

Only those portions of Title 18 that are proposed to be amended are shown. Remainder of text and/or tables, maps, or figures is unchanged.

Title 18

DEVELOPMENT REGULATIONS – GENERAL PROVISIONS

CHAPTERS:

- 18.20 INTRODUCTION.**
- 18.25 DEFINITIONS.**
- 18.30 PERMIT AND APPROVAL PROCEDURES.**
- 18.40 APPLICATION PROCESSING.**
- 18.60 REVIEW PROCESS.**
- 18.80 NOTICE.**
- 18.100 TIME PERIOD FOR FINAL DECISION.**
- 18.120 CODE INTERPRETATION.**
- 18.130 AMENDMENTS.**
- 18.140 COMPLIANCE.**
- 18.150 PERMIT AND APPROVAL REVOCATION, MODIFICATION AND EXPIRATION.**
- 18.160 VESTING.**

Chapter 18.25

DEFINITIONS

18.25.030 Definitions.

"Family" means an individual; or two or more persons related by blood or marriage, or adoption; or a group of not more than six persons who are not related by blood, marriage, or adoption, living and cooking together as a single housekeeping unit. For the purposes of this definition, any number of persons of only one group (i.e., family) who are related by blood, marriage, or adoption shall be counted as one person and all other individuals shall be counted as single individuals. ~~Seven or more unrelated persons living together constitute a "group home."~~ For seven or more unrelated persons living together refer to "group home". A dwelling unit where guestrooms are provided for compensation constitutes a "lodging and rooming house" or a "bed and breakfast house."

"Group home" means to living accommodations for seven or more unrelated individuals with special needs. Individuals may be provided with a combination of personal care, social or counseling services, and transportation. Examples of uses include group homes for the handicapped including, but not limited to, physically or mentally challenged individuals,

boarding homes, foster homes, women's shelters, and chemical and alcohol rehabilitation facilities (other than addiction caused by current, illegal use of a controlled substance).

~~"Reserve (Reserve 5 and Reserve 10)" land use designation means areas which are designated for low density residential land uses with required clustering of residential lots so that the land may be more intensively utilized in the future, based on extension of urban growth area boundaries.~~

"Rural Five" land use designation allows a density of one dwelling unit per five acres.

"Rural open space" means an area in a rural or resource zone classification which is permanently designated and recorded to remain primarily unimproved in public or private ownership. Rural open space serves to retain the visual, aesthetic, and functional qualities of the rural landscape and may be characterized by undisturbed natural vegetation or resource type uses.

Chapter 18.80

NOTICE

18.80.020 Public Notice Matrix.

	Notice of Application (4)	Notice of Threshold Determination	Notice of Public Hearing	Notice of Final Decision
Categories:	Day 0-14	Day 30-79	Day 30-90	Day 30-120
Preliminary Short Plats, Final Short Plats, Forest Practice Conversion Option Harvest Plans (no SEPA, no public hearing)	<ul style="list-style-type: none"> • Departmental Posting • Post Property • Transmit Property • Transmit to Adjacent Property Owners 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Transmit to Applicant and Parties of Record
Preliminary Short Plats, Preliminary Large Lots (SEPA, no public hearing)	<ul style="list-style-type: none"> • Departmental Posting • Transmit SEPA Checklist to Reviewing Agencies • Post Property • Transmit to Adjacent Property Owners 	<ul style="list-style-type: none"> • Publish in Newspaper • Transmit to Applicant • Transmit to Reviewing Agencies 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Transmit to Applicant and Parties of Record

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Title 18A

DEVELOPMENT REGULATIONS – ZONING

CHAPTERS:

- 18A.05 INTRODUCTION.**
- 18A.10 ZONE CLASSIFICATIONS.**
- 18A.12 MARIJUANA-RELATED USES.**
- 18A.15 RESIDENTIAL DENSITY AND LOT DIMENSION.**
- 18A.17 PIERCE COUNTY (OUTSIDE COMMUNITY PLAN AREAS) USE TABLE.**
- 18A.18 ALDERTON-McMILLIN USE TABLE.**
- 18A.19 ANDERSON AND KETRON ISLANDS USE TABLE.**
- 18A.20 BROWNS POINT/DASH POINT USE TABLE.**
- 18A.22 FREDERICKSON USE TABLE.**
- 18A.23 GIG HARBOR PENINSULA USE TABLE.**
- 18A.24 GRAHAM USE TABLE.**
- 18A.26 KEY PENINSULA USE TABLE.**
- 18A.27 MID-COUNTY USE TABLE.**
- 18A.28 PARKLAND-SPANAWAY-MIDLAND USE TABLE.**
- 18A.29 SOUTH HILL USE TABLE.**
- 18A.31 UPPER NISQUALLY USE TABLE.**
- 18A.33 USE CATEGORY DESCRIPTIONS.**
- 18A.35 PARKING.**
- 18A.36 ACCESSORY DEVELOPMENT.**
- 18A.38 TEMPORARY DEVELOPMENT.**
- 18A.40 EVENTS.**
- 18A.42 ADULT BUSINESSES.**
- 18A.43 SITING RURAL SCHOOLS.**
- 18A.45 AGRICULTURAL USES AND ANIMALS.**
- 18A.50 OPEN SPACE LANDS.**
- 18A.55 BILLBOARDS.**
- 18A.60 AIRPORT OVERLAYS.**
- 18A.65 AFFORDABLE HOUSING INCENTIVES.**
- 18A.68 MULTI-FAMILY HOUSING INCENTIVE AREAS.**
- 18A.70 NONCONFORMING DEVELOPMENT.**
- 18A.75 USE PERMITS.**
- 18A.85 GENERAL PROVISIONS.**
- 18A.95 REZONE PROCEDURES.**
- 18A.100 DEVELOPMENT AGREEMENTS.**

Chapter 18A.05

INTRODUCTION

18A.05.050 Interpretation of Uses and Use Tables.

- A. Use Tables are provided for urban and rural **and resource** zoning classifications, respectively. Zoning classifications are shown across the horizontal axis, and use category and type are shown down the vertical axis.

Chapter 18A.10

ZONE CLASSIFICATIONS

Sections:

- 18A.10.010 Purpose.**
- 18A.10.020 List of Zone Classifications.**
- 18A.10.030 Zoning Atlas.**
- 18A.10.080 Urban Zone Classifications.**
- 18A.10.090 Rural and Resource Zone Classifications.**
- 18A.10.100 Overlays.**
- 18A.10.110 Military Lands.**

18A.10.020 List of Zone Classifications.

Zone classifications are grouped into Urban and Rural **and Resource** Classifications based on their locations inside or outside of an urban growth boundary. See the Table below for a list of zone classifications and their symbols. Zone classifications identified with an asterisk were created through the implementation of a community plan. These classifications may be applied only to parcels within the jurisdiction of a community plan, adopted after August 1999, which specifically allows such classifications. Descriptions and purposes can be found in PCC 18A.10.080, Urban Zone Classifications, and 18A.10.090, Rural **and Resource** Zone Classifications.

ZONE CLASSIFICATIONS AND THEIR SYMBOLS			
Urban Classifications		Rural and Resource Classifications	
Employment Centers		Rural Centers	
Employment Center	EC	Rural Activity Centers	RAC
Community Employment	CE*	Rural Industrial Centers	RIC*
Research-Office	RO*	Rural Neighborhood Centers	RNC
Public Institution	PI*	Gateway Communities	GC
Employment Service	ES*	Village Center	VC*
		Tourist Commercial	TC*
		Village Residential	VR*
		Essential Public Facility-	
		Rural Airport South	EPF-RAS*
		Essential Public Facility-	

ZONE CLASSIFICATIONS AND THEIR SYMBOLS			
Urban Classifications		Rural and Resource Classifications	
		Rural Airport North	EPF-RAN*
Urban Centers		Rural Residential	
Major Urban Centers	MUC	Rural Separator	RSep
Community Centers	CC	Rural 10	R10
Activity Centers	AC	Reserve 5 Rural 5	Rsv5 R5
Neighborhood Centers	NC	Rural 20	R20
Urban Village	UV*	Rural 40	R40
		Rural Farm	RF
		Rural Sensitive Resource	RSR*
		Park and Recreation	PR*
Urban Districts		Rural Planned Communities	
Mixed Use Districts	MUD	New Fully Contained Communities	NFCC
Commercial Mixed Use District	CMUD*	Master Planned Resorts	MPR
Office-Residential Mixed Use District	OMUD*		
High Density Residential	HRD		
Residential/Office-Civic	ROC*		
Urban Residential		Resource Lands	
Moderate-High Density Residential	MHR*	Agricultural Resource Lands	ARL
High Density Single-Family	HSF	Forest Lands	FL
Moderate Density Single-Family	MSF		
Single-Family	SF*		
Residential Resource	RR*		
Urban Planned Communities		Rural Military Lands	
Employment Based Planned Communities	EBPC	Public Institution	PI
Master Planned Communities	MPC	Park and Recreation	PR
Urban Military Lands	UML		
Public Institution	PI		
Park and Recreation	PR		

18A.10.090 Rural and Resource Zone Classifications.

