

"Sending site" means designated lot or lots where landowners may sell their development rights either directly to a receiving site owner, a Development Rights Bank, or a TDR investor in exchange for placing a conservation easement on the property.

"Septage" means a semisolid substance consisting of settled sewage solids combined with varying amounts of water and dissolved materials generated from an on-site sewage system with a septic tank.

"Service provider" means the department, district, or agency responsible for providing the specific public facility or service.

"Setback" means the minimum required distance between any structure and a specified line such as a lot, public or private right-of-way, easement, future street right-of-way as identified through an official control or buffer line that is required to remain free of structures unless otherwise provided herein.

"Sewage collection facilities" means pipelines, pump stations, lift stations and appurtenances which transport wastewater and sewage from points of origin to wastewater treatment plants, or which convey treated wastewater to points of discharge. (See wastewater collection facilities.)

"Sewer Facilities" means a sewer line pursuant to the Pierce County Sanitary Sewer Utility Administrative Code.

"Shadow platting" means lots created as part of a recorded final plat that have been designated for future development when sanitary sewers become available. The lots are transferable and may be sold with the restriction on development.

"Shared Access Facility" means a privately-owned drivable surface which provides access for up to two single- or two-family dwelling units, and non-residential developments. A typical shared access facility is a driveway.

"Shorelands or Shoreland Areas" means those lands extending landward for 200 feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward 200 feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of this Title; the same to be designated as to location by the Department of Ecology.

"Short Plat" is the map or representation of a short subdivision.

"Short subdivision" or "short plat" means the division or redivision of land into nine or fewer lots, tracts, parcels, sites, or divisions within an urban growth area, or four or fewer lots, tracts, parcels, sites, or divisions outside an urban growth area, for the purpose of sale, lease, or transfer of ownership. A tract created for the purpose of accommodating critical areas or infrastructure, and otherwise deemed unbuildable for a dwelling unit, shall be allowed above and beyond the nine lot limitation prescribed above.