character of the building, are discouraged.

(4) Awnings should maintain the visual horizontal appearance of a street front by aligning the bottom edge thereof.

(5) Backlit awnings, designed to double as lighted signs, are discouraged.

(6) The use of durable, high quality materials that contribute to the overall appearance, ease of maintenance, and longevity of structures is encouraged.

(7) Windows should be included on upper stories to avoid blank upper walls.
(8) Building components such as windows, doors, eaves, and parapets should have architecturally appropriate proportions and relationship to one another.

**FIGURE 18J.60-57 – Examples of Architectural Elements and Details (Horizontal wall shifts, vertical shifts of ridge and cornice, awnings, and window treatments.)**

3. **Vehicular Access, Parking and Landscaping.** New civic, office/business and/or commercial uses within the Employment Services (ES) zone shall share driveways and consolidate parking lots when reasonably feasible.
   a. **Standards.** Vehicular access into all new developments shall be through one or more entry driveways designed and constructed to the following standards:
      (1) At least two of the following features shall be used to help provide a distinct sense of arrival:
         (a) Accent paving materials used to accentuate a pedestrian scale. Paving specifications shall be on file with the Department;
         (b) Pedestrian, bollard, or walkway lighting meeting the requirements of PCC 18J.60.100; and/or
         (c) Accent landscaping selected from approved plant list on file with the Department.

C. **Building Placement and Street Relationship.**
   1. **Design Objective – 176th Street East and Canyon Road East.** Strengthen the Primary Intersection of 176th Street East and Canyon Road East (see Figure 18J.60-71) by organizing buildings and sites in a manner that complements the public right-of-way to accentuate the intersection's corners. Refer to PCC 18J.60.110 for specific site design requirements within intersections.
      a. **Standards.** (See Figure 18J.60-58 for a concept example.)
         (1) The street corner shall be emphasized through:
            (a) the use of a special site feature that shall include accent landscaping, accent paving, and a pedestrian feature (such as informal seating area, pedestrian bollard, or walkway lighting, etc.); and
(b) construction of a satellite building adjacent to the street frontage (comprising a minimum 2,000 square foot building) located within 25 feet of the right-of-way and no further than 100 feet from the corner of the intersection (item b is not required if the use is an industrial type use); or
(c) at least one building is located at the intersection with direct building access from the sidewalk at the intersection.

(2) Buildings provided pursuant to subsection (1)(c) above shall also be required to provide entry features pursuant to PCC 18J.60.080 E.

**FIGURE 18J.60-58 – Primary and Gateway Intersections**
**Conceptual Examples of Corner Building Configurations**

(Note: This figure is not intended to denote how a specific corner should be improved. Rather it illustrates the range of options that are available for any corner of the intersection.)

**b. Guidelines.**

(1) Where satellite building(s) are proposed, developments should be encouraged to locate satellite building(s) away from the principal buildings and adjacent to the public street, particularly at corners to establish and/or maintain street edges.
(2) Principal store entrances should be located facing either 176th Street East or Canyon Road East.

D. Entry Features.
1. Design Objective – Entry Features. All buildings shall provide clearly marked building entries that allow for direct access of pedestrians from public roadways and parking areas.
   a. Standards.
      (1) For each developments primary buildings, at least one primary building entrance shall be oriented to a major public roadway or intersection.
      (2) For each primary building entrance required by subsection (1) above, the entrance shall be clearly visible or recognizable from the right-of-way through use of at least two of the following techniques:
         (a) Recessed or protruding entry,
         (b) Roof line emphasis such as a decorative cornice or parapet roof.
         (c) Canopy, marquee, or awning above entry.
         (d) Unique decorative molding or lintel above doorway.
         (e) Contrasting finish materials.

<table>
<thead>
<tr>
<th>Table 18J.60.080-3. Entry Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Element</td>
</tr>
<tr>
<td>1. Recessed or protruding entryway</td>
</tr>
<tr>
<td>2. Roofline emphasis</td>
</tr>
<tr>
<td>3. Special window treatment, awning, or canopy</td>
</tr>
<tr>
<td>4. Locate building no further than the landscape setback from property lines</td>
</tr>
</tbody>
</table>
b. **Guidelines.**

(1) Building entries should be enhanced with a combination of landscaping, weather protection, pedestrian amenities and architectural features. Within the Employment Service zone, landscaping, pedestrian amenities and architectural features shall complement those used within the required landscape buffer and Primary and Gateway Intersections. See PCC 18J.60.110.

(2) The use of covered walkways is encouraged between structures.


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**18J.60.110 Employment Service (ES) Zone Streetscape Plan.**

The purpose of this Section is to provide design direction and standards for landscape and urban design elements related to the streetscape along Canyon Road East and 176th Street East to enhance the overall character of the community and provide a consistent treatment throughout the Employment Service (ES) zone. All new commercial development shall meet the standards of this Section. Commercial remodel projects that are required to meet the parking design standards of this Chapter shall also be required to meet the requirements of this Section.

**A. Primary and Gateway Intersections.** This Section applies to the Primary Intersection at Canyon Road East and 176th Street East and Gateway Intersections located on Figure 18J.60-71. Primary Intersection designs shall comply with the conceptual design shown in Figure 18J.60-72. Refer to PCC 18J.60.080 for specific building placement and street relationship requirements. All improvements within the public right-of-way shall be approved by the County Engineer.
1. **Paving.** Provide cement concrete plaza paving in addition to the sidewalk area at each intersection corner to provide larger plaza space and pedestrian amenities.
   
   a. **Standards.**
      
      (1) Basic plaza paving shall be standard cement concrete, grey, with a 2-foot square scoring pattern.
      
      (2) Accent paving shall be used to accentuate a pedestrian scale. Paving specifications shall be on file with the Department.
      
      (3) Primary Intersection corners shall include a minimum of 70 percent accent paving.
      
      (4) Gateway Intersection corners shall include a minimum of 50 percent accent paving. Configuration and design of paving shall be similar to the Primary Intersection (see Figure 18J.60-72). Final design shall be approved by the Department.
      
      (5) Sidewalk and plaza areas shall be designed as an integral pattern.
2. **Landscape.** Provide accent landscaping at each intersection corner.
   a. **Standards.**
      (1) An evergreen backdrop shall be provided at the intersection corner wherever feasible.
      (2) Plants shall be selected from the approved plant list on file with the Department to create a distinction between the required landscape buffer and the Primary and Gateway Intersections.
   b. **Guidelines.**
      (1) Alternative landscaping may be considered when consistent with Figure 18J.60-72.

B. **Exterior Sidewalk.** This Section applies to the exterior sidewalk located along Canyon Road East and 176th Street East within the Employment Service (ES) zone.
   1. **Standards.**
      a. A 5-foot sidewalk shall be located as shown in the conceptual design in Figure 18J.60-73.
      b. Sidewalks shall be standard cement concrete, grey with a 5-foot square scoring pattern.
      c. The sidewalk along Canyon Road East and 176th Street East shall gently meander where feasible. The sidewalk meander along Canyon Road East shall generally correspond to transmission utility pole locations.
   2. **Guidelines.**
      a. Placement of exterior sidewalks is allowed within the required landscape buffer area when a permanent easement is granted to Pierce County and approved by the County Engineer.

C. **Primary Walkways, Pedestrian Connections and Transit Stops.** This Section applies to connections between internal pedestrian circulation systems and the exterior sidewalk or public right-of-way. This includes pedestrian connections between a building entry and transit stops, walkway systems linking building entries to the public right-of-way, and all Primary Walkways within the Employment Service (ES) zone.
   1. **Standards.**
      a. Primary Walkways shall be landscaped along the length of the walkway except where breaks occur for vehicular or pedestrian access. Landscaping shall be contained in a minimum of a 6-foot buffer strip meeting Landscape Level 1 buffer requirements. A minimum of 50 percent of the plant material shall be selected from approved plant list on file with the Department.
      b. Primary Walkways shall include one or more of the following:
         (1) Accent paving used to accentuate a pedestrian scale. Paving specifications shall be on file with the Department; and/or
         (2) Pedestrian, bollard or accent lighting along the length of the Primary Walkway, meeting the requirements of PCC 18J.60.100.
      c. All other pedestrian connections and transit stops as identified above shall provide two or more of the following:
         (a) Accent paving used to accentuate a pedestrian scale. Paving specifications shall be on file with the Department;
         (b) Pedestrian, bollard or accent lighting along the length of the Primary Walkway, meeting the requirements of PCC 18J.60.100; and/or
         (c) Accent landscaping selected from the approved plant list on file with the Department.
2. **Guidelines.**
   a. Primary Walkways may be located adjacent to the major driveways to the development.
   b. Paving, landscaping, and lighting used in internal pedestrian circulation systems, building entrances, and other pedestrian areas should complement the materials identified in this Section and those used in adjacent developments.

D. **Vehicular Access, Parking and Landscaping.** New civic, office/business, and/or commercial uses within the Employment Service (ES) zone shall share driveways and consolidate parking lots when reasonably feasible.

1. **Standards.**
   a. Vehicular access into all new developments shall be through one or more entry driveways designed and constructed to the following standards:
      (1) At least two of the following features shall be used to help provide a distinct sense of arrival:
          (a) Accent paving materials used to accentuate a pedestrian scale. Paving specifications shall be on file with the Department;
          (b) Pedestrian, bollard, or walkway lighting, meeting the requirements of PCC 18J.60.100; and /or
          (c) Accent landscaping selected from approved plant list on file with the Department.
      (2) Entry driveway widths shall be as follows:
          (a) Primary entries (right in, right out, left out) for all uses: 36 feet (to provide for in, out and turn lanes);
          (b) Minor entries (right-in, right-out only): 30 feet.
FIGURE 18J.60-73 – Typical Sidewalk Location Along Canyon Road East and 176th Street East Within the Employment Service (ES) Zone

(Ord. 2004-52s § 5 (part), 2004)
Chapter 18J.70

MID-COUNTY COMMUNITY PLAN AREA
DESIGN STANDARDS AND GUIDELINES

Sections:
18J.70.010 Goals.
18J.70.020 Applicability.
18J.70.040 Canyon Road and 112th Street Corridors.
18J.70.080 Building Design and Placement.

18J.70.010 Goals.

The goals of design review within the Mid-County Community Plan area are to:
A. Improve the visual and functional quality of new commercial, office, industrial, civic, and residential developments. This will be accomplished through the implementation of design standards that are intended to restore and enhance the aesthetic character of the plan area and improve the integrity and function of on-site critical areas;
B. Encourage well designed buildings and sites;
C. Provide a menu of design standards that allow an applicant to choose from a variety of styles that fit the desired character of the plan area;
D. Communicate to land use applicants the goals of the plan area and the role that design review takes in implementing the plan; and
E. Incorporate into permit approvals a clear listing of all conditions and required improvements prior to final permit issuance.

(Ord. 2005-94s2 § 4 (part), 2005)

18J.70.020 Applicability.

A. This Chapter shall apply to any development activity that is required to obtain building or development permits or approvals, unless otherwise exempted by PCC 18J.10.040.
B. This Chapter contains design objectives, standards and guidelines for the following aspects of development: building design and Unified Design Elements for the Canyon Road and 112th Street Corridors.
C. The following table identifies the regulated activities and the type of design review that is required to be addressed:
### MID-COUNTY COMMUNITY PLAN AREA

#### Table 18J.70.020-1. Type of Review Required for Regulated Activities

<table>
<thead>
<tr>
<th>Review Type</th>
<th>Regulated Activities</th>
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<tbody>
<tr>
<td></td>
<td>1. New Civic, Commercial and Industrial Building Permit, Non-Residential Use Permit (4)</td>
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<td></td>
<td>2. Civic, Commercial or Industrial Expansion &gt; 60% of Building Value (1)</td>
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<td></td>
<td>3. Residential Attached Single-family and Multi-family</td>
</tr>
<tr>
<td></td>
<td>4. Land Divisions of ≥ 5 Lots and Residential Use Permits (2)</td>
</tr>
<tr>
<td></td>
<td>5. Land Divisions of ≤ 4 Lots (2)</td>
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<table>
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<tbody>
<tr>
<td>18J.70.040 A. Mailboxes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>18J.70.040 Unified Design Elements for the Canyon Road and 112th Street Corridors</td>
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<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>18J.70.080 A.1. RNC, RSep, RR, and SF zones (3): Building Placement</td>
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<td>Yes</td>
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<td>18J.70.080 A.2. Building Design and Architecture</td>
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<td>18J.70.080 B.1. CC, NC, CE zones: Architectural Concept</td>
<td>Yes</td>
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<td>18J.70.080 B.2. Architectural Relationships</td>
<td>Yes</td>
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<td>18J.70.080 B.3. Pedestrian-Oriented Features</td>
<td>Yes</td>
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</tbody>
</table>

Footnotes:

1. Commercial, office, civic and industrial expansion includes any interior improvements to an existing structure. The 60 percent calculation is cumulative over time and is calculated based on the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, as used by the Building Official.

2. Single-family detached development at a density greater than 6 du/net acre shall meet the design standards set forth in Chapter 18J.17 PCC.

3. Applies to allowed non-residential uses only.

4. A new structure on a site where there are existing commercial or industrial buildings will be subject to the same standards as a >60 percent value expansion described above.

18J.70.040 Canyon Road and 112th Street Corridors.

Site Design objectives and standards are intended to ensure the built environment is integrated with the natural environment and to provide connections (road, pedestrian, and trail) to the surrounding land uses.

A. Mailboxes.

1. Design Objective – Mailboxes. Provide safe, accessible, and weather-protected mailbox areas.

   a. Standards.

      (1) All mailboxes shall be clustered and lockable consistent with USPS standards and designed in a manner that is complementary with other design elements. Cluster mailboxes shall be constructed of, or faced with, materials and colors similar to the primary structures of the development.

      (2) Cluster mailboxes shall have weather protection elements (e.g., roofs or within enclosed buildings). (See Figure 18J.70-19)

FIGURE 18J.70-19
B. Unified Design Elements for the Canyon Road and 112th Street Corridors. These Corridors define the core of the Plan area (see Maps 18J.70-1 to -4). Within this core area, the intent is to ensure a unified appearance and consistent application of functions and design elements. The standards in this Section apply primarily to new development and redevelopment proposals. Remodeling and expansion of existing uses shall be required to comply with these standards when the value of the remodel or expansion is 60 percent or greater of the existing building value as calculated in accordance with the International Building Code.