B. Rural Residential.

2. **Description.** Eight Rural Residential zone classifications are recognized: Rural Separator, Rural 10, Rural ~~Reserve 5~~, Rural 20, Rural 40, Rural Sensitive Resource, Rural Farm, and Park and Recreation.
 - a. **Rural Separator.** The Rural Separator (RSep) zone classification includes rural lands intended as a buffer or separation between urban zone classifications.
 - b. **Rural 10.** The Rural 10 (R10) zone classification is intended to provide for rural uses at a rural density.
 - c. ~~**Rural Reserve 5.** The Rural Reserve 5 (Rsv5) zone classification is intended to provide lands for potential future inclusion in an urban growth area when the need for additional land is identified and a Plan amendment is adopted.~~

Rural 5. The Rural 5 zone classification is intended to provide lands for rural uses at a rural density and provide a buffer between urban zone classifications and other lower density rural areas.

- F. **Specific Zone Classifications.** The land use designations identified through the Comprehensive Plan or Community Plan as identified below may be used to implement particular zones:
1. Pierce County Comprehensive Plan (those rural areas for which a community plan has not been developed or updated since January 1, 1995). See the Use Tables in PCC 18A.17.020.
 - a. ~~Reserve 5: Rsv5~~ Rural 5: R5
 - b. Rural Separator: RSep
 - c. Rural 10: R10
 - d. Rural 20: R20
 - e. Rural 40: R40
 - f. Rural Activity Center: RAC
 - g. Rural Neighborhood Center: RNC
 - h. Gateway Community: GC
 - i. Agricultural Resource Lands: ARL
 - j. Forest Land: FL
 - k. Public Institution: PI
 - l. New Fully Contained Community: NFCC
 - m. Master Planned Resort: MPR
 - n. Park and Recreation: PR
 2. Upper Nisqually Valley Community Plan. See the Use Tables in PCC 18A.31.020.
 - a. Rural 10: R10
 - b. Rural 20: R20
 - c. Rural 40: R40
 - d. Gateway Community: VR, VC, TC
 - e. Agricultural Resource Lands: ARL
 - f. Forest Land: FL
 - g. Park and Recreation: PR
 3. Gig Harbor Peninsula Community Plan. See the Use Tables in PCC 18A.23.020.
 - a. ~~Reserve 5: Rsv5~~ Rural 5: R5
 - b. Rural 10: R10
 - c. Rural Sensitive Resource: RSR
 - d. Rural Neighborhood Center: RNC
 - e. Essential Public Facility-Rural Airport South: EPF-RAS
 - f. Essential Public Facility-Rural Airport North: EPF-RAN
 - g. Park and Recreation: PR
 4. Graham Community Plan. See the Use Tables in PCC 18A.24.020.
 - a. ~~Reserve 5: Rsv5~~ Rural 5: R5
 - b. Rural 10: R10
 - c. Rural 20: R20
 - d. Rural Sensitive Resource: RSR
 - e. Rural Farm: RF
 - f. Rural Activity Center: RAC
 - g. Rural Neighborhood Center: RNC
 - h. Agricultural Resource Lands: ARL

- i. Forest Land: FL
- j. Park and Recreation: PR
- 5. Mid-County Community Plan. See the Use Tables in PCC 18A.27.020.
 - a. Rural Separator: RSep
 - b. Rural Neighborhood Center: RNC
 - c. Agricultural Resource Lands: ARL
 - d. Park and Recreation: PR
- 6. Key Peninsula Community Plan. See the Use Tables in PCC 18A.26.020.
 - a. Rural 10: R10
 - b. Rural Sensitive Resource: RSR
 - c. Rural Farm: RF
 - d. Park and Recreation: PR
 - e. Rural Activity Center: RAC
 - f. Rural Neighborhood Center: RNC
 - g. Agricultural Resource Lands: ARL
 - h. Park and Recreation: PR
- 7. Alderton-McMillin Community Plan: See the Use Tables in PCC 18A.18.020.
 - a. Rural Neighborhood Center: RNC
 - b. Rural 10: R10
 - c. Rural 20: R20
 - d. ~~Reserve 5: Rsv5~~ Rural 5: R5
 - e. Rural Industrial Center: RIC
 - f. Rural Farm: RF

18A.15.020 Residential Density.

A. Allowable Dwelling Units – Calculating Density.

- 3. **Rural and Resource.** Within rural and resource zone classifications, the allowable number of dwelling units shall be calculated by multiplying the gross site acreage by the allowed density in dwelling units/ acres. The result of these calculations shall equal the number of dwelling units allowed.
 - a. Gross site acreage is all land, excluding tidelands and any existing public road right-of-way and private road easement, within the boundaries of a development.

D. Maximum Density.

Table 18A.15.020-1. Urban Residential Density and Urban Lot Dimensions							
Urban Zone Classification		Residential Density (du/ac)			Lot Dimensions		
		Minimum	Base	Maximum	Lot Size (square feet)		Minimum Lot Width (feet) (3)
					Mean	Minimum	
NC	Neighborhood Commercial Center (All County except where listed below)	4	16	25	N/A	N/A	N/A
	Gig Harbor					7,200 residential 15,000 non-residential	
	Mid County	8	12	16	N/A	N/A	N/A
	Parkland/Spanaway/Midland	4	8	16	N/A	N/A	N/A
	South Hill	6	10	12 (6)	N/A	N/A	N/A

(1) Maximum density may be increased to 60 dwelling units per acre when commercial, civic, or office/business uses occupy the entire 1st floor or street level floor of all buildings adjacent to a public arterial roadway.
(2) The minimum lot width may be reduced by multiplying the lot area by 0.007.
(3) Minimum lot width does not apply to access easements.
(4) Minimum lot size: MSF = 7,000 sq ft for 4 lots or fewer and 4,000 sq ft for 5 or more lots; NC = 7,200 square feet residential and 15,000 sq ft other; SF = 7,200 sq ft for 4 lots or fewer and 5,000 sq ft for 5 or more lots.
(5) First floor in multi-level multi-family must be commercial; if not multi-level, a minimum of 50 percent of the total floor area must be commercial.
(6) Maximum density may be increased to 14 for senior housing.

