

Only those portions of Title 18A that are proposed to be amended are shown. Remainder of text, tables, figures and/or maps is unchanged.

Chapter 18A.17

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

Sections:

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

18A.17.010 Urban Zone Classifications.

PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)							
Use Categories and Use Types	Urban Residential			Urban Districts			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	MUD: Mixed Use District	HRD: High Density Residential District	[Reserved]	[Reserved]
		MSF		MUD	HRD		
UTILITIES USE CATEGORY							
Water Supply Facilities		P1;C2A2;C3; PFP2		P1;C2A2;C3; PFP2	P1;C2A2;C3; PFP2		

PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)							
Use Categories and Use Types	Urban Centers and Employment Centers					Other Zones	
	MUC: Major Urban Center	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	EC: Employment Center	[Rsvd] PR: Park and Recreation	PI: Public Institution
	MUC	CC	AC	NC	EC	PR	PI
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House			P				
Group Home	C	C	C	C			C
Mobile Home							
Mobile Home Park							



Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)						
	Urban Centers and Employment Centers					Other Zones	
	MUC: Major Urban Center	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	EC: Employment Center	[Rev'd] PR: Park and Recreation	PI: Public Institution
	MUC	CC	AC	NC	EC	PR	PI
Multi-Family Housing	P	P	P	P			
Nursing Homes	P	P	P	P			C
Senior Housing	P	P	P	P			
Two-Family Housing	A	A	A	A			
Single-Family Detached Housing	A	A	A	A			
CIVIC USE CATEGORY							
Administrative Government Svcs.	P	P	P	P			P
Day-Care Centers	P	P	P	P	P		
Community and Cultural Svcs.	P1-5;C6	P1-5	P1-5	P1;C4			P1
Education	A1,2;C3	A1,2;C3	P	A1,2;C3			P1,2;C3
Health Services	P1;C2	P1;C2	P1	P1	P1;C2		C2
Postal Services	P	P1;C2	P1	P1	P		P1
Recreation, non-profit	P	P1,2,4	P1,2,4	P1,4	P1,4	P1,2,4;C3	P
Religious Assembly	P	P	P	P			
Public Safety Services	P1	P1	P1	P1	P1,2;C3		P1;C3
Transportation	P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4		P1;C2-4
UTILITIES USE CATEGORY							
Electrical Facilities	P	P	P	P	P		P
Electrical Generation Facilities					C		
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1,2;C3	P1,2;C3	P		P1,2,3
Organic Waste Processing Facilities					P1,2;PFP1-3		P
Pipelines	P	P	P	P	P		P
Sewage Collection Facilities	P	P	P	P	P		P
Sewage Treatment Facilities	C;PFP	C;PFP	C;PFP	C;PFP	C;PFP		C
Stormwater Facilities	P	P	P	P	P		P
Telecommunication Towers or Wireless Facilities	P1,2;PL3;C4	P1,2;C3	P1;PL2;C3	P1;PL2	P1,2;PL3; C4		P1;C2,3
Waste Disposal Facilities					P1-4;PFP2,3,5		C
Waste Transfer Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2	P1;C2-4; PFP2,4		P1;C2-4
Water Supply Facilities	P1;C2A2;C3; PFP2	P1;C2A2;C3; PFP2	P1;C2A2;C3; PFP2	P1;C2A2;C3;PFP2	P	P1;A2;C3	P1;C2A2;C3
Utility or Public Maintenance Facilities	P1;C2,3; PFP2,3	P1;C2,3; PFP2,3	P1;C2,3; PFP2,3	P1;C2,3; PFP2,3	P		P
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices	P	P1,2,4	P1,2,4	P1,4	P		
Educational Services	P	P	P				P
RESOURCE USE CATEGORY							
Agricultural Product Sales	P1,5	P1,5	P1,5	P1,5	P1,5		
Agricultural Supply Sales							
Agricultural Services					P		P
Animal Production, Boarding and					C2		P



Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)						
	Urban Centers and Employment Centers					Other Zones	
	MUC: Major Urban Center	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	EC: Employment Center	PR: PR: Park and Recreation	PI: Public Institution
	MUC	CC	AC	NC	EC	PR	PI
Slaughtering							
Crop Production					P2		P
Fish Processing, Hatcheries and Aquaculture					C		P
Forestry	P1	P1	P1	P1	P		P
Surface Mines					C;PFP		
COMMERCIAL USE CATEGORY							
Adult Business	C						
Amusement and Recreation	P	P1-3;C4-8	P1-3;C4-8	P1-3			
Billboards	P		C		P		
Building Materials and Garden Supplies	P	P1,2;C3,4	P1,2	P1,2			
Bulk Fuel Dealers					P		
Business Services	P	P	P	P	P		
Buy-Back Recycling Center	P	P	P	P	P		
Commercial Centers	P	C	C				
Eating and Drinking Establishments	P	P	P3,5	P1-3;C4	P		
Food Stores	P	P	P	P1,2	P1		
Lodging	P2	P2	P2				
Mobile, Manufactured and Modular Home Sales					P		
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1-3	P1-3	P1-3	P1-3	P1,5		
Personal Services	P	P	P	P1	P1		
Pet Sales and Services	P	P	P1	P1			
Rental and Repair Services	P	P	P1	P1	P		
Sales of General Merchandise	P	P	P1-3;C4	P1-3			
Storage and Moving	P1-4						
Wholesale Trade	P1	P1;C2			P		
INDUSTRIAL USE CATEGORY							
Basic Manufacturing					P		
Contractor Yards		C			P		
Food and Related Products	C2	C2			P		
Industrial Services and Repair					P		
Intermediate Manufacturing and Intermediate/Final Assembly		C			P		
Motion Picture, Television and Radio Production Studios	P				P		
Off-site Hazardous Waste Treatment and Storage Facilities					C		
Printing, Publishing and Related Industries	P	P1	P1		P		
Recycling Processor					P		
Salvage Yards/Vehicle Storage					P		
Warehousing, Distribution and Freight Movement		C1,2,3-8			P1-8;C9		



1 **18A.17.020 Rural Zone Classifications.**
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Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural Zone Classifications (Table 18A.17.020)								
	Rural Centers					Resource Lands and Other Zones			
	RAC	Rural Activity Center				FL	Forest Lands		
	GC	Gateway Community				ARL	Agricultural Resource Lands		
RNC	Rural Neighborhood Center				PI	Public Institution			
						PR	Park and Recreation		
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	[Rsvd] PR
RESIDENTIAL USE CATEGORY									
Fraternity or Sorority House									
Group Home	C	C	C			C	C	C	
Mobile Home	P	P	P			P	P		
Mobile Home Park									
Multi-Family Housing									
Nursing Homes	P	P	P					C	
Senior Housing	P	P	P						
Two-Family Housing	P	P	P			P	P		
Single Family Detached Housing	P	P	P			P	P		
CIVIC USE CATEGORY									
Administrative Government Svcs.	P	P	P					P	
Day-Care Centers	P	P	P						
Community and Cultural Services	P1-5;C6	P1-5;C6	P1;C4					P1	
Education Facilities	A1,2	A1,2	A1,2					P1,2;C3	
Health Services	P1	P1						C2	
Postal Services	P1	P1	P1					P1	
Recreation, non-profit	P1,2,4	P	P1			P	P1,4	P	P1,2,4;C3
Religious Assembly	P	P	P						
Public Safety Services	P1,2	P1	P1			P1		P1;C3	
Transportation	P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4			C3,4; PFP3,4		P1;C2-4	
UTILITIES USE CATEGORY									
Telecommunication Towers or Wireless Facilities	P1;PL2	P1;PL2	P1;PL2			P1-3;C4	P1;C2,3	P1;C2,3	
Electrical Facilities	P	P	P			P	P	P	
Electrical Generation Facilities						C			
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1,2;C3			P1;C3,4	P1;C3,4	P1-3	
Organic Waste Processing Facilities	P1,2; PFP1-3					C1,2; PFP1-3	P2; PFP1-3	P	
Pipelines	P	P	P			P	P	P	
Sewage Collection Facilities	P*	P*	P*			P*		P	
Sewage Treatment Facilities	C;PFP	C;PFP						C	
Stormwater Facilities	P	P	P			P	P	P	
Waste Disposal Facilities						C1-3,5; PFP1-3,5	C1-3,5; PFP1-3,5	C	
Waste Transfer Facilities	P1;C2,4; PFP2,4	P1;C2,4; PFP2,4	P1;PFP2,4			P1;C2,4; PFP2,4		P1;C2-4	
Water Supply Facilities	P1;C2A2; C3;PFP2	P1;C2A2; C3;PFP2	P1;C2A2; C3;PFP2			P1;C2A2; C3;PFP2	P1;C2A2; C3;PFP2	P1;C2A2;C3	P1;A2;C3
Utility or Public Maintenance Facilities	P	P	P			P1;C2,3; PFP2,3		P	



Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural Zone Classifications (Table 18A.17.020)								
	Rural Centers					Resource Lands and Other Zones			
	RAC	Rural Activity Center				FL	Forest Lands		
	GC	Gateway Community				ARL	Agricultural Resource Lands		
RNC	Rural Neighborhood Center				PI	Public Institution			
						PR	Park and Recreation		
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	[Rsvd] PR
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]									
OFFICE/BUSINESS USE CATEGORY									
Administrative and Professional Offices	P1	P1	P1						
Educational Services								P	
RESOURCE USE CATEGORY									
Agricultural Product Sales	P	P1,5	P1,5			P1,5	P1,5		
Agricultural Supply Sales	P	P1-4	P1-4				P1		
Agricultural Services	P		P				P	P	
Animal Production, Boarding and Slaughtering	P1;C2						P	P	
Crop Production	P1;C2	P1	P1			P1	P	P	
Fish Processing, Hatcheries and Aquaculture						P	P	P	
Forestry	P1;C2	P1	P1;C2			P1;C2	P1	P	
Surface Mines	C;PFP	C;PFP	C;PFP			C;PFP	C;PFP		
COMMERCIAL USE CATEGORY									
Adult Business									
Amusement and Recreation	P1	P1-3,5; C3,4	P1,5						
Billboards									
Building Materials and Garden Supplies	P1,2	P1,2	P1,2						
Bulk Fuel Dealers	C	C	C						
Business Services	P	P							
Buy-Back Recycling Center	P	P	P						
Commercial Centers	P1								
Eating and Drinking Establishments	P	P	P1-3;C4						
Food Stores	P1,2	P1,2	P1						
Lodging	P1,2	P1,2;C5				C1			
Mobile, Manufactured and Modular Home Sales									
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2	P1,2	P1,2						
Personal Services	P1	P1	P1						
Pet Sales and Services	P1	P1	P1						
Rental and Repair Services	P1	P1	P1						
Sales of General Merchandise	P1,2,3	P1,2,3	P1						
Storage and Moving	P1,2		C1,2						
Wholesale Trade									
INDUSTRIAL USE CATEGORY									
Basic Manufacturing									
Contractor Yards	P1								
Food and Related Products	C1								



Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural Zone Classifications (Table 18A.17.020)								
	Rural Centers					Resource Lands and Other Zones			
	RAC	Rural Activity Center				FL	Forest Lands		
	GC	Gateway Community				ARL	Agricultural Resource Lands		
RNC	Rural Neighborhood Center				PI	Public Institution			
						PR	Park and Recreation		
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	[Rsvd] PR
Industrial Services and Repair									
Intermediate Manufacturing and Intermediate/Final Assembly	C1								
Motion Picture, Television and Radio Production Studios									
Off-site Hazardous Waste Treatment and Storage Facilities									
Printing, Publishing and Related Industries	P1								
Recycling Processor									
Salvage Yards/Vehicle Storage	C3								
Warehousing, Distribution and Freight Movement									

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural Zone Classifications (Table 18A.17.020)						
	Rural Residential						
	R10	Rural 10		R40	Rural 40		
	R20	Rural 20		Rsv5	Reserve 5		
	R10, R20, R40	Rsv5	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]	
UTILITIES USE CATEGORY							
Water Supply Facilities	P1; C2A2; C3; PFP2	P1; C2A2; C3; PFP2					

18A.17.030 Density and Dimension.
 B. Tables.
 2. Density and Dimension Tables.

Density and Dimension	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.030 B.2.-1)						
	Employment Centers, Urban Centers, and Other Zones						
	EC	Employment Center			AC	Activity Center	
	MUC	Major Urban Center			NC	Neighborhood Center	
CC	Community Center			PI	Public Institution		
	EC	MUC	CC	AC	NC	PI	PR
Base Density (du/ac) (1)(11)(12)		20	20	20	16		
Maximum Density (du/ac) (11)(12)		25 (2)	25 (2)	25 (2)	25 (2)		
Minimum Density (du/ac) (3)(12)		8	8	8	4		



Density and Dimension	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.030 B.2.-1)						
	Employment Centers, Urban Centers, and Other Zones						
	EC	Employment Center	AC	Activity Center	NC	Neighborhood Center	PI
	MUC	Major Urban Center					
	CC	Community Center					
	PR	Park and Recreation					
	EC	MUC	CC	AC	NC	PI	PR
Minimum Street Frontage							
Minimum Lot Size (sq ft)							
Average Lot Size (sq ft)							
Minimum Lot Width							
Minimum Setback, State Highways and Major Arterials (9)(13)	35'	0'	0'	25'	25'	25'	25'
Minimum Setback, Other Roads (9)(13)	25'	0'	0'	25'	25'	25'	25'
Maximum Setback							
Minimum Setback, Rear (13)	0' (4)	0' (4)	0' (4)	0' (4)	0' (4)	0' (4)	10'
Minimum Setback, Interior (13)	0' (4)	0' (4)	0' (4)	0' (4)	0' (4)	0' (4)	10'
Height			60'	60'	60'	60'	60'
Maximum Gross Floor Area (sq ft)							
Note: All footnotes are described in Section 18A.17.030 B.3.							

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Density and Dimension	PIERCE COUNTY (Outside of Community Plan Areas) Rural Zone Classifications (Table 18A.17.030 B.2.-2)								
	Rural Centers				Resource Lands and Other Zones				
	RAC	Rural Activity Center	FL	Forest Lands	GC	Gateway Community	ARL	Agricultural Resource Lands	PI
	RNC	Rural Neighborhood Center						PR	Park and Recreation
	RAC	GC	RNC	[Rsvd]	FL	ARL	PI	[Rsvd] PR	
Base Density (du/ac) (1)(11)(12)	(6)	(6)	(6)		0.0125	0.1 (2)			
Maximum Density (du/ac) (11)(12)	(6)	(6)	(6)		0.0125	0.1 (2)			
Minimum Lot Dimension					60'				
Minimum Lot Size (acres)					80	10			
Setback, State Highway and Major Arterials (9)	25'	25'	25'		25'	25'	25'	25'	
Setback, Other Roads (9)	15'	15'	15'		25'	25'	15'	25'	
Setback, Rear (13)	0' (5)	0' (5)	0' (5)		30'	30'	0' (5)	30'	
Setback, Interior (13)	0' (5)	0' (5)	0' (5)		30'	30' (18)	0' (5)	30'	
Height	40'	40'	40'		40'	40'	40'	40'	
Note: All footnotes are described in Section 18A.17.030 B.3.									