1. Design Objective – Roadway Design and Streetscapes within the Corridors.
   Require consistent streetscapes, including street trees, within the Corridors and adjoining areas when zoned CE, CC, or NC.
   a. Standards for Corridor Circulation Areas.
      (1) Roadway Frontage Improvements. Development proposals occurring on parcels within the boundaries of a Corridor that fronts upon certain roadways shall be required to construct frontage improvements. These frontage improvements are intended to create a consistent, unified streetscape within the core commercial area and to improve pedestrian and vehicular safety.
         a) Roadways subject to frontage improvements are illustrated on Maps 18J.70-2 through -4 and include Canyon Road and the intersections of 104th Street East, 112th Street East, 116th Street East, 128th Street East, 136th Street East, 144th Street East, 152nd Street East, 160th Street East, and the intersections of 112th Street East with 62nd Avenue East, Portland Avenue East, Waller Road East, Vickery Avenue East, Bingham Avenue East, Golden Given Road East, and Woodland Avenue East.
         b) The required frontage improvements shall include curb and gutter, a minimum 4-foot wide planting strip, and sidewalk. Street lighting shall also be installed. Refer to Figure 18J.70-23 for further illustration of the required frontage improvements.
         c) When determined necessary by the County Engineer, the construction of the frontage improvements may also require reconstruction of the public roadway to the centerline (half-street improvement) or beyond in order to ensure a proper transition of the frontage improvements (primarily curb and gutter) into the existing roadway surface.
         d) The Hearing Examiner shall have the authority to grant a deviation to the requirement for curb and gutter through the Site Plan Review (SPR) process upon a demonstration that the following criteria are met:
            (i) Installation of curb and gutter will result in the need for additional roadway improvements beyond the centerline or beyond the property boundaries and that the construction of the additional roadway improvements will result in a significant economic hardship to the property owner or require acquisition of new right-of-way beyond the development's boundaries. The need for additional right-of-way shall be verified by the Pierce County Engineer.
            (ii) The deviation is the minimum necessary to eliminate the economic hardship or address the right-of-way acquisition problem.
(iii) The Pierce County Engineer determines that the granting of the deviation will not result in the construction of a substandard roadway or create a safety hazard.

e) The frontage improvements set forth in paragraph (b) shall be wholly or partially waived whenever it is determined that these improvements will be provided by a County or State roadway project which is fully funded for construction and identified within the County or State transportation improvement plan. Developer responsibility to construct, or contribute to the construction, of any roadway improvements pursuant to requirements of the State Environment Policy Act shall continue to apply.

f) Frontage improvements shall be limited to the installation of street lighting only whenever curb, gutter, and sidewalk have already been provided by a previous improvement to the County or State roadway.

(2) Species of Street Trees Required. The street tree species identified in Table 18J.70.040-1 shall be installed along the specified roadways when installing required landscaping along the frontage of roads for development projects. The species required for street trees along the roadway frontage for a specific development shall not be used elsewhere in the landscaping for that development. These street trees shall be located on private property immediately adjacent to the public right-of-way as illustrated in Figure 18J.70-23.

(3) Public Roadways. New and reconstructed roadways developed by the County and not associated with a development project shall be designed and built according to the roadway cross-section design and plan view identified in Figure 18J.70-23 and the road construction standards of Title 17B PCC and its associated manual. This requirement shall not apply to Canyon Road or 112th Street East.

(4) Canyon Road and 112th Street Corridor Landscaping. New plats, commercial, industrial, civic, or other non-residential development and redeveloping properties within the Corridor shall be subject to the following standards:

(a) The following landscaping shall be installed along roadways subject to frontage improvements:

(i) Evergreen shrubs at a rate of 1 per 5 lineal feet of lot line, interspersed throughout the landscape strip in clusters or uniform rows. Individual shrub spacing shall be no greater than 8 feet on center, with no more than 15 feet between clusters;

(ii) Deciduous trees at a rate of 1 per 25 feet of lot line, interspersed throughout the landscape strip in clusters or uniform rows. Minimum mature height shall be 35 feet.

(iii) Groundcover shall be provided.

(iv) Landscape width shall be 20 feet or the width of the required setback, whichever is less.
MAP 18J.70-1 – Designated Commercial Corridors

112th/Canyon Corridor Boundary

Note: Inquiries regarding specific parcels should be directed to the Pierce County Department of Planning and Land Services
MAP 18J.70-2 – Designated Commercial Corridors
MAP 18J.70-3 – Designated Commercial Corridors
MAP 18J.70-4 – Designated Commercial Corridors

KEY
- Roadways subject to frontage improvement requirements. Refer to 18J.70.040 H.1.

Note: Inquiries regarding specific parcels should be directed to the Pierce County Department of Planning and Land Services.
<table>
<thead>
<tr>
<th>Roadway</th>
<th>Street Tree Species Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>62nd Ave E</td>
<td>Norway Maple&lt;br&gt;<code>Acer platanoides</code></td>
</tr>
<tr>
<td>104th St E</td>
<td>Green Ash&lt;br&gt;<code>Fraxinus pennsylvanica</code></td>
</tr>
<tr>
<td>112th St E</td>
<td>American sweet gum&lt;br&gt;<code>Liquidambar styraciflua</code></td>
</tr>
<tr>
<td>122nd St E</td>
<td>Honey locust&lt;br&gt;<code>Gleditsia triacanthos</code></td>
</tr>
<tr>
<td>128th St E</td>
<td>Flowering callery pear&lt;br&gt;<code>Pyrus calleryana</code></td>
</tr>
<tr>
<td>136th St E</td>
<td>Katsura Tree&lt;br&gt;<code>Carcidiphyllum japonicum</code></td>
</tr>
<tr>
<td>144th St E</td>
<td>American sweet gum&lt;br&gt;<code>Liquidambar styraciflua</code></td>
</tr>
<tr>
<td>152nd St E</td>
<td>Flowering Cherry&lt;br&gt;<code>Prunus serulata</code></td>
</tr>
<tr>
<td>160th St E</td>
<td>European hornbean&lt;br&gt;<code>Carpinus betulus</code></td>
</tr>
<tr>
<td>Bingham Ave E</td>
<td>American sweet gum&lt;br&gt;<code>Liquidambar styraciflua</code></td>
</tr>
<tr>
<td>Canyon Rd E</td>
<td>&quot;Red Sunset&quot; Red Maple&lt;br&gt;<code>Acer rubrum</code></td>
</tr>
<tr>
<td>Golden Given Rd E</td>
<td>Flowering callery pear&lt;br&gt;<code>Pyrus calleryana</code></td>
</tr>
<tr>
<td>Portland Ave E</td>
<td>Green Ash&lt;br&gt;<code>Fraxinus pennsylvanica</code></td>
</tr>
<tr>
<td>Vickery Ave E</td>
<td>Katsura Tree&lt;br&gt;<code>Carcidiphyllum japonicum</code></td>
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<td>Waller Rd E</td>
<td>Honey locust&lt;br&gt;<code>Gleditsia triacanthos</code></td>
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<tr>
<td>Woodland Ave E</td>
<td>Katsura Tree&lt;br&gt;<code>Carcidiphyllum japonicum</code></td>
</tr>
</tbody>
</table>
2. **Design Objective – Circulation within the Canyon Road and 112th Street Corridors.** Develop a system of internal private roadways within development proposals which facilitate travel within and between commercial areas and abutting properties as a means to reduce traffic on the County roadway system and to better define the core commercial areas.

   a. Until such time as Pierce County develops a site specific circulation plan for properties within the Corridors, all non-residential development proposals shall be required to provide automobile connections to adjacent non-residential properties through the use of cross access easements, common entryways, shared internal roadways and parking lots, and similar techniques. These connections shall be arranged to provide for a series of internal circulator roads which allow movement between neighboring sites without needing to utilize adjacent arterial roadways.

   b. Internal circulator roads shall include curb, gutter, sidewalk, planting strip, and street lighting on at least one side of the circulator road. Crosswalks shall be provided where needed for pedestrian crossings. These crosswalks shall be defined by utilizing stamped concrete or a paver treatment, as illustrated in Figures 18J.70-24.
3. **Design Objective – Street Furniture and Lighting Design.** A specific unified design shall be utilized for street lighting, street furniture, and similar streetscape improvements provided within the Corridors.
a. **Standards.**

(1) Street lighting, street furniture, and similar streetscape improvements required pursuant to PCC 18J.15.080 and 18J.70.100 shall be located on private property and shall be of a specific unified design within the Corridors as follows:

(a) Internal Street Lighting. Street lighting inside developments in the Corridors shall have a dark green powder finish, and be 16 to 24 feet in height. See required lighting style in Figure 18J.70-25.

(b) Light Poles On-Site. On-site light poles and fixtures shall have a dark green powder finish and be 12 to 16 feet in height. See required lighting style in Figure 18J.70-25.

(c) Benches. Benches shall be 6 to 8 feet in length, made of steel or aluminum and powder-coated in a dark green finish. See the required bench style in Figure 18J.70-26.
(d) Bollards. Bollards shall be 36 to 40 inches in height, cast iron or cast aluminum and powder coated in a dark green finish. See required bollard style in Figure 18J.70-27.

**FIGURE 18J.70-27 – Bollard Styles**

![Bollard Styles](image1)

(e) Trash Receptacles. Trash and litter receptacles shall be made with steel slats and powder coated in a dark green finish. See required trash/litter receptacle style in Figure 18J.70-28.

**FIGURE 18J.70-28 – Trash Receptacle Styles**

![Trash Receptacle Styles](image2)

(f) Bicycle Racks. Bicycle racks shall be made of continuous, round pipe or steel bar and finished in dark green. See required bicycle rack style in Figure 18J.70-29.

**FIGURE 18J.70-29 – Bicycle Rack Styles**

![Bicycle Rack Styles](image3)
(g) Planters. Planters shall be made of metal with a dark green, powder coated finish. See required planter style in Figure 18J.70-30.

FIGURE 18J.70-30 – Planter Styles

(2) External Street Lighting. Street lighting shall be provided along public streets in the Corridors. Lighting shall comply with the design requirements in Title 17B and is accompanying manual.

(3) Transit Shelters. Transit shelters shall be made of metal with a dark green, powder coated finish. Transit shelters shall be of peaked-roof design as illustrated in Figure 18J.70-16.


18J.70.080 Building Design and Placement.

The Building Design and Placement standards are intended to guide the placement and design of commercial, industrial, office, civic, or other non-residential development within specified zones. All new commercial, civic, office, or other non-residential and industrial developments and remodel projects for which the improvement value is 60 percent or greater of the building value as calculated by the Building Official in accordance with the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, or other national standard shall meet the standards of this Section.

A. Rural Neighborhood Centers (RNC) and Allowed Non-Residential Uses in Rural Separator (RSep), Residential Resource (RR), and Single Family (SF)

1. Design Objective – Building Placement. Ensure the architectural and site design is compatible with and integrated into surrounding residential neighborhoods.

   a. Height Standards.

   (1) The height limit of structures shall not exceed that of the surrounding residential zones.

   b. Building Placement and Compatibility Standards.

   (1) All setbacks for developments shall be the same as the adjacent residential zones.

   (2) Principal store entrances shall be within 35 feet of the right-of-way.
c. Guidelines.
   (1) Development should interact with the street and provide a connection to the street. The connection to the street is enhanced through designs incorporating many windows and doors opening onto the street, through the use of window displays (not signs) and details like potted plants and awnings. (See Figure 18J.70-36)

   FIGURE 18J.70-36

   (2) Lighting should be no more than that of the surrounding residential uses. After hours lighting should be greatly reduced.

2. Design Objective – Building Design and Architecture. Design buildings to incorporate features such as facades, roof forms, porches, window treatments, and architectural detailing that exemplifies surrounding residential architecture. Avoid the use of standardized "corporate or franchise" style in the design of buildings.

a. Building Entry Standards.
   (1) Entrances shall incorporate one of the following building elements:
       (a) Dormers;
       (b) Porches;
       (c) Porticos (See Figure 18J.70-37); or
       (d) Arches.
b. **Building Roof Standards.**
   (1) Buildings shall be designed with gable, gambrel, or hip roof forms. (See Figure 18J.70-38)

   ![ACCEPTABLE ROOF FORM](image)

   **FIGURE 18J.70-38**

   (2) Roof planes shall be varied by using gable ends and/or dormers.
   (3) The use of flat, mansard, dome, or butterfly roof forms, is prohibited. (See Figure 18J.70-39)
c. **Architectural Detailing Standards.** At least one element from each of the following categories shall be included in the design of all new buildings and accessory structures.
   (1) Cornice details;
   (2) Trim details;
   (3) Timber details;
   (4) Knee bracing.

d. **Window Standards.** (See Figures 18J.70-40, 18J.70-41, 18J.70-42)
FIGURE 18J.70-41

FIGURE 18J.70-42

(1) Window patterns shall be characterized by vertical proportions with horizontally oriented rectangular forms prohibited. Windows should emphasize the first floor.

(2) The area of first story windows on street front elevations shall be at least twice the area of second story windows along the same side of the building. This standard does not apply to multi-family development.

(3) One of the following window treatments shall be used:
   (a) Bay windows;
   (b) Stained glass;
   (c) Multi-paned windows, or the appearance of multi-pained windows, in one over one, two over two, or four over four patterns.

(4) Windows sills shall be situated at least 2 feet above the interior finished floor.

(5) The use of reflective or mirrored windows is prohibited.

(6) Window trim shall be used. (See Figure 18J.70-43)
e. **Guidelines.**
   (1) Encourage architecture that is contextual or harmonious in character to single-family residential uses through the use of color, materials, textures, and landscaping. Development should provide focal points for neighborhoods and enhance the identity of the neighborhood.
   (2) Architecture should be similar to single-family residences.
   (3) Existing single-family structures should be considered for conversion prior to demolition.

B. **Community Center (CC), Neighborhood Centers (NC) and Community Employment (CE).** The purpose of this Section is to encourage better design in commercial, industrial, office, civic, and other non-residential building projects without restricting architectural creativity. These standards are geared at developments which are both auto and pedestrian oriented and creating buildings and site designs which appeal to both. While still allowing architectural originality the following standards and guidelines will assist in reducing the overall bulk and appearance of large developments. This Section applies to developments in the Community Center, Neighborhood Centers, and Community Employment zones. Building standards are intended to create a predictable environment for developers while maintaining a high quality of design.

1. **Design Objective – Architectural Concept.** Architectural style for new construction and additions is not restricted. Rather, the evaluation of the project should be based on the quality of its design and its relationship to its surroundings and should be unique and reflect the desired character of the community. Project designs shall provide a cohesive and consistent visual identity for all buildings and accessory structures in a development while responding to functional characteristics of the project. Architectural gimmicks and fads such as neon outlining and backlit awnings are to be avoided.

   a. **Standards.**
      (1) All new and remodeled buildings within a multi-building complex shall achieve a unity of design through the use of similar architectural elements, such as roof form, exterior building materials, colors, and window style.
      (2) Independent storage buildings, parking structures and other accessory structures shall match the principal building(s) in form, color, and use of materials and detailing.
      (3) In the Neighborhood Center zone, a parking area may be located adjacent to the abutting street right-of-way if it is equal to or less than 50 percent of the street frontage. The remaining 50 percent shall be occupied by either the anchor building or satellite buildings.
(4) In the Community Center zone, a parking area may be located adjacent to an abutting street right-of-way if it is equal to or less than 60 percent of the street frontage. The remaining 40 percent shall be occupied by either the anchor building or satellite buildings.