Table 18A.15.020-2. Rural and Resource Residential Density and Rural Lot Dimensions					
Rural and Resource Zone Classification		Residential Density (du/ac)		Lot Dimensions	
		Base	Maximum	Minimum Lot Dimension (2)	Minimum Lot Size
ARL	Agricultural Resource Lands (All County except where listed below)	.1	.2 (1)	N/A	10 acres
	Graham	.1	.2	250 feet in width	10 acres
	Key Peninsula	.1	.2	N/A	5 acres
EPP-RAN	Essential Public Facility – Rural Airport North	.1	.2	N/A	N/A
FL	Forest Lands (All county except where listed otherwise below)	.0125	.0125	60 feet	80 acres
	Graham			600 feet in width	80 acres
R5	Rural 5	.2	.2	60 feet	5 acres
R10	Rural 10 (All county except where listed otherwise below)	.1	.2 (1)	60 feet	10 acres
	Graham	.1	.2	250 feet in width (3)	10 acres
R20	Rural 20 (All county except where listed otherwise below)	.05	.1	60 feet	20 acres
	Graham	.05	.1	250 feet in width (3)	20 acres

Table 18A.15.020-2. Rural and Resource Residential Density and Rural Lot Dimensions					
Rural and Resource Zone Classification		Residential Density (du/ac)		Lot Dimensions	
		Base	Maximum	Minimum Lot Dimension (2)	Minimum Lot Size
R40	Rural 40	.025	.0625 (1)	60 feet	40 acres
RF	Rural Farm	.1	.2 (1)	N/A	10 acres
	Alderton-McMillin		.2		
	Graham	.1	.1	250 feet in width (3)	10 acres
	Key Peninsula		.2		
PR	Park and Recreation	.1	.2	N/A	N/A
RNC	Rural Neighborhood Center (All county except where listed otherwise below)	(4)	(4)	(4)	N/A
Rsv5	Reserve 5	.2	.2	Maximum residential lot size is 12,500 square feet. See PCC 18A.15.030 E.	
RSep	Rural Separator	.2	.4	60 feet	2.5 acres
RSR	Rural Sensitive Resource	.1	.2	N/A	10 acres
	Graham	.1	.2	250 feet in width (3)	10 acres
TC	Tourist Commercial	.1	.2	N/A	N/A
VC	Village Center	N/A	3	Maximum residential lot size is 14,750 square feet.	
VR	Village Residential	.1	.2	60 feet	10 acres
ARL	Agricultural Resource Lands (All County except where listed below)	.1	.2 (1)	N/A	10 acres
	Graham	.1	.2	250 feet in width	10 acres
	Key Peninsula	.1	.2	N/A	5 acres
FL	Forest Lands (All county except where listed otherwise below)	.0125	.0125	60 feet	
	Graham			600 feet in width	

(1) Maximum density is not allowed in R10 on Anderson Island or in the Upper Nisqually ARL and RF zones.
(2) Minimum lot dimension does not apply to access easements.
(3) Lot width may be reduced to 100 feet in the R10 and 200 feet in the R20, RSR, and RF when it is determined that application of critical area or low impact development requirements would otherwise prevent the allowable density per acre from being achieved or a reasonable building envelope from being attained.
(4) See PCC 18A.15.020 A.7. for RNC density provisions.

E. Density Incentives and Credits.

2. **Rural and Resource.** When authorized by Table 18A.15.020-2, greater than base density may be achieved, up to maximum density by means of cluster development as specified below in PCC 18A.15.020 E.2.a.-g. Cluster development means a development design technique that concentrates buildings or lots in specific areas on a site to preserve the remaining land. Rural and resource density incentives shall not be allowed for properties located in a Case II Volcanic Hazard Area. Open space and associated restrictions shall be designated as such on the recorded plat document pursuant to the designation criteria of PCC 18A.50.040.

18A.15.030 Lot Dimension.

- ~~B. Reserve 5 Maximum Lot Size.~~ The maximum lot size permitted in a reserve classification shall be 12,500 square feet.
- ~~1. The maximum lot size may be increased to 21,780 square feet within the Gig Harbor Peninsula area if the density of the development does not exceed 1 dwelling unit for every 10 acres.~~
 - ~~2. The balance of the original tract shall be held for future development in a separate tract which may exceed 12,500 square feet.~~
 - ~~3. New lots created by any subdivision action shall be clustered in groups not exceeding 12 units. There may be more than one cluster per project.~~

CB. Situational Lot Dimension Provisions.

3. **Rural and Resource Zones.** Minimum lot size may be reduced to 1 acre (2 acres on Anderson Island) within a short subdivision or formal subdivision and to 5 acres within a large lot division provided the short subdivision, large lot division, or formal subdivision remains in compliance with the density requirements of the applicable zone, except when located in the ARL or FL zone classifications.

18A.15.040 Setback and Height.

- A. **General Provisions.** The following general setback and height regulations apply throughout this Chapter.

Table 18A.15.040-2. Rural and Resource Setbacks				
PCC 18A.15.040 B.1.-6. provisions supersede the figures in this Table when applicable.				
Rural and Resource Zone Classification (All County)		Minimum Building Setback (feet)		
		Front	Interior	Rear
ARL	Agricultural Resource Lands	25 (1)	30 (1,2)	30 (1,2)
EPF-RAN	Essential Public Facility – Rural Airport North	25	50	50
FL	Forest Lands	25 (1)	30 (1)	30 (1)
GC	Gateway Commercial	25	0	0
PI	Public Institution	25	0	0
PR	Park and Recreation	25	30	30
R5	Rural Five	25	10	30
R10	Rural Ten	25 (1)	10 (1,2)	30 (2)
R20	Rural Twenty	25 (1)	10 (1)	30 (1)
R40	Rural Forty	25	10	30
RAC	Rural Activity Center	35	5	5
RF	Rural Farm	25 (1)	30 (1)	30 (1)
RIC	Rural Industrial Center	25	0	0
RNC	Rural Neighborhood Commercial	25	5	5
Rsv5	Reserve Five	25	5	40
RSep	Rural Separator	25	10	30

Table 18A.15.040-2. Rural and Resource Setbacks				
PCC 18A.15.040 B.1.-6. provisions supersede the figures in this Table when applicable.				
Rural and Resource Zone Classification (All County)		Minimum Building Setback (feet)		
		Front	Interior	Rear
RSR	Rural Sensitive Resource	25 (1)	10 (1,2)	30 (1,2)
TC	Tourist Commercial	0	0	0
VC	Village Center	0	0	0
VR	Village Residential	25	10	30
ARL	Agricultural Resource Lands	25 (1)	30 (1,2)	30 (1,2)
FL	Forest Lands	25 (1)	30 (1)	30 (1)

(1) In the Graham Community, for lots in an ARL, FL, R10, R20, RF, or RSR subdivision applied for after March 1, 2007, the following setbacks shall apply: front = 60 feet, interior = 30 feet, rear = 30 feet.
(2) In the Gig Harbor Community, for lots in an ARL, R10, or RSR subdivision applied for after December 1, 2002, interior and rear setbacks shall be 50 feet.

Table 18A.15.040-3. Height		
PCC 18A.15.040 B.1.-6. provisions supersede the figures in this Table when applicable.		
Urban, and Rural, and Resource Zone Classifications (All County)		Maximum Height (feet)
MSF, OMUD, ROC, RR, Rsv5, SF	Moderate Density Single Family, Office-Residential Mixed Use District, Reserve 5 , Residential/Office/Civic, Residential Resource, Single Family	35 (1)
ARL, EPF-RAN, FL, GC, HRD, HSF, PI, PR, R5, R10, R20, R40, RF, RIC, RSep, RSR, TC, VC	Agricultural Resource Lands, Essential Public Facility – Rural Airport North, Forest Lands , Gateway Commercial, High Density Residential, High Density Single Family, Rural Park and Recreation, Rural Public Institution, Rural 5 , Rural 10, Rural 20, Rural 40, Rural Farm, Rural Industrial Center, Rural Separator, Rural Sensitive Resource, Tourist Commercial, Village Center	40
MHR , RAC, RNC	Moderate High Density Residential, Rural Activity Center, Rural Neighborhood Center	45 (2)
AC, CC, CE, CMUD, EC, ES, MUD, MUC, NC, PI, PR, RO	Activity Center, Community Center, Community Employment, Commercial Mixed Use District, Employment Center, Employment Service Major Urban Center , Neighborhood Commercial, Urban Park and Recreation, Public Institution, Residential Office	60 (2,3,4)
UV	Urban Village	70
<p>(1) In the Browns Point/Dash Point Communities, building height shall not exceed 35 feet above the elevation of East Side Drive (SR-509), see PCC 18J.120.070 C.1.a.(1). New residential construction and remodeling in the SF zone shall meet the height limits of the zone as measured from the existing grade to the height of the highest roof surface prior to site development or modification of the structure, see PCC 18J.120.070 C.2.a.(1).</p> <p>(2) In the Graham Community, the building height in MHR may be increased up to a maximum of 60 feet in height when underground parking for the structure is provided. In CE and MUD, the maximum height for a building adjacent to an SF or Rsv5 R5 zone classification shall be 35 feet; provided that building height may be increased 1 foot for each foot the building is setback more than 35 feet from these zones up to the maximum building height allowed.</p> <p>(3) In the Frederickson Community, the maximum height in the EC and CE zone classifications shall be unlimited, except that when a building is within 150 feet of property <u>not</u> zoned EC or CE, maximum height shall be the same as the adjacent zone, but may be increased 1 foot for each foot the building is setback more than 100 feet.</p> <p>(4) In the Gig Harbor Community, maximum height shall be 35 feet for the AC, CC, CE, NC and PI zone classifications.</p>		

B. Situational Setback and Height Provisions. This subsection provides setback and height provisions in lieu of those set forth in Tables 18A.15.040-1 and -2. These provisions are applicable, unless the setback or height has already been altered through a variance, Planned Development District (PDD) or Conditional Use Permit (CP) process; in which case further exceptions, reductions or deviations shall not be allowed unless another variance is approved.