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3. **Footnotes to Tables.** This subsection pertains to the parenthetical numbers in Tables 18A.17.030 B.2.-1 and B.2.-2.

(10) **Residential Uses.** Residential uses in the ROC and NC zone classifications within the Parkland-Spanaway-Midland Communities Plan area are allowed only as a component of a mixed use development and shall not be permitted as a stand-alone use.

(43) **Mixed Use Buildings.**

(a) Within the South Hill Community Plan area, the maximum density may be increased to 60 dwelling units per acre when commercial, civic, or office/business uses occupy the entire first floor or street level floor of all buildings adjacent to a public roadway classified as an arterial pursuant to 12.03.040 B.1., 2., or 3., or a private roadway which is constructed to meet the requirements of ~~18J.50.040 H.2.b.~~ 18J.50.040 F.2.b and connects at both ends to a public roadway classified as an arterial pursuant to 12.03.040 B.1., 2., or 3.

(b) Within the Parkland-Spanaway-Midland Communities Plan area, the maximum density may be exceeded within a mixed use building commensurate with height allowances within the zone classification.

Chapter 18A.18

ALDERTON-McMILLIN USE AND DENSITY AND DIMENSION TABLES

Sections:

- 18A.18.005 Applicability.
- 18A.18.010 Urban Zone Classifications.
- 18A.18.020 Rural Zone Classifications.
- 18A.18.030 Density and Dimension.

18A.18.010 Urban Zone Classifications.

Use Categories and Use Types	ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)						
	Urban Residential			Employment Centers and Other Zones			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	EC: Employment Center	[Reserved]	[Reserved]	[Reserved] PR: Park and Recreation
		MSF		EC			PR
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House		C					
Group Home		C					
Mobile Home							
Mobile Home Park		C					
Multi-Family Housing		C1,3					
Nursing Homes		C					
Senior Housing		A					
Two-Family Housing		P					
Single-Family Detached Housing		P					
CIVIC USE CATEGORY							
Administrative Government Svcs.							
Day-Care Centers		C		P			
Community and Cultural Svcs.		P1;C4					
Education		A					
Health Services				P1;C2			
Postal Services				P			
Recreation, non-profit		P1,4;A2;C3; PFP3		P1,4			P1,2,4;C3
Religious Assembly		P1;C2,3					
Public Safety Services		C1		P1,2;C3			
Transportation		P1		P1,2;C3,4; PFP3,4			
UTILITIES USE CATEGORY							
Electrical Facilities		P		P			
Electrical Generation Facilities				C			
Natural Gas Facilities		P1;C3		P			
Organic Waste Processing Facilities				P1,2; PFP1,2,3			



Use Categories and Use Types	ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)						
	Urban Residential			Employment Centers and Other Zones			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	EC: Employment Center	[Reserved]	[Reserved]	[Reserved] PR: Park and Recreation
		MSF		EC			PR
Pipelines		P		P			
Sewage Collection Facilities		P		P			
Sewage Treatment Facilities		C;PFP		C;PFP			
Stormwater Facilities		P		P			
Telecommunication Towers or Wireless Facilities		P1;C2		P1,2;PL3;C4			
Waste Disposal Facilities		C2;PFP2		P1-4;PFP2,3,5			
Waste Transfer Facilities		P1;C2;PFP2		P1;C2-4;PFP2,4			
Water Supply Facilities		P1;C2A2;C3; PFP2		P			P1;A2;C3
Utility or Public Maintenance Facilities		P1;C2,3; PFP2,3		P			
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices				P			
Educational Services							
RESOURCE USE CATEGORY							
Agricultural Product Sales				P1,5			
Agricultural Supply Sales							
Agricultural Services				P			
Animal Production, Boarding and Slaughtering				C2			
Crop Production		P1		P2			
Fish Processing, Hatcheries and Aquaculture		C		C			
Forestry		P1		P			
Surface Mines		C;PFP		C;PFP			
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation		C6					
Billboards							
Building Materials and Garden Supplies							
Bulk Fuel Dealers				P			
Business Services				P			
Buy-Back Recycling Center				P			
Commercial Centers							
Eating and Drinking Establishments				P			
Food Stores				P1			
Lodging							
Mobile, Manufactured and Modular Home Sales				P			



Use Categories and Use Types	ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)						
	Urban Residential			Employment Centers and Other Zones			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	EC: Employment Center	[Reserved]	[Reserved]	[Reserved] PR: Park and Recreation
		MSF		EC			PR
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service				P1,5			
Personal Services				P1			
Pet Sales and Services							
Rental and Repair Services				P			
Sales of General Merchandise							
Storage and Moving							
Wholesale Trade				P			
INDUSTRIAL USE CATEGORY							
Basic Manufacturing				P			
Contractor Yards				P			
Food and Related Products				P			
Industrial Services and Repair				P			
Intermediate Manufacturing and Intermediate/Final Assembly				P			
Motion Picture, Television and Radio Production Studios				P			
Off-site Hazardous Waste Treatment and Storage Facilities				C			
Printing, Publishing and Related Industries				P			
Recycling Processor				P			
Salvage Yards/Vehicle Storage				P			
Warehousing, Distribution and Freight Movement				P1-8;C9			

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18A.18.020 Rural Zone Classifications.

Use Categories and Use Types	ALDERTON-McMILLIN Rural Zone Classifications (Table 18A.18.020)							
	Rural Centers		Resource Lands and Other Zones		Rural Residential and Other Zones			
	RIC	Rural Industrial Center	ARL	Agricultural Resource Lands	R10	Rural Ten	R20	Rural Twenty
	NC	Rural Neighborhood Center	PR	Park and Recreation	RF	Rural Farm	Rsv5	Reserve-5
	RIC	RNC	ARL	[Rsvd]PR	R10	R20	RF	Rsv-5
RESIDENTIAL USE CATEGORY								
Fraternity or Sorority House								
Group Home		C	C		C	C	C	C
Mobile Home		P	P		P	P	P	P
Mobile Home Park								
Multi-Family Housing								



Use Categories and Use Types	ALDERTON-McMILLIN Rural Zone Classifications (Table 18A.18.020)							
	Rural Centers		Resource Lands and Other Zones		Rural Residential and Other Zones			
	RIC Rural Industrial Center		ARL Agricultural Resource Lands		R10 Rural Ten	R20 Rural Twenty	RF Rural Farm	Rsv5 Reserve-5
	NC Rural Neighborhood Center		PR Park and Recreation					
	RIC	RNC	ARL	[Rsvd]PR	R10	R20	RF	Rsv-5
Nursing Homes		P						
Senior Housing		P						
Two-Family Housing		P	P		P	P	P	P
Single Family Detached Housing		P	P		P	P	P	P
CIVIC USE CATEGORY								
Administrative Government Svcs.		P						
Day-Care Centers		P			P1;C2	P1;C2		P1;C2
Community and Cultural Services		P1-5			P1;C4	P1;C4		P1;C4
Education Facilities					P1,2	P1,2		A1,2
Health Services		P1						
Postal Services		P1						
Recreation, non-profit		P1,4		P1,2,4;C3	P1,2,4;C3	P1,2,4;C3		P1,2,4;C3; PFP3
Religious Assembly		P1			P1,2;C3	P1,2;C3		P1;C2,3
Public Safety Services		P1			P1	P1		P1
Transportation	P1	P1,2;C3,4			P1,2	P1,2		P1;C2,3; PFP2-4
UTILITIES USE CATEGORY								
Telecommunication Towers or Wireless Facilities	P1,2;C3,4	P1;PL2	P1;C3		P1,2;C3	P1,2;C3	P1;C3	P1;C2
Electrical Facilities	P	P	P		P	P	P	P
Electrical Generation Facilities					C	C		C
Natural Gas Facilities	P1;C3,4	P1,2;C3	P1;C3,4		P1;C3,4	P1;C3,4	P1;C3,4	P1;C3,4
Organic Waste Processing Facilities	C1,2		P2		C1,2	C1,2	P2	C1,2; PFP1,2,3
Pipelines	P	P	P		P	P	P	P
Sewage Collection Facilities	P*	P*	P*		P*	P*	P*	P*
Sewage Treatment Facilities								
Stormwater Facilities	P	P	P		P	P	P	P
Waste Disposal Facilities	C1,3,5		C1-3,5		C1-3,5	C1-3,5	C1-3,5	C1-3,5; PFP1-3,5
Waste Transfer Facilities	P1,2	P1			P1;C2,4	P1;C2,4		P1;C2,4; PFP2,4
Water Supply Facilities	P1;C2A2;C3; PFP2	P1;C2A2;C3; PFP2	P1;C2A2;C3; PFP2	P1;A2;C3	P1;C2A2;C3	P1;C2A2;C3	P1;C2A2;C3	P1;C2A2;C3; PFP2
Utility or Public Maintenance Facilities	P1;C2,3	P			P1;C2,3	P1;C2,3		P1;C2,3; PFP2,3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]								
OFFICE/BUSINESS USE CATEGORY								
Administrative and Professional Offices		P1						
Educational Services					C3	C3	C3	
RESOURCE USE CATEGORY								
Agricultural Product Sales		P1,5	P**				P**	
Agricultural Supply Sales	C4-7	P1,2,3,4	P1-4		P1	P1	P1-4	
Agricultural Services			P		P	P	P	



Use Categories and Use Types	ALDERTON-McMILLIN Rural Zone Classifications (Table 18A.18.020)							
	Rural Centers		Resource Lands and Other Zones		Rural Residential and Other Zones			
	RIC Rural Industrial Center		ARL Agricultural Resource Lands		R10 Rural Ten	R20 Rural Twenty	RF Rural Farm	Rsv5 Reserve-5
	NC Rural Neighborhood Center		PR Park and Recreation					
	RIC	RNC	ARL	[Rsvd]PR	R10	R20	RF	Rsv-5
Animal Production, Boarding and Slaughtering			P1;C2		P1	P1	P1;C2	
Crop Production	P	P1	P1,3;C2		P1;C2,3	P1;C2,3	P1,3;C2	
Fish Processing, Hatcheries and Aquaculture	C		P				P	
Forestry	P1;C2	P1;C2	P1		P1	P1	P1,C2	
Surface Mines					C	C		C;PFP
COMMERCIAL USE CATEGORY								
Adult Business								
Amusement and Recreation		P1,5						C6-7
Billboards								
Building Materials and Garden Supplies		P1,2						
Bulk Fuel Dealers		C						
Business Services								
Buy-Back Recycling Center		P						
Commercial Centers								
Eating and Drinking Establishments		P1,3-5						
Food Stores		P1						
Lodging			P4,C5		C1,5	C1,5	P4,C5	C1
Mobile, Manufactured and Modular Home Sales								
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service		P1,2						
Personal Services		P1						
Pet Sales and Services		P1						
Rental and Repair Services		P1						
Sales of General Merchandise		P1						
Storage and Moving		C1,2						
Wholesale Trade								
INDUSTRIAL USE CATEGORY								
Basic Manufacturing								
Contractor Yards		P1						
Food and Related Products	P1,3,4;C5-7		P1,3;C4				P1,3;C4	
Industrial Services and Repair	P1							
Intermediate Manufacturing and Intermediate/Final Assembly	P1-3;C4-6							
Motion Picture, Television and Radio Production Studios								
Off-site Hazardous Waste Treatment and Storage Facilities								
Printing, Publishing and Related Industries								



Use Categories and Use Types	ALDERTON-McMILLIN Rural Zone Classifications (Table 18A.18.020)							
	Rural Centers		Resource Lands and Other Zones		Rural Residential and Other Zones			
	RIC	Rural Industrial Center	ARL	Agricultural Resource Lands	R10	Rural Ten	R20	Rural Twenty
	NC	Rural Neighborhood Center	PR	Park and Recreation	RF	Rural Farm	Rsv5	Reserve-5
	RIC	RNC	ARL	Rsv5 PR	R10	R20	RF	Rsv-5
Recycling Processor								
Salvage Yards/Vehicle Storage								
Warehousing, Distribution and Freight Movement	P1-3;C4-7							

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3 **18A.18.030 Density and Dimension.**

4 **B. Tables.**

5 **2. Density and Dimension Table.**

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Density and Dimension	ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.030 B.2.-1)					
	Employment Centers and Other Zones			Urban Residential (18)		
	EC	Employment Center		MSF	Moderate Density Single-Family	
	PR	Park and Recreation				
	EC		PR	MSF		
Base Density (du/ac) (1)(11)(12)				4 (1)		
Maximum Density (du/ac) (11)				6 (2)(15)		
Minimum Density (du/ac) (3)				4		
Minimum Street Frontage						
Minimum Lot Size (sq ft)				4,000 (17)		
Average Lot Size (sq ft)				5,000 (17)		
Minimum Lot Width				50'(39)		
Minimum Setback, State Highways and Major Arterials (9)(13)	35'		25'	25'		
Minimum Setback, Other Roads (9)(13)	25'		25'	25' (28)		
Minimum Setback, Rear (13)	0' (4)		10'	10'		
Minimum Setback, Interior (13)	0' (4)		10'	5'		
Height			60'	35'		
Maximum Gross Floor Area (sq ft)						
Note: All footnotes are described in Section 18A.18.030 B.3.						



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Density and Dimension	ALDERTON-MCMILLIN Rural Zone Classifications (Table 18A.18.030 B.2. -2)							
	Rural Centers		Resource Lands and Other Zones		Rural Residential and Other Zones			
	RIC Rural Industrial Center	RNC Rural Neighborhood Center	ARL Agricultural Resource Lands	PR Park and Recreation	R10 Rural Ten	R20 Rural Twenty	RF Rural Farm	Rsv5 Reserve 5
	RIC	RNC	ARL	Rsv5 PR	R10	R20	RF	Rsv5
Base Density (du/ac) (1)(11)(12)	(6)	(6)	0.1		0.1 (8)	0.05 (8)	0.1	0.2 (7)
Maximum Density (du/ac) (11)(12)	(6)	(6)	0.2 (2)(57)		0.2 (2)(8)	0.1 (2)(8)	0.2 (2)(57)	0.2 (7)
Minimum Lot Dimension					60'	60'		
Minimum Lot Size (acres)			10 (57)		10 (8)	20 (8)	10 (57)	
Setback, State Highway and Major Arterials (9)(13)	25' (54)	25'	25' (56)	25'	25'	25'	25' (56)	25'
Setback, Other Roads (9)(13)	15' (54)	15'	25' (56)	25'	25'	25'	25' (56)	25'
Setback, Rear (13)	0' (5)	0' (5)	30' (56)	30'	30'	30'	30' (56)	10'
Setback, Interior (13)	0' (5)	0' (5)	30' (56)	30'	10'	10'	30' (56)	5'
Height	40'	40'	40'	40'	40'	40'	40'	35'
Note: All footnotes are described in Section 18A.18.030 B.3.								