(5) In the Community Employment zone, a parking area may be located adjacent to an abutting street right-of-way if it is equal to or less than 70 percent of the street frontage. The remaining 30 percent shall be occupied by either the anchor building or satellite buildings.

(6) Parking area frontage shall be calculated based upon parking stall presence. Drive aisles and site access roadways shall be excluded.

b. **Guidelines.**

(1) Tenant entrances in a multi-tenant building should be accentuated with similar or complementary design elements such as wall surface materials, window arrangement, color treatment, awnings, and roof forms.

(2) The use of complementary architectural elements should be considered for transitions to existing buildings on adjacent sites.

(3) Building materials used for site features such as outdoor furniture, lighting, fences and screen walls should be consistent in architectural character with the primary on-site structures.

(4) Where site design or circulation limitations prevent a building from being located adjacent to the abutting street right-of-way, alternative design features may be utilized along the street frontage in lieu of such a building placement. Examples of appropriate design features include pedestrian plazas, common open space areas, and landscape enhancements (such as increased landscaped buffer widths and plantings).

2. **Design Objective – Architectural Relationships.** Provide for visual and functional continuity with adjacent and neighboring commercial, office, civic, industrial and residential structures that exhibit a level of architectural quality consistent with these design standards and guidelines. The scale of large commercial, office, civic, or industrial structures located adjacent to residential neighborhoods should be reduced, have increased landscape buffers, or incorporate design features that will make the structures more compatible.

   Architectural elements and details should be used that reduce the perceived size of a building and provide a more human scale. New buildings and additions should be designed to incorporate architectural details consistent with the character of the building. There should be a clear and understandable relationship between the overall massing of the building and its architectural elements.

a. **Standards.**

(1) Each face of a building shall incorporate elements based on the building's gross square footage that equal or exceed the number of points found in Table 18J.70.080-1 – Points Required for Each Building Face Based on Building Size. Projects shall be required to incorporate any combination of features as provided in Table 18J.70.080-2 – Relating Design and Scale of Building Elements to the Building's Overall Form and Massing.
Table 18J.70.080-1. Points Required for Each Building Elevation Based on Building Size

<table>
<thead>
<tr>
<th>Building Size</th>
<th>Points Required for Every Building Face</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 10,000 square feet</td>
<td>4 points</td>
</tr>
<tr>
<td>10,000 to 40,000 square feet</td>
<td>5 points</td>
</tr>
<tr>
<td>Greater than 40,000 square feet</td>
<td>7 points</td>
</tr>
</tbody>
</table>

1. A building with five or more faces requires a SPR site plan review for compliance with the intent of the design standards. Building faces which do not face customer parking areas, public street, and which are used only as service areas may subtract 2 points from those required in Table 18J.70.080-1.

Table 18J.70.080-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element 18J.70.080 C.2.</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Horizontal shifts for walls &gt;80' in length (1)</td>
<td>1</td>
</tr>
<tr>
<td>Width of shift &gt;20 percent of wall length</td>
<td>1</td>
</tr>
<tr>
<td>Width of shift &gt;30 percent of wall length</td>
<td>2</td>
</tr>
<tr>
<td>No walls &gt;80'</td>
<td>1</td>
</tr>
</tbody>
</table>

b. Vertical shifts of single run of ridge, cornice, or fascia >50'

| Transition in height >4' | 1 |
| No single runs >50'      | 1 |

**FIGURE 18J.70-44**
Table 18J.70.080-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element 18J.70.080 C.2.</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FIGURE 18J.70-45</strong></td>
<td></td>
</tr>
<tr>
<td><img src="image1.png" alt="Diagram" /></td>
<td></td>
</tr>
<tr>
<td><strong>FIGURE 18J.70-46</strong></td>
<td></td>
</tr>
<tr>
<td><img src="image2.png" alt="Diagram" /></td>
<td></td>
</tr>
<tr>
<td>c. Single stand of trees within 20' of building (maximum 4 points per face) (2)</td>
<td></td>
</tr>
<tr>
<td>Planting bed for a single stand of trees must be a minimum of 320 square feet in area and 8' in width</td>
<td>1</td>
</tr>
<tr>
<td><strong>FIGURE 18J.70-47</strong></td>
<td></td>
</tr>
<tr>
<td><img src="image3.png" alt="Diagram" /></td>
<td></td>
</tr>
<tr>
<td>Element 18J.70.080 C.2.</td>
<td>Points</td>
</tr>
<tr>
<td>-------------------------</td>
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</tr>
<tr>
<td><strong>FIGURE 18J.70-48</strong></td>
<td></td>
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<tr>
<td><strong>FIGURE 18J.70-49</strong></td>
<td></td>
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<tr>
<td><strong>FIGURE 18J.70-50</strong></td>
<td></td>
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</tbody>
</table>
Table 18J.70.080-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element 18J.70.080 C.2.</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>d. Individual Mural</strong> (maximum 3 points)</td>
<td></td>
</tr>
<tr>
<td>Square footage &gt; 10 percent of wall area</td>
<td>1</td>
</tr>
<tr>
<td>Square footage &gt; 25 percent of wall area</td>
<td>2</td>
</tr>
<tr>
<td><strong>e. Individual Sculpture or Fountain Adjacent to Wall</strong> (maximum 2 points per face) (3)</td>
<td></td>
</tr>
<tr>
<td>(.25 x (Perimeter + Height)) &gt; 10 percent of wall length</td>
<td>1</td>
</tr>
<tr>
<td><strong>f. Windows and Doors</strong></td>
<td></td>
</tr>
<tr>
<td>Square footage &gt; 30 percent of wall area</td>
<td>1</td>
</tr>
<tr>
<td><strong>g. Canopy or Awning</strong></td>
<td></td>
</tr>
<tr>
<td>(Length) &gt; 10 percent of wall length</td>
<td>1</td>
</tr>
<tr>
<td>(Length) &gt; 25 percent of wall length</td>
<td>2</td>
</tr>
</tbody>
</table>
Table 18J.70.080-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element 18J.70.080 C.2.</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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<tr>
<td><strong>FIGURE 18J.70-53</strong></td>
<td></td>
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<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>h. Decorative Masonry, Distinguishable etchings or relief, pillars, or columns (4)</td>
<td></td>
</tr>
<tr>
<td>Area covered &gt; 10 percent of wall area</td>
<td>1</td>
</tr>
<tr>
<td>Area covered &gt; 25 percent of wall area</td>
<td>2</td>
</tr>
<tr>
<td><strong>FIGURE 18J.70-54</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Visual wall terminus or cornice required on all building sides</td>
<td></td>
</tr>
<tr>
<td>Pitched roof with fascia</td>
<td><img src="image" alt="FIGURE 18J.70-55" /></td>
</tr>
<tr>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Parapet</td>
<td><img src="image" alt="FIGURE 18J.70-56" /></td>
</tr>
<tr>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>
Table 18J.70.080-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element 18J.70.080 C.2.</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projecting Cornice</td>
<td>FIGURE 18J.70-57</td>
</tr>
</tbody>
</table>

j. Vertical trellis with climbing vines or plant materials adjacent of walls

| Area covered > 10 percent of wall | 1 |
| Area covered > 25 percent of wall | 2 |

(1) The depth of the shift shall be equal to or greater than 4'0". To assure that footprint shifts are evenly distributed across the building façade, shifted wall planes shall have a width proportion of between 1-to-1 and 3-to-1 of the width of adjacent wall planes on the same façade. Horizontal shifts, when required, shall be reflected by a shift or alteration in the roof design.

(2) The stand may include existing or planted trees and shall be in addition to required perimeter and internal parking lot landscaping. A stand of trees shall consist of a minimum of three trees, with a minimum caliper of 2", or 12' in height. Trees may also be in separate tree wells within 20’ of the building and bed.

(3) Wall area behind water plume will count toward wall coverage percentage.

(4) Solitary line etchings given a 1’ wide band as credit.

b. Guidelines.

(1) New projects are encouraged to achieve a scale and building character that achieves the desired commercial or industrial appearance outlined in the Community Character Element of the Plan.

(2) New projects should be of a similar height, dimension, and setback to existing adjacent development that conforms to the design standards and guidelines of this Chapter.

(3) Architectural details should be used that are consistent with the architectural character of the overall building and development.

(4) A visual terminus should be provided on tops of buildings in the form of cornices, parapets, or other architectural features.

(5) Smaller business activities should be clustered to reduce the appearance of a large building's bulk. (See Figure 18J.70-58)
(6) Continuous awnings that conceal important architectural elements, or conflict with the character of the building, are discouraged.

(7) Awnings should maintain the visual horizontal appearance of a street front by aligning the bottom edge.

(8) Backlit awnings, designed to double as lighted signs, is discouraged.

(9) The use of durable, high quality materials that contribute to the overall appearance, ease of maintenance, and longevity of structures is encouraged.

(10) Windows should be included on upper stories to avoid blank upper walls.

(11) Building components such as windows, doors, eaves, and parapets should have good proportions and relationship to one another.

3. **Design Objective – Pedestrian-Oriented Features.** Reduce the impact of large buildings by designing at a human scale and ensuring pedestrian infrastructure.

   a. **Standards.**

      (1) At least one primary building entry shall be oriented to a public street or intersection.

      (2) Primary building entrances shall be clearly visible or recognizable from the right-of-way through at least two of the following:

         (a) Recessed or protruding entry,

         (b) Roof line emphasis such as a decorative cornice or parapet roof.

         (c) Canopy, marquee, or awning above entry.

         (d) Unique decorative molding, or lintel above doorway.

         (e) Contrasting finish materials.
b. Guidelines.

(1) Building entries should be enhanced with a combination of landscaping, weather protection, pedestrian amenities and architectural features.

(2) The use of covered walkways is encouraged between structures.

Chapter 18J.80

GRAHAM COMMUNITY PLAN AREA
DESIGN STANDARDS AND GUIDELINES

Sections:
18J.80.010 Goals.
18J.80.020 Applicability.
18J.80.050 Site Design.
18J.80.060 Residential Design Standards and Guidelines.
18J.80.070 Commercial, Civic, Utility and Industrial Design Standards and Guidelines.

18J.80.010 Goals.
The goals of design review within the Graham Community Plan area are to:
A. Improve the visual and functional quality of new commercial, industrial, utility, civic and residential developments. This will be accomplished through the implementation of design standards that are intended to restore and enhance the aesthetic character of the plan area and improve the integrity and function of on-site critical areas.
B. Implement the goals and policies articulated in the Graham Community Plan;
C. Encourage well designed buildings and sites;
D. Provide a menu of design standards that allow an applicant to choose from a variety of styles that fit the desired character of the plan area;
E. Communicate to land use applicants the goals of the plan area and the role that design review takes in implementing the plan; and
F. Incorporate into permit approvals a clear listing of all conditions and required improvements prior to final permit issuance.
(Ord. 2006-53s § 8 (part), 2006)

18J.80.020 Applicability.
A. This Chapter shall apply to any development activity that is required to obtain building or development permits or approvals, unless otherwise exempted by PCC 18J.10.040.
B. This Chapter contains design objectives, standards and guidelines for the following aspects of development: building (including architectural design), landscaping or planting, and lighting design. The following table identifies the regulated permit types and under what circumstances design review is required:
### GRAHAM COMMUNITY PLAN AREA

#### Table 18J.80.020-1. Type of Review Required for Regulated Activities

<table>
<thead>
<tr>
<th>Review Type</th>
<th>Regulated Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>New Civic, Commercial or Industrial (1)(5)</td>
</tr>
<tr>
<td>2.</td>
<td>Civic, Commercial or Industrial Expansion &lt; 60% of the building value (4)</td>
</tr>
<tr>
<td>3.</td>
<td>Civic, Commercial or Industrial Expansion &gt; 60% of the building value (4)</td>
</tr>
<tr>
<td>4.</td>
<td>Urban Residential (Detached Single-Family, Duplex)</td>
</tr>
<tr>
<td>5.</td>
<td>Residential (Attached Single-Family, Multi-Family, Nursing homes, Senior housing)</td>
</tr>
<tr>
<td>6.</td>
<td>Land Divisions and Mobile Home Parks</td>
</tr>
<tr>
<td>7.</td>
<td>Use Permits (2)</td>
</tr>
<tr>
<td>8.</td>
<td>Site Development Permits</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
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<th>1</th>
<th>2</th>
<th>3</th>
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<tbody>
<tr>
<td>18J.80.050 A.</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td>Yes</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Lighting</td>
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<tr>
<td>18J.80.050 B.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Building Orientation</td>
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<tr>
<td>18J.80.050 C.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Viewsheds</td>
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<td>18J.80.050 D.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Utility Placement and Design</td>
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<tr>
<td>18J.80.050 E.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Mailbox Placement</td>
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<tr>
<td>18J.80.060 C.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
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<tr>
<td>Residential Fire Protection Standards</td>
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<tr>
<td>18J.80.070 A.</td>
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<td>Yes</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
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<tr>
<td>Compatibility of Non-Residential Uses in Residential Zones</td>
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<tr>
<td>18J.80.070 B.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<td>Yes</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Architectural Design Standards for Commercial, Office/Business, Civic, Utility and Industrial Uses</td>
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<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Murals</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Footnotes:
1. Includes Commercial Building Permits.
2. Applies when required by the underlying use (e.g., a commercial use requiring a use permit is subject to the design review types applicable to commercial uses at the time of use permit submittal).
3. Building design review is not required for mobile home parks.
4. Commercial and industrial expansion excludes any interior improvements to an existing structure. The 60 percent calculation is cumulative over time and is calculated based on the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, as used by the Building Official.
5. A new structure on a site where there are existing commercial or industrial buildings will be subject to the same standards as a > 60 percent value expansion described above.

18J.80.050 Site Design.

The purpose of this Section is to promote site design that minimizes modifications to topography, preserves existing native vegetation and trees and other important natural features, minimizes the creation of impervious surfaces, integrates storm drainage systems into the natural landscape, and makes appropriate provisions for multi-modal (transit, vehicular, pedestrian, bicycle, equestrian) circulation and parking within the community.

A. Design Objective – Lighting. Provide lighting within development sites that enhance visibility and security, minimize impacts on adjacent properties and public streets, is compatible with surrounding development and community character and complements the architectural style of the associated buildings (see Figures 18J.80-10 through -13). See also PCC 18J.15.085 for Countywide Illumination standards.

