

wide variety of services such as providing advice, reports, marketing, financial needs, engineering, research, management, and related services that are necessary to conduct personal or professional business.

- A. **Administrative and Professional Offices.** Administrative and Professional Offices Use Type refers to offices, private firms, or organizations which provide professional or administrative services to individuals or businesses. Typical uses include employment services, property management services, title companies, law offices, engineering/surveying consulting firms, architecture and landscape architecture firms, advertising and public relations firms, diagnostic testing services, advertising agencies, travel agencies, talent agencies, insurance offices, real estate offices, investment brokers, financial planners, banking services with or without drive through facilities, offices for non-profit and quasi-public agencies, firms involved in the development of high technology in an office setting which does not require industrial processes for research purposes, and other business offices customarily associated with professional or administrative office services.

**Level 1:** Office buildings with a maximum size of 5,000 square feet.

**Level 2:** All other office buildings.

(Ord. 2016-33 § 1 (part), 2016; Ord. 2016-24s2 § 1 (part), 2016; Ord. 2015-86 § 1 (part), 2015; Ord. 2015-40 § 4 (part), 2015; Ord. 2007-6 § 2 (part), 2007; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

**18A.33.260 Resource Use Category – Description of Use Categories. Revised 9/16 Amended Ord. 2017-43s**

Resource Use Category includes the production or sale of plant and animal products and other resource-based industries such as forestry, mining, aquaculture, or the sale of products associated with resource-based industry.

- A. **Agritourism.** Agritourism Use Type refers to uses which are agriculturally based operations or activities that bring visitors to an active farm or ranch. The uses are associated with an ongoing agricultural use and may involve the sale of locally grown agricultural products. Agritourism includes a wide variety of activities including, but not limited to, corn mazes, harvesting fruit and vegetables, feeding animals, riding animals, lodging, farm gift shops, farm-related events, learning about farm practices, small scale breweries, wineries, distilleries, barn wedding venues, and produce stands. Agritourism may include tractor rides, but shall not involve motorized off-road vehicle racing or similar motor vehicle activities. At least 50 percent of products offered for sale must be produced in Pierce County. See PCC 18A.36.070 for accessory uses in Agricultural Resource Lands.

**Level 1:**

- Agritourism is allowed where there is at least 2 acres in agricultural crop production or operation, or 5 acres of ranch/animal husbandry; or combination as determined appropriate by the Director.
- This may include indoor retail sales area, whether stand alone or a portion of another structure.

- The cumulative indoor retail sales area shall not exceed 1,500 square feet.
- Level 2:** Sales associated with horticultural nurseries and greenhouses on a project site of any size. Indoor retail sales area is allowed up to 2,500 square feet, excluding greenhouse space used primarily for growing plants. Not more than 30 percent of the retail sales area may contain other related retail products.
- B. Agricultural Supply Sales.** Agricultural Supply Sales Use Type refers to uses which include, but are not limited to, the sales of agricultural supplies, including feed, grain, fertilizers, and farming equipment.

<b>Table 18A.33.260-2. Agricultural Supply Sales Use Type – Description of Levels</b>				
<b>Level</b>	<b>Primary activity</b>	<b>Total floor area</b>	<b>Use of outdoor areas</b>	<b>Other requirements</b>
<b>Level 1</b>	Retail sale of feed, grain, fertilizers, and small farming equipment sales and service.	Up to 10,000 square feet	For display and storage as an accessory use	Accessory uses may also include retail sales of fencing, small domestic pets and livestock and livestock and pet supplies and equipment.
<b>Level 2</b>	Same as Level 1	Over 10,000 and up to 30,000 square feet	Same as Level 1	Same as Level 1
<b>Level 3</b>	Same as Level 1	Over 30,000 and up to 80,000 square feet	Same as Level 1	Same as Level 1
<b>Level 4</b>	Same as Level 1	Over 80,000 square feet	Same as Level 1	Same as Level 1
<b>Level 5</b>	Sales of large farming equipment sales and services for items such as tractors and combines.	Up to 30,000 square feet	Display of farming equipment for sales and parking area for services.	Service area parking shall be located in the rear or side of the building and screened from the street and adjacent properties.
<b>Level 6</b>	Same as level 5	Over 30,000 and up to 80,000 square feet	Display of farming equipment for sales and parking area for services.	Same as Level 5

<b>Level 7</b>	Same as level 5	Over 80,000 square feet	Display of farming equipment for sales and parking area for services.	Same as Level 5
----------------	-----------------	-------------------------	---	-----------------

C. **Agricultural Services.** Agricultural Services Use Type refers to businesses that support the agricultural industry and operate primarily outside an office setting. Typical uses include soil preparation and soil testing services, farm and farm labor management services, landscape and crop fertilizing and spraying services, livestock veterinary services, and other commercial services which typically provide the personnel and equipment necessary to maintain agricultural productivity.