1. Transitional Areas.

a. **Multi-family and Commercial Uses.** All new multi-family or commercial buildings and associated parking shall be setback a minimum of 30 feet from MSF, SF, RR, ~~Rsv5~~, **R5**, R10, R20 and R40 zone classifications. Building height shall not exceed the height allowed in the adjacent zone for the first 50 feet adjacent to the property boundary. Thereafter, heights may be increased by

1 additional foot for each additional 2 feet of distance from the property boundary. See PCC 18J.15.185 for additional residential design standards.

- b. **Industrial Uses.** The minimum setback for an industrial building, associated parking and outdoor storage from an MSF, SF, RR, HRD, ~~Rsv5~~, **R5**, R10, R20 and R40 zone classification, or a conforming residential use, shall be 100 feet.
 - c. **Commercial, Senior, or Assisted Living Facilities.** The minimum setback for any new senior and assisted-living center or commercial building abutting ~~Rsv5~~, **R5**, R10, R20 or R40 zone classification shall be 30 feet.
 - d. **Neighborhood Commercial Zone.** New uses in the NC zone classification shall provide a 50-foot wide native vegetation area for adjacent residential land uses and ~~Rsv5~~, **R5**, R10, R20 or R40 zone classifications.
2. **All Yards.**
- a. **Wetland/Fish and Wildlife Habitat Areas.** For sites that contain wetlands and/or fish and wildlife habitat areas, see Title 18E PCC for additional buffer and setback provisions that may be applicable.
 - b. **Pipestem Lots.** Pipestem lots shall have setbacks of 15 feet from all property lines in a rural **or resource** zone and 10 feet from all property lines in an urban zone, for both principal and accessory structures. Garages shall be setback such that a 25-foot driveway/approach to the garage can be accommodated on site.
 - g. **Rural Farm Stands.** Farm stands, Christmas tree stands, and associated parking in rural **and resource** zones shall maintain a 50-foot minimum separation from residences on adjacent properties and shall maintain a minimum setback of 50 feet from State Routes, 25 feet from other roads, and 10 feet from all other property lines.
 - h. **Accessory Dwelling Units.** See PCC ~~18A.33.300-G.13~~. **18A.36.070 L.** for setback provisions applicable to dwelling units accessory to a principal single-family dwelling.
 - k. **Land Divisions.**
 - (1) In the MSF and SF zone classifications, setbacks may be reduced to the following, without processing a Variance or PDD, when it is determined that application of critical area requirements or low impact development would otherwise prevent minimum density from being achieved.
 - (a) Interior setback may be reduced to a minimum setback of 5 feet.
 - (b) Rear setback may be reduced to a minimum setback of 10 feet.
 - (2) In ~~Rsv5~~, **R5**, R10, R20, and R40 zone classifications, setbacks may be reduced to the following, without processing a Variance or PDD, when it is determined that application of critical area or low impact development requirements would otherwise prevent base density from being achieved or a reasonable building envelope from being attained.
 - (a) Interior setback may be reduced to a minimum setback of 10 feet.
 - (b) Rear setback may be reduced to a minimum setback of 25 feet.
 - (c) Road and front setbacks may be reduced to a minimum setback of 30 feet.

Chapter 18A.17

PIERCE COUNTY (OUTSIDE OF COMMUNITY PLAN AREAS) USE TABLE

Sections:

- 18A.17.005** Applicability.
- 18A.17.010** Urban Zone Classifications.
- 18A.17.020** Rural and Resource Zone Classifications.

18A.17.010 Urban Zone Classifications.

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)						
	Urban Centers and Employment Centers					Other Zones	
	MUC: Major Urban Center	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	EC: Employment Center	PR: Park and Recreation	PI: Public Institution
	MUC	CC	AC	NC	EC	PR	PI
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Crop Production					P2,3		P

18A.17.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020)								
	Rural Centers					Resource Lands and Other Zones			
	RAC: Rural Activity Center	GC: Gateway Community	RNC: Rural Neighborhood Center			FL: Forest Lands	ARL: Agricultural Resource Lands	PI: Public Institution	PR: Park and Recreation
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.									
Education Facilities	A1,2RS	A1,2RS	A1,2RS					P1,2;C3	
Waste Transfer Facilities	P1;C2,4; PFP2,4	P1;C2,4; PFP2,4	P1;PFP2,4			P1;C2,4; PFP2,4		P1;C2-4	
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3			P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.									
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1-3,5	P1-3	P1-3						

OTHER RURAL ZONE CLASSIFICATIONS		NOTES	
AIR	Airport Overlay, see PCC 18A.10.100.	P	Permitted.
EPF-SC	Essential Public Facility-State Corrections, see PCC 18A.10.100 F.	P*	Permitted only as allowed by PCC 19A.30.010 C.
MRO	Mineral Resource Overlay, see PCC 18A.10.100 E.	C	Requires Conditional Use Permit.
NFCC	New Fully Contained Community, see PCC 18A.10.090 D.2.	A	Requires Administrative Use Permit.
MPR	Master Planned Resort, see PCC 18A.10.090 D.	Number	Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see PCC 18J.15.270.
		RS	Rural School Criteria, see PCC 18A.43.020
		(1)	See PCC 18A.33.290.
		(2)	PCC 18A.33.290 applies but only for uses allowed by the levels indicated.

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural Zone and Resource Classifications (Table 18A.17.020)					
	Rural Residential					
	R10: Rural 10	R40: Rural 40				
	R20: Rural 20	Rsv5: Reserve 5 R5: Rural 5				
	R10, R20, R40	Rsv5 R5	[Rsvd]	[Rsvd]	[Rsvd]	
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Education Facilities	A1,2 RS	A1,2 RS				
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.						
Eating and Drinking Establishments	(2)C1-3					
Food Stores	(2)C1					
Mobile, Manufactured and Modular Home Sales	(1)					
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	(1)					
Rental and Repair Services	(1)					
Storage and Moving	(1)					

OTHER RURAL ZONE CLASSIFICATIONS		NOTES	
AIR	Airport Overlay, see PCC 18A.10.100.	P	Permitted.
EPF-SC	Essential Public Facility-State Corrections, see PCC 18A.10.100 F.	P*	Permitted only as allowed by PCC 19A.30.010 C.
MRO	Mineral Resource Overlay, see PCC 18A.10.100 E.	C	Requires Conditional Use Permit.
NFCC	New Fully Contained Community, see PCC 18A.10.090 D.2.	A	Requires Administrative Use Permit.
MPR	Master Planned Resort, see PCC 18A.10.090 D.	Number	Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PFP	If provided by a governmental entity to serve a specific public need identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
		PL	Priority Location Criteria, see PCC 18J.15.270.
		RS	Rural School Criteria, see PCC 18A.43.020
		(1)	See PCC 18A.33.290.
		(2)	PCC 18A.33.290 applies but only for uses allowed by the levels indicated.

Chapter 18A.18

ALDERTON-McMILLIN USE TABLE

Sections:

- 18A.18.005** Applicability.
- 18A.18.010** Urban Zone Classifications.
- 18A.18.020** Rural and Resource Zone Classifications.

18A.18.010 Urban Zone Classifications.