1. Standards.
   a. Ornamental pole lamps that reflect a historical character shall be used.
      (1) On-site light standards shall not exceed a height of 16 feet.
      (2) Light standards shall be of a traditional design and consistent color.
          (a) Pole lighting shall be made with a powder coated black finish.
          (b) Contemporary design light standards are prohibited.
   b. The design and placement of exterior lighting shall be integrated with the architectural design of the building.
      (1) Lighting may be used to accent a building but shall not be used to denote corporate or commercial image except on allowed signage as set forth in Title 18B PCC.
      (2) Translucent panels (excluding soft light emitted from windows) and awnings illuminated from behind are prohibited.
      (3) Colored lighting is limited to temporary holiday lighting only.
      (4) Light fixtures shall be of a design that matches the architectural style of the building.
      (5) Light fixtures shall be of a traditional design and colors. Appropriate colors and materials include cast iron, copper, bronze, patina, satin nickel, or powder coated in a black finish. Contemporary design light fixtures are prohibited.

FIGURE 18J.80-10 – On-Site Lighting
2. **Guidelines.**
   a. Bollard lighting is preferred for walkway lighting (see Figure 18J.80-12).
   b. Lighting should be used to accent structures and landscape elements, provide visibility and security, and conserve energy.
   c. Lighting in parking areas and around buildings should provide an adequate amount of illumination to provide a feeling of safety.
   d. Lighting fixtures that are representative of a rural community are preferred.

**FIGURE 18J.80-11 – Off-Site Street Lighting**

**FIGURE 18J.80-12 – Bollard Lighting in Walkway Areas**
B. **Design Objective – Building Orientation.** Orient space, streets, parking areas, buildings, and groups of buildings in such a manner so as to take full advantage of the sun for winter warmth and mitigation of summer heat.

1. **Guidelines.**
   a. Place buildings to the north of outdoor spaces and keep outdoor spaces to the south, with opportunities for dappled shade from trees or trellises.
   b. Configure streets and plazas to reduce the effect of winds on any outdoor public spaces.
   c. Locate buildings at the toes of slopes and edges of meadows in a manner that allows for natural windbreaks and creates a feeling of shelter.
   d. Connect buildings in such a way to create compact community centers.
   e. Concentrate community facilities and major civic buildings around public "squares or plazas" at the intersection of community pathways or roadways.

C. **Design Objective – Viewsheds.** Proposed residential development, except individual single family and two-family structures, shall be sited in a manner that protects existing view corridors and nestled into the landscape in clusters with pockets of open space that preserve rural character.

1. **Standards.**
   a. Lots and roads should be oriented to preserve territorial views of significant environmental features such as Mount Rainier, the Cascade Mountain and Olympic Mountain Ranges, lakes, valleys and rivers
      (1) Where view corridors and territorial views exist, developments shall minimize obstruction of views from nearby properties through appropriate landscape design, building placement, height and setbacks.
      (2) Orient streets in such a manner so as to take advantage of distant views.
   b. Building structures in rural areas shall be grounded "or nestled" into the landscape and clustered in pockets with open space (native vegetation, pastures or agricultural land) situated towards any major road to preserve the rural character (see Figure 18J.80-14).
(1) Cluster development in a manner to maximize visually significant, unfragmented open space.

(2) Nestle structures behind natural vegetative screens and within the folds of hills. Where natural vegetation and topography do not allow for "hiding" development, locate structures such that they are buffered from any major roadways.

2. Guidelines.

a. Residential development should be clustered and sited in locations that will minimize impacts to significant scenic vistas.

b. Encourage large lot residential development in a style that is consistent with the rural character of the plan area such as small farms, ranches, and a homestead character.

**FIGURE 18J.80-14 – Preservation of Foreground**

---

**D. Design Objective – Utility Placement and Design.** Create aesthetically pleasing urban residential developments by minimizing the visual impact of utilities and garbage pickup service.

1. Standards.

a. Utility boxes shall be placed in alleyways or located away from public gathering spaces and shall be screened from view with landscaping or berms.

b. Utility boxes shall be places where public utility agencies can gain easy access.

c. Locate trash and recycling containers so there are minimal impacts on residents within the development (see Figure 18J.80-15).

   (1) Containers shall be kept within garages or a screened enclosure.

   (2) Containers shall not be stored within front yards.

   (3) Trash and recycle container enclosures shall be located to minimize odor to habitable areas, as well as invisible to the public realm

2. Guidelines.

a. When possible, group utility boxes together.

b. Consider proximity to garbage and recycling pickup service areas in the design of the structure and enclosure or screening areas.
c. Telecommunication towers should be constructed to mimic native tree species from the Pacific Northwest (e.g., artificial cell phone trees) instead of metal frame towers. (See Figure 18J.80–16)

**FIGURE 18J.80-15 – Trash/Recycling Container Screening**

![Trash/Recycling Container Screening](image1)

**FIGURE 18J.80-16 – Artificial Cell Phone Trees**

![Artificial Cell Phone Trees](image2)

E. **Design Objective – Mailbox Placement.** Provide safe, accessible, and weather-protected mailbox areas in urban residential development (see Figure 18J.80-17).

1. **Standards.**
   a. Mailboxes within new urban residential developments shall be clustered and lockable consistent with U.S. Postal Service standards.
   b. Mailboxes clusters shall be designed in a manner that is complementary with other design elements in the development. Cluster mailboxes shall be constructed of, or faced with, materials and colors similar to the primary structures within the development.
   c. Cluster mailboxes shall have weather protection elements such as a roof structure.
   d. Cluster mailbox structures shall be located in an area that will not cause traffic congestion or pose safety issues within the vehicular travel way.
2. **Guidelines.**
   a. Mailbox cluster structures should be made with wood or stone details.
   b. Mailbox cluster structures should be easily accessible to each resident.

   **FIGURE 18J.80-17 – Mailbox Grouping**

F. **Design Objective – Gated Communities.**
   1. **Standards.**
      a. Gated communities shall be prohibited.

18J.80.060  **Residential Design Standards and Guidelines.**

   The purpose of this Section is to promote residential design that promotes a variety of high quality housing stock within the community while providing for enhancements to foster efficient emergency response services.

   A. **Design Objective – Architectural Design Standards for Urban Single-Family and Two-Family Residential Development.** Design urban residential neighborhoods that allow for a diverse range of architectural styles that complement the rural character of the plan area and convey a variety of housing styles creating a unified community image.

   1. **Standards.**
      a. Provide a varied residential street scene and eliminate the reuse of identical or substantially similar residential structures in close proximity to each other.
         (1) The street front facades of structures located within subdivisions should be varied within the same block (see Figures 18J.80-18 and -19). Structural variation shall include differences in:
             (a) Building mass (i.e., outline of the structure as determined by the height, width and depth).
             (b) Building form (i.e., the style of the home such as one story, one and a half story, two-story, tri-level, etc.).
             (c) Roof types (e.g., hip, gable, shed, or gambrel).
             (d) Exterior surface materials (e.g., brick, stone, siding, and variations in siding types) and colors.
             (e) Building articulation (i.e., variation in the primary building façade through the use of porches, tip-outs, dormers, etc.)
(f) Architectural style (e.g., Tudor, Craftsman, Ranch, Bungalow, Farmhouse, Victorian, etc.)

(2) Identical or similar structures shall not be repeated more frequently than every sixth house along the same side of the street or within the same block (i.e., homes on either side of a street that face each other).

b. Homes shall be designed with architectural features typical of a rural setting, including porches and verandas, which contribute to the country feeling of the plan area and with a variety of materials appropriate to the architectural style of the structure.

(1) Appropriate architectural styles include but are not limited to: Shingle, Craftsman, Rustic, Heavy Timber/Log, Victorian, Turn-of-the-Century, Farmhouse, Northwest Cascadian, Prairie.

(2) Changes in materials in a vertical wall, such as from brick to wood, shall wrap the corners no less than 24 inches. The material change shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney. Material transition shall not occur at an exterior corner (see Figure 18J.80-20).

(3) Transition in material on a wall surface, such as shingle to lap siding, will be required to have a material separation, such as a trim band board (see Figure 18J.80-21).

(4) Exterior wall material may be of wood, cement fiberboard, stucco, standard-sized brick (3-1/2 x 7-1/2 inches or 3-5/8 x 7-5/8 inches), or stone. Wood, stone or simulated stone, cement fiberboard (e.g., simulated wood shingles) or brick may be used to detail homes. Trim may be wood, cement fiberboard, stucco, or stone materials.

c. Reduce the monotony of color and tone to create a more diverse palette and streetscape that reflects a rural character.

(1) Provide multiple colors on buildings to reflect material changes and individuality of the residence.

(a) Muted deeper tones, as opposed to vibrant primary colors, shall be the dominant colors.

(b) Although grey and beige are not excluded, the use of these colors shall not be the dominant color used on homes or other structures within the development.

(c) Color palettes for all new structures, coded to the home elevations, shall be submitted for approval.

(2) Major architectural trim or details shall complement the main building's base color. Color is normally applied to major architectural trim and details such as window trim, corner siding trim, doors and door frames, knee bracing, and columns.

(3) The base color of the main building or a complementary major accent color shall be used for roof materials.

d. Provide a variety of roof forms and profiles that add character and relief to the streetscape (see Figures 18J.80-22 and -23).

(1) Primary roof pitches shall be a minimum of 6:12.

(2) Roof pitches for gable forms on the public sides of the buildings shall be a minimum of 8:12.
(3) Roof overhangs shall be a minimum of 12 inches (excluding gutter) and a maximum of 24 inches, including gutter, downspouts, and any other ornamental features.

(4) Mansard, butterfly, dome and flat roofs are not allowed.

e. Design main entrances that become a focal point of the home and that allow space for social interaction.
   (1) Porches or stoops are required on all homes.
   (2) Stoops and porches shall be raised above the grade except where accessibility (ADA) is a priority. An accessible route may also be taken from a front driveway.
   (3) All porches and stoops must take access from and face a street, park, common green, pocket park, pedestrian easement, or open space.
   (4) Porch and stoop sizes shall be:
      (a) **Stoops**
          Minimum Width: 4 feet
          Minimum Depth: 4 feet
          Minimum Height: 12 inches above grade
      (b) **Porches** (Minimum 60 square feet)
          Minimum Width: 10 feet
          Minimum Depth: 6 feet
          Minimum Height: 12 inches above grade

f. Use front doors that are integral to the architectural style of the home and that reflect a rural character
   (1) Front doors shall face a street or public right-of-way.
   (2) Doors shall be made of wood, fiberglass, or metal.
   (3) Front doors shall be paneled or have inset windows. Flat doors are prohibited (see Figure 18J.80-24).
   (4) Sliding glass doors are not permitted along frontage elevation or an elevation facing a pedestrian easement.
   (5) Four-inch minimum head and jamb trim is required around all doors.

g. Use windows that are integral to the architectural style of the home.

h. Design columns, trim work, and corner boards to add visual detail to the house.
   (1) **Columns.** Character columns shall be round, fluted, or strongly related to the home's architectural style. Exposed 4 x 4 and 6 x 6-inch posts are prohibited.
   (2) **Corners.** Use corner boards at corners where siding is used. Corner boards shall be a minimum of 2-1/2 inches in width.
   (3) **Window and Door Trim.**
      (a) Trim is required around all doors and windows and be used on all elevations.
      (b) Trim must be appropriate to the architectural character of the home.
      (c) Trim shall be a minimum of 3-1/2 inches wide.

i. Minimize the visual impacts of garages through the use of alleyways, recessed garage doors (front loaded) and the emphasis of the porch and front door.
   (1) Attached garages shall be set back a minimum of 10 feet from the front building façade or 7 feet from the back of porch or stoop.
   (2) Detached garages shall maintain an eight foot separation from any dwelling.
   (3) All garages shall be located in an area to minimize the presence of the automobile.
j. Two-family (duplex) structures shall be designed to be similar in appearance to detached single family structures and compatible with surrounding single family neighborhoods.
   (1) Duplex structures located on corner lots shall be designed so that each entry can be perceived as a single family unit from either street.
   (2) Garages and carports shall be located behind the structure or on different sides of the structure whenever possible to minimize the appearance of carports from the street.
   (3) Garages that are located on the front of a duplex shall be recessed within the same structure and subordinate to the primary entrance point and main façade.

k. Create a sense of privacy through the following:
   (1) Locate windows so residents from one dwelling unit cannot look directly into another adjacent dwelling unit.
   (2) Orient and locate dwelling units to maximize privacy.
   (3) Use landscaping and architectural features like trellises to block views of adjacent dwelling units.

l. Carports are prohibited.

2. Guidelines.
   a. Entries to duplex structures should be provided on different sides of the structure, so only one entry is visible from any one street.
   b. Contemporary and modern design structures are highly discouraged.
   c. Carefully consider the placement of doors and windows into the shared space between dwelling units to maximize the sense of privacy.
   d. Parking should be located toward the rear of the residential structures.
   e. Avoid facing garage doors at the end of view corridors.
   f. Corner lots should contain significant architectural features on both street fronts including wrap-around porches, window and door trim, and building articulation (see Figure 18J.80-25).
   g. Minor architectural details should be highlighted with minor accent color that complements base and major trim color. Minor accent color is normally applied to window sash, doors, and small architectural elements.
   h. Consider the use of natural materials such as wood or stone as accents on the primary façade of the structure.
   i. Muted natural colors are preferred to help structures in prominent locations blend with the surrounding landscape.
   j. Avoid bright color, reflective roofing material.
   k. Gravel and red tile roofs are discouraged.
   l. Overhangs and eaves should be detailed and proportioned to complement the architectural style of the home.
   m. Avoid double doors at front entries.
FIGURE 18J.80-18 – Building Variation Examples

FIGURE 18J.80-19 – Building Articulation Examples

FIGURE 18J.80-20
Vertical Material Changes

FIGURE 18J.80-21
Horizontal Material Changes
FIGURE 18J.80-22
Roof Forms

FIGURE 18J.80-23
Minimum Roof Overhang

FIGURE 18J.80-24 – Main Entry Doors

Acceptable Doors

Unacceptable Door

FIGURE 18J.80-25 – Corner Lot Architectural Elements

Wrapped Porch Encouraged
FIGURE 18J.80-26 – Multi-Family, Senior Housing, Nursing Home
Building Articulation

A + B shall be at least 20% of width of total building elevation

FIGURE 18J.80-27 – Multi-Family, Senior Housing, Nursing Home
Roof Structure Modulation
B. **Design Objective – Residential Fire Protection Standards.** Design urban residential developments to allow fire and rescue equipment and personnel adequate access to conduct operations and to protect homes in rural wildfire prone areas.