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Chapter 18A.19

ANDERSON AND KETRON ISLANDS USE AND DENSITY AND DIMENSION TABLES

Sections:

- 18A.19.005 Applicability.
- 18A.19.020 Rural Zone Classifications.
- 18A.19.030 Density and Dimension.

18A.19.020 Rural Zone Classifications.

Use Categories and Use Types	ANDERSON AND KETRON ISLANDS Rural Zone Classifications (Table 18A.19.020)					
	ANDERSON ISLAND			KETRON ISLAND		
	Rural Centers	Rural Residential and Other Zones		Resource Lands	Rural Centers	Rural Residential
	RNC: Rural Neighborhood Center	R10: Rural Ten RF: Rural Farm		ARL: Agricultural Resource Land	RNC: Rural Neighborhood Center	R10: Rural Ten
	RNC	R10	RF	ARL	RNC	R10
UTILITIES USE CATEGORY						
Water Supply Facilities	P1;C2A2;C3;PP2 2	P1;C2A2;C3;PP2 3;PP2	P1;C2A2;C3;PP2 3;PP2	P1;C2A2;C3;PP2 2	P1;C2A2;C3;PP2 2	P1;C2A2;C3;PP2 2



Chapter 18A.20

BROWNS POINT/DASH POINT USE AND DENSITY AND DIMENSION TABLES

Sections:

- 18A.20.005** **Applicability.**
- 18A.20.010** **Urban Zone Classifications.**
- 18A.20.030** **Density and Dimension.**

18A.20.010 **Urban Zone Classifications.**

Use Categories and Use Types	BROWNS POINT/DASH POINT Urban Zone Classifications (Table 18A.20.010)		
	Urban Residential		Urban Center
	SF: Single- Family	[Reserved]	NC: Neighborhood Center
	SF		NC
UTILITIES USE CATEGORY			
Water Supply Facilities	P1;C2A2;C3;PP2		P1;C2A2;C3;PP2



Chapter 18A.22

FREDERICKSON USE AND DENSITY AND DIMENSION TABLES

Sections:

- 18A.22.005 Applicability.
- 18A.22.010 Urban Zone Classifications.
- 18A.22.030 Density and Dimension.

18A.22.010 Urban Zone Classifications.

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (Table 18A.22.010)						
	Urban Residential						
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	SF: Single-Family	RR: Residential Resource	[Reserved]	[Reserved]	[Reserved]
	MHR	MSF	SF	RR			
UTILITIES USE CATEGORY							
Water Supply Facilities	P1;C2A2;C3 ;PFP2	P1;C2A2;C3 ;PFP2	P1;C2A2;C3 ;PFP2	P1;C2A2;C3 ;PFP2			

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office-Civic	[Reserved] PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC	PR	EC	CE	ES	
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House							
Group Home	C						
Mobile Home							
Mobile Home Park							
Multi-Family Housing	P	P					
Nursing Homes	P	P					
Senior Housing		P					
Two-Family Housing		P					
Single-Family Detached Housing	(1)	(1)		(1)	(1)		
CIVIC USE CATEGORY							
Administrative Government Svcs.	P	P		P	P	P	



Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office-Civic	[Reserved] PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC	PR	EC	CE	ES	
Day-Care Centers	P	P			P	P	
Community and Cultural Svcs.	P1-5	P1-2;C4-5				P1;C4	
Education	P1,2;C3	P1,2;C3					
Health Services	P1;C2	P1			P1;C2	P1	
Postal Services	P1;C2	A1		P2	P2	P1	
Recreation, non-profit	P	P1,4	P1,2,4;C3	P	P	P	
Religious Assembly	P	P1,2					
Public Safety Services	P1;C2	C1		P1;C2,3	P1;C2	P1	
Transportation	P1;C2,3	P1		P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4	P1,2;C3; PFP3	
UTILITIES USE CATEGORY							
Electrical Facilities	P	P		P	P	P	
Electrical Generation Facilities				C			
Natural Gas Facilities	P1,2;C3	P1,2;C3		P	P1-3;C4	P1,2;C3	
Organic Waste Processing Facilities				C1,2;PFP1-3			
Pipelines	P	P		P	P	P	
Sewage Collection Facilities	P	P		P	P	P	
Sewage Treatment Facilities				C;PFP			
Stormwater Facilities	P	P		P	P	P	
Telecommunication Towers or Wireless Facilities	P1;PL2;C3	P1;PL2;C3		P1,2;PL3;C4	P1,2;PL3;C4	P1;PL2	
Waste Disposal Facilities				P1-4; PFP2,3,5			
Waste Transfer Facilities				P1;C2-4; PFP2,4	P1	P1	
Water Supply Facilities	P1;C2A2;C3;PFP2	P1;C2A2;C3;PFP2	P1;A2;C3	P	P1;A2;C3	P1;A2;C3	
Utility or Public Maintenance Facilities	P1;C2,3	P1;C2,3		P	P	P1	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices	P	P1;C2		P	P	P	
Educational Services	P	P			P	P	
RESOURCE USE CATEGORY							
Agricultural Product Sales	P	P1		P1	P1,2	P1	
Agricultural Supply Sales	P				P1-4		
Agricultural Services				P			
Animal Production, Boarding and Slaughtering				C2			
Crop Production				P2	P2		
Fish Processing, Hatcheries and Aquaculture				C	C		
Forestry	P1	P1		P	P	P1	



Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office-Civic	[Reserved] PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC	PR	EC	CE	ES	
Surface Mines				C;PFP			
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation	P1-4;C7,8	P1;A2,3			P1,2,4,5	P1,2,5	
Billboards							
Building Materials and Garden Supplies	P1-5;C6				P1,2	P	
Bulk Fuel Dealers				P			
Business Services	P	P1,2		P	P	P	
Buy-Back Recycling Center				P			
Commercial Centers	P1;C2					P1,2;C3	
Eating and Drinking Establishments	P1-3;A4;C5	P3;A4			P3-4;C1-2	P3-4;C1-2	
Food Stores	P	P1				P	
Lodging	A1;P2					P2	
Mobile, Manufactured and Modular Home Sales				P			
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	A1,2	C1,2			P2	P1,2	
Personal Services	P	P1,2				P1	
Pet Sales and Services	P	A1			P1	P	
Rental and Repair Services	P	P1			P1;C2	P1	
Sales of General Merchandise	P	P1				P1,2;C3,4	
Storage and Moving					C		
Wholesale Trade	P			P	P	P1	
INDUSTRIAL USE CATEGORY							
Basic Manufacturing				P			
Contractor Yards				P			
Food and Related Products	C1			P	P		
Industrial Services and Repair				P	P1,3,5;C2,4	C	
Intermediate Manufacturing and Intermediate/Final Assembly	C1,2			P	P	C1,2,4	
Motion Picture, Television and Radio Production Studios	P1;C2			P	P	P	
Off-site Hazardous Waste Treatment and Storage Facilities				C			
Printing, Publishing and Related Industries	P			P	P	P	
Recycling Processor				P			
Salvage Yards/Vehicle Storage				C			
Warehousing, Distribution and Freight Movement	C1,3,6			P1-8;C9	P1-8	C1-3,6,7	

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1 **18A.22.030 Density and Dimension.**
 2 **B. Table.**
 3 **2. Density and Dimension Table.**
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Density and Dimension	FREDERICKSON Urban Zone Classifications (Table 18A.22.030 B.2.-1)					
	Employment Centers, and Urban Districts and Other Zones					
	EC	Employment Center	MUD	Mixed Use District	ROC	Residential/Office-Civic
	ES	Employment Service	PR	Park and Recreation		
	EC	CE	ES	MUD	ROC	Reserved PR
Base Density (du/ac) (1)(11)				18	12	
Maximum Density (du/ac) (11)				25 (2)	18 (2)	
Minimum Density (du/ac) (3)				12	8	
Minimum Lot Size (sq ft)						
Average Lot Size (sq ft)						
Minimum Lot Width						
Minimum Setback, State Highways and Major Arterials (9)(13)	35'	20'	20' (37)	35'	35'	25'
Minimum Setback, Other Roads (9)(13)	25'	20'	15'	25'	25'	25'
Minimum Setback, Rear (13)	0' (4)	0' (4)	0' (4)	0' (4)	0' (4)	10'
Minimum Setback, Interior (13)	0' (4)	0' (4)	0' (4)	0' (4)	0' (4)	10'
Height	(38)	(38)	60'	60'	35'	60'
Maximum Gross Floor Area (sq ft)			60,000 (35)			
Note: All footnotes are described in Section 18A.22.030 B.3.						

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Chapter 18A.23

GIG HARBOR PENINSULA USE AND DENSITY AND DIMENSION TABLES

Sections:

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

18A.23.010 Urban Zone Classifications.

Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)					
	Urban Centers and Other Zones					
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	[Reserved] PR: Park and Recreation	
	CC	AC	NC		PR	
RESIDENTIAL USE CATEGORY						
Fraternity or Sorority House						
Group Home						
Mobile Home						
Mobile Home Park						
Multi-Family Housing	C	P1,2				
Nursing Homes						
Senior Housing						
Two-Family Housing	C	P				
Single-Family Detached Housing	C	P				
CIVIC USE CATEGORY						
Administrative Government Svcs.		P	P			
Day-Care Centers			C			
Community and Cultural Svcs.	C1-5	C1-5	C1,4			
Education			C1,2			
Health Services	P1		P1			
Postal Services		C1	P1			
Recreation, non-profit		P	P1,2,4		P1,2,4;C3	
Religious Assembly			C			
Public Safety Services	C1	C1	C1			
Transportation	P1;C2	P1;C2	P1			
UTILITIES USE CATEGORY						
Electrical Facilities	P	P	P			
Electrical Generation Facilities						
Natural Gas Facilities	P1,3;C2	P1,3	P1,3			
Organic Waste Processing Facilities						
Pipelines	P	P	P			
Sewage Collection Facilities	P	P	P			



Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Centers and Other Zones						
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	[Reserved] PR: Park and Recreation		
	CC	AC	NC		PR		
Sewage Treatment Facilities							
Stormwater Facilities	P	P	P				
Telecommunication Towers or Wireless Facilities	P1;C2-4	P1	P1				
Waste Disposal Facilities							
Waste Transfer Facilities	P1;C2	P1;C2	P1				
Water Supply Facilities	P1;C2A2;C3; PP2	P1;C2A2;C3; PP2	P1;C2A2;C3;P PP2		P1;A2;C3		
Utility or Public Maintenance Facilities	C	C	C				
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices	P	P	P				
Educational Services							
RESOURCE USE CATEGORY							
Agricultural Product Sales	P1,5						
Agricultural Supply Sales							
Agricultural Services							
Animal Production, Boarding and Slaughtering							
Crop Production							
Fish Processing, Hatcheries and Aquaculture		C					
Forestry							
Surface Mines							
COMMERCIAL USE CATEGORY							
Adult Business	C						
Amusement and Recreation	P1-6,8	P3,7	C3,6,7				
Billboards							
Building Materials and Garden Supplies	P1-4		P1-3				
Bulk Fuel Dealers	P						
Business Services	P						
Buy-Back Recycling Center							
Commercial Centers							
Eating and Drinking Establishments	P3-4;C1-2	P3-4	P3,4				
Food Stores	P	P1,2	P1,2				
Lodging	P2	C2					
Mobile, Manufactured and Modular Home Sales							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1	P8					
Personal Services	P		P				
Pet Sales and Services	P						



Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Centers and Other Zones						
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	[Reserved] PR: Park and Recreation		
	CC	AC	NC		PR		
Rental and Repair Services			P				
Sales of General Merchandise	P1-3	P1,2	P1,2				
Storage and Moving	C1-4						
Wholesale Trade	P						
INDUSTRIAL USE CATEGORY							
Basic Manufacturing							
Contractor Yards							
Food and Related Products							
Industrial Services and Repair							
Intermediate Manufacturing and Intermediate/Final Assembly	C	LTD					
Motion Picture, Television and Radio Production Studios							
Off-site Hazardous Waste Treatment and Storage Facilities							
Printing, Publishing and Related Industries							
Recycling Processor							
Salvage Yards/Vehicle Storage							
Warehousing, Distribution and Freight Movement							

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1 18A.23.020 Rural Zone Classifications.
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Use Categories and Use Types	GIG HARBOR PENINSULA Rural Zone Classifications (Table 18A.23.020)							
	Rural Centers			Rural Residential, and Resource Lands and Other Zones				
	RNC	Rural Neighborhood Center	R10	Rural 10				
	EPF-RAS	Essential Public Facility- Rural Airport South	Rsv5	Reserve 5				
EPF-RAN	Essential Public Facility- Rural Airport North	RSR	Rural Sensitive Resource					
		ARL	Agricultural Resource Lands					
		PR	Park and Recreation					
	RNC	EPF-RAS	EPF-RAN	R10	Rsv5	RSR	ARL	[Rsvd] PR
RESIDENTIAL USE CATEGORY								
Fraternity or Sorority House								
Group Home				C	C		C	
Mobile Home								
Mobile Home Park								
Multi-Family Housing								
Nursing Homes								
Senior Housing								
Two-Family Housing				P	P	P	P	
Single Family Detached Housing				P	P	P	P	
CIVIC USE CATEGORY								
Administrative Government Svs.								
Day-Care Centers	C			C1	C1	C1		
Community and Cultural Services	C1,4		C1	C1	C1,4			
Education Facilities				C1	C1	C1		
Health Services								
Postal Services	C1							
Recreation, non-profit	C1	PUD	P1;C2-4	P1;C2-4	P1;C2-4	P1;C2-4	P1,4	P1,2,4;C3
Religious Assembly	C1,2			C1,2	C	C1,2		
Public Safety Services	C1	PUD1	C1	C1	C1	C1		
Transportation	P1;C2	PUD	P1;C2,3	P1;C2,3	P1;C2	P1		
UTILITIES USE CATEGORY								
Telecommunication Towers or Wireless Facilities	P1	PUD1,2	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3	
Electrical Facilities	P	P	P	P	P	P	P	
Electrical Generation Facilities								
Natural Gas Facilities	P1	PUD	P1,2;C3,4	P1,2;C3,4	P1,2;C3,4	P1;C3	P1;C3,4	
Organic Waste Processing Facilities			C	C			C2	
Pipelines	P	P	P	P	P	P	P	
Sewage Collection Facilities	P*	P*	P*	P*	P*	P*		
Sewage Treatment Facilities								
Stormwater Facilities	P	P	P	P	P	P	P	
Waste Disposal Facilities				C1,2,3				
Waste Transfer Facilities	P1	PUD1	P1	P1;C2,4	P1;C2,4		P	
Water Supply Facilities	P1;A2;C3	PUD	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;C2A2;C3	P1;A2;C3
Utility or Public Maintenance Facilities		PUD	C	C	C		P1;C2	



Use Categories and Use Types	GIG HARBOR PENINSULA Rural Zone Classifications (Table 18A.23.020)							
	Rural Centers			Rural Residential, and Resource Lands and Other Zones				
	RNC	Rural Neighborhood Center	R10	Rural 10				
	EPF-RAS	Essential Public Facility- Rural Airport South	Rsv5	Reserve 5	RSR	Rural Sensitive Resource		
EPF-RAN	Essential Public Facility- Rural Airport North	ARL	Agricultural Resource Lands	PR	Park and Recreation			
	RNC	EPF-RAS	EPF-RAN	R10	Rsv5	RSR	ARL	PR PR
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]								
OFFICE/BUSINESS USE CATEGORY								
Administrative and Professional Offices								
Educational Services		PUD						
RESOURCE USE CATEGORY								
Agricultural Product Sales	P1		C	C1-3;P5	C1,5	C1,5	P1,5	
Agricultural Supply Sales			C1-4	C1-4			P1	
Agricultural Services			C	C	C	C	P	
Animal Production, Boarding and Slaughtering			P1	P1	P1	C1	P	
Crop Production	P1		P1	P1	P1	C1	P	
Fish Processing, Hatcheries and Aquaculture			C	C	C	C	P	
Forestry			P1	P1	P1	P1	P1	
Surface Mines			C	C			C	
COMMERCIAL USE CATEGORY								
Adult Business								
Amusement and Recreation			C5,6	C5-7				
Billboards								
Building Materials and Garden Supplies	P1		C5	C5				
Bulk Fuel Dealers								
Business Services								
Buy-Back Recycling Center								
Commercial Centers								
Eating and Drinking Establishments	P1	PUD3,4						
Food Stores	C1							
Lodging		PUD2	C1	C1				
Mobile, Manufactured and Modular Home Sales								
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service		PUD6,7						
Personal Services								
Storage								
Pet Sales and Services								
Rental and Repair Services								
Sales of General Merchandise	C1							
Storage and Moving								
Wholesale Trade								



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

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18A.23.030 Density and Dimension.

