



URBAN CENTERS

Major Urban, Community, Activity, & Neighborhood Centers

SUMMARY SHEET

DENSITY

As of April 1, 2002, density shall be calculated using Net Developable Acreage: the gross site acreage minus any public or private street rights-of-way and environmentally constrained lands.

Major Urban, Community & Activity Centers

- Base Density: 20 dwelling units per acre
- Maximum Density: 25 dwelling units per acre utilizing density incentives set forth in Pierce County Code Section 18A.35.020.C.
- Minimum Density: 8 dwelling units per acre

Urban Neighborhood Center

- Base Density: 16 dwelling units per acre
- Maximum Density: 25 dwelling units per acre utilizing density incentives set forth in Pierce County Code Section 18A.35.020.C.
- Minimum Density: 8 dwelling units per acre

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

1.59 acres x 20 = 31.8 (32 dwelling units)

1.26 acres x 20 = 25.2 (25 dwelling units)

MINIMUM LOT SIZE

No minimum lot size.

SETBACKS

Major Urban, Community & Activity Centers

- 30-foot setback when abutting a property classified Moderate Density Single Family
- 25-foot setback when abutting a road identified in the County's 6 year Road Plan
- Setbacks are not otherwise required.

Urban Neighborhood Center

- 25-foot setback when abutting any street or road.
- 30-foot interior or rear setback when abutting an Moderate Density Single-Family zone
- 100-foot interior or rear setback when abutting a Moderate Density Single-Family or High Density Residential zone classifications
- Interior or rear setbacks are not otherwise required.

MAXIMUM HEIGHT

60 feet except in a Major Urban Center where there is no height limit

ACCESSORY DWELLING UNITS

Permitted (maximum 1,000 square feet)

SINGLE-WIDE MOBILE HOMES

Not Permitted

MOBILE HOME PARKS

Not Permitted

TEMPORARY HOUSING UNITS

Permitted per Pierce County Code Section 18A.33.400

SINGLE-FAMILY DETACHED

Allowed with an Administrative Use Permit

TWO-FAMILY (Duplex)

Allowed with an Administrative Use Permit

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

Permitted

ALLOWED USES

Commercial Centers allow a wide range of commercial, multi-family, and residential uses. Refer to Pierce County Code 18A.17.010 of the Pierce County Development Regulations.

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