



SOUTH HILL

URBAN DISTRICTS ZONE SUMMARY SHEET

Mixed Use District Zone (MUD):

- Residential prohibited.

High Density Residential District (HRD):

- Base density: 12 dwelling units per acre (12 x net acreage).
- Maximum density: 16 dwelling units per acre (16 x net acreage).
- Minimum density: 6 dwelling units per acre (6 x net acreage).

Residential Office Civic Zone (ROC):

- Base density: 10 dwelling units per acre (10 x net acreage).
- Maximum density: 12 dwelling units per acre (12 x net acreage).
- Minimum Density: 6 dwelling units per acre (6 x net acreage).

Basic Rules for Density Calculations:

- Accessory dwelling units are not considered an extra dwelling unit in density calculations.
- If the allowable dwelling units results in a partial dwelling unit, it shall be rounded to the nearest whole number. Less than .5 shall be rounded down, greater than or equal to .5 shall be rounded up.

Examples:

1.59 acres x 20 = 31.8 (32 dwelling units)
1.26 acres x 20 = 25.2 (25 dwelling units)

Setbacks:

- 25 feet when abutting any street or road.
- MUD and HRD: No interior or rear yard setback, unless abutting a Moderate Density Single Family zone, where the setback shall be 30 feet.
- ROC: 10' rear setback, 5' interior yard setback.

Minimum Lot Size:

- No Minimum lot size.

Height:

- MUD: 60 feet.
- HRD: 40 feet.
- ROC: 35 feet.

Impervious Surface & Native Vegetation Standards: Refer to P.C.C. 18J.15.030.

Accessory Dwelling Units: Permitted in ROC and HRD (maximum 1,000 square feet). Refer to P.C.C. 18A.35.080.

Single-Wide Mobile Homes: Permitted only in a mobile home park in a HRD zone.

Mobile Home Parks: Only Permitted in HRD zone.

Temporary Housing Units: Permitted per P.C.C. 18A.33.400.

Single-Family Detached: Only Permitted in HRD and ROC zones.

Two Family (Duplex): Considered two principal dwelling units. Parcel size must accommodate density for 2 dwelling units. Only Permitted in HRD and ROC zones.

Multi-Family: Structures containing 3 dwelling units or more. Parcel size must accommodate density for multiple dwelling units. Permitted in HRD; permitted in ROC when part of a mixed use commercial development.

Allowed Uses: Urban District zones allow a wide range of commercial, multi-family (except MUD), and residential uses. Refer to P.C.C. 18A.29.010 of the Pierce County Development Regulations.

THIS IS A REFERENCE TOOL ONLY, NOT A SUBSTITUTE FOR ZONING REGULATIONS.