B. Tables.

2. Density and Dimension Tables.

Density and Dimension	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.030 B.2.-1)					
	Urban Centers and Other Zones					
	CC	Community Center	AC	Activity Center		
	NC	Neighborhood Center	PR	Park and Recreation		
	CC	AC	NC	[Reserved]	[Reserved] PR	
Base Density (du/ac) (1)(11)(12)	4	3.5				
Maximum Density (du/ac) (2)(11)(12)	12	3.5				
Minimum Density (du/ac) (12)						
Minimum Street Frontage						
Minimum Lot Size (sq ft)		6,000 per du res 15,000 non-res	15,000 non-res			
Average Lot Size (sq ft)						
Minimum Lot Width		50' per single-family residence or 100'	70'			



Density and Dimension	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.030 B.2.-1)				
	Urban Centers and Other Zones				
	CC NC	Community Center Neighborhood Center	AC PR	Activity Center Park and Recreation	
Minimum Setback, State Highways and Major Arterials (9)(13)(16)	20'	20'	20' (45)		25'
Minimum Setback, Other Roads (9)(13)(16)	20'	20'	20' (45)		25'
Minimum Setback, Rear (13)	20'	20'	25' (45)		10'
Minimum Setback, Interior (13)	5'	10'	10' (45)		10'
Height	35'	16'	35'		60'
Maximum Gross Floor Area (sq ft)	35,000	5,000 non-res			
Note: All footnotes are described in Section 18A.23.030 B.3.					

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Density and Dimension	GIG HARBOR PENINSULA Rural Zone Classifications (18A.23.030 B.2.-2)							
	Rural Residential, and Resource Lands and Other Zones					Rural Centers		
	R10 Rsv5 RSR ARL PR	Rural 10 Reserve 5 Rural Sensitive Resource Agricultural Resource Lands Park and Recreation				RNC EPF-RAS- EPF-RAN-	Rural Neighborhood Center Essential Public Facility- Rural Airport South Essential Public Facility- Rural Airport North	
	R10	Rsv5	RSR	ARL	PR	RNC	EPF-RAS	EPF-RAN
Base Density (du/ac) (1)(11)	0.1 (8)	0.2 (7)	0.1 (8)	0.1				0.1 (8)
Maximum Density (du/ac) (11)	0.2 (2)(8)	0.2 (7)	0.2 (8)	0.1				0.2 (2)(8)
Minimum Lot Dimension								
Minimum Lot Size	10 acres (8)		10 acres (8)	10 acres		5,000 sq. ft.	(42)	
Setback, State Highway and Major Arterials (9)(13)(16)	25'	25'	25'	25'	25'	10'	(42)	25'
Setback, Other Roads (9)(13)	25'	25'	25'	25'	25'	10'	(42)	25'
Setback, Rear (13)	50' (21)	10'	50' (21)	50' (21)	30'	0'	(42)	50' (21)
Setback, Interior (13)	50' (21)	5'	50' (21)	50' (21)	30'	0'	(42)	50' (21)
Height	40'	35'	40'	40'	40'	40'	(42)	40'
Note: All footnotes are described in Section 18A.23.030 B.3.								

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Chapter 18A.24

GRAHAM USE AND DENSITY AND DIMENSION TABLES

Sections:

- 18A.24.005 Applicability.
- 18A.24.010 Urban Zone Classifications.
- 18A.24.020 Rural Zone Classifications.
- 18A.24.030 Density and Dimension.

18A.24.010 Urban Zone Classifications.

Use Categories and Use Types	GRAHAM Urban Zone Classifications (Table 18A.24.010)					
	Urban Residential		Urban Districts		Urban Employment Centers and Other Zones	
	MHR: Moderate High Density Residential	SF: Single-Family	MUD: Mixed Use District	[Reserved]	CE: Community Employment	[Reserved] PR: Park and Recreation
	MHR	SF	MUD	[Rsvd]	CE	[Rsvd]PR
RESIDENTIAL USE CATEGORY						
Fraternity or Sorority House	C		C			
Group Home	P		P			
Mobile Home						
Mobile Home Park	P					
Multi-Family Housing	P1-4		P5			
Nursing Homes	P		P			
Senior Housing	P	P				
Two-Family Housing	P					
Single-Family Detached Housing	P	P				
CIVIC USE CATEGORY						
Administrative Government Svcs.			P		P	
Day-Care Centers	P1;C2	C1	P			
Community and Cultural Svcs.	C1	C1	P1-5;C6			
Education	P1,2;C3	P1,2	P1,2;C3			
Health Services			P			
Postal Services			P1;C2		P1	
Recreation, non-profit	P1,2,4	P1,2,4	P1,4		P1,4	P1,2,4;C3
Religious Assembly	P1;C2	P1	P		C	
Public Safety Services	C1	C1	P1;C2		P1;C2	
Transportation	P1,2	P1	P1,2;C3; PFP3		P1,2;C3; PFP3	
UTILITIES USE CATEGORY						
Electrical Facilities	P	P	P		P	
Electrical Generation Facilities						



Use Categories and Use Types	GRAHAM Urban Zone Classifications (Table 18A.24.010)					
	Urban Residential		Urban Districts		Urban Employment Centers and Other Zones	
	MHR: Moderate High Density Residential	SF: Single- Family	MUD: Mixed Use District	[Reserved]	CE: Community Employment	[Reserved] PR: Park and Recreation
	MHR	SF	MUD	[Rsvd]	CE	[Rsvd]PR
Natural Gas Facilities	P1;C3	P1;C3	P1,2;C3		P1-3;C4	
Organic Waste Processing Facilities						
Pipelines	C	C	C		C	
Sewage Collection Facilities	P	P	P		P	
Sewage Treatment Facilities						
Stormwater Facilities	P	P	P		P	
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1;PL2;C3		P1,2;PL3;C4	
Waste Disposal Facilities						
Waste Transfer Facilities	C1;PFP1	C1;PFP1	P1;C2;PFP2		P1;C2;PFP2	
Water Supply Facilities	P1;C2;A2;C3; PFP2	P1;C2;A2;C3; PFP2	P1;C2;A2;C3; PFP2		P1;C2;A2;C3;PFP2	P1;A2;C3
Utility or Public Maintenance Facilities	P1	P1	P1;C2,3; PFP2,3		P	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]						
OFFICE/BUSINESS USE CATEGORY						
Administrative and Professional Offices	P4		P		P	
Educational Services			P		P	
RESOURCE USE CATEGORY						
Agricultural Product Sales						
Agricultural Supply Sales			P1-3,5;C6		P5;C6	
Agricultural Services			P		P	
Animal Production, Boarding and Slaughtering					C2	
Crop Production			P2		P2	
Fish Processing, Hatcheries and Aquaculture		C			C	
Forestry		P3			P2	
Surface Mines			C1;PFP1		C1;PFP1	
COMMERCIAL USE CATEGORY						
Adult Business						
Amusement and Recreation			P1-5		P1,2,4,5	
Billboards						
Building Materials and Garden Supplies			P1-4		P1-4	
Bulk Fuel Dealers			C		C	
Business Services			P		P	
Buy-Back Recycling Center			P		P	
Commercial Centers			P1;C2			
Eating and Drinking Establishments			P		P	
Food Stores			P		P1	
Lodging			P2,5			



Use Categories and Use Types	GRAHAM Urban Zone Classifications (Table 18A.24.010)					
	Urban Residential		Urban Districts		Urban Employment Centers and Other Zones	
	MHR: Moderate High Density Residential	SF: Single- Family	MUD: Mixed Use District	[Reserved]	CE: Community Employment	[Reserved] PR: Park and Recreation
	MHR	SF	MUD	[Rsvd]	CE	[Rsvd]PR
Mobile, Manufactured and Modular Home Sales						
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service			P1,2;C3		P1,2;C3	
Personal Services			P		P	
Pet Sales and Services			P1		P1;C2	
Rental and Repair Services			P1;C2		P1;C2	
Sales of General Merchandise			P		P1	
Storage and Moving			C1-4		C1-4	
Wholesale Trade			P		P	
INDUSTRIAL USE CATEGORY						
Basic Manufacturing						
Contractor Yards			C1		P	
Food and Related Products			P1;C2		P1;C2	
Industrial Services and Repair			C5,6		P1,5	
Intermediate Manufacturing and Intermediate/Final Assembly			P1-5		P1,2;C3-5	
Motion Picture, Television and Radio Production Studios			P1;C2		P1;C2	
Off-site Hazardous Waste Treatment and Storage Facilities						
Printing, Publishing and Related Industries			P1		P1	
Recycling Processor						
Salvage Yards/Vehicle Storage					C	
Warehousing, Distribution and Freight Movement			C1,2		P1,2;C3	

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18A.24.020 Rural Zone Classifications.

Use Categories and Use Types	GRAHAM Rural Zone Classifications (Table 18A.24.020)					
	Rural Centers			Resource Lands and Other Zones		
	RAC	Rural Activity Center		FL	Forest Lands	
	RNC	Rural Neighborhood Center		ARL	Agricultural Resource Lands	
			PR	Park and Recreation		
RAC	RNC	[Reserved]	FL	ARL	[Reserved]PR	
RESIDENTIAL USE CATEGORY						
Fraternity or Sorority House						
Group Home	P	P				
Mobile Home				P		



Use Categories and Use Types	GRAHAM Rural Zone Classifications (Table 18A.24.020)					
	Rural Centers			Resource Lands and Other Zones		
	RAC	Rural Activity Center		FL	Forest Lands	
	RNC	Rural Neighborhood Center		ARL	Agricultural Resource Lands	
			PR	Park and Recreation		
	RAC	RNC	[Reserved]	FL	ARL	[Reserved]PR
Mobile Home Park						
Multi-Family Housing						
Nursing Homes	P	P				
Senior Housing						
Two-Family Housing						
Single Family Detached Housing				P	P	
CIVIC USE CATEGORY						
Administrative Government Svcs.	P					
Day-Care Centers	P1	P1				
Community and Cultural Services	P1;C4	P1;C4				
Education Facilities	A1;C2	A1				
Health Services	P1					
Postal Services	P1;C2	P1				
Recreation, non-profit	P1,4	P4;C1		P1,4	P4	P1,2,4;C3
Religious Assembly	P1;C2,3	P1;C2				
Public Safety Services	P1	P1		P1		
Transportation	P1;C3;PFP3	P1				
UTILITIES USE CATEGORY						
Electrical Facilities	P	P		P	P	
Electrical Generation Facilities						
Natural Gas Facilities	P1	P1		P1;C3	P1;C3	
Organic Waste Processing Facilities					C1,2;PFP1,2	
Pipelines	C	C		C	C	
Sewage Collection Facilities	P*	P*		P*	P*	
Sewage Treatment Facilities						
Stormwater Facilities	P	P		P	P	
Telecommunication Towers or Wireless Facilities	P1	P1		P1;PL2,3;C4	P1;PL2,3;C4	
Waste Disposal Facilities						
Waste Transfer Facilities	P1;C2;PFP2	P1;C2;PFP2				
Water Supply Facilities	P1;A2;C3	P1;A2;C3		P1;C2A2;C3;PFP1,2	P1;C2A2;C3;PFP1,2	P1;A2;C3
Utility or Public Maintenance Facilities	P1;C2;PFP2	P1;C2;PFP2		P1;C2,3;PFP2,3	P1;C2;PFP2	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]						
OFFICE/BUSINESS USE CATEGORY						
Administrative and Professional Offices	P1	P4				
Educational Services	P1,2	P1				



Use Categories and Use Types	GRAHAM Rural Zone Classifications (Table 18A.24.020)					
	Rural Centers			Resource Lands and Other Zones		
	RAC	Rural Activity Center		FL	Forest Lands	
	RNC	Rural Neighborhood Center		ARL	Agricultural Resource Lands	
			PR	Park and Recreation		
	RAC	RNC	[Reserved]	FL	ARL	[Reserved]PR
RESOURCE USE CATEGORY						
Agricultural Product Sales					P1,2	
Agricultural Supply Sales	P2;C3	P1;C2				
Agricultural Services	P	P			P	
Animal Production, Boarding and Slaughtering					P1;C2	
Crop Production	C2			P1	P	
Fish Processing, Hatcheries and Aquaculture				P	P	
Forestry				P1;C2	P1	
Surface Mines						
COMMERCIAL USE CATEGORY						
Adult Business						
Amusement and Recreation	P1-3,5	P1,5				
Billboards						
Building Materials and Garden Supplies	P1,2	P1				
Bulk Fuel Dealers						
Business Services	P1,2	P1				
Buy-Back Recycling Center						
Commercial Centers	P1					
Eating and Drinking Establishments	P	P1,3-5				
Food Stores	P1,2	P1				
Lodging	P2			C1		
Mobile, Manufactured and Modular Home Sales						
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2	P1				
Personal Services	P1,2	P1				
Pet Sales and Services	P1	P1				
Rental and Repair Services	P1					
Sales of General Merchandise	P1-3	P1				
Storage and Moving	C1,2	C1,2				
Wholesale Trade	P1					
INDUSTRIAL USE CATEGORY						
Basic Manufacturing						
Contractor Yards						
Food and Related Products	C1,2					
Industrial Services and Repair						
Intermediate Manufacturing and Intermediate/Final Assembly						



Use Categories and Use Types	GRAHAM Rural Zone Classifications (Table 18A.24.020)					
	Rural Centers			Resource Lands and Other Zones		
	RAC	Rural Activity Center		FL	Forest Lands	
	RNC	Rural Neighborhood Center		ARL	Agricultural Resource Lands	
	RAC	RNC	[Reserved]	FL	ARL	[Reserved]PR
Motion Picture, Television and Radio Production Studios	C1					
Off-site Hazardous Waste Treatment and Storage Facilities						
Printing, Publishing and Related Industries	P1	C1				
Recycling Processor						
Salvage Yards/Vehicle Storage						
Warehousing, Distribution and Freight Movement						

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Use Categories And Use Types	GRAHAM Rural Zone Classifications (Table 18A.24.020)					
	Rural Residential					
	R10	Rural 10		RF	Rural Farm	
	R20	Rural 20		Rsv5	Reserve 5	
	R10	R20	RSR	RF	Rsv5	[Reserved]
RSR	Rural Sensitive Resource					

UTILITIES USE CATEGORY

Water Supply Facilities	P1;C2A2;C3;PFP2	P1;C2A2;C3;PFP2	P1;C2A2;C3;PFP2	P1;C2A2;C3;PFP1,2	P1;C2A2;C3;PFP2	
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18A.24.030 Density and Dimension.
B. Tables.
2. Density and Dimension Tables.