D. **Animal Production, Boarding, and Slaughtering.** Animal Production and Slaughtering Use Type refers to uses which involve the commercial raising of animals, the production of animal products, such as eggs or dairy products, the boarding of animals, and the slaughtering and processing of animals.

**Level 1:** Animal Production, Boarding, and Slaughtering uses which involve the commercial raising or boarding of animals or production of animal products, such as eggs or dairy products produced on-site, but excluding the slaughtering and processing of animals unless conducted in a mobile slaughter unit which is operated in accordance with State and Federal regulations. Examples include grazing, ranching, dairy farming, commercial stables, riding academies, and breeding and boarding kennels.

**Level 2:** Animal Production, Boarding, and Slaughtering uses which involve the slaughtering of animals to be sold to others or to be used in making meat products on the same premises. Examples include fat rendering, meat packing plants, poultry slaughter and processing, slaughter houses.

E. **Crop Production.** Crop Production Use Type refers to uses which involve the raising and harvesting of row crops, field crops, or tree crops on a commercial basis, including packing, primary processing, and storage facilities. For the purposes of this Use Type, primary processing means performing service on crops subsequent to their harvest with the intent of preparing them for market or further processing. This Use Type does not include the processing of agricultural products described under the "Food and Related Products Use Type" of the Industrial Category.

**Level 1:** Crop Production uses which involve the raising and harvesting of crops, which may include the storage, primary processing and preserving of those agricultural products. Examples include grain and vegetable crops, fruit trees, and horticultural nurseries.

**Level 2:** Crop Production uses which involve the primary processing, packaging, and storage of agricultural products. Examples include fruit and vegetable packing and shipment plants, warehouses, fruit and vegetable cold storage plants, and other uses

involved in the harvesting and primary processing of locally grown agricultural products.

- F. **Fish Processing, Hatcheries and Aquaculture.** Fish Processing, Hatcheries and Aquaculture Use Type refers to uses which involve the production, processing or sales of finfish, shellfish, or other aquatic or marine products within a confined space and under controlled feeding, sanitation, harvesting, or processing procedures. Examples include salmon farms, oyster growing operations, geoduck growing operations, and fish hatcheries.

**Level 1:** Raising or production of finfish, shellfish, or other aquatic or marine animal or plant species, but not including processing of aquatic or marine products as either a primary use or accessory use.

**Level 2:** Processing or sales of finfish, shellfish or other aquatic or marine products.

- G. **Forestry.** Forestry Use Type refers to uses which involve commercial harvesting of forest products, primary manufacturing of wood products, and scientific research related to management of forest lands.

**Level 1:** Forestry Use Types which involve commercial harvesting of forest products and scientific research related to management of forest lands. Examples include timber harvesting, gathering of forest products (e.g., bark, berries, mushrooms), silvicultural, and environmental research facilities.

**Level 2:** Forestry Use Types which involve the manufacturing of lumber and basic wood materials; (examples include saw, lath, shingle, planing, plywood, drying kilns, and veneer mills) or involve processing of the lumber or wood materials into a consumer good. Examples include cabinets or other finished products made mainly from wood.

- H. **Surface Mines.** Surface Mines Use Type refers to uses which involve the mining of naturally-occurring minerals, including metallic minerals, coal, nonmetallic minerals, and oil and gas, together with allied uses of rock crushing, screening, asphalt processing, and other auxiliary uses as approved by the Examiner. Examples include gold mines, coal mines, sand and gravel pits, rock quarries, and oil and gas extraction.

**Level 1:** Surface mines located within an existing Mineral Resource Overlay (MRO) as set forth in PCC 18A.10.100 E.

**Level 2:** New surface mines or proposed expansions of surface mines not located within a Mineral Resource Overlay (MRO) as set forth in PCC 18A.10.100 E.

(Ord. 2016-33 § 1 (part), 2016; Ord. 2016-24s2 § 1 (part), 2016; Ord. 2015-86 § 1 (part), 2015; Ord. 2015-40 § 4 (part), 2015; Ord. 2013-85 § 1 (part), 2013; Ord. 2013-30s2 § 5 (part), 2013; Ord. 2012-2s § 5 (part), 2012; Ord. 2010-70s § 11 (part), 2010; Ord. 2009-10 § 2 (part), 2009; Ord. 2008-26s § 1 (part), 2008; Ord. 2007-85s § 2 (part), 2007; Ord. 2007-109s § 3 (part), 2007; Ord. 2007-6 § 2 (part), 2007; Ord. 2006-53s § 1 (part), 2006; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

### 18A.33.270 Commercial Use Category – Description of Use Categories. Revised 9/16

Commercial activities include the provision of services and the sale, distribution, or rental of