1. **Standards.**
   a. Structures within urban residential developments that are located closer (at any point) than five feet to the property line or that have less than 10 feet of unobstructed separation space between structures shall be constructed with:
      (1) Fire resistive materials with a minimum of a one-hour fire rating on the exterior (including walls, eves and roofing); and
      (2) Sprinkler systems that, at a minimum, meet NFPA 13D specifications.
   b. No portion of the building, including decks, tip outs, bay windows and rooflines, shall project into the building setback when homes have been allowed a variance or Planned Unit Development exception to build closer than the 10 foot side yard setback requirement.
   c. Privacy fencing shall contain an emergency gate access into the backyard space to allow access by fire and rescue personnel.
   d. Exit access for a third floor must face a public right-of-way for emergency access.
2. **Guidelines.**
   a. Any deviations from the standards shall be approved by the Pierce County Fire Prevention Bureau.
   b. In rural wildfire prone areas sites should be designed and homes constructed to inhibit the transmission of fire.
      (1) Site homes and arrange landscaping to maximize wildfire defensible space. Any trees and vegetation that could transmit fire should be limited within 30 feet of a structure. Additional distance may be required on or near slopes.
      (2) Use fire-resistive materials (Class C or better rating), not wood or shake shingles, to roof homes.


**18J.80.070 Commercial, Civic, Utility and Industrial Design Standards and Guidelines.**

The purpose of this Section is to improve the quality of non-residential development by instituting design standards that reflect the historic, rustic and rural character in the plan area and that provide compatibility between residential and non-residential uses.

A. **Design Objective – Compatibility of Non-Residential Uses in Residential Zones.**

Provide architectural design standards for allowed non-residential uses in Single-Family (SF), Moderate High Density Residential (MHR), and Rural Residential (R10, R20 and RSR) Zones to provide compatibility with surrounding residential neighborhoods.

1. **Standards.**
   a. Reduce the apparent scale of commercial, civic, utility, or industrial structures located adjacent to residential development through the use of techniques such as building placement, facades, window treatments, design, and modulation of roof heights and scale.
      (1) The height limit of structures shall not exceed that which is allowed in the surrounding residential zones.
      (2) All setbacks for developments shall be the same as that which is allowed for residential uses.
   b. Entrances shall incorporate one of the following building elements:
      (1) Dormers.
      (2) Porches.
      (3) Porticos.
   c. These standards shall be in addition to the standards outlined in subsections B. and C. below.

2. **Guidelines.**
   a. The side of the building adjacent to residential uses should be constructed to modulate the building height so as to not impose on any residence.
   b. Development should interact with the surrounding neighborhood and provide a connection to the street through the use of designs that incorporate many windows, architectural elements that reflect a residential character, and details like planters and fences.
B. **Design Objective – Architectural Design Standards for Commercial, Office/ Business, Civic, Utility and Industrial Uses.** Design commercial, office/business, civic, utility and industrial structures with design elements such as facades, roof forms, building mass and scale modulation, porches, natural materials and architectural details that exemplify a historic and rural character.

1. **Standards.**
   a. Diversify the scale and mass of proposed buildings through the use of architectural details such as covered entryways, overhangs, and projections, building modulation, etc.
      (1) Break up large buildings with façade modulation.
         (a) Entrances shall be either recessed at least 4 feet from the building façade or be covered by a porch structure. (See Figure 18J.80-30)
         (b) The use of long blank walls is prohibited. The maximum allowable length of an uninterrupted building elevation is 50 feet. Visual interruptions to the planes of exterior walls may be achieved through one of the following methods: (See Figure 18J.80-31)
            (i) Modulating the building facades at a depth of at least 4 feet and a width of at least 8 feet.
            (ii) Covered porches.
            (iii) Porticos.
      (2) Avoid building large, monolithic structures.
         (a) Buildings shall be comprised of a complex of smaller buildings or parts that manifest their own internal interactions. (See Figure 18J.80-32)
         (b) Large box styles of buildings are prohibited.
   b. Employ architectural designs that evoke a rural feeling including the use of natural materials such as wood or stone, natural colors, appropriate scaling and bulk limitations.
      (1) Wood, shake, stone, brick, cedar shingle or timber materials shall be used for façades. Examples of appropriate wood exterior siding styles include: board and batten, horizontal clapboard, beveled planks, and cedar shingle. A complementary combination of these styles is preferred. (See Figure 18J.80-33)
      (2) Raised seam metal, shake, architectural shingles, slate, or unglazed tile shall be used for roof materials. The use of Spanish red clay roof tiles is prohibited.
      (3) Provide variety in roof forms that complement a rural or historical architectural style.
         (a) Roof lines shall be interrupted every 50 feet with gable, hip, or dormer roof forms or a vertical shift of at least 5 feet and roof planes shall be varied by using gable ends and/or dormers, unless a false front is used. (See Figure 18J.80-34)
         (b) Buildings shall be designed with gable, gambrel, or hip roof forms with a minimum of a 6:12 roof pitch. False fronts, giving the appearance of a flat roof, may also be used.
         (c) The use of flat, mansard, dome or butterfly roof forms is prohibited.
(4) Historical or rural architectural detailing shall be incorporated into the building design. At least one element from each of the following categories shall be included in the design:
   (a) Cornice details.
   (b) Trim details.
   (c) Timber details.
   (d) Knee bracing.
   (e) Columns.

(5) Use windows that emphasize the first floor of the structure and complement the architectural style of the structure.
   (a) Window patterns shall be characterized by vertical proportions with horizontally oriented rectangular forms prohibited.
   (b) The area of first story windows on street front elevations shall be at least twice the area of second story windows along the same side of the building.
   (c) One of the following window treatments shall be used:
      (i) Storefront windows;
      (ii) Bay windows;
      (iii) Stained glass;
      (iv) Multi-paned windows, or the appearance of multi-pained windows, in one over one, two over two, or four over four patterns.
   (d) Windows sills shall be situated at least 2 feet above the interior finished floor.
   (e) The use of reflective or mirrored windows is prohibited.
   (f) Window trim shall be used that complements the architectural style of the building. Trim shall be a minimum of 3-1/2 inches wide.
   (g) All windows must be true windows that let in light to occupied space or to large attic areas that provide at least limited standing room. Faux windows are prohibited.
   (h) Windows shall be included on upper stories of multiple-storied buildings to avoid large, blank wall space.

(6) Awnings and architectural anomalies (materials or details that are not integrated into or reflect the overall design of the building design) are prohibited.

c. Utilize muted natural colors and avoid unrelated color schemes within a structure or throughout a multi-structure complex.
   (1) The use of muted natural earth tone colors or historical turn-of-the-century colors will be the predominant color palette for the primary façade of the structure. Bold, primary colors are prohibited.
   (2) The color on major architectural trim or details shall complement the main building's base color. Color is normally applied to major architectural trim and details such as window trim, corner siding trim, doors and door frames, knee bracing, and columns.
   (3) Minor architectural details may be highlighted with minor accent color that complements base and major trim color. Minor accent color is normally applied to window sash, doors, storefront frames and small architectural elements.
(4) Earth tone colors shall be used for masonry or stone building materials.
(5) The base color of the main building or a complementary major accent color shall be used for roofing materials.

d. Utilize similar, compatible and complementary architectural style, scale, form, color, use of materials, and detailing for all structures on a development site.
   (1) Accessory structures shall be designed of the same building materials, roof forms, and colors as the primary building structures.
   (2) Building materials used for site features such as fences and screen walls shall complement the primary building structures.

e. The use of standard corporate architectural designs that do not reflect a rural character is prohibited.

f. Where building elevations are visible, architectural details and features shall not be abruptly ended and shall transition a distance equivalent to at least 20 percent of the adjacent building elevation. (See Figures 18J.80-35 and -36)

2. Guidelines.
   a. Natural woods that are stained are encouraged.
   b. The design of new structures should achieve a scale and building character that is of a similar height, dimension, and setbacks to existing adjacent development that conforms to the design standards of this Chapter.
   c. A visual terminus should be provided on tops of buildings in the form of cornices, parapets, or other architectural features.
   d. Building components such as windows, doors, eaves, and parapets should have good proportions and relationship to one another.
   e. Encourage the preservation and integration of historic structures into the overall architectural design.

FIGURE 18J.80-30 – Recessed Entryways

![Diagram of Recessed Entryways]
FIGURE 18J.80-33 – Exterior Siding Example

FIGURE 18J.80-34 – Roof Modulation

FIGURE 18J.80-35
Acceptable Material Change

FIGURE 18J.80-36
Unacceptable Material Change
C. **Murals.** Murals on the sides of commercial buildings that reflect the community’s rural and natural resource industrial history are encouraged. Murals are a design or representation that is painted or drawn on the exterior surface of a structure and that does not advertise a business, product, service, or activity but does represent a cultural or historic character valued by the community. Examples include a wall mural of historic farming or logging activities.

1. **Design Objective.** Encourage the use of murals on the sides of commercial buildings that depict the rural or historic character of the plan area.

2. **Standards.**
   a. Wall murals shall only be permitted on commercial and civic building façades that do not contain windows, doorways or other openings.
   b. Wall murals shall not exceed more than 80 percent of the building façade.
   c. Wall murals must represent elements that convey community historical or cultural values.
   d. Wall murals shall not cover or interrupt major architectural features. Major architectural features mean any feature such as a beam, building line, or structural feature on a building or structure such as trim or fascia boards or corbels.

Chapter 18J.90

KEY PENINSULA COMMUNITY PLAN AREA
DESIGN STANDARDS AND GUIDELINES

Sections:
18J.90.010 Goals.
18J.90.020 Applicability.
18J.90.060 Site Design.
18J.90.070 Building Design.
18J.90.100 Home Historical District Design Guidelines.

18J.90.010 Goals.
The goals of design review within the Key Peninsula Community Plan area are:
A. To strive for development that is visually attractive, compatible with the rural and agricultural identity of the community, harmonious with the atmosphere and residential character of the area and respectful of the natural environment;
B. To utilize existing site characteristics such as clusters of trees, vegetative screening and topography to separate potentially conflicting land uses and soften the appearance of new development;
C. To encourage the enhancement and preservation of land or buildings of unique or outstanding scenic or historical significance;
D. To encourage well designed buildings and sites;
E. To size new buildings to the human scale; and
F. To implement low impact development design standards where feasible.
(Ord. 2008-15s § 3 (part), 2008)

18J.90.020 Applicability.
A. This Chapter shall apply to any development activity that is required to obtain building or development permits or approvals within rural commercial centers, unless otherwise exempted by PCC 18J.10.040.
B. This Chapter contains design objectives, standards and guidelines for the following aspects of development: site design; building design; and planting design.
C. Table 18J.90.020-1 identifies the regulated activities and the type of design review that is required:
### KEY PENINSULA COMMUNITY PLAN AREA

#### Table 18J.90.020-1. Type of Review Required for Regulated Activities

<table>
<thead>
<tr>
<th>Review Type</th>
<th>1. New Multi-Family, Civic, Commercial, Industrial, Binding Site (4)</th>
<th>2. Multi-Family, Civic, Commercial or Industrial Expansion &lt; 40% of building value (1)(2)</th>
<th>3. Multi-Family, Civic, Commercial or Industrial Expansion 41% to 60% of building value (1)(2)</th>
<th>4. Multi-Family, Civic, Commercial or Industrial Expansion &gt; 60% of building value (1)(2)</th>
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Footnotes:
1. Commercial and industrial expansion excludes any interior improvements to an existing structure. The percentage calculation is cumulative over time and is calculated based on the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, as used by the Building Official.
2. Only those areas of a site that are associated with a new construction activities will be subject to the standards.
3. Applicable in Rural Centers only.
4. Includes commercial building permit.

18J.90.060  Site Design.

Site Design objectives and standards are intended to ensure the built environment is integrated with the natural environment and to provide connections to surrounding land uses.

A. Site Design.

1. Design Objective – Outdoor Plazas and Seating Areas. Developments that involve eating and drinking establishments shall be designed in a manner to create outdoor gathering spaces by using the following elements:

   a. Standards.

      (1) Utilize one of the following:

         (a) Courts;
         (b) Plazas;
         (c) Patios;
         (d) Covered space; or
         (e) Seating areas. (See Figure 18J.90-1)

      (2) Outdoor gathering spaces shall not be less than 10 percent of the total floor area of the multiple on-site buildings.

FIGURE 18J.90-1
b. Guidelines.
   (1) New building or other site improvements should be similar in relation to size, bulk, view blockage, and scale to adjacent developments where existing developments conform to these design standards.
   (2) Locate outdoor gathering spaces to maximize sun exposure.
   (3) Plazas and courts should be accessible to the pedestrian.

(Ord. 2010-70s § 15 (part), 2010; Ord. 2009-98s § 7 (part), 2010; Ord. 2008-15s § 3 (part), 2008)

18J.90.070 Building Design.
   The purpose of this Section is to improve the quality of development on the Key Peninsula by instituting design standards and guidelines covering new building construction and significant exterior remodels. The design guidelines and standards are intended to reflect the historic or rural character observed on the Key Peninsula. The intent of the standards and guidelines is to exemplify the rural character through the use of human scale designs and natural building materials.

A. New Building Construction.
   1. Design Objective – Architectural Character. Design buildings to incorporate features such as facades, roof forms, porches, window treatments, and architectural detailing. Avoid the use of standardized "corporate or franchise" style in the design of buildings. (See Figures 18J.90-2, 18J.90-3, 18J.90-4, and 18J.90-5)

   FIGURE 18J.90-2
   False front, store front, and wood siding

   FIGURE 18J.90-3
   Rural with timber, native stone, and porch detailing
a. Standards.  
   (1) All building sides shall be characterized by the same quality and type of building materials and detailing.  
   (2) Accessory structures shall be designed of the same building materials, roof forms, and color as primary structures that conform to these design standards.  
   (3) Where building elevations are visible, architectural details and features shall not be abruptly ended and shall transition a distance equivalent to at least 20 percent of the adjacent building elevation.  (See Figures 18J.90-6 and 18J.90-7)

2. Design Objective – Exterior Building Materials. Use natural materials such as stone, wood, heavy timbers, and/or as exterior building materials. Synthetic materials that simulate a natural look are acceptable.  
   a. Standards.  
      (1) Wood, shake, stone, brick, cedar shingle, or timber materials shall be used for facade treatment.  
      (2) Asphalt composition, cedar shake, or metal shall be used for roof materials.
(3) The use of Spanish red clay, Oriental tile, or stucco is prohibited as it does not reflect the context or historical character of the Key Peninsula.

b. Guidelines.
   (1) Encourage the use of native stone or brick as an accent.
   (2) Building materials used for site features such as fences, and screen walls should complement a primary on-site structure that conforms to these design standards.