Density and Dimension	GRAHAM Urban Zone Classifications (Table 18A.24.030 B.2.-1)					
	Urban Centers, and Districts and Other Zones			Urban Residential		
	CE	Community Employment		MHR	Moderate High Density Residential	
	MUD	Mixed Use District		SF	Single Family	
	CE	MUD	[Reserved]PR	MHR	SF	[Reserved]
Base Density (du/ac) (1)(11)(12)		10 (47)		10	4	
Maximum Density (du/ac) (2)(11)(12)		15 (47)		15	4	
Minimum Density (du/ac) (3)		4 (47)		4	4	
Average Lot Size (17)					7,000 sq ft	
Minimum Lot Size (8)(17)					5,000 sq ft	
Minimum Lot Width (39)					75'	

Density and Dimension	GRAHAM Urban Zone Classifications (Table 18A.24.030 B.2.-1)					
	Urban Centers, and Districts and Other Zones			Urban Residential		
	CE	Community Employment		MHR	Moderate High Density Residential	
	MUD	Mixed Use District		SF	Single Family	
	CE	MUD	[Reserved] PR	MHR	SF	[Reserved]
Minimum Setback, State Highways and Major Arterials (4)(9)(13)	25'	25'	25'	35'	35'	
Minimum Setback, Other Roads (4)(9)(13)	20'	20'	25'	35'	35'	
Minimum Front Setback (4)(13)	20'	20'	25'	35'	35' (28)	
Minimum Setback, Rear (4)(13)(39)	30'	30'	10'	30'	30'	
Minimum Setback, Interior (4)(13)(39)	0' (48)	0' (48)	10'	0' (48)	10'	
Maximum Height	60' (49)	60' (49)	60'	45' (49)	35'	
Note: All footnotes are described in Section 18A.24.030 B.3.						

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Density and Dimension	GRAHAM Rural Zone Classifications (Table 18A.24.030 B.2.-2)					
	Rural Centers			Resource Lands and Other Zones		
	RAC	Rural Activity Center		FL	Forest Lands	
	RNC	Rural Neighborhood Center		ARL	Agricultural Resource Lands	
	RAC	RNC	[Reserved]	FL	ARL	[Reserved]PR
Base Density (du/ac) (1)(11)(12)				0.0125	0.1	
Maximum Density (du/ac) (2)(11)(12)				0.0125	0.1	
Minimum Lot Size				80 acres	10 acres	
Minimum Lot Width (46)				600'	250'	
Minimum Setback, State Highway and Major Arterials (13)(21)	35'	35'		60'	60'	25'
Minimum Setback, Other Roads (9)(13)(21)	25'	25'		60'	60'	25'
Minimum Setback, Front (9)(13)(21)	25'	25'		60'	60'	25'
Minimum Setback, Rear (13)(21)	30'	30'		30'	30'	30'
Minimum Setback, Interior (13)(21)	0' (48)	0' (48)		30'	30'	30'
Maximum Height	45' (49)	45' (49)		35'	40'	40'
Note: All footnotes are described in Section 18A.24.030 B.3.						

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Chapter 18A.27

MID-COUNTY USE AND DENSITY AND DIMENSION TABLES

Sections:

- 18A.27.005 Applicability.
- 18A.27.010 Urban Zone Classifications.
- 18A.27.020 Rural Zone Classifications.
- 18A.27.030 Density and Dimension.

18A.27.010 Urban Zone Classifications.

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)							
	Urban Residential			Urban Centers		Employment Centers and Other Zones		
	RR: Residential Resource SF: Single Family			CC: Community Center NC: Neighborhood Center		CE: Community Employment PR: Park and Recreation		
	RR	[Rsvd]	SF	CC	NC	CE	[Rsvd]PR	
RESIDENTIAL USE CATEGORY								
Fraternity or Sorority House								
Group Home	C		C	C	C			
Mobile Home								
Mobile Home Park								
Multi-Family Housing				P	P1,3,5			
Nursing Homes				P	P			
Senior Housing				P	P			
Two-Family Housing				P	P			
Single-Family Detached Housing	P		P	P	P	(1)		
CIVIC USE CATEGORY								
Administrative Government Svcs.				P	P1,4	P		
Day-Care Centers	P1		P1	P	P	P		
Community and Cultural Svcs.				P1-5	P1,4			
Education	A1		A1	P	P			
Health Services				P1;C2	P1	P1;C2		
Postal Services				P1	P1	P2		
Recreation, non-profit	P1,2,4;C3; PPF3		P1,2,4;C3; PPF3	P1,2,4	P1,4	P	P1,2,4;C3	
Religious Assembly	P1;C2,3		P1;C2,3	P	P			
Public Safety Services	C1		C1	P1	P1	C2		
Transportation	P1		P1	P1,2;C3,4; PPF3,4	P1,2	P1,2;C3,4; PPF3,4		
UTILITIES USE CATEGORY								
Electrical Facilities	P		P	P	P	P		
Electrical Generation Facilities								



Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)						
	Urban Residential			Urban Centers		Employment Centers and Other Zones	
	RR: Residential Resource SF: Single Family			CC: Community Center NC: Neighborhood Center		CE: Community Employment PR: Park and Recreation	
	RR	[Rsvd]	SF	CC	NC	CE	[Rsvd]PR
Natural Gas Facilities	P1;C3		P1;C3	P1,2;C3	P1,2;C3	P1-3;C4	
Organic Waste Processing Facilities							
Pipelines	P		P	P	P	P	
Sewage Collection Facilities	P		P	P	P	P	
Sewage Treatment Facilities				C;PFP	C;PFP		
Stormwater Facilities	P		P	P	P	P	
Telecommunication Towers or Wireless Facilities	P1		P1	P1,2;C3	P1;PL2	P1,2;PL3;C4	
Waste Disposal Facilities							
Waste Transfer Facilities				P1;C2;PFP2	P1;C2;PFP2	P1	
Water Supply Facilities	P1;C2A2;C3; PFP2		P1;C2A2;C3; PFP2	P1;C2A2;C3; PFP2	P1;C2A2;C3;PFP2	P1;A2;C3	P1;A2;C3
Utility or Public Maintenance Facilities	P1		P1	P1;C2;PFP2	P1;C2;PFP2	P	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices				P1	P1,4	P	
Educational Services				P		P	
RESOURCE USE CATEGORY							
Agricultural Product Sales	P1,5		P1,5	P1,5	P1,5	P1,2,5	
Agricultural Supply Sales				P1	P1	P1,C2	
Agricultural Services				P	P	P	
Animal Production, Boarding and Slaughtering							
Crop Production	P1		P1	P1	P1	P2	
Fish Processing, Hatcheries and Aquaculture						C	
Forestry	P1		P1			P1,3;C2	
Surface Mines							
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation	C6		C6	P1-4;C8	P1;C2,3	P1,2,4,5	
Billboards							
Building Materials and Garden Supplies				P1-3;C4	P1,2;C3	P1,2;C5,6	
Bulk Fuel Dealers							
Business Services				P1,2;C3	P1;C2	P	
Buy-Back Recycling Center				P		P	
Commercial Centers				C			
Eating and Drinking Establishments				P1-4;C5	P1,3;C2	P1,3-4	
Food Stores				P	P1,2		
Lodging				P2			



Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)						
	Urban Residential			Urban Centers		Employment Centers and Other Zones	
	RR: Residential Resource SF: Single Family			CC: Community Center NC: Neighborhood Center		CE: Community Employment PR: Park and Recreation	
	RR	[Rsvd]	SF	CC	NC	CE	[Rsvd]PR
Mobile, Manufactured and Modular Home Sales							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service				P1,2	P1,2	P1,2,5	
Personal Services				P1,2;C3	P1;C2-3	P	
Pet Sales and Services				P1;C2	P1	P1	
Rental and Repair Services				P	P1	P1;C2	
Sales of General Merchandise				P	P1,2;C3		
Storage and Moving						P4,5	
Wholesale Trade				P1;C2		P	
INDUSTRIAL USE CATEGORY							
Basic Manufacturing							
Contractor Yards						P	
Food and Related Products						P1-6;C7	
Industrial Services and Repair						P1,3,5;C2,4	
Intermediate Manufacturing and Intermediate/Final Assembly				C1-5		P1-5;C6	
Motion Picture, Television and Radio Production Studios				P1		P	
Off-Site Hazardous Waste Treatment and Storage Facilities							
Printing, Publishing and Related Industries				P1		P	
Recycling Processor							
Salvage Yards/Vehicle Storage						P1;C3,4	
Warehousing, Distribution and Freight Movement						P1-7;C8	

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18A.27.020 Rural Zone Classifications.

Use Categories and Use Types	MID-COUNTY Rural Zone Classifications (Table 18A.27.020)					
	Rural Centers		Resource Lands and Other Zones		Rural Residential	
	RNC Rural Neighborhood Center		ARL Agricultural Resource Lands PR Park and Recreation		RSep Rural Separator	
	RNC	[Rsvd]	ARL	[Rsvd]PR	RSep	[Rsvd]
RESIDENTIAL USE CATEGORY						



Use Categories and Use Types	MID-COUNTY Rural Zone Classifications (Table 18A.27.020)					
	Rural Centers		Resource Lands and Other Zones		Rural Residential	
	RNC Rural Neighborhood Center		ARL Agricultural Resource Lands PR Park and Recreation		RSep Rural Separator	
	RNC	[Rsvd]	ARL	[Rsvd]PR	RSep	[Rsvd]
Fraternity or Sorority House						
Group Home	C		C		C	
Mobile Home						
Mobile Home Park						
Multi-Family Housing						
Nursing Homes	P					
Senior Housing	P					
Two-Family Housing	P					
Single Family Detached Housing	P		P		P	
CIVIC USE CATEGORY						
Administrative Government Svcs.	P					
Day-Care Centers	P				P1	
Community and Cultural Services	P1,4				P1	
Education Facilities	A1,2;C3				A1;A2*	
Health Services						
Postal Services	P1					
Recreation, non-profit	P1,4		P1,4	P1,2,4;C3	P1,2,4;C3; PFP3	
Religious Assembly	P				(3)P1;C2-3	
Public Safety Services	P1				P1	
Transportation	P1,2;C3,4; PFP3,4				P1	
UTILITIES USE CATEGORY						
Telecommunication Towers or Wireless Facilities	P1;PL2		P1;C2		P1;C2	
Electrical Facilities	P		P		P	
Electrical Generation Facilities					C	
Natural Gas Facilities	P1,2;C3		P1;C3,4		P1;C3	
Organic Waste Processing Facilities			P2;PFP1,2,3			
Pipelines	P		P		P	
Sewage Collection Facilities						
Sewage Treatment Facilities						
Stormwater Facilities	P		P		P	
Waste Disposal Facilities			C1-3 PFP1-3			
Waste Transfer Facilities			P1			
Water Supply Facilities	P1;C2A2;C3;P FP2		P1;C2A2;C3;P FP2	P1;A2;C3	P1;C2A2;C3;P FP2	
Utility or Public Maintenance Facilities	P					
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]						
OFFICE/BUSINESS USE CATEGORY						



Use Categories and Use Types	MID-COUNTY Rural Zone Classifications (Table 18A.27.020)					
	Rural Centers		Resource Lands and Other Zones		Rural Residential	
	RNC Rural Neighborhood Center		ARL Agricultural Resource Lands PR Park and Recreation		RSep Rural Separator	
	RNC	[Rsvd]	ARL	[Rsvd]PR	RSep	[Rsvd]
Administrative and Professional Offices	P1;C4					
Educational Services					C1,3	
RESOURCE USE CATEGORY						
Agricultural Product Sales	P1,5		P		P	
Agricultural Supply Sales	P1		P1		P1	
Agricultural Services	P		P		P	
Animal Production, Boarding and Slaughtering			P		P1;C2	
Crop Production	P1		P		P1,3;C2	
Fish Processing, Hatcheries and Aquaculture			P		P	
Forestry	P1;C2		P1,3		P1,3	
Surface Mines	C		C		C	
COMMERCIAL USE CATEGORY						
Adult Business						
Amusement and Recreation	P1,5				C6	
Billboards						
Building Materials and Garden Supplies	P1,2,5				P1	
Bulk Fuel Dealers	C					
Business Services						
Buy-Back Recycling Center	P					
Commercial Centers						
Eating and Drinking Establishments	P1,3;C4				(2)C1-3	
Food Stores	P1				(2)C1	
Lodging					C1	
Mobile, Manufactured and Modular Home Sales					(1)	
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2				(1)	
Personal Services	P1;C2					
Pet Sales and Services	P1					
Rental and Repair Services	P1				(1)	
Sales of General Merchandise	P1					
Storage and Moving	C1				(1)	
Wholesale Trade						
INDUSTRIAL USE CATEGORY						
Basic Manufacturing						
Contractor Yards					A*	
Food and Related Products						
Industrial Services and Repair						



Use Categories and Use Types	MID-COUNTY Rural Zone Classifications (Table 18A.27.020)					
	Rural Centers		Resource Lands and Other Zones		Rural Residential	
	RNC Rural Neighborhood Center		ARL Agricultural Resource Lands PR Park and Recreation		RSep Rural Separator	
	RNC	[Rsvd]	ARL	[Rsvd]PR	RSep	[Rsvd]
Intermediate Manufacturing and Intermediate/Final Assembly						
Motion Picture, Television and Radio Production Studios						
Off-site Hazardous Waste Treatment and Storage Facilities						
Printing, Publishing and Related Industries						
Recycling Processor						
Salvage Yards/Vehicle Storage						
Warehousing, Distribution and Freight Movement						

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18A.27.030 Density and Dimension.
B. Tables.
2. Density and Dimension Tables.