Use Categories and Use Types	ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)						
	Urban Residential			Employment Centers and Other Zones			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	EC: Employment Center	[Reserved]	[Reserved]	PR: Park and Recreation
		MSF		EC			PR
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Crop Production		P1		P2,3			

18A.18.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	ALDERTON-McMILLIN Rural and Resource Zone Classifications (Table 18A.18.020)							
	Rural Centers		Resource Lands and Other Zones		Rural Residential			
	RIC: Rural Industrial Center NC: Rural Neighborhood Center		ARL: Agricultural Resource Lands PR: Park and Recreation		R10: Rural 10	R20: Rural 20	RF: Rural Farm	
	RIC	RNC	ARL	PR	R10	R20	RF	Rsv5 R5
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.								
Education Facilities					P1,2 RS	P1,2 RS		A1,2 RS

OTHER RURAL ZONE CLASSIFICATIONS		NOTES	
AIR	Airport Overlay, see PCC 18A.10.100.	P	Permitted.
EPF-SC	Essential Public Facility-State Corrections, see PCC 18A.10.100 F.	P*	Permitted only as allowed by PCC 19A.30.010 C.
MRO	Mineral Resource Overlay, see PCC 18A.10.100 E.	C	Requires Conditional Use Permit.
NFCC	New Fully Contained Community, see PCC 18A.10.090 D.2.	A	Requires Administrative Use Permit.
MPR	Master Planned Resort, see PCC 18A.10.090 D.	Number	Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PL	Priority Location Criteria, see PCC 18J.15.270.
		RS	Rural School Criteria, see PCC 18A.43.020.

Chapter 18A.19

ANDERSON AND KETRON ISLANDS USE TABLE

Sections:

- 18A.19.005** Applicability.
- 18A.19.020** Rural and Resource Zone Classifications.

- 18A.19.020** Rural and Resource Zone Classifications.

Use Categories and Use Types	ANDERSON AND KETRON ISLANDS Rural and Resource Zone Classifications (Table 18A.19.020)					
	ANDERSON ISLAND				KETRON ISLAND	
	Rural Centers	Rural Residential and Other Zones		Resource Lands	Rural Centers	Rural Residential
	RNC: Rural Neighborhood Center	R10: Rural 10 RF: Rural Farm		ARL: Agricultural Resource Land	RNC: Rural Neighborhood Center	R10: Rural 10
	RNC	R10	RF	ARL	RNC	R10
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Education Facilities	A1,2 RS	A1,2 RS			A1,2 RS	A1,2 RS
Health Services	P1,2				P1,2	
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.						
Agritourism	P1,4,5	P1,5	P1,5	P1,5	P1,4,5	P1,5
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.						
Business Services	P1				P1	
Eating and Drinking Establishments	P1-34;C4				P1-34;C4	
Lodging	C3	C1,5			C3	C1,5
Storage and Moving	EP1,2				EP1,2	

NOTES	
P	Permitted.
C	Requires Conditional Use Permit.
A	Requires Administrative Use Permit.
Number	Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
PPF	If provided by a governmental entity to serve a specific public need identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
PL	Priority Location Criteria, see PCC 18J.15.270.
RS	Rural School Criteria, see PCC 18A.43.020.

Chapter 18A.22

FREDERICKSON USE TABLE

18A.22.010 Urban Zone Classifications.

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office-Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC	PR	EC	CE	ES*	
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Crop Production				P2,3	P2,3		

Chapter 18A.23

GIG HARBOR PENINSULA USE TABLE

Sections:

- 18A.23.005 Applicability.
- 18A.23.010 Urban Zone Classifications.
- 18A.23.020 Rural and Resource Zone Classifications.

18A.23.020 Rural and Resource Classifications.

Use Categories and Use Types	GIG HARBOR PENINSULA Rural and Resource Zone Classifications (Table 18A.23.020)									
	Rural Centers			Rural Residential, Resource Lands and Other Zones						
	RNC: Rural Neighborhood Center	EPF-RAS: Essential Public Facility-Rural Airport South		EPF-RAN: Essential Public Facility-Rural Airport North		R10: Rural 10	Rsv5: Reserve 5 R5: Rural 5	RSR: Rural Sensitive Resource	ARL: Agricultural Resource Lands	PR: Park and Recreation
	RNC	EPF-RAS	EPF-RAN	R10	Rsv5 R5	RSR	ARL	PR		
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.										
Education Facilities				€+ RS	€+ RS	€+ RS				

OTHER RURAL ZONE CLASSIFICATIONS		NOTES	
NFCC	New Fully Contained Community, see PCC 18A.10.090 D.2.	P	Permitted.
AIR	Airport Overlay, see PCC 18A.33.160 B. and 18A.10.100.	P*	Permitted only as allowed by PCC 19A.30.010 C.
MRO	Mineral Resource Overlay, see PCC 18A.10.100 E.	C	Requires Conditional Use Permit.
RAO	Rural Airport Overlay, see PCC 18A.10.100 D.	A	Requires Administrative Use Permit.
		Number	Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
		PUD	Individual uses described in each cell are permitted as shown on the Tacoma Narrows Airport PUD Boundaries Map.
		RS	Rural School Criteria, see PCC 18A.43.020.

Chapter 18A.24

GRAHAM USE TABLE

Sections:

- 18A.24.005** **Applicability.**
- 18A.24.010** **Urban Zone Classifications.**
- 18A.24.020** **Rural and Resource Zone Classifications.**

18A.24.010 **Urban Zone Classifications.**

Use Categories and Use Types	GRAHAM					
	Urban Zone Classifications (Table 18A.24.010)					
	Urban Residential		Urban Districts		Urban Employment Centers and Other Zones	
	MHR: Moderate High Density Residential	SF: Single- Family	MUD: Mixed Use District	[Reserved]	CE: Community Employment	PR: Park and Recreation
MHR	SF	MUD	[Rsvd]	CE	PR	
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.						
Crop Production		P3	P2		P2	

18A.24.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	GRAHAM					
	Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Centers			Resource Lands		
	RAC: Rural Activity Center			FL: Forest Lands		
RNC: Rural Neighborhood Center			ARL: Agricultural Resource Lands			
			PR: Park and Recreation			
	RAC	RNC	[Reserved]	FL	ARL	PR
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Education Facilities	A1;C2 RS	A+ RS				

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	P Permitted.
RAO Rural Airport Overlay, see PCC 18A.10.100 D.	P* Permitted only as allowed by PCC 19A.30.010 B.
EPF-SWFO Essential Public Facility-Solid Waste Facility Overlay, see PCC 18A.10.100 H.	C Requires Conditional Use Permit.
	A Requires Administrative Use Permit.
	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.
	PFP Requires Public Facilities Permit.
	RS Rural School Criteria, see PCC 18A.43.020.

Use Categories And Use Types	GRAHAM					
	Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Residential					
	R10: Rural 10			RF: Rural Farm		
R20: Rural 20			Rsv5: Reserve 5	R5: Rural 5		
RSR: Rural Sensitive Resource						
	R10	R20	RSR	RF	Rsv5 R5	[Reserved]
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Education Facilities	A1;C2 RS		C+ RS		A1;C2 RS	

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	P Permitted.
RAO Rural Airport Overlay, see PCC 18A.10.100 D.	P* Permitted only as allowed by PCC 19A.30.010 B.
EPF-SWFO Essential Public Facility-Solid Waste Facility Overlay, see PCC 18A.10.100 H.	C Requires Conditional Use Permit.
	A Requires Administrative Use Permit.
	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.
	PFP Requires Public Facilities Permit.
	RS Rural School Criteria, see 18A.43.020.

Chapter 18A.26

KEY PENINSULA USE TABLE

Sections:

- 18A.26.005** Applicability.
- 18A.26.020** Rural and Resource Zone Classifications.

- 18A.26.020** Rural and Resource Zone Classifications.

Use Categories and Use Types	KEY PENINSULA Rural and Resource Zone Classifications (Table 18A.26.020)							
	Rural Centers		Resource Lands		Rural Residential and Other Zones			
	RAC: Rural Activity Center RNC: Rural Neighborhood Center		ARL: Agricultural Resource Lands		R10: Rural 10 RSR: Rural Sensitive Resource RF: Rural Farm PR: Park and Recreation			
	RAC	RNC	ARL	[Rsvd]	R10	RSR	RF	PR
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.								
Education Facilities	P1,2;C3 RS	P1,2 RS			P1,2 RS	P1,2 RS		

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
AIR Airport Overlay, see PCC 18A.10.100.	P Permitted.
EPF-SC Essential Public Facility-State Corrections, see PCC 18A.10.100 F.	P* Permitted only as allowed by PCC 19A.30.010 B.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	C Requires Conditional Use Permit.
NFCC New Fully Contained Community, see PCC 18A.10.090 D.2.	A Requires Administrative Use Permit.
MPR Master Planned Resort, see PCC 18A.10.090 D.	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.
	RS Rural School Criteria, see 18A.43.020.