3. Design Objective – Building Mass and Size. In Rural Centers, design new buildings at a mass that is compatible and at a scale that is oriented to the pedestrian.
   a. Standards.
      (1) Entrances shall incorporate one of the following building elements:
         (a) Doorways recessed at least 4 feet from the building facade (See Figure 18J.90-8);
         (b) Dormers (See Figure 18J.90-9); or
         (c) Porches (See Figure 18J.90-10).
(2) The use of long blank walls is prohibited. The maximum allowable length of an uninterrupted building elevation is 50 feet. Visual interruptions to the planes of exterior walls may be achieved through one of the following methods:
(a) Modulating building facades at depth of least 4 feet and a width of at least 8 feet;
(b) Porches; or
(c) Porticos (See Figure 18J.90-11).
(3) Roof lines shall be interrupted every 50 feet with gable, hip, or dormer roof forms or a vertical shift of at least 5 feet. (See Figure 18J.90-12)

4. **Design Objective – Roof Forms.** Design buildings to incorporate gable, gambrel, hip, dormer, or false front roof forms. (See Figure 18J.90-13)

(Acceptable roof forms)
a. **Standards.**

(1) Buildings shall be designed with gable, gambrel, or hip roof forms with a minimum 4:12 roof pitch. (See Figure 18J.90-14) False fronts, giving the appearance of a flat roof, may be used.

![FIGURE 18J.90-14](image)

(2) Roof planes shall be varied by using gable ends and/or dormers unless a false front is used.

(3) The use of flat, mansard, dome, or butterfly roof forms, as illustrated in 18J.90-15, is prohibited.

![FIGURE 18J.90-15](image)

5. **Design Objective – Architectural Detailing.** In Rural Centers, design new buildings and exterior remodels to include but not limited to, cornice details, trim details, timber details, knee bracing, wood siding, logs, and covered porches.

a. **Standards.** Historic architectural detailing shall be incorporated into building design. At least one element from each of the following categories shall be included in the design of all new buildings and accessory structures:

(1) Details (See Figures 18J.90-16, 18J.90-17, 18J.90-18 and 18J.90-19)

   (a) Cornice details
   (b) Trim details
   (c) Timber details
   (d) Knee bracing
2) Porches and Entryways (See Figure 18J.90-20)
   (a) Porches
   (b) Porticos
   (c) Recessed entryways of at least 4 feet
6. **Design Objective – Window Treatment.** In Rural Centers, use windows that emphasize first floor turn-of-the-century storefront or traditional Northwest architecture. (See Figures 18J.90-22 and 18J.90-23)
a. Standards.
   (1) Window patterns shall be characterized by vertical or square proportions. When horizontal window areas are desired, groups of windows shall be installed, limiting large single pieces of glass.
   (2) For business uses only, the area of first story windows on street front elevations shall be at least twice the area of second story windows along the same side of the building.
   (3) One of the following window treatments shall be used:
      (a) Storefront windows;
      (b) Bay windows;
      (c) Multi-paned windows, or the appearance of multi-pained windows, in one over one, two over two, or four over four patterns.
   (4) Windows sills shall be situated at least 2 feet above the interior finished floor.
   (5) The use of reflective or mirrored windows is prohibited.
   (6) Window trim shall be used.

7. Design Objective – Building Color. Use building colors that are representative of a rural, forestry, or agricultural community. Avoid bold or bright primary colors and corporate franchise colors.
   a. Standards. Facade colors shall not be used to identify specific tenants as typified by national corporate fast food restaurants and gasoline stations.
   b. Guidelines.
      (1) The use of natural woods are encouraged over the use of paint.
      (2) Major architectural trim or details should complement the main building's base color. Color is normally applied to major architectural trim and details such as window trim, corner siding trim, doors and door frames, knee bracing, and columns.
      (3) Minor architectural details should be highlighted with minor accent color that complements base and major trim color. Minor accent color is normally applied to window sash, doors, storefront frames and small architectural elements.
      (4) Murals may be used on building facades and are encouraged to reflect the history or natural landscape of Key Peninsula but may not be used for advertisement.
(5) Tinting may be used as an accessory element to a permitted window treatment.
(6) Earth tone colors should be used for masonry building materials.
(7) The base color of the main building or a complementary major accent color should be used for metal roofs.
(8) The use of bold or primary colors for the main body of buildings should be avoided.

B. **Signs.** See Title 18B, Sign Code, for the design standards and guidelines that apply to Key Peninsula Community Plan area.

(Ord. 2008-15s § 3 (part), 2008)

**18J.90.100 Home Historical District Design Guidelines.**

The purpose of this Section is to recognize Home’s architectural significance that is derived from the scale, character and open space relationships between relatively small buildings and a diversity of building stock. Sustaining the character of Home depends on the maintenance of existing buildings and care in altering the building stock and conscientious placement and design of new buildings. Home's diverse building stock gives Home vitality. Through care with respect to site planning, scale and proportion, and material selection, this vitality can be preserved as existing buildings in Home are rehabilitated, restored and altered and as new buildings are added. Suggested guidelines were developed on the basis of research conducted for the *Home, Washington Historic District Survey and Inventory*. These guidelines should serve as a basic resource of design recommendations for anyone who is constructing or remodeling residential and commercial structures. The details can be found in the Home Historic District Design Manual available at Pierce County Planning and Land Services, Key Peninsula Library, or on the Pierce County website. (Ord. 2008-15s § 3 (part), 2008)
Chapter 18J.100

ALDERTON-McMILLIN COMMUNITY PLAN AREA
DESIGN STANDARDS AND GUIDELINES

Sections:
18J.100.010 Goals.
18J.100.020 Applicability.
18J.100.070 Building Design.
18J.100.080 Planting Design.

18J.100.010 Goals.
The goals of design review within the Alderton-McMillin Community Plan area are:
A. To strive for development that is visually attractive, compatible with the rural and agricultural identity of the community, harmonious with the atmosphere and residential character of the area and respectful of the natural environment;
B. To utilize existing site characteristics such as clusters of trees, vegetative screening and topography to separate potentially conflicting land uses and soften the appearance of new development;
C. To encourage the enhancement and preservation of land or buildings of unique or outstanding scenic or historical significance;
D. To encourage well designed buildings and sites;
E. To size new buildings to the human scale; and
F. To implement low impact development design standards where feasible.
(Ord. 2008-26 § 3 (part), 2008; Ord. 2005-54 § 2 (part), 2005)

18J.100.020 Applicability.
A. This Chapter shall apply to any development activity that is required to obtain building or development permits or approvals, unless otherwise exempted by PCC 18J.10.040.
B. This Chapter contains design objectives, standards and guidelines for the following aspects of development: site design; building design; and planting design.
C. Table 18J.100.020-1 identifies the regulated activities and the type of design review that is required:
### ALDERTON-McMILLIN COMMUNITY PLAN AREA

Table 18J.100.020-1. Type of Review Required for Regulated Activities

<table>
<thead>
<tr>
<th>Review Type</th>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>18J.100.070 A.1.</strong> Architectural Character</td>
<td>Yes (3)</td>
<td></td>
<td>Yes (3)</td>
</tr>
<tr>
<td><strong>18J.100.070 A.2.</strong> Exterior Building Materials</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>18J.100.070 A.3.</strong> Building Mass and Size – Rural Neighborhood Centers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>18J.100.070 A.4.</strong> Building Mass and Size – Rural Industrial Centers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>18J.100.070 A.5.</strong> Roof Forms</td>
<td></td>
<td>Yes (3)</td>
<td></td>
</tr>
<tr>
<td><strong>18J.100.070 A.6.</strong> Architectural Detailing</td>
<td></td>
<td></td>
<td>Yes (3)</td>
</tr>
<tr>
<td><strong>18J.100.070 A.7.</strong> Window Treatment</td>
<td>Yes (3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>18J.100.070 A.8.</strong> Building Color</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>18J.100.070 A.10.</strong> Agricultural Product Sales Buildings</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>18J.100.080</strong> Planting Design</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Footnotes:

1. Commercial and industrial expansion excludes any interior improvements to an existing structure. The 60 percent calculation is cumulative over time and is calculated based on the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, as used by the Building Official.

2. Only the area associated with a new structure on a site where there are existing commercial or industrial buildings will be subject to the same standards.

3. Applies in Rural Neighborhood Centers only.

4. Applies in Rural Industrial Centers only.

18J.100.070 Building Design.

The purpose of this Section is to improve the quality of development in Alderton-McMillin by instituting design standards and guidelines covering new building construction and remodels. The design guidelines and standards are intended to reflect the historic or rural character observed in Alderton-McMillin. The intent of the standards and guidelines is to exemplify the rural character witnessed in Alderton-McMillin through the use of human scale designs and natural building materials.

A. New Building Construction.

1. Design Objective – Architectural Character. In Rural Neighborhood Centers, design buildings to incorporate features such as facades, roof forms, porches, window treatments, and architectural detailing. Avoid the use of standardized "corporate or franchise" style in the design of buildings. (See Figures 18J.100-1, 18J.100-2, 18J.100-3, and 18J.100-4)

FIGURE 18J.100-1 --
False front, store front and wood siding

FIGURE 18J.100-2 --
Rural with timber, native stone, porch detailing

FIGURE 18J.100-3 --

FIGURE 18J.100-4 --
a. **Standards.**
   (1) All building sides shall be characterized by the same quality and type of building materials and detailing.
   (2) Accessory structures shall be designed of the same building materials, roof forms, and color as primary structures that conform to these design standards.
   (3) Where building elevations are visible, architectural details and features shall not be abruptly ended and shall transition a distance equivalent to at least 20 percent of the adjacent building elevation. (See Figures 18J.100-5 and 18J.100-6)

2. **Design Objective – Exterior Building Materials.** In Rural Neighborhood Centers, use natural materials such as stone, wood, heavy timbers, and/or brick as exterior building materials.
   a. **Standards.**
      (1) Wood, shake, stone, brick, cedar shingle, or timber materials shall be used for facade treatment.
      (2) Raised seam metal, shake, shingle, or unglazed tile shall be used for roof materials.
      (3) The use of Spanish red clay, Oriental tile, or stucco is prohibited as it does not reflect the context or historical character of Alderton-McMillin.
   b. **Guidelines.**
      (1) Encourage the use of native stone or brick as an accent.
      (2) Building materials used for site features such as fences, and screen walls should complement a primary on-site structure that conforms to these design standards.
3. **Design Objective – Building Mass and Size – Rural Neighborhood Centers.**
Design new buildings at a mass that is compatible with buildings observed in Alderton-McMillin and at a scale that is oriented to the pedestrian.

a. **Standards.**
   (1) Entrances shall incorporate one of the following building elements:
   (a) Doorways recessed at least 4 feet from the building facade (See Figure 18J.100-7);
   (b) Dormers (See Figure 18J.100-8); or
   (c) Porches (See Figure 18J.100-9).

**FIGURE 18J.100-7**

**FIGURE 18J.100-8**

**FIGURE 18J.100-9**
(2) The use of long blank walls is prohibited. The maximum allowable length of an uninterrupted building elevation is 50 feet. Visual interruptions to the planes of exterior walls may be achieved through one of the following methods:

(a) Modulating building facades at depth of least 4 feet and a width of at least 8 feet;
(b) Porches; or
(c) Porticos (See Figure 18J.100-10).

FIGURE 18J.100-10

(3) Roof lines shall be interrupted every 50 feet with gable, hip, or dormer roof forms or a vertical shift of at least 5 feet. (See Figure 18J.100-11)

FIGURE 18J.100-11

4. Design Objective – Building Mass and Size – Rural Industrial Centers. Design new buildings at a mass that is compatible with buildings observed in Alderton-McMillin and at a scale that is oriented to the pedestrian.

a. Standards.
   (1) Reflective glass prohibited.

b. Guidelines.
   (1) The walls of new buildings shall be modulated to generate a perception of smaller scale from a public streetscape.
(2) Public entrances shall be articulated through architectural detail.

5. **Design Objective – Roof Forms.** In Rural Neighborhood Centers, design buildings to incorporate gable, gambrel, hip, dormer, or false front roof forms. (See Figure 18J.100-12)

**FIGURE 18J.100-12**
(Acceptable roof forms)

![Diagram of acceptable roof forms](image)

a. **Standards.**
   (1) Buildings shall be designed with gable, gambrel, or hip roof forms with a minimum 4:12 roof pitch. (See Figure 18J.100-13) False fronts, giving the appearance of a flat roof, may be used.

**FIGURE 18J.100-13**
(Acceptable roof forms)

![Diagram of acceptable roof forms](image)

(2) Roof planes shall be varied by using gable ends and/or dormers unless a false front is used.

(3) The use of flat, mansard, dome, or butterfly roof forms, as illustrated in 18J.100-14, is prohibited.

**FIGURE 18J.100-14**
(Unacceptable roof forms)

![Diagram of unacceptable roof forms](image)
6. **Design Objective – Architectural Detailing.** In Rural Neighborhood Centers, design new buildings and exterior remodels to include but not limited to, cornice details, trim details, timber details, knee bracing, wood siding, logs, and covered porches.

a. **Standards.** Historic architectural detailing shall be incorporated into building design. At least one element from each of the following categories shall be included in the design of all new buildings and accessory structures:

   (1) Details (See Figures 18J.100-15, 18J.100-16, 18J.100-17 and 18J.100-18)
   
   (a) Cornice details
   (b) Trim details
   (c) Timber details
   (d) Knee bracing
(2) Porches and Entryways (See Figure 18J.100-19)
   (a) Porches
   (b) Porticos
   (c) Recessed entryways of at least 4 feet

FIGURE 18J.100-19

(3) Siding (See Figure 18J.100-20)
   (a) Board and baton
   (b) Horizontal clapboard
   (c) Beveled planks
   (d) Cedar shingle
   (e) Stone
   (f) Brick
   (g) Timber

FIGURE 18J.100-20
7. **Design Objective – Window Treatment.** In Rural Neighborhood Centers, use windows that emphasize first floor turn-of-the-century storefront or mountain lodge architecture. (See Figures 18J.100-21 and 18J.100-22)

![FIGURE 18J.100-21](image1)

![FIGURE 18J.100-22](image2)

### FIGURE 18J.100-21

### FIGURE 18J.100-22

a. **Standards.**
   1. Window patterns shall be characterized by vertical proportions with horizontally oriented rectangular forms prohibited.
   2. For business uses only, the area of first story windows on street front elevations shall be at least twice the area of second story windows along the same side of the building.
   3. One of the following window treatments shall be used:
      a. Storefront windows;
      b. Bay windows;
      c. Stained glass;
      d. Multi-paned windows, or the appearance of multi-pained windows, in one over one, two over two, or four over four patterns.
   4. Windows sills shall be situated at least 2 feet above the interior finished floor.
   5. The use of reflective or mirrored windows is prohibited.
   6. Window trim shall be used.