Density and Dimension	MID-COUNTY Urban Zone Classifications (Table 18A.27.030 B.2-1)					
	Employment Centers, and Urban Centers and Other Zones					
	CE Community Employment NC Neighborhood Center CC Community Center PR Park and Recreation					
	CE	[Rsvd]	CC	[Rsvd]	NC	[Rsvd]PR
Base Density (du/ac) (1)(11)(12)			14		12	
Maximum Density (du/ac) (11)(12)			22 (2)		16 (2)	
Minimum Density (du/ac) (3)(12)			10		8	
Minimum Street Frontage						
Minimum Lot Size (sq ft)						
Average Lot Size (sq ft)						
Minimum Lot Width						
Minimum Setback, State Highways and Major Arterials (5)(9)(13)	20' (37)		0'		0'	25'



Density and Dimension	MID-COUNTY Urban Zone Classifications (Table 18A.27.030 B.2-1)					
	Employment Centers, and Urban Centers and Other Zones					
	CE	Community Employment				
	NC	Neighborhood Center				
	CC	Community Center				
	PR	Park and Recreation				
	CE	[Rsvd]	CC	[Rsvd]	NC	[Rsvd]PR
Minimum Setback, Other Roads (5)(9)(13)	15'		0'		0'	25'
Minimum Setback, Rear (5)(13)	0' (4)		0' (4)		0' (4)	10'
Minimum Setback, Interior (5)(13)	0' (4)		0' (4)		0' (4)	10'
Height			70'		60'	60'
Note: All footnotes are described in Section 18A.27.030 B.3.						

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Density and Dimension	MID-COUNTY Rural Zone Classifications (Table 18A.27.030 B.2.-2)					
	Rural Centers		Resource Lands and Other Zones		Rural Residential	
	RNC: Rural Neighborhood Center		ARL: Agricultural Resource Lands PR: Park and Recreation		RSep: Rural Separator	
	RNC	[Rsvd]	ARL	[Rsvd]PR	RSep	[Rsvd]
Base Density (du/ac) (1)(11)(12)	(6)		0.1		0.2	
Maximum Density (du/ac) (11)(12)	(6)		0.1		0.4 (2)	
Minimum Lot Dimension					60'	
Minimum Lot Size (acres)			10		2.5 (8)	
Setback, State Highway and Major Arterials (9)	25'		25'	25'	25'	
Setback, Other Roads (9)	15'		25'	25'	25'	
Setback, Rear (13)	0' (5)		30'	30'	30'	
Setback, Interior (13)	0' (5)		30'	30'	10'	
Height	40'		40'	40'	40'	
Note: All footnotes are described in Section 18A.27.030 B.3.						

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Chapter 18A.28

PARKLAND-SPANAWAY-MIDLAND
USE AND DENSITY AND DIMENSION TABLES

Sections:

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

18A.28.010 Urban Zone Classifications.

PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)							
Use Categories and Use Types	Urban Residential						
	MHR: Moderate- High Density Residential	MSF: Moderate Density Single- Family	SF: Single- Family	RR: Residential Resource	HSF: High Density Single- Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
UTILITIES USE CATEGORY							
Water Supply Facilities	P1;C2A2;C3; PFP2	P1;C2A2;C3; PFP2	P1;C2A2;C3; PFP2	P1;C2A2;C3; PFP2	P1;A2;C3		

PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)							
Use Categories and Use Types	Urban Districts and Other Zones						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office- Residential Mixed Use District	[Reserved]	ROC: Residential/ Office-Civic	[Reserved]	[Reserved] PR: Park and Recreation
	MUD	CMUD	OMUD		ROC		PR
RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House							
Group Home	C				C		
Mobile Home							
Mobile Home Park	P		P		P		
Multi-Family Housing	P	P5	P		PA		
Nursing Homes					PA		
Senior Housing					PA		
Two-Family Housing	P		P		PA		
Single-Family Detached Housing	P		P		P		
CIVIC USE CATEGORY							
Administrative Government Svcs.	P	P	P		P		



Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Districts and Other Zones						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office- Residential Mixed Use District	[Reserved]	ROC: Residential/ Office-Civic	[Reserved]	[Reserved] PR: Park and Recreation
	MUD	CMUD	OMUD		ROC		PR
Day-Care Centers	P	P	P		P		
Community and Cultural Svcs.	P1-5	P1-5	P1-5		P1-5		
Education	P1;A2;C3	P1;A2;C3	P1;A2;C3		P1;A2;C3		
Health Services	P1	P1	P1;C2		P1		
Postal Services	P1;C2	P1;C2	P1		P1		
Recreation, non-profit	P	P	P1,2,4		P1,2,4		P1,2,4;C3
Religious Assembly	P1,2	P1,2	P1,2		P1;C2,3		
Public Safety Services	P1;C2,3	P1;C2,3	P1		C1		
Transportation	P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4	P1,2		P1,2		
UTILITIES USE CATEGORY							
Electrical Facilities	P	P	P		P		
Electrical Generation Facilities							
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1,2;C3		P1,2;C3		
Organic Waste Processing Facilities							
Pipelines	P	P	P		P		
Sewage Collection Facilities	P	P	P		P		
Sewage Treatment Facilities	C;PFP	C;PFP	C;PFP		C;PFP		
Stormwater Facilities	P	P	P		P		
Telecommunication Towers or Wireless Facilities	P1;PL2;C3	P1;PL2;C3	P1;PL2;C3		P1;PL2;C3		
Waste Disposal Facilities							
Waste Transfer Facilities	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2		P1;C2;PFP2		
Water Supply Facilities	P1;C2;A2;C3; PFP2	P1;C2;A2;C3; PFP2	P1;C2;A2;C3; PFP2		P1;C2;A2;C3; PFP2		P1;A2;C3
Utility or Public Maintenance Facilities	P1;C2,3; PFP2,3	P1;C2,3; PFP2,3	P1;C2;PFP2		P1;C2;PFP2		
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices	P1,2,4	P1,2,4	P1,2,4		P1,4		
Educational Services	P	P	P		P		
RESOURCE USE CATEGORY							
Agricultural Product Sales	P	P	P1,5		P1,5		
Agricultural Supply Sales	P	P					
Agricultural Services		P					
Animal Production, Boarding and Slaughtering							
Crop Production							
Fish Processing, Hatcheries and Aquaculture							
Forestry							
Surface Mines							



Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Districts and Other Zones						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office- Residential Mixed Use District	[Reserved]	ROC: Residential/ Office-Civic	[Reserved]	[Reserved] PR: Park and Recreation
	MUD	CMUD	OMUD		ROC		PR
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation	P1-4;C7,8	P1-4;C7,8	P1;A2,3		P1;A2,3		
Billboards	A	A					
Building Materials and Garden Supplies	P1-5;C6	P1-5;C6					
Bulk Fuel Dealers		P					
Business Services	P	P	P		P1,2		
Buy-Back Recycling Center		P					
Commercial Centers	P1;C2	P1;C2	P1;C2				
Eating and Drinking Establishments	P1-4;C5	P1-4;C5	P1-4		P1-4		
Food Stores	P	P	P1		P1		
Lodging	P1,2	P1,2					
Mobile, Manufactured and Modular Home Sales		P					
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P	P	P1		P1		
Personal Services	P	P	P1		P1		
Pet Sales and Services	P	P	P1;A2				
Rental and Repair Services	P	P	P				
Sales of General Merchandise	P	P	P1,2		P1		
Storage and Moving	P1-4	P1-4			C1-4		
Wholesale Trade		P1					
INDUSTRIAL USE CATEGORY							
Basic Manufacturing							
Contractor Yards	P1	P1					
Food and Related Products	C1,2	C1-3					
Industrial Services and Repair	C5	C5					
Intermediate Manufacturing and Intermediate/Final Assembly	C1,2	C1-4					
Motion Picture, Television and Radio Production Studios	P1;C2	P1;C2					
Off-site Hazardous Waste Treatment and Storage Facilities							
Printing, Publishing and Related Industries		P	P				
Recycling Processor							
Salvage Yards/Vehicle Storage		P1;C2,3,4					
Warehousing, Distribution and Freight Movement	C1,3	C1,3					

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Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research-Office	[Reserved]
	CC	AC	NC		CE	RO	
RESIDENTIAL USE CATEGORY							
Multi-Family Housing	P5	P5	PA1,2,5				
Nursing Homes	P	P	PA				
Senior Housing	P	P	PA				
Two-Family Housing	P	P	PA				
Single-Family Detached Housing	P		P				
UTILITIES USE CATEGORY							
Water Supply Facilities	P1;C2A2;C3; PFP2	P1;C2A2;C3; PFP2	P1;C2A2;C3; PFP2		P1;C2A2;C3 ;PFP2	P1;C2A2;C3 ;PFP2	
COMMERCIAL USE CATEGORY							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2;A3	P1;A2	P1;A2;C3		P1,2,4		

18A.28.030 Density and Dimension.

B. Table.

2. Density and Dimension Table.

Density and Dimension	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.030 B.2.-1)					
	Employment Centers			Urban Centers		
	CE	Community Employment	RO	Research-Office	CC	Community Center
	AC	Activity Center	NC	Neighborhood Center	AC	Activity Center
	CE	RO	CC	AC	NC (10)	[Reserved]
Base Density (du/ac) (1)(11)(12)			20	20	8	
Maximum Density (du/ac) (2)(11)(12)			25	25 (43)	16	
Minimum Density (du/ac) (3)(12)			8	8	4	
Minimum Street Frontage						
Minimum Lot Size (sq ft)						
Average Lot Size (sq ft)						
Minimum Lot Width						
Minimum Setback, State Highways and Major Arterials (9)(13)	35'	35'	0' (9)	25'	25'	
Minimum Setback, Other Roads (9)(13)(16)	25'	25'	0' (4)	25'	25'	
Minimum Setback, Rear (13)	0' (4)	0'	0' (4)	0' (4)	0' (4)	
Minimum Setback, Interior (13)	0' (4)	0'	0' (4)	0' (4)	0' (4)	
Height	60'	60'	60'	60'	60'	
Note: All footnotes are described in Section 18A.28.030 B.3.						



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Density and Dimension	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.030 B.2.-1)						
	Urban Districts and Other Zones						
	MUD	Mixed Use District			ROC	Residential/Office-Civic	
	CMUD	Commercial Mixed Use District			PR	Park and Recreation	
OMUD	Office-Residential Mixed Use District						
	MUD	CMUD	OMUD	ROC (10)	[Rsvd]	[Rsvd]	[Rsvd]PR
Base Density (du/ac) (1)(11)(12)	20	12	12	12			
Maximum Density (du/ac) (2)(11)(12)	25	25	25	25			
Minimum Density (du/ac) (3)(12)	12	8	8	8			
Average Lot Size (sq ft)							
Minimum Lot Size (sq ft)							
Minimum Lot Width							
Minimum Setback, State Highways and Major Arterials (13)(9)	25'	25'	25'	25'			25'
Minimum Setback, Other Roads (9)(13)	25'	25'	25'	25'			25'
Minimum Setback, Rear (13)	0' (4)	0' (4)	0' (4)	0' (4)			10'
Minimum Setback, Interior (13)	0' (4)	0' (4)	0' (4)	0' (4)			10'
Height	60'	60'	35'	35'			60'
Note: All footnotes are described in Section 18A.28.030 B.3.							

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

(10) **Residential Uses.** Residential uses in the ROC and NC zone classifications within the Parkland-Spanaway-Midland Communities Plan area are allowed only as a component of a mixed use development and shall not be permitted as a stand-alone use.

(43) **Mixed Use Buildings.**

(a) Within the South Hill Community Plan area, the maximum density may be increased to 60 dwelling units per acre when commercial, civic, or office/business uses occupy the entire first floor or street level floor of all buildings adjacent to a public roadway classified as an arterial pursuant to 12.03.040 B.1., 2., or 3., or a private roadway which is constructed to meet the requirements of 18J.50.040 F.2.b. and connects at both ends to a public roadway classified as an arterial pursuant to 12.03.040 B.1., 2., or 3.

(b) Within the Parkland-Spanaway-Midland Communities Plan area, the maximum density may be exceeded within a mixed use building commensurate with height allowances within the zone classification.



Chapter 18A.29

SOUTH HILL USE AND DENSITY AND DIMENSION TABLES

Sections:

- 18A.29.005 Applicability.
- 18A.29.010 Urban Zone Classifications.
- 18A.29.030 Density and Dimension.

18A.29.010 Urban Zone Classifications.