Chapter 18A.27

MID-COUNTY USE TABLE

Sections:

- 18A.27.005 Applicability.
- 18A.27.010 Urban Zone Classifications.
- 18A.27.020 Rural and Resource Zone Classifications.

18A.27.010 Urban Zone Classifications.

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)						
	Urban Residential			Urban Centers		Employment Centers and Other Zones	
	RR: Residential Resource SF: Single Family			CC: Community Center NC: Neighborhood Center		CE: Community Employment PR: Park and Recreation	
	RR	[Rsvd]	SF	CC	NC	CE	PR
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Crop Production	P1		P1	P1	P1	P2,3	

18A.27.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	MID-COUNTY Rural and Resource Zone Classifications (Table 18A.27.020)					
	Rural Centers		Resource Lands and Other Zones		Rural Residential	
	RNC: Rural Neighborhood Center		ARL: Agricultural Resource Lands PR: Park and Recreation		RSep: Rural Separator	
	RNC	[Rsvd]	ARL	PR	RSep	[Rsvd]
CIVIC USE CATEGORY: See 18A.33.220 for Description of Civic Use Categories.						
Education Facilities	A1,2;C3 RS				A1;A2* RS	
COMMERCIAL USE CATEGORY: See 18A.33.270 for Description of Commercial Use Categories.						
Eating and Drinking Establishments	P1,3;C4				(2)C1-3	
Food Stores	P1				(2)C1	
Lodging					C1	
Mobile, Manufactured and Modular Home Sales					(+)	
Rental and Repair Services	P1				(+)	
Storage and Moving	C1				(+)	

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
AIR Airport Overlay, see PCC 18A.10.100.	P Permitted.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	C Requires Conditional Use Permit.
NFCC New Fully Contained Community, see PCC 18A.10.090 D.2.	A Requires Administrative Use Permit.
	A* Only legally existing contractors yards formerly designated in the CCS zone in the Summit-Waller Community Plan area shall be allowed to remain and expand (PCC 19A.40.010 G.2.) in the RSep designation. All expansions shall require approval of an Administrative Use Permit.
	A2* No new level 2 facilities are allowed. Legally established level 2 education facilities existing on March 1, 2006, shall be allowed to expand. Expansions to adjacent parcels shall be allowed. Expansions shall require approval of an Administrative Use Permit.
	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see PCC 18J.15.270.
	RS Rural School Criteria, see PCC 18A.43.020
	(1) See PCC 18A.33.290.
	(2) PCC 18A.33.290 applies but only for uses allowed by the levels indicated.
	(3) Except for expansions of legally established religious assembly uses as provided for in this note, no new level 3 religious assembly uses are allowed. Legally established religious assembly uses existing on March 1, 2006, shall be allowed to expand. Expansions to adjacent parcels shall be allowed. Expansions to the sizes permitted by levels 2 and 3 shall require approval of a Conditional Use Permit

Chapter 18A.28

PARKLAND-SPANAWAY-MIDLAND USE TABLE

Sections:

- 18A.28.005 Applicability.**
- 18A.28.010 Urban Zone Classifications.**

18A.28.010 Urban Zone Classifications.

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research-Office	[Reserved]
	CC	AC	NC		CE	RO	
RESIDENTIAL USE CATEGORY: See 18A.33.210 for Description of Residential Use Categories.							
Multi-Family Housing	P5	P1-4 5	A1,2,5				
COMMERCIAL USE CATEGORY: See 18A.33.270 for Description of Commercial Use Categories.							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1-3;A4 P1-5	P1,2;A3	P1,2;A3,C4		P1,2,5	P1	

Chapter 18A.29

SOUTH HILL USE TABLE

Sections:

- 18A.29.005** Applicability.
- 18A.29.010** Urban Zone Classifications.

18A.29.010 Urban Zone Classifications.

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	EC: Employment Center	[Reserved]
	MHR	MSF	RR	HSF		EC	
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Crop Production	P1	P1	P1	P1		P3	
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Lodging						P2	

Chapter 18A.31

UPPER NISQUALLY USE TABLE

Sections:

18A.31.005 Applicability.

18A.31.020 Rural and Resource Zone Classifications.

18A.31.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	UPPER NISQUALLY Rural Zone Classifications (Table 18A.31.020)								
	VC: Village Center TC: Tourist Commercial VR: Village Residential			R10: Rural 10 R20: Rural 20 R40: Rural 40			FL: Forest Land ARL: Agricultural Resource Lands PR: Park and Recreation		
	VC	TC	VR	R10	R20	R40	FL	ARL	PR
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.									
Education Facilities	A1,2 RS		A1,2 RS	A1,2 RS	A1,2 RS	A1,2 RS			

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
NFCC New Fully Contained Community, see PCC 18A.10.090 D.2.	P Permitted.
AIR Airport Overlay, see PCC 18A.10.100.	P* Permitted only as allowed by PCC 19A.30.010 B.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	C Requires Conditional Use Permit.
	A Requires Administrative Use Permit.
	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see PCC 18J.15.270.
	RS Rural School Criteria, see PCC 18A.43.020
	(1) See PCC 18A.33.290.
	(2) PCC 18A.33.290 applies but only for uses allowed by the levels indicated.

Chapter 18A.33

USE CATEGORY DESCRIPTIONS

Sections:

- 18A.33.200 List of Categories.
- 18A.33.210 Residential Use Category – Description of Use Categories.
- 18A.33.220 Civic Use Category – Description of Use Categories.
- 18A.33.230 Utilities Use Category – Description of Use Categories.
- 18A.33.240 Essential Public Facilities Category – Description of Use Categories.
- 18A.33.250 Office Business Use Category – Description of Use Categories.
- 18A.33.260 Resource Use Category – Description of Use Categories.
- 18A.33.270 Commercial Use Category – Description of Use Categories.
- 18A.33.280 Industrial Use Category – Description of Use Categories.
- 18A.33.285 Single-Family Detached Use Exception.
- ~~18A.33.290 Rural Zone Use Exception.~~
- 18A.33.295 South Hill EC Use Exception.

18A.33.220 Civic Use Category – Description of Use Categories.

Civic Use Category includes facilities or services that are strongly associated with public need or social importance such as educational, cultural, medical, protective, and governmental.

- E. **Health Services.** Health Services Use Type refers to any health related facilities and services that are not listed elsewhere such as hospitals, surgical facilities, ambulance services, emergency medical facilities providing 24-hour walk-in services, and respite facilities for the elderly, terminally ill, or handicapped. ~~Also see Office/Business Use Category—Administrative Professional Office Use Type for medical and dental offices.~~

Level 1: Medical and dental offices, emergency medical facilities providing 24-hour walk in service.

Level 2: Hospitals and institutional facilities. Such facilities may involve surgical and medical procedures as well as mental health related care.

18A.33.250 Office/Business Use Category – Description of Use Categories.

Office/Business Category includes establishments serving businesses or individuals with a 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, ~~medical and dental offices~~, 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.

18A.33.260 Resource Use Category – Description of Use Categories.

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 involve the sale of locally grown agricultural products and agriculturally-based operations or activities that bring visitors to an active farm or ranch. 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, and produce stands, and wineries. Agritourism may include tractor rides, but shall not involve motorized off-road vehicle racing or similar motor vehicle activities.

- 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 an agricultural or 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 together with the storage, primary processing and preserving of those agricultural products on an agricultural or commercial basis. 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.
 - Level 3:** Crop Production uses which involve the raising and harvesting of row crops, field crops, plantation Christmas tree farm, or tree crops on an agricultural or commercial basis on parcels not to exceed 5 acres in size. Examples include grain and vegetable crops, fruit trees, and horticultural nurseries.

