



# RURAL RESIDENTIAL

## Rural 10 and 20, & Rural Separator

# SUMMARY SHEET

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### DENSITY

#### Rural 10 (R10)

- One dwelling unit per 10 acres (0.1 x acreage)
- Two dwelling units per 10 acres (0.2 x acreage) if 50% of acreage is designated as permanent open space

#### Rural 20 (R20)

- One dwelling unit per 20 acres (0.05 x acreage).
- Two dwelling units per 20 acres (0.1 x acreage) if 50% of acreage is designated as permanent open space

#### Rural Separator

- One dwelling unit per 5 acres (0.2 x acreage)
- Two dwelling units per 5 acres if 50% of acreage is designated as permanent open space

### BASIC RULES FOR CALCULATING DENSITY

- Accessory dwelling units are not considered an extra dwelling unit in density calculations.
- If the density calculation results in a partial dwelling unit, round to the nearest whole number. Numbers less than 0.5 shall be rounded down, numbers greater than or equal to 0.5 shall be rounded up.

#### Examples

138 acres x 0.1 = 13.8 (14 dwelling units)  
110 acres x 0.1 = 11.1 (11 dwelling units)

### MINIMUM LOT SIZE

- Minimum lot size may be reduced to 1 acre when utilizing a formal subdivision or short subdivision process.
- Rural 10: 10 acres
- Rural 20: 20 acres

### SETBACKS

- 25 feet when abutting any street, road, or State Highway.
- 10 feet for interior setbacks.
- 30 feet for rear setbacks.

### MAXIMUM HEIGHT

40 feet

### ACCESSORY DWELLING UNITS

Permitted (maximum 1,250 square feet)

### SINGLE-WIDE MOBILE HOMES

Permitted unless located in the Gig Harbor, Summit-Waller, or Parkland-Spanaway-Midland Plan Areas.

### MOBILE HOME PARKS

Not Permitted

### TEMPORARY HOUSING UNITS

Permitted per Pierce County Code Section 18A.33.400

### TWO-FAMILY (Duplex)

Permitted and considered as two principal dwellings. Note: Parcel size must accommodate density for two dwelling units.

### MULTI-FAMILY (structures containing three dwelling units or more)

Not Permitted

### ALLOWED USES

The Rural Residential Classifications allows residential and resource uses. Refer to Pierce County Code 18A.17.010 of the Pierce County Development Regulations.

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THIS IS A REFERENCE TOOL ONLY AND NOT A SUBSTITUTE FOR ZONING REGULATIONS