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	EC: Employment Center	[Reserved]
	MHR	MSF	RR	HSF		EC	
UTILITIES USE CATEGORY							
Water Supply Facilities	P1;C2A2;C3; PP2	P1;C2A2;C3; PP2	P1;C2A2;C3; PP2	P1;C2A2;C3;PF P2		P1;A2;C3	

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Districts and Other Zones						
	MUD: Mixed Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	[Reserved] PR: Park and Recreation
	MUD	HRD	ROC				PR

RESIDENTIAL USE CATEGORY							
Fraternity or Sorority House							
Group Home		C					
Mobile Home							
Mobile Home Park		C					
Multi-Family Housing	P	P	P5				
Nursing Homes		P					
Senior Housing		P	P				
Two-Family Housing		P	P				
Single-Family Detached Housing		P	P				

CIVIC USE CATEGORY							
Administrative Government Svcs.	P						
Day-Care Centers	P	P	P				
Community and Cultural Svcs.	P1-5	P1,2	P1,2;C4,5				



Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Districts and Other Zones						
	MUD: Mixed Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	[Reserved] PR: Park and Recreation
MUD	HRD	ROC				PR	
Education	P1,2;C3	P1,2;C3					
Health Services	P1;C2		P1				
Postal Services	P		P1				
Recreation, non-profit	P	P1,2,4	P1,4				P1,2,4;C3
Religious Assembly	P	P1;C2,3	P1;C2,3				
Public Safety Services	P1,2;C3	C1	C1				
Transportation	P1,2;C3,4; PFP3,4	P1;C2	P1				
UTILITIES USE CATEGORY							
Electrical Facilities	P	P	P				
Electrical Generation Facilities							
Natural Gas Facilities	P1;C3	P1;C3	P1;C3				
Organic Waste Processing Facilities							
Pipelines	P	P	P				
Sewage Collection Facilities	P	P	P				
Sewage Treatment Facilities	C;PFP	C;PFP	C;PFP				
Stormwater Facilities	P	P	P				
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1;C2				
Waste Disposal Facilities							
Waste Transfer Facilities		P1;C2;PFP2	P1;C2;PFP2				
Water Supply Facilities	P1;C2A2;C3; PFP2	P1;C2A2;C3; PFP2	P1;C2A2;C3; PFP2				P1;A2;C3
Utility or Public Maintenance Facilities	P1;C2,3	P1;C2,3	P1;C2,3				
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY							
Administrative and Professional Offices	P	P1	P1,4				
Educational Services	P						
RESOURCE USE CATEGORY							
Agricultural Product Sales	P	P5	P5				
Agricultural Supply Sales	P						
Agricultural Services	P						
Animal Production, Boarding and Slaughtering							
Crop Production							
Fish Processing, Hatcheries and Aquaculture							
Forestry	P1	P1	P1				
Surface Mines							
COMMERCIAL USE CATEGORY							
Adult Business							
Amusement and Recreation	P						
Billboards							



Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Districts and Other Zones						
	MUD: Mixed Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	[Reserved] PR: Park and Recreation
	MUD	HRD	ROC				PR
Building Materials and Garden Supplies	P						
Bulk Fuel Dealers	P2						
Business Services	P		P1				
Buy-Back Recycling Center							
Commercial Centers	C						
Eating and Drinking Establishments	P	P1-4	P1;C3				
Food Stores	P	P1	C1				
Lodging	C1;P2						
Mobile, Manufactured and Modular Home Sales							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1-4						
Personal Services	P	P1	P1				
Pet Sales and Services	P		C1				
Rental and Repair Services	P						
Sales of General Merchandise	P		C1				
Storage and Moving	P3		C3				
Wholesale Trade	P						
INDUSTRIAL USE CATEGORY							
Basic Manufacturing							
Contractor Yards							
Food and Related Products	C2						
Industrial Services and Repair							
Intermediate Manufacturing and Intermediate/Final Assembly	P1						
Motion Picture, Television and Radio Production Studios	P						
Off-site Hazardous Waste Treatment and Storage Facilities							
Printing, Publishing and Related Industries	P1						
Recycling Processor							
Salvage Yards/Vehicle Storage							
Warehousing, Distribution and Freight Movement							

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Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Centers						
	[Reserved]	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
		CC	AC	NC	UV		
UTILITIES USE CATEGORY							
Water Supply Facilities		P1;C2A2;C3;PFP2	P1;C2A2;C3;PFP2	P1;C2A2;C3;PFP2			

18A.29.030 Density and Dimension.

B. Tables.

2. Density and Dimension Table.

Density and Dimension	SOUTH HILL Urban Zone Classifications (Table 18A.29.030 B.2.-1)					
	Urban Districts (18) and Other Zones					
	MUD	ROC	HRD	[Reserved]	[Reserved]	[Reserved]
	MUD	ROC	HRD	[Reserved]	[Reserved]	[Reserved] PR
Base Density (du/ac) (1)(11)	15	10	12			
Maximum Density (du/ac) (2)(11)	20	12 (30)	16			
Minimum Density (du/ac) (3)	8	6	6			
Average Lot Size (sq ft)						
Minimum Lot Size (sq ft)						
Minimum Setback, State Highways and Major Arterials (9)(13)	25'	25'	25'			25'
Minimum Setback, Other Roads (9)(13)	25'	25'	25'			25'
Minimum Setback, Rear (13)	0' (4)	10'	0' (4)			10'
Minimum Setback, Interior (13)	0' (4)	5'	0' (4)			10'
Height (27)	60'	35' (32)	40' (32)			60'
Note: All footnotes are described in Section 18A.29.030 B.3.						

3. Footnotes to Table. This subsection pertains to the parenthetical numbers in Table 18A.29.030 B.2.-1.

(43) Mixed Use Buildings.

- (a) Within the South Hill Community Plan area, the maximum density may be increased to 60 dwelling units per acre when commercial, civic, or office/business uses occupy the entire first floor or street level floor of all buildings adjacent to a public roadway classified as an arterial pursuant to 12.03.040 B.1., 2., or 3., or a private roadway which is constructed to meet the requirements of 18J.50.040 H.2.b, 18J.50.040 F.2.b and



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connects at both ends to a public roadway classified as an arterial pursuant to 12.03.040 B.1., 2., or 3.

- (b) Within the Parkland-Spanaway-Midland Communities Plan area, the maximum density may be exceeded within a mixed use building commensurate with height allowances within the zone classification.



Chapter 18A.31

UPPER NISQUALLY USE AND DENSITY AND DIMENSION TABLES

Sections:

- 18A.31.005 Applicability.
- 18A.31.020 Rural Zone Classifications.
- 18A.31.030 Density and Dimension.

18A.31.020 Rural Zone Classifications.

Use Categories and Use Types	UPPER NISQUALLY Rural Zone Classifications (Table 18A.31.020)									
	VC	Village Center	R10	Rural 10	FL	Forest Land	ARL	Agricultural Resource Lands	PR	Park and Recreation
	TC	Tourist Commercial	R20	Rural 20						
	VR	Village Residential	R40	Rural 40						
	VC	TC	VR	R10	R20	R40	FL	ARL	[Rsvd]PR	
RESIDENTIAL USE CATEGORY										
Fraternity or Sorority House										
Group Home			C	C	C	C	C	C		
Mobile Home			P	P	P	P	P	P		
Mobile Home Park	C									
Multi-Family Housing	P									
Nursing Homes	P									
Senior Housing	P		P							
Two-Family Housing	P	P	P	P	P	P	P	P		
Single Family Detached Housing	P	P	P	P	P	P	P	P		
CIVIC USE CATEGORY										
Administrative Government Svcs.	P									
Day-Care Centers	P		A1	P1;C2	P1;C2	P1;C2				
Community and Cultural Services	P1-5	P1,2;C3-6		P1;C2,4,5	P1;C2,4,5	P1;C2,4,5				
Education Facilities	A1,2		A1,2	A1;2	A1,2	A1,2				
Health Services	P1									
Postal Services	P1									
Recreation, non-profit	P1,2,4		P1,2,4;C3	P1,2,4;C3; PFP3	P1,2,4;C3; PFP3	P1,2,4; C3;PFP3	P	P1,4	P1,2,4;C3	
Religious Assembly	P		P1,2	P1;C2,3	P1;C2,3	P1;C2,3				
Public Safety Services	P1		P1	P1	P1	P1	P1			
Transportation	P1,2;C3,4; PFP3,4		P1;A2; PFP2	P1;C2-4; PFP2-4	P1;C2-4; PFP2-4	P1;C2-4; PFP2-4	C3,4; PFP3,4			
UTILITIES USE CATEGORY										
Telecommunication Towers or Wireless Facilities	P1;C2		P1;C2	P1;PL2;C3	P1;PL2; C3	P1;PL2;C3	P1-3;C4	P1;C2,3		
Electrical Facilities	P		P	P	P	P	P	P		
Electrical Generation Facilities				C	C	C	C			
Natural Gas Facilities	P1,2;C3			P1;C3,4	P1;C3,4	P1;C3,4	P1;C3,4	P1;C3,4		
Organic Waste Processing Facilities				C1,2; PFP1-3	C1,2; PFP1-3	C1,2; PFP1-3	C1,2; PFP1-3	P2; PFP1-3		
Pipelines	P		P	P	P	P	P	P		
Sewage Collection Facilities	P*		P*	P*	P*	P*	P*			



Use Categories and Use Types	UPPER NISQUALLY Rural Zone Classifications (Table 18A.31.020)									
	VC	Village Center			R10	Rural 10		FL	Forest Land	
	TC	Tourist Commercial			R20	Rural 20		ARL	Agricultural Resource Lands	
	VR	Village Residential			R40	Rural 40		PR	Park and Recreation	
	VC	TC	VR	R10	R20	R40	FL	ARL	[Rsvd]PR	
Sewage Treatment Facilities										
Stormwater Facilities	P	P	P	P	P	P	P	P		
Waste Disposal Facilities				C1-3,5; PFP1,2,3, 5	C1-3,5; PFP1-3,5	C1-3,5; PFP1-3,5	C1-3,5; PFP1-3,5	C1-3,5; PFP1-3,5		
Waste Transfer Facilities	P1;C2; PFP2,4		P1;C2; PFP2	P1;C2,4; PFP2,4	P1;C2,4; PFP2,4	P1;C2,4; PFP2,4	P1;C2,4; PFP2,4			
Water Supply Facilities	P1;C2A2; C3;PFP2	P1;C2A2; C3;PFP2	P1;C2A2; C3;PFP2	P1;C2A2; C3;PFP2	P1;C2A2; C3;PFP2	P1;C2A2; C3;PFP2	P1;C2A2; C3;PFP2	P1;C2A2; C3;PFP2	P1;A2;C3	
Utility or Public Maintenance Facilities	P		P	P1;C2,3; PFP2,3	P1;C2,3; PFP2,3	P1;C2,3; PFP2,3	P1;C2,3; PFP2,3			
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]										
OFFICE/BUSINESS USE CATEGORY										
Administrative and Professional Offices	P4									
Educational Services	A									
RESOURCE USE CATEGORY										
Agricultural Product Sales	P1,5			P1,5	P1,5	P1,5	P1,5	P1,5		
Agricultural Supply Sales	P1-4									
Agricultural Services				C	C	C		P		
Animal Production, Boarding and Slaughtering			P1	P1;C2	P1;C2	P1;C2		P		
Crop Production				P1;C2	P1;C2	P1;C2	P1	P		
Fish Processing, Hatcheries and Aquaculture				P	P	P	P	P		
Forestry				P1	P1	P1	P1;C2	P1		
Surface Mines				C;PFP	C;PFP	C;PFP	C;PFP	C;PFP		
COMMERCIAL USE CATEGORY										
Adult Business										
Amusement and Recreation	P1,5;C2,3	P1,5		C6-7	C6-7	C6-7				
Billboards										
Building Materials and Garden Supplies	P1,2									
Bulk Fuel Dealers	C									
Business Services	P									
Buy-Back Recycling Center	P									
Commercial Centers										
Eating and Drinking Establishments	P3,4	P3,4								
Food Stores	P1,2									
Lodging	P2;A4;C5	P2;A4;C5		C1	C1	C1	C1			
Mobile, Manufactured and Modular Home Sales										
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2									
Personal Services	P1									
Storage										
Pet Sales and Services	C1									



Use Categories and Use Types	UPPER NISQUALLY Rural Zone Classifications (Table 18A.31.020)								
	VC	Village Center		R10	Rural 10		FL	Forest Land	
	TC	Tourist Commercial		R20	Rural 20		ARL	Agricultural Resource Lands	
	VR	Village Residential		R40	Rural 40		PR	Park and Recreation	
	VC	TC	VR	R10	R20	R40	FL	ARL	Rsvd PR
Rental and Repair Services	P1								
Sales of General Merchandise	P1	P1							
Storage and Moving									
Wholesale Trade									
INDUSTRIAL USE CATEGORY									
Basic Manufacturing									
Contractor Yards				C	C	C			
Food and Related Products									
Industrial Services and Repair									
Intermediate Manufacturing and Intermediate/Final Assembly									
Motion Picture, Television and Radio Production Studios									
Off-site Hazardous Waste Treatment and Storage Facilities									
Printing, Publishing and Related Industries	C1								
Recycling Processor									
Salvage Yards/Vehicle Storage									
Warehousing, Distribution and Freight Movement					C9				

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1 **18A.31.030 Density and Dimension.**
 2 **B. Tables.**
 3 **2. Density and Dimension Table.**
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Density and Dimension	UPPER NISQUALLY Rural Zone Classifications (Table 18A.31.030 B.2.-2)								
	Rural Centers			Rural Residential			Resource Lands and Other Zones		
	VC	Village Center		R10	Rural 10		FL	Forest Lands	
	TC	Tourist Commercial		R20	Rural 20		ARL	Agricultural Resource Lands	
VR	Village Residential		R40	Rural 40		PR	Park and Recreation		
	VC	TC	VR	R10	R20	R40	FL	ARL	ARL PR
Base Density (du/ac) (1)(11)(12)		(6)	0.1	0.1 (8)	0.05 (8)	0.025 (8)	0.0125	0.1 (2)	
Maximum Density (du/ac) (11)(12)	3	(6)	0.2 (2)(8)	0.2 (2)(8)	0.1 (2)	0.0625 (2)	0.0125	0.1 (2)	
Minimum Lot Dimension			60'	60'	60'	60'	60'		
Minimum Lot Size (acres)			10 (8)	10 (8)	20 (8)	40 (8)	80	10	
Setback, State Highway and Major Arterials (9)			25'	25'	25'	25'	25'	25'	25'
Setback, Other Roads (9)(13)			25'	25'	25'	25'	25'	25'	25'
Setback, Rear (13)			30'	30'	30'	30'	30'	30'	30'
Setback, Interior (13)			10'	10'	10'	10'	30'	30'	30'
Height	40'	40'	40'	40'	40'	40'	40'	40'	40'
Note: All footnotes are described in Section 18A.31.030 B.3.									

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18A.33.020 List of Zone Classifications.

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

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

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1 **18A.33.100 Urban Zone Classifications.**

2 **F. Other Zone Classifications.**

3 1. **Public Institution.** The Public Institution zone classification is the implementing
4 zone for the Public Institution land use designation. It is intended to provide for the
5 siting of public-owned facilities and institutions.

6 2. **Park and Recreation.** The Park and Recreation zone classification is the
7 implementing zone for the Park and Recreation land use designation. It is intended
8 to provide for the siting of public and private-owned facilities and institutions
9 providing park, recreation, open space, and other activities open to the public on an
10 equal basis.

11 **G. Specific Zone Classifications.** The land use designations identified through the
12 Comprehensive Plan or Community Plan as identified below may be used to implement
13 particular zones.

14 1. Pierce County Comprehensive Plan (those urban areas for which a community plan
15 has not been developed or updated since January 1, 1995.) See the Use Tables in
16 18A.17.010.

- 17 a. Employment Center: EC
- 18 b. Major Urban Center: MUC
- 19 c. Community Center: CC
- 20 d. Activity Center: AC
- 21 e. Neighborhood Center: NC
- 22 f. Mixed Use District: MUD
- 23 g. High Density Residential District: HRD
- 24 h. High Density Single-Family: HSF
- 25 i. Moderate Density Single-Family: MSF
- 26 j. Public Institution: PI
- 27 k. Employment Based Planned Community: EBPC
- 28 l. Master Planned Community: MPC
- 29 m. Park and Recreation: PR

30 2. Parkland-Spanaway-Midland Communities Plan. See the Use Tables in 18A.28.010.

- 31 a. Employment Center: CE and RO
- 32 b. Community Center: CC, ROC, and MHR
- 33 c. Activity Center: AC
- 34 d. Neighborhood Center: NC, ROC, and MHR
- 35 e. Mixed Use District: MUD, CMUD, OMUD, ROC, and MHR
- 36 f. High Density Residential District: ROC and MHR
- 37 g. High Density Single-Family: HSF
- 38 h. Moderate Density Single-Family: MSF, SF, and RR
- 39 i. Park and Recreation: PR

40 3. Gig Harbor Peninsula Community Plan. See the Use Tables 18A.23.010.