- 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.
- Level 3:** ~~Christmas tree farms not to exceed 5 acres in size.~~

18A.33.290 — Rural Zone Use Exception.

~~When a vacant parcel located in the Rural Separator or Rural 10 classifications abuts a state highway which is not designated as a limited access highway and is bordered by property improved with existing commercial or industrial use types or multi-family, or mobile home park uses established on or before July 1, 1990, on more than 50 percent of the property's boundaries, use levels/types indicated by footnote (1) and (2) on Table 18A.17.020 are allowed with approval of a Conditional Use Permit by the Hearing Examiner. For purposes of this Section, land uses across an abutting road, other than State highways or major or secondary County arterials, shall be used for purposes of calculating the percentage of land uses along the property's boundaries. The Hearing Examiner, if approving an exception, shall make a finding that the property is within the logical boundary of the existing area of such more intensive uses. (Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)~~

Chapter 18A.36

ACCESSORY DEVELOPMENT

Sections:

- 18A.36.010 Purpose.**
- 18A.36.020 General Provisions for Accessory Uses and Structures.**
- 18A.36.030 Cargo Container Storage.**
- 18A.36.040 Mobile Food Service.**
- 18A.36.050 Cafeteria.**
- 18A.36.060 General Accessory Use List.**
- 18A.36.070 Residential Accessory Use List.**

18A.36.030 Cargo Container Storage.

- D. Single-family residential uses located on lots greater than 2.5 acres in rural **and resource** zone classifications shall be permitted to utilize a cargo container for storage purposes when a Level F1 Fence, per PCC 18J.15.040 H.5., or Level L2 landscape buffer, per

PCC 18J.15.040 H.2., surrounds the cargo container(s), provided the cargo container shall not be visible from any County arterial road. A cargo container authorized pursuant to this subsection shall be painted and have any corporate identification, symbol or logos removed.

18A.36.070 Residential Accessory Use List.

The following structures and uses may be allowed accessory to a residence:

- F. Animals, subject to the following requirements:
 - 4. Rural and Resource Area Requirements.
 - a. For lots less than one-half acre:
 - (1) Two small livestock are allowed, all other livestock are prohibited; and
 - (2) No more than 24 small animals, excluding dogs and cats allowed pursuant to F.1. above, are allowed.
 - b. For lots one-half acre or greater in size, there shall be no restriction on the number of small livestock, livestock or small animals kept.
 - c. Animal enclosures such as, but not limited to, cages, barns, stables, and coops shall not be located in a front yard, and shall be setback as follows from adjacent residential property lines that are not held in common ownership:
 - (1) 5 feet for poultry or rabbits;
 - (2) 10 feet for other small animals and small livestock;
 - (3) 45 feet for livestock; and
 - (4) 75 feet for kennels and catteries.
 - (5) For purposes of this Section, a fenced area where animals are free roaming is not considered an animal enclosure.
- G. Motor tracks subject to the following restrictions:
 - 1. Rural and resource zones only;
 - 2. Parcels must be equal to or exceed 5 contiguous acres in size;
 - 3. Track shall be within an area not to exceed 2 acres in size;
 - 4. No portion of the usable track may be within 50 feet of any property line and no closer than 250 feet to a principal residential structure on any abutting property;
 - 5. The track shall only be utilized during daylight hours; no earlier than 8 a.m. and no later than 6 p.m. year round; and
 - 6. Use of the track is limited to the occupant(s) of the single-family residence.
- H. The parking of one vehicle up to 18,000 pounds gross vehicle weight used by the resident for commercial purposes may be allowed provided the vehicle is parked wholly within the driveway or another location specifically designed to accommodate vehicle parking. The allowable gross vehicle weight shall increase to 30,000 pounds for lots which are greater than 5 acres in size when located within a rural and resource zone classification. The vehicle may exceed 18,000 pounds gross vehicle weight if under contract with local authorities, such as the Sheriff and/or State Patrol, to provide assistance to automobile accidents or provide assistance during inclement weather conditions.
- K. Home Occupation and Cottage Industry provided the following standards are met.

2. Home Occupations may be allowed in urban and rural **and resource** zones with issuance of a Home Occupation Permit and when in compliance with the following standards, in addition to the general standards:
 - a. The home occupation shall be limited to an area not more than 500 square feet or a size equivalent to 50 percent of total floor area of the living space within the residence, whichever is less;
 - b. Only the resident can perform the home occupation;
 - c. One vehicle up to 18,000 pounds gross vehicle weight is allowed; and
 - d. There shall be no outside display or storage of materials, merchandise, or equipment.
 3. Cottage Industry Level I may be allowed in urban and rural **and resource** zones with approval of an Administrative Use Permit (AUP) and compliance with the following standards:
 - a. The cottage industry shall be limited to 1,000 square feet or a size equivalent to 50 percent of total floor area of the living space within the residence, whichever is less;
 - b. Two non-resident employees are permitted;
 - c. Two 18,000 pounds gross vehicle weight vehicles are allowed; and
 - d. A Level 3 landscaping buffer shall be provided between cottage industry activities and neighboring residential dwellings. See PCC 18J.15.050 for landscape buffer standards.
 4. Cottage Industry Level II may be allowed in rural **and resource** zones only upon issuance of a Conditional Use Permit (CUP) and compliance with the following standards:
 - a. One ADU shall be allowed per lot of record as an accessory use in conjunction with any detached single-family structure in all zones. ADUs shall not be permitted on lots created under Chapter 18J.17 PCC, Small Lot Design. ~~ADUs shall not be included in density calculations.~~ ADUs shall only be included in density calculations if, they are located in a rural or resource land use designation and are detached from a single-family structure.
 - b. An ADU shall be converted to another permitted use or shall be removed if one of the two dwelling units is not owner occupied.
 - c. An ADU shall be permitted as a second dwelling unit attached to, or detached from, the principal dwelling.
 - d. A detached ADU may be any dwelling permitted in the applicable land use classification.
 - e. New construction of a detached ADU or conversion of an existing detached structure to an ADU shall not be permitted within the required front, side, or rear yard setback. An exception to the required rear yard setback may be allowed if the rear yard abuts an alley.
 - f. If an ADU is created by constructing a new detached structure, the building height of the ADU shall not be greater than the principal dwelling's building
- L. Accessory Dwelling Unit (ADU).
1. The establishment of an ADU shall be subject to the following general requirements:
 - a. One ADU shall be allowed per lot of record as an accessory use in conjunction with any detached single-family structure in all zones. ADUs shall not be permitted on lots created under Chapter 18J.17 PCC, Small Lot Design. ~~ADUs shall not be included in density calculations.~~ ADUs shall only be included in density calculations if, they are located in a rural or resource land use designation and are detached from a single-family structure.
 - b. An ADU shall be converted to another permitted use or shall be removed if one of the two dwelling units is not owner occupied.
 - c. An ADU shall be permitted as a second dwelling unit attached to, or detached from, the principal dwelling.
 - d. A detached ADU may be any dwelling permitted in the applicable land use classification.
 - e. New construction of a detached ADU or conversion of an existing detached structure to an ADU shall not be permitted within the required front, side, or rear yard setback. An exception to the required rear yard setback may be allowed if the rear yard abuts an alley.
 - f. If an ADU is created by constructing a new detached structure, the building height of the ADU shall not be greater than the principal dwelling's building

height, unless the ADU is above a detached garage.

Chapter 18A.42

ADULT BUSINESSES

Sections:

18A.42.010 Purpose.

18A.42.020 Location Standards.

18A.42.030 Signage.

18A.42.020 Location Standards.

- A. Adult Businesses shall be subject to the following provisions:
1. **Separation Requirements I.** Adult Businesses are prohibited from locating within 660 feet of any other Adult Business or any of the following:
 - a. Areas zoned CC, AC, HRD, MSF and areas with rural and resource classifications;
 - b. Community and cultural facilities including, but not limited to, post offices, government offices, and courthouses;
 - c. Residential, day treatment, or workshop facilities primarily oriented to the physically or mentally disabled; or
 - d. Senior citizens service centers or residential facilities with the primary emphasis oriented to senior citizens.

Chapter 18A.43

SITING RURAL SCHOOLS

Sections:

18A.43.010 Purpose.

18A.43.020 Location Standards.

18A.43.010 Purpose.

- A. The intent of this chapter is to establish regulations to allow new schools in rural areas only when the facilities serve an identified need that cannot be met in the adjacent urban or incorporated areas. It also must be in character with the surrounding rural areas.

18A.43.020 Location Standards.

Additional school facilities (not exempted by 18A.05.025 C.), allowed through 18A.17 – Use Category and Use Type Tables, may be permitted in the rural area through a conditional use permit under the following conditions:

- A. A school district would have to show:
 - 1. An existing urban site/campus cannot be expanded to meet the projected need; and
 - 2. An existing rural site/campus cannot be expanded to meet the projected need.
- B. If an applicant provides evidence that satisfies A.1. and A.2. above, then a school may be permitted through a conditional use permit. The additional following criteria must be satisfied.
 - 1. The location of the proposed facility meets the Comprehensive Plan policies addressing schools outside of the urban growth area;
 - 2. The applicant has demonstrated how the proposed facility is harmonious with the existing character of the area; and
 - 3. The applicant has provided documentation as to why the identified needs can't be met within an adjacent urban area or at an existing site. This documentation shall demonstrate:
 - a. that an inventory of developable land has been conducted;
 - b. the result of the inventory shows that land suitable to site a school is unavailable within the urban growth area or does not serve the identified need.Documentation of 'need' can include:
 - (1) School service areas and the district's jurisdictional boundaries;
 - (2) Educational program requirements;
 - (3) Transportation Plan needs and local transportation network;
 - (4) Area from where the school population is coming;
 - (5) Financial feasibility of using public funds to secure and develop the site.

Chapter 18A.45

AGRICULTURAL USES AND ANIMALS

Sections:

- 18A.45.010 Purpose.**
- 18A.45.020 General Standards.**
- 18A.45.030 Hobby Farms.**
- 18A.45.040 Commercial Agricultural Activities.**
- 18A.45.050 Additional Standards for the Natural Environment and Shellfish Protection Districts.**

18A.45.030 Hobby Farms.

Farm animals, agricultural activities, and associated structures may be established on any lot as a non-commercial use provided:

- D. Hobby Farms shall include only those uses permitted outright in the underlying zone except as specifically allowed pursuant to PCC ~~18A.35.090 C. and D. above~~ **18A.36.070 F.**, animals accessory to a residence.

18A.45.040 Commercial Agricultural Activities.

See PCC 18A.33.260, Resource Use Category, for commercial agricultural uses; and PCC ~~18A.33.300 G.12.~~ 18A.36.070 K. for home occupations and cottage industries.

Chapter 18A.50

OPEN SPACE LANDS

Sections:

- 18A.50.010 Purpose.**
- 18A.50.020 Applicability.**
- 18A.50.030 Incentives.**
- 18A.50.040 General Provisions.**
- 18A.50.050 Classification of Rural or Urban Open Space.**

18A.50.040 General Provisions.

A. Rural and Urban Open Space Location and Designation Criteria.

1. The location and designation of a proposed classification of rural or urban open space shall be determined utilizing the following criteria. Prior to receiving an Open Space designation, the subject property shall meet one of the following criteria:
 - g. Tract(s) which serve as a buffer between the road and a proposed development in a rural **or resource** designation;

Chapter 18A.70

NONCONFORMING DEVELOPMENT

Sections:

- 18A.70.010 Purpose.**
- 18A.70.020 Applicability.**
- 18A.70.030 General Provisions.**
- 18A.70.040 Expansion of a Nonconforming Use.**
- 18A.70.050 Change of Use Standards for Nonconforming Uses.**
- 18A.70.060 Nonconforming Structures.**
- 18A.70.070 Nonconforming Lots.**
- 18A.70.080 Nonconforming Development.**
- 18A.70.090 Restoration Standards for Damaged or Destroyed Nonconforming Structures and Uses.**
- 18A.70.100 Discontinuance.**
- 18A.70.110 Termination of Type of Nonconforming Use.**

18A.70.040 Expansion of a Nonconforming Use.

- A. Expansion of nonconforming uses, nonconforming use of structures, and nonconforming use of land shall be subject to the following provisions:

Table 18A.70.040-1. Nonconforming Standards – Maximum Percent Expansion Allowed (1)				
Use Categories	Zone Classifications			
	Employment Centers (2)	Urban Centers – Urban Districts (2)	Urban Residential (2)	Rural and Resource Area (2)
Residential – Civic – Resource				
Single Family Detached Two-Family Housing	Refer to PCC 18A.70.040 A.1. and 2. for expansion standards for single-family and two-family dwellings.			
Nonconforming use	5/10/15	5/10/15	5/15/20	10/25/more than
Nonconforming development	5/10/15	5/10/15	5/15/20	25/33/more than
Office/Business – Commercial				
Nonconforming use	5/15/40	5/15/40	5/10/15	10/25/more than
Nonconforming development	5/15/35	5/15/35	5/10/15	25/33/more than
Utilities – Industrial				
Nonconforming use	5/20/40	5/10/15	5/10/15	10/25/more than
Nonconforming development	5/20/35	5/10/15	5/10/15	25/33/more than
(1) The maximum expansion of a nonconforming use is permitted pursuant to PCC 18A.70.040 A.4.				
(2) Expansions numbers in Table indicate percentages: Permitted Outright/Administrative Nonconforming Use Permit/Nonconforming Use Permit.				

Table 18A.70.040-2. Nonconforming Standards – Off-Site Parking Expansion				
Use Categories	Zone Classifications			
	Employment Centers	Urban Centers – Urban Districts	Urban Residential	Rural and Resource Area
Residential – Civic – Resource	Not allowed	P	P	Not allowed
Office/Business – Commercial	A	P	A	Not allowed
Utilities – Industrial	P	A	N	Not allowed
Parking area shall comply with the standards set forth in PCC 18A.35.130 D.4.				
P – Permitted, A – Administrative Nonconforming Use Permit, N – Nonconforming Use Permit				

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Only those portions of Title 18B that are proposed to be amended are shown. Remainder of text and/or tables, maps, or figures is unchanged.

Title 18B

DEVELOPMENT REGULATIONS – SIGNS

CHAPTERS:

- 18B.10 GENERAL PROVISIONS.**
- 18B.20 COUNTYWIDE SIGN DESIGN REGULATIONS.**
- 18B.30 SIGN TABLES AND COMMUNITY DESIGN REGULATIONS.**
- 18B.50 NONCONFORMING SIGN REGULATIONS.**
- 18B.70 SIGN DEFINITIONS.**

Chapter 18B.10

GENERAL PROVISIONS

18B.10.070 Prohibited Sign Types.

- A. The following sign types are prohibited in Pierce County:
 - 1. Signs which are an imitation of or resemble official traffic signs;
 - 2. Electronic signs in rural **or resource** zone classifications;
 - 3. Electronic signs in urban zone classifications with pulsing or continuous streaming content or content that changes in intervals of less than 20 seconds, unless allowed pursuant to PCC 18B.20.080, Electronic Message Signs;
 - 4. Temporary signs, except as allowed pursuant to PCC 18B.10.040, Temporary Signs;
 - 5. Roof signs, except when located in the Gig Harbor Peninsula and Key Peninsula Community Plan areas; and
 - 6. Rotating signs, except for authorized iconic signs such as a barber pole.
- B. See also Chapter 18B.30 PCC for community specific prohibited sign information.

Chapter 18B.30

SIGN TABLES AND COMMUNITY DESIGN REGULATIONS

18B.30.020 Countywide (Applicable unless otherwise addressed in a Community Plan Area Table).

Table 18B.30.020-1. Countywide Sign Area and Sign Height Applicable unless otherwise addressed in a Community Plan Area Table			
Zone Classification	Sign Type	Maximum Sign Area (square feet)	Maximum Sign Height (feet)
Rsv5, RSep, R5, R10, R20, R40, RF, and ARL	Identification	20	15
	Business Sign	32	15
MSF=Moderate Density Single Family, HSF=High Density Single Family, Rsv5=Reserve 5, RSep=Rural Separator, R5=Rural 5, R10=Rural 10, R20=Rural 20, R40=Rural 40, RF=Rural Farm, ARL