8. **Design Objective – Building Color.** Use building colors that are representative of a rural, forestry, or agricultural community. Avoid bold or bright primary colors and corporate franchise colors.

a. **Standards.** Facade colors shall not be used to identify specific tenants as typified by national corporate fast food restaurants and gasoline stations.

b. **Guidelines.**
   1. The use of natural woods are encouraged over the use of paint.
   2. Major architectural trim or details should complement the main building’s base color. Color is normally applied to major architectural trim and details such as window trim, corner siding trim, doors and door frames, knee bracing, and columns.
   3. Minor architectural details should be highlighted with minor accent color that complements base and major trim color. Minor accent color is normally applied to window sash, doors, storefront frames and small architectural elements.
(4) Murals may be used on building facades and are encouraged to reflect the history or natural landscape of Alderton-McMillin but may not be used for advertisement.

(5) Tinting may be used as an accessory element to a permitted window treatment.

(6) Earth tone colors should be used for masonry building materials.

(7) The base color of the main building or a complementary major accent color should be used for metal roofs.

(8) The use of bold or primary colors for the main body of buildings should be avoided.

9. **Design Objective – Agricultural Product Sales Buildings.** Ensure the sale of agricultural products on farm properties is consistent with the rural character and does not impede neighboring properties.

   a. **Standards.**

   (1) All agricultural product sales shall meet the standards listed in above PCC 18J.100.070 A.5. – Roof Forms, PCC 18J.100.070 A.8. – Building Color, and PCC 18J.100.070 A.9. – Building Lighting.

   (2) Any outdoor storage areas associated with product sales shall meet the requirements of PCC 18J.15.090 D.5. – Storage and Service Areas.

   (3) All agricultural product sales shall meet the standards and guidelines as listed below in PCC 18J.100.090 for any lighting that is used on site.

   b. **Guidelines.**

   (1) Buildings used for agricultural product sales should reflect an open air farmers' market forum as illustrated in the figure below.

C. **Signs.** See Title 18B, Sign Code, for the design standards and guidelines that apply to Alderton-McMillin Community Plan area.

18J.100.080 Planting Design.

A. The purpose of this Section is to encourage the use of native vegetation as plantings. Wherever possible planting designs should emphasize the preservation and enhancement of existing, native vegetation. The use of native and drought tolerant plantings is also encouraged in all projects. (Refer to PCC 18J.15.040 for other landscaping and buffer requirements and guidelines.)

1. Design Objective – Planting Design. Design plantings to incorporate native plant species. Drought tolerant plantings are allowable substitutes for native species to the extent that invasive species are not introduced into the area. The following planting design standards are intended to supplement the Landscape Standards, PCC 18J.15.040, by providing landscape criteria for projects in Alderton-McMillin.

a. Standards.

(1) At least 50 percent of all trees, shrubs, and/or ground covers shall be native plant species.

(2) Lines of street tree plantings along street frontages are prohibited. Tree plantings shall be grouped or clustered in natural, rather than formal arrangements. No more than three trees shall be planted in a row without an interruption of at least twice the distance of the tree spacing of that row.

(3) Rural Industrial Center properties on the exterior boundary shall install a L3 landscape buffer where abutting a non-industrial use. (Refer to PCC 18J.15.040 H.3.)

(4) The use of fencing shall not be permitted for perimeter screening requirements in the Rural 10 zone.

(Ord. 2009-98s § 7 (part), 2010; Ord. 2008-26s § 3 (part), 2008; Ord. 2005-54 § 2 (part), 2005)
Chapter 18J.120

BROWNS POINT/DASH POINT COMMUNITY PLAN AREA
DESIGN STANDARDS AND GUIDELINES

Sections:
18J.120.010 Goals.
18J.120.020 Applicability.
18J.120.060 Site Design.
18J.120.070 Building Design and Placement.

18J.120.010 Goals.
The goals of design review within the Browns Point/Dash Point (BPDP) Community Plan area are:

A. To strive for development that is visually attractive and compatible with the surrounding residential character of the area and respectful of the natural environment;
B. To utilize existing site characteristics such as clusters of trees, vegetative screening and topography to separate potentially conflicting land uses and soften the appearance of new development;
C. To encourage the enhancement and preservation of buildings of unique or outstanding scenic or historical significance;
D. To encourage well designed buildings and sites;
E. To size new buildings to the human scale.

(Ord. 2008-51s § 3 (part), 2008)

18J.120.020 Applicability.
A. This Chapter shall apply to any development activity that is required to obtain building or development permits or approvals, unless otherwise exempted by PCC 18J.10.040.
B. This Chapter contains design objectives, standards and guidelines for the following aspects of development: site design; building design; and planting design.
C. Table 18J.120.020-1 identifies the regulated activities and the type of design review that is required:
### Table 18J.120.020-1. Type of Review Required for Regulated Activities

<table>
<thead>
<tr>
<th>Review Type</th>
<th>1. New Commercial and Binding Site Plan (includes commercial building permits and use permit) (2)</th>
<th>2. Commercial (Expansion 41% to 60% of the building value) (1)</th>
<th>3. Commercial (Expansion &gt; 60% of the building value) (1)</th>
<th>4. Single Family Residential</th>
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<tbody>
<tr>
<td>18J.120.060 A.3. Outdoor Plazas</td>
<td>Yes</td>
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<tr>
<td>18J.120.070 A.1. Building Design Details</td>
<td>Yes</td>
<td></td>
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<td>18J.120.070 B.1. Architectural Concept</td>
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<td></td>
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<td>18J.120.070 B.2. Architectural Elements</td>
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<td>Yes</td>
<td>Yes</td>
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<td>18J.120.070 C.1. Eastside Drive (SR-509)</td>
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<td>18J.120.070 C.2. Single-Family Zone Building Height</td>
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<td>18J.120.070 D. Entry Features</td>
<td>Yes</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

Footnotes:

(1) Commercial expansion excludes any interior improvements to an existing structure. The percentage calculation is cumulative over time and is calculated based on the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, as used by the Building Official.

(2) Only those areas of a site that are associated with a new construction activities will be subject to the standards of > 60 percent value expansion described above.

(2012-2s § 8 (part), 2012; Ord. 2010-70s § 15 (part), 2010; Ord. 2009-98s § 7 (part), 2010; Ord. 2008-51s § 3 (part), 2008)
18J.120.060  Site Design.

Site Design objectives and standards are intended to ensure the built environment is integrated with the natural environment and to provide connections to surrounding land uses.

A. Site Design.

1. Design Objective – Outdoor Plazas and Seating Areas. Developments that involve eating and drinking establishments shall be designed in a manner to create outdoor gathering spaces by using the following elements:

   a. Standards.

      (1) Utilize one of the following:

         (a) Courts;
         (b) Plazas;
         (c) Patios;
         (d) Covered space; or
         (e) Seating areas. (See Figure 18J.120-2)

      (2) Outdoor gathering spaces shall not be less than 10 percent of the total floor area of the multiple on-site buildings.

   FIGURE 18J.120-2
   Outdoor Plaza and Seating Areas
b. **Guidelines.**
   
   (1) New building or other site improvements should be similar in relation to size, bulk, view blockage, and scale to adjacent developments where existing developments conform to these design standards.
   
   (2) Locate outdoor gathering spaces to maximize sun exposure.
   
   (3) Plazas and courts should be accessible to the pedestrian.

(Ord. 2010-70s § 15 (part), 2010; Ord. 2009-98s § 7 (part), 2010; Ord. 2008-51s § 3 (part), 2008)

18J.120.070 **Building Design and Placement.**

The purpose of this Section is to improve the quality of new development of Commercial and other non-residential uses by instituting design standards and guidelines covering new building construction and significant exterior remodels. The design guidelines and standards are intended to reduce the scale and enhance compatibility with the surrounding neighborhood.

A. **Building Design Details.**

1. **Design Objective – Building Design Details.** Buildings should be designed to incorporate features such as facades, roof forms, porches, window treatments, and architectural detailing that complements the surrounding residential architecture.

   a. **Building Roof Standards.**

   (1) Buildings shall be designed with gable, gambrel, flat, or hip roof forms. (See Figure 18J.120-9)
   
   (2) Roof planes shall be varied by using gable ends and/or dormers.
   
   (3) The use of mansard, dome, or butterfly roof forms is prohibited. (See Figure 18J.120-10)

   ![FIGURE 18J.120-9 – Acceptable Roof Forms](image)

   ![FIGURE 18J.120-10 – Unacceptable Roof Forms](image)
b. **Architectural Detailing Standards.** At least one element from each of the following categories shall be included in the design of all new buildings and accessory structures: (See Figures 18J.120-11 through -12)

1. Cornice details
2. Trim details
3. Knee bracing

**FIGURE 18J.120-11 – Trim Detail**
c. **Window Standards.** (See Figure 18J.120-13)
   (1) Windows sills shall be situated at least 2 feet above the interior finished floor.
   (2) The use of mirrored windows is prohibited.
   (3) Window trim shall be used.

![FIGURE 18J.120-12 – Knee Bracing](image)

**FIGURE 18J.120-12 – Knee Bracing**

---

d. **Guidelines.**
   (1) Encourage architecture that is contextual or harmonious in character to residential uses through the use of color, materials, textures, and landscaping. Development should provide focal points for neighborhoods and enhance the identity of the neighborhood.
   (2) Architecture should be similar to residential structures. The use of standardized "corporate or franchise" style in the design of buildings should be avoided.

B. **Building Mass and Scale.** Promote design in all building projects that helps to provide cohesiveness, consistency, and architectural scale and detailing without restricting architectural creativity.
1. **Design Objective – Architectural Concept.** Project designs shall provide a cohesive and consistent visual identity for all buildings and accessory structures in a development while responding to functional characteristics of the project.
   a. **Standards.**
      (1) All new and remodeled buildings within a multi-building complex shall achieve a unity of design through the use of similar architectural elements, such as roof form, exterior building materials, colors, and window style.
      (2) Independent storage buildings, parking structures and other accessory structures shall match the principal building(s) in form, color, and use of materials and detailing.
      (3) Project designs shall use the following materials: concrete, wood-looking materials (no wood sheeting), concrete masonry units (CMU), brick, metal siding or stone.
   b. **Guidelines.**
      (1) Architectural style for new construction and additions is not restricted. Rather, the evaluation of the project should be based on the quality of its design and its relationship to its surroundings and should be unique and reflect the desired character of the community.
      (2) Tenant entrances in a multi-tenant building should be accentuated with similar or complementary design elements such as wall surface materials, window arrangement, color treatment, awnings, and roof forms.
      (3) The use of complementary architectural elements should be considered for transitions to existing buildings on adjacent sites when such buildings conform to the standards of this Chapter.
      (4) Building materials used for site features such as outdoor furniture, lighting, fences and screen walls should be consistent in architectural character with the primary on-site structures.

2. **Design Objective – Architectural Elements.** Architectural elements and details shall be used that tend to reduce the perceived size of a building, provide a more human scale and provide for visual and functional continuity with adjacent and neighboring commercial, office/business, civic structures which are consistent with design standards and guidelines of this Chapter.
   a. **Standards.**
      (1) Each building visible from a public roadway shall incorporate elements based on the building's gross square footage that equal or exceed the number of points found in Table 18J.120.070-1.
      (2) Buildings shall be entitled to incorporate any combination of features as provided in Table 18J.120.070-2 in order to meet or exceed the required number of points. For points relating to a building wall-related design feature, the design feature need only be provided along the wall(s) that will be visible to the public roadway in order for the point to be earned.
### Table 18J.120.070-1. Points Required for Each Building Face Based on Building Size

<table>
<thead>
<tr>
<th>Building Size</th>
<th>Commercial, Civic, and Office/Business Use Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 10,000 sq. ft.</td>
<td>3</td>
</tr>
<tr>
<td>10,000 to 19,999 sq. ft.</td>
<td>4</td>
</tr>
<tr>
<td>20,000 to 40,000 sq. ft.</td>
<td>5</td>
</tr>
<tr>
<td>Greater than 40,000 sq. ft.</td>
<td>6</td>
</tr>
</tbody>
</table>

### Table 18J.120.070-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Horizontal shifts for walls &gt;80' in length (1)</td>
<td>1</td>
</tr>
<tr>
<td>Width of shift &gt;20 percent of wall length</td>
<td>2</td>
</tr>
<tr>
<td>Width of shift &gt;30 percent of wall length</td>
<td>2</td>
</tr>
<tr>
<td>No walls &gt;80'</td>
<td>1</td>
</tr>
</tbody>
</table>

**FIGURE 18J.120-14**

\[ A + B = \text{shall be a min. 20\% of width of total building elevation} \]
### Table 18J.120.070-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>b. Vertical shifts of single run of ridge, cornice, or fascia &gt;100'</td>
<td></td>
</tr>
<tr>
<td>Transition in height &gt; 4' for buildings with height of 24' or greater</td>
<td>1</td>
</tr>
<tr>
<td>No single runs &gt;80'</td>
<td>1</td>
</tr>
</tbody>
</table>

**FIGURE 18J.120-15**

**FIGURE 18J.120-16**

| c. Single stand of trees within 20' of building (maximum 2 points) (2) |        |
| Planting bed for a single stand of trees must be a minimum of 160 square feet area and 8' in width; planting used to define entrances to major buildings, exterior plazas. See Figures 18J.120-16 through -21 | 1      |

**FIGURE 18J.120-17**
### Table 18J.120.070-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1" alt="FIGURE 18J.120-18" /></td>
<td></td>
</tr>
<tr>
<td><img src="image2" alt="FIGURE 18J.120-19" /></td>
<td></td>
</tr>
<tr>
<td><img src="image3" alt="FIGURE 18J.120-20" /></td>
<td></td>
</tr>
</tbody>
</table>
### Table 18J.120.070-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>d. Windows</td>
<td></td>
</tr>
<tr>
<td>Square footage &gt; 30 percent of wall area visible to a public roadway</td>
<td>1</td>
</tr>
<tr>
<td>e. Canopy or Awning (5' minimum depth)</td>
<td></td>
</tr>
<tr>
<td>(Length) &gt; 10 percent of wall length</td>
<td>1</td>
</tr>
<tr>
<td>(Length) &gt; 20 percent of wall length</td>
<td>2</td>
</tr>
</tbody>
</table>

**FIGURE 18J.120-21**

- 6' for shrubs only
- 2' is minimum when trees planted as shown above

**FIGURE 18J.120-22**

- [Diagram showing building elements and their relation to the building's overall form and massing]
### Table 18J.120.070-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>f. Decorative Masonry, distinguishable etchings or relief, pillars, or columns (3)</td>
<td></td>
</tr>
<tr>
<td>Area covered &gt; 10 percent of wall area</td>
<td>1</td>
</tr>
<tr>
<td>Area covered &gt; 30 percent of wall area</td>
<td>2</td>
</tr>
<tr>
<td>g. Visual wall terminus or cornice required on all building sides facing a public roadway.</td>
<td></td>
</tr>
<tr>
<td>Pitched roof with fascia</td>
<td></td>
</tr>
<tr>
<td>Parapet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>
Table 18J.120.070-2. Relating Design and Scale of Building Elements to the Building's Overall Form and Massing

<table>
<thead>
<tr>
<th>Element</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projecting Cornice</td>
<td><img src="image" alt="FIGURE 18J.120-27" /></td>
</tr>
</tbody>
</table>

h. Vertical trellis with climbing vines or plant materials adjacent of walls

| Area covered > 15 percent of wall | 1 |

(1) The depth of the shift shall be equal to or greater than 18". Buildings having multiple offsets shall be designed to assure proportionality with adjacent wall planes on the same façade. Horizontal shifts, when required, shall be reflected by a shift or alteration in the roof design.

(2) The stand may include existing or planted trees and shall be in addition to required perimeter and internal parking lot landscaping. A stand of trees shall consist of a minimum of three trees, with a minimum caliper of 2" and minimum height of 8'. Trees may also be in separate tree wells within 20' of the building and bed.

(3) Solitary line etchings with a 8" wide band get credit, or multiple smaller reveals totaling 8" in width (i.e., 4 x 2" bands).

b. **Guidelines.** (See Figure 18J.120-28 for concept examples)

   (1) Architectural details should be used that are consistent with the architectural character of the overall building and development. Within the NC zone, overall architectural style and details should complement those used in adjacent developments where these Standards have been applied to create a consistent overall character for the community. Designs should reflect the character of the community.

   (2) A visual terminus should be provided on tops of buildings in the form of cornices, parapets, or other architectural features visible from the public way.

   (3) Continuous awnings that conceal important architectural elements, or conflict with the character of the building, are discouraged.

   (4) Awnings should maintain the visual horizontal appearance of a street front by aligning the bottom edge thereof.

   (5) The use of durable, high quality materials that contribute to the overall appearance, ease of maintenance, and longevity of structures is encouraged.

   (6) Windows should be included on upper stories to avoid blank upper walls.

   (7) Building components such as windows, doors, eaves, and parapets should have architecturally appropriate proportions and relationship to one another.
C. Building Placement, Elevation and Street Relationship.

1. Design Objective – Eastside Drive (SR-509). In the Neighborhood Center, minimize the scale and visual encroachment of new development along Eastside Drive by utilizing flexible height limitations. The existing elevation of Eastside Drive is to be the determining factor for building height and design. The slope of the site will allow for a neighborhood scale structure(s) along Eastside Drive and additional height through the site as the property slopes to the west.

a. Standards.

   (1) In the NC zone, no building height shall exceed 35 feet above the existing grade or elevation of Eastside Drive (SR-509). As the grade of Eastside Drive changes, the height will be measured from that portion of the road grade that is perpendicular to the new construction to ensure a gradual and subtle transition in building height commensurate to the existing road grade. (Exceptions include street lighting or power poles.) No structures shall exceed 40 feet in height at the required setback line, however, heights may be increased by one additional foot for each additional foot of setback from the property line from the portion of the building with increased height. Under no circumstance can a structure exceed 60 feet in height.

   (2) The street corner shall be emphasized through:

   (a) the use of a special site feature that shall include accent landscaping, accent paving, and a pedestrian feature (such as informal seating area, pedestrian bollard, or walkway lighting, etc.); and

   (b) construction of a satellite building adjacent to the street frontage (comprising a minimum 2,000 square foot building) located within 25 feet of the right-of-way and no further than 100 feet from the corner of the intersection (item b is not required if the use is an industrial type use); or
(c) at least one building is located at the intersection with direct building access from the sidewalk at the intersection.
(3) Buildings provided pursuant to subsection (1)(c) above shall also be required to provide entry features pursuant to PCC 18J.120.070 E.

**Neighborhood Center Zone - Height Diagram**

2. **Design Objective – Single-Family (SF) Zone Building Height.**
   a. **Standards**
      (1) New residential construction and remodeling in the SF zone shall meet the height limits of the zone as measured from the existing grade to the height of the highest roof surface prior to site development or modification of the structure. The existing grade shall be determined by gradeplane elevations prior to site development or modification where the new construction is proposed on the lot and building height shall be measured from the vertical distance from grade plane to the height of the highest roof surface, i.e. the top of the pitch on a pitched roof. The International Building Code definition of gradeplane applies. Any increase in height beyond what is permitted will require a Variance application as outlined in procedures contained in Title 18A-Zoning. The above supercedes other definitions for structure height in the Zoning and Building codes.

D. **Entry Features.**
1. **Design Objective – Entry Features.** In the Neighborhood Center, all buildings shall provide clearly marked building entries that allow for direct access of pedestrians from public roadways and parking areas.
   a. **Standards.**
      (1) For each developments primary buildings, at least one primary building entrance shall be oriented to a major public roadway or intersection.
      (2) For each primary building entrance required by subsection (1) above, the entrance shall be clearly visible or recognizable from the right-of-way through use of at least two of the following techniques:
         (a) Recessed or protruding entry,
         (b) Roof line emphasis such as a decorative cornice or parapet roof.
         (c) Canopy, marquee, or awning above entry.
(d) Unique decorative molding or lintel above doorway.
(e) Contrasting finish materials.
(f) Dormers;
(g) Porches; or
(h) Porticos.

<table>
<thead>
<tr>
<th>Table 18J.120.070-3. Entry Features</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Element</strong></td>
</tr>
<tr>
<td>1. Recessed or protruding entryway</td>
</tr>
<tr>
<td>2. Roofline emphasis</td>
</tr>
<tr>
<td>3. Special window treatment, awning, or canopy</td>
</tr>
<tr>
<td>4. Locate building no further than the landscape setback from property lines</td>
</tr>
</tbody>
</table>

b. **Guidelines.**
   1. Building entries should be enhanced with a combination of landscaping, weather protection, pedestrian amenities and architectural features. Within the NC zone, landscaping, pedestrian amenities and architectural features shall complement those used within the required landscape buffer.
   2. The use of covered walkways is encouraged between structures.

(Ord. 2012-2s § 8 (part), 2012; Ord. 2009-98s § 7 (part), 2010; Ord. 2008-51s § 3 (part), 2008)
Chapter 18J.130

ANDERSON AND KETRON ISLANDS COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES

Sections:
18J.130.010 Goals.
18J.130.020 Applicability.
18J.130.030 Exemptions.
18J.130.070 Building Design.

18J.130.010 Goals.
The goals of design review within the Anderson and Ketron Islands Community Plan area are:
A. To strive for development that maintains and preserves the privacy associated with the rural character of Anderson and Ketron Islands, protects cultural, artistic, and scenic resources, and enhances compatibility among residential, commercial, and civic uses;
B. To utilize existing site characteristics such as clusters of trees, vegetative screening and topography to separate potentially conflicting land uses and soften the appearance of new development;
C. To encourage the enhancement and preservation of land or buildings of unique or outstanding scenic or historical significance;
D. To encourage well designed buildings and sites; and
E. To ensure conservation, enhancement and proper management of natural resources, while providing for a balanced pattern of development and the needs of residents and property owners.
(Ord. 2012-2s § 8 (part), 2012; Ord. 2009-10 § 3 (part), 2009)

18J.130.020 Applicability.
A. This Chapter shall apply to any development activity that is required to obtain building or development permits or approvals, unless otherwise exempted by PCC 18J.10.040.
B. This Chapter contains design objectives, standards and guidelines for the following aspects of development: site design; building design; and planting design.
C. Table 18J.130.020-1 identifies the regulated activities and the type of design review that is required:
ANDERSON AND KETRON ISLANDS COMMUNITY PLAN AREA
Table 18J.130.020-1. Type of Review Required for Regulated Activities

<table>
<thead>
<tr>
<th>Review Type</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>18J.130.070 A.1. Architectural Character</td>
<td></td>
<td></td>
<td>Yes (3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18J.130.070 A.2. Exterior Building Materials</td>
<td></td>
<td></td>
<td>Yes (3)</td>
<td></td>
<td>Yes (3)</td>
</tr>
<tr>
<td>18J.130.070 A.3. Building Mass and Size</td>
<td></td>
<td></td>
<td>Yes (3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18J.130.070 A.4. Architectural Detailing</td>
<td></td>
<td></td>
<td>Yes (3)</td>
<td>Yes (3)</td>
<td>Yes (3)</td>
</tr>
<tr>
<td>18J.130.070 A.5. Window Treatment</td>
<td></td>
<td></td>
<td>Yes (3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18J.130.070 A.6. Building Color</td>
<td></td>
<td>Yes (3)</td>
<td>Yes (3)</td>
<td>Yes (3)</td>
<td>Yes (3)</td>
</tr>
</tbody>
</table>

Footnotes:
(1) Commercial and industrial expansion excludes any interior improvements to an existing structure. The percentage calculation is cumulative over time and is calculated based on the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, as used by the Building Official.
(2) Only those areas of a site that are associated with a new construction activities will be subject to the standards of > 60 percent value expansion described above.
(3) Applies to Ketron Island only.

(Ord. 2012-2s § 8 (part), 2012; Ord. 2010-70s § 15 (part), 2010; Ord. 2009-98s § 7 (part), 2010; Ord. 2009-10 § 3 (part), 2009)
18J.130.030 Exemptions.
The following activities are exempt from the design review provisions of this Chapter:
A. Civic buildings on Anderson Island.
(Ord. 2010-70s § 15 (part), 2010; Ord. 2009-10 § 3 (part), 2009)

18J.130.070 Building Design.
The purpose of this Section is to improve the quality of development by instituting design standards and guidelines covering new building construction and significant exterior remodels. The design guidelines and standards are intended to reflect the rural character observed on Ketron Island. The intent of the standards and guidelines is to exemplify the rural character through the use of human scale designs and natural building materials.
A. New Building Construction.
1. Design Objective – Architectural Character. Design buildings to incorporate features such as facades, roof forms, porches, window treatments, and architectural detailing. Avoid the use of standardized "corporate or franchise" style in the design of buildings. (See Figures 18J.130-1, 18J.130-2, 18J.130-3, and 18J.130-4)

FIGURE 18J.130-1
False front, store front, and wood siding

FIGURE 18J.130-2
Rural with timber, native stone, and porch detailing
a. **Standards.**

1. All building sides shall be characterized by the same quality and type of building materials and detailing.
2. Accessory structures shall be designed of the same building materials, roof forms, and color as primary structures that conform to these design standards.
3. Where building elevations are visible, architectural details and features shall not be abruptly ended and shall transition a distance equivalent to at least 20 percent of the adjacent building elevation. (See Figures 18J.130-5 and 18J.130-6)

2. **Design Objective – Exterior Building Materials.** Use natural materials such as stone, wood, heavy timbers, and/or as exterior building materials. Synthetic materials that simulate a natural look are acceptable.

   a. **Standards.**
      
      1. Wood, shake, stone, brick, cedar shingle, or timber materials shall be used for facade treatment.
      2. Asphalt composition, cedar shake, or metal shall be used for roof materials.

   b. **Guidelines.**
      
      1. Encourage the use of native stone or brick as an accent.
(2) Building materials used for site features such as fences, and screen walls should complement a primary on-site structure that conforms to these design standards.

3. **Design Objective – Building Mass and Size.** In Rural Neighborhood Centers, design new buildings at a mass that is compatible and at a scale that fits with the rural island character.

a. **Standards.**

   (1) Entrances shall incorporate one of the following building elements:
   
   (a) Doorways recessed at least 4 feet from the building facade;
   
   (b) Dormers; or
   
   (c) Porches.

   (2) The use of long blank walls is prohibited. The maximum allowable length of an uninterrupted building elevation is 50 feet. Visual interruptions to the planes of exterior walls may be achieved through one of the following methods:
   
   (a) Modulating building facades at a depth of at least 4 feet and a width of at least 8 feet;
   
   (b) Porches; or
   
   (c) Porticos (See Figure 18J.130-7).

FIGURE 18J.130-7

(3) Roof lines shall be interrupted every 50 feet with gable, hip, or dormer roof forms or a vertical shift of at least 5 feet. (See Figure 18J.130-8)
4. **Design Objective – Architectural Detailing.** In Rural Neighborhood Centers, design new buildings and exterior remodels to include but not limited to, cornice details, trim details, timber details, knee bracing, wood siding, logs, and covered porches.

   a. **Standards.** Historic architectural detailing shall be incorporated into building design. At least one element from each of the following categories shall be included in the design of all new buildings and accessory structures:
      
      (1) Details (See Figures 18J.130-9, 18J.130-10, 18J.130-11 and 18J.130-12)
         
         (a) Cornice details
         (b) Trim details
         (c) Timber details
         (d) Knee bracing

   FIGURE 18J.130-9  

   FIGURE 18J.130-10
(2) Porches and Entryways (see Figure 18J.130-13)
   (a) Porches
   (b) Porticos
   (c) Recessed entryways of at least 4 feet

(3) Siding (See Figure 18J.130-14)
   (a) Board and baton
   (b) Horizontal clapboard
   (c) Beveled planks
   (d) Cedar shingle
   (e) Stone
   (f) Brick
   (g) Timber
5. **Design Objective – Window Treatment.** In Rural Neighborhood Centers, use windows that emphasize traditional Northwest architecture. (See Figures 18J.130-15 and 18J.130-16)

a. **Standards.**
   
   (1) Window patterns shall be characterized by vertical or square proportions. When horizontal window areas are desired, groups of windows shall be installed, limiting large single pieces of glass.
   
   (2) For business uses only, the area of first story windows on street front elevations shall be at least twice the area of second story windows along the same side of the building.
   
   (3) One of the following window treatments shall be used:
      
      (a) Storefront windows;
      
      (b) Bay windows;
      
      (c) Multi-paned windows, or the appearance of multi-paned windows, in one over one, two over two, or four over four patterns.
   
   (4) Windows sills shall be situated at least 2 feet above the interior finished floor.
   
   (5) The use of reflective or mirrored windows is prohibited.
   
   (6) Window trim shall be used.
6. Design Objective – Building Color. In Rural Neighborhood Centers, use building colors that are representative of a rural, forestry, or agricultural community.

a. Standards. Facade colors shall not be used to identify specific tenants as typified by national corporate fast food restaurants and gasoline stations.

b. Guidelines.

1. The use of natural woods are encouraged over the use of paint.

2. Major architectural trim or details should complement the main building’s base color. Color is normally applied to major architectural trim and details such as window trim, corner siding trim, doors and door frames, knee bracing, and columns.

3. Minor architectural details should be highlighted with minor accent color that complements base and major trim color. Minor accent color is normally applied to window sash, doors, storefront frames and small architectural elements.

4. Murals may be used on building facades and are encouraged to reflect the history or natural landscape but may not be used for advertisement.

5. Tinting may be used as an accessory element to a permitted window treatment.

6. Earth tone colors should be used for masonry building materials.

7. The base color of the main building or a complementary major accent color should be used for metal roofs.

(Ord. 2012-2s § 8 (part), 2012; Ord. 2009-98s § 7 (part), 2010; Ord. 2009-10 § 3 (part), 2009)