- 41 a. Employment Center: CE and PI
- 42 b. Community Center: CC
- 43 c. Activity Center: AC
- 44 d. Neighborhood Center: NC
- 45 e. High Density Single-Family: HSF
- 46 f. Moderate Density Single-Family: MSF and SF
- 47 g. Park and Recreation: PR



4. Frederickson Community Plan. See the Use Tables in 18A.22.010.
 - a. Employment Center: EC, CE, and ES
 - b. Mixed Use District: MUD
 - c. High Density Residential: MHR and ROC
 - d. High Density Single-Family: HSF
 - e. Moderate Density Single-Family: MSF, SF, and RR
 - f. Park and Recreation: PR
5. South Hill Community Plan. See the Use Tables in 18A.29.010.
 - a. Employment Center: EC
 - b. Community Center: CC
 - c. Activity Center: AC
 - d. Neighborhood Center: NC and ROC
 - e. Mixed Use District: MUD
 - f. High Density Residential District: HRD and MHR
 - g. High Density Single-Family: HSF
 - h. Moderate Density Single-Family: MSF and RR
 - i. Urban Village: UV
 - j. Park and Recreation: PR
6. Mid-County Community Plan. See the Use Tables in 18A.27.010.
 - a. Employment Center: EC
 - b. Community Center: CC
 - c. Neighborhood Center: NC
 - d. Moderate Density Single-Family: SF and RR
 - e. Park and Recreation: PR
7. Graham Community Plan. See the Use Tables in 18A.24.010.
 - a. Employment Center: CE
 - b. Mixed Use District: MUD, MHR
 - c. Moderate Density Single-Family: SF
 - d. Park and Recreation: PR
8. Alderton-McMillin Community Plan. See the Use Tables in 18A.18.010.
 - a. Employment Center: EC
 - b. Moderate Density Single-Family: SF
 - c. Park and Recreation: PR

18A.33.150 Rural and Resource Zone Classifications.

E. Other Zone Classifications.

1. **Public Institution.** The Public Institution zone classification is the implementing zone for the Public Institution land use designation. It is intended to provide for the siting of public-owned facilities and institutions.
2. **Park and Recreation.** The Park and Recreation zone classification is the implementing zone for the Park and Recreation land use designation. It is intended to provide for the siting of public and private-owned facilities and institutions providing park, recreation, open space, and other activities open to the public on an equal basis.

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



1. Pierce County Comprehensive Plan (those rural areas for which a community plan has not been developed or updated since January 1, 1995). See the Use Tables in 18A.17.020.
 - a. Reserve-5: Rsv5
 - b. Rural Separator: RSep
 - c. Rural 10: R10
 - d. Rural 20: R20
 - e. Rural 40: R40
 - f. Rural Activity Center: RAC
 - g. Rural Neighborhood Center: RNC
 - h. Gateway Community: GC
 - i. Agricultural Resource Lands: ARL
 - j. Forest Land: FL
 - k. Public Institution: PI
 - l. New Fully Contained Community: NFCC
 - m. Master Planned Resort: MPR
 - n. Park and Recreation: PR
2. Upper Nisqually Valley Community Plan. See the Use Tables in 18A.31.020.
 - a. Rural 10: R10
 - b. Rural 20: R20
 - c. Rural 40: R40
 - d. Gateway Community: VR, VC, TC
 - e. Agricultural Resource Lands: ARL
 - f. Forest Land: FL
 - g. Park and Recreation: PR
3. Gig Harbor Peninsula Community Plan. See the Use Tables in 18A.23.020.
 - a. Reserve-5: Rsv5
 - b. Rural 10: R10
 - c. Rural Sensitive Resource: RSR
 - d. Rural Neighborhood Center: RNC
 - e. Essential Public Facility-Rural Airport South: EPF-RAS
 - f. Essential Public Facility-Rural Airport North: EPF-RAN
 - g. Park and Recreation: PR
4. Graham Community Plan. See the Use Tables in 18A.24.020.
 - a. Reserve-5: Rsv5
 - b. Rural 10: R10
 - c. Rural 20: R20
 - d. Rural Sensitive Resource: RSR
 - e. Rural Farm: RF
 - f. Rural Activity Center: RAC
 - g. Rural Neighborhood Center: RNC
 - h. Agricultural Resource Lands: ARL
 - i. Forest Land: FL
 - j. Park and Recreation: PR
5. Mid-County Community Plan. See the Use Tables in 18A.27.020.
 - a. Rural Separator: RSep
 - b. Rural Neighborhood Center: RNC



- c. Agricultural Resource Lands: ARL
 - d. Park and Recreation: PR
7. Alderton-McMillin Community Plan: See the Use Tables in 18A.18.020.
- a. Rural Neighborhood Center: RNC
 - b. Rural 10: R10
 - c. Rural 20: R20
 - d. Reserve-5: Rsv5
 - e. Rural Industrial Center: RIC
 - f. Rural Farm: RF
 - g. Agricultural Resource Lands: ARL
 - h. Park and Recreation: PR

18A.33.180 Airport Overlay Zone Classification.

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

1. McChord Air Force Base Area of Influence.

- a. McChord I (Accident Potential Zone (APZ) I).
 - (1) The following specific civic uses as defined by Section 18A.33.220 which result in large concentrations of people are prohibited: Administrative Government Facilities and Services, Community and Cultural Services, Education, Health Services, specifically hospitals and institutional facilities, Recreation, specifically regional parks, Religious Assembly and Public Safety Services, specifically correctional facilities.
 - (2) All non-residential uses within McChord I permitted outright in the underlying zones shall be allowed subject to Administrative Review by the Director to determine compliance with the performance and intensity of use criteria of Sections 18A.33.180 D. and E.
 - (3) All non-residential uses within McChord I permitted by conditional use in the underlying zones shall be reviewed by the Examiner utilizing the performance and intensity of use criteria of Sections 18A.33.180 D. and E. in addition to the criteria of Section 18A.75.030 B., Conditional Use Permit.
 - (4) Within McChord I, the Basic Manufacturing Use Type shall be permitted subject to Administrative Review per Section 18A.33.180 B.1.a.(1).
 - (5) No new residential dwelling units shall be permitted in McChord I, unless building permits were submitted prior to July 21, 1995. On lots in McChord I containing residential dwellings as of July 21, 1995, no additional dwelling units, including accessory dwelling units, shall be permitted. Remodeling and expansion of existing dwelling units or



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common areas is permitted as long as the number of dwelling units is not increased over that existing on July 21, 1995.



1 **18A.33.220 Civic Use Category – Description of Use Categories.**

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

4 **G. Recreation, Non-Profit.** Recreation, Non-Profit Use Type refers to publicly owned or
5 non-profit recreational areas and recreation facilities. Typical uses include neighborhood
6 parks, community parks, regional parks, waterfront parks, open space, arboretums, small
7 or special landscaped areas, community gardens, fairgrounds, zoos, skate parks, sports
8 fields, tennis courts, golf courses, batting cages, equestrian facilities, community centers,
9 and swimming pools. Rest areas associated with major transportation routes would also
10 fall into this category. Storage and maintenance facilities servicing this use are allowed
11 in this category. This category may include common accessory uses in compliance with
12 Section 18A.33.300. Also see Commercial Category – Amusement and Recreation Use
13 Type for other types of recreation.

14 ~~Level 1: Neighborhood Parks and Open Space. Neighborhood Parks range in~~
15 ~~size from approximately 3 to 10 acres. Open space may be unlimited in~~
16 ~~size and may or may not have public access.~~

17 ~~Level 2: Community Parks. Community Parks exceed 10 acres in size.~~

18 ~~Level 3: Regional Parks. Regional Parks exceed 40 acres in size except that~~
19 ~~waterfront parks of any size are considered regional parks.~~

20 ~~Level 4: Linear Trails. Linear Trails are long, narrow parks used for walking,~~
21 ~~jogging, and bicycling. (Linear Trails are exempt when located in~~
22 ~~existing rights of way; see Section 18A.33.070, Exempted Uses).~~

23 **Level 1:** Local Parks

24 **Level 2:** County Parks

25 **Level 3:** Regional Parks

26 **Level 4:** Linear Parks/Trails and Resource Conservancy Parks

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28 **18A.33.230 Utilities Use Category – Description of Use Categories.**

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

34 **L. Water Supply Facilities.** Water Supply Facilities Use Type refers to potable water
35 purification production and treatment facilities, water storage facilities and reservoirs,
36 wellheads, booster stations, and pump stations.

37 **Level 1:** Wellheads, pump stations, water storage facilities, and water
38 purification treatment facilities which do not exceed a cumulative
39 building footprint of 10,000 square feet nor exceed the building height
40 for the zone and water storage facilities which do not exceed a capacity
41 of 325,000 gallons nor exceed the building height for the zone except
42 those water treatment facilities that propose to use gaseous chlorine or
43 sodium hydroxide system.

44 **Level 2:** Wellheads, pump stations and water purification facilities which exceed
45 a cumulative building footprint of 10,000 square feet or exceed the
46 building height for the zone and water storage facilities which exceed a
47 capacity of 325,000 gallons or exceed the building height for the zone



1 Wellheads, pump stations, water storage facilities, and water treatment
2 facilities which exceed the building height of the zone and do not
3 exceed a cumulative building footprint of 10,000 square feet and do not
4 exceed 60 feet in height except those water treatment facilities that
5 propose to use gaseous chlorine or sodium hydroxide system.
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7 **Level 3:** All water storage or treatment facilities that exceed 10,000 square feet
8 or exceed 60 feet in height or propose to use gaseous chlorine or
9 sodium hydroxide system.
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Division IV. Accessory Uses

12 **18A.33.300 Accessory Uses and Structures.**

- 13 **E. Accessory Use List.** The following accessory uses are customarily found within one or
14 more use categories.
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- 16 2. **Civic.** Refer to Section 18A.33.300 E.9. for uses applicable in more than one use
17 category.
- 18 a. Day-care Centers with a school or church as an established principal use.
19 b. Primary and secondary educational facilities, i.e., kindergarten, elementary,
20 intermediate, middle and junior high schools, and high schools, shall be
21 permitted to place or construct a maximum of 5,000 square feet of building
22 coverage on a facility site in any one calendar year, with a cap of 10,000 square
23 feet of building coverage allowed per facility site without approval of the
24 appropriate Administrative or Conditional Use Permit per Section
25 18A.33.100 G. Primary and secondary schools shall not be subject to the one-
26 time expansion restrictions of Section 18A.05.035. Any installation of outdoor
27 lighting in currently unlit portions of school grounds shall require the
28 appropriate use permit as specified in the Use Tables contained within this Title.
- 29 c. Developments within the Recreation, Non-Profit use category established as a
30 principal use shall be permitted to include civic, resource, utilities,
31 office/business use, and commercial uses where they are incidental to the
32 specific recreational uses legally established within the park property for which
33 the accessory uses are proposed. Examples of such uses would be that of a
34 snack bar or other food service, a golf merchandise sales shop associated with a
35 golf course, or veterinary services associated with livestock or equestrian events
36 operating during such activities. Caretaker residences and employee housing
37 are also allowed when such a use is required for a proposed facility. Hours of
38 operation for the accessory use shall be commensurate with the principal use.
39 Because of the incidental nature of the accessory use, advertising and signage
40 will be directed to those using the park facility and not toward the road frontage.
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Chapter 18A.35

DEVELOPMENT STANDARDS

Sections:

- 18A.35.020 Density and Dimension.
- 18A.35.030 Landscaping.
- 18A.35.040 Loading Area Requirements and Offstreet Parking.
- 18A.35.050 Open Space and Set Aside.
- 18A.35.060 Home Occupations and Cottage Industries.
- 18A.35.070 Day-Care Facilities.
- 18A.35.080 Accessory Dwelling Units.
- 18A.35.090 Agricultural Uses and Animals.
- 18A.35.100 Adult Businesses.
- 18A.35.110 Mobile Home Parks.
- 18A.35.115 Recreational Vehicle Parks.
- 18A.35.120 Solid/Hazardous Waste Handling, Treatment, and Storage Facilities.
- 18A.35.130 Nonconforming Standards.
- 18A.35.140 Telecommunication Towers and Wireless Facilities.
- 18A.35.150 Construction and Contractor Facility Standards.
- 18A.35.160 Water Storage Supply Facilities.
- 18A.35.165 Outdoor Stockpile Standards.
- 18A.35.170 Outdoor Event Facilities.

18A.35.160 Water Storage Supply Facilities.

A. Purpose. The purpose of this Section is to establish minimum screening and setback requirements for water storage supply facilities to provide for security of such facilities while ensuring compatibility with surrounding uses.

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

C. General Development Standards. A water storage supply facility may be permitted only when the following criteria are met and maintained.

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:

$$\frac{(\text{Tank Diameter in feet} + \text{Tank Height in feet})^2}{4} = \text{Minimum Lot Size in square feet}$$

For Example: Proposed water tower is 75 feet in diameter and 90 feet in height: $(75 \text{ ft} + 90 \text{ ft})^2 = 27,225 \text{ ft}^2$

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. **Exterior Screening Design Standards.** These standards are in addition to shall be used in lieu of landscaping standards required in PCC 18A.35.030 Title 18J, Design Standards and Guidelines.

a. ~~A visual screening buffer shall be required along the site's exterior boundaries when a water storage facility is sited on property that is adjacent to property improved with a residential use, public and private road rights of way, or an Urban Residential (MHR, MSF, SF, or RR) zone classification, or when the water storage facility is located closer than 100 feet from exterior lot lines.~~

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 Section 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 Section 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. ~~The required visual screening buffer(s) shall meet the requirements for a Landscape Level 2 – L2. If existing vegetation does not provide the required sight obscuring screen, supplemental plantings shall be required. When supplemental plantings are proposed, irrigation must be provided meeting the standards set forth in Section 18A.35.030. One access way, not wider than 30~~



1 feet, will be allowed to cut through the designated visual screening buffer area.
2 No other cutting of trees will be allowed within the designated visual buffer area
3 for the life of the approved project, except as provided for dangerous or diseased
4 trees. **Fencing.** When security fencing is proposed, it shall be constructed of
5 natural materials or shall be coated with a dark, neutral color. Any fencing not
6 meeting this standard shall be located behind a Level 1 – L1 Landscape Buffer,
7 per Section 18J.15.040 H.1.

- 8 c. ~~When security fencing is used, it shall be located behind any required~~
9 ~~landscaping to minimize the visual impact of such fencing.~~

10
11 **18A.85.040 Amendments.**

- 12 A. **Purpose.** The purpose of this Section is to define types of amendments to ~~Preliminary~~
13 ~~Plats or Use Permits~~ and to identify procedures for those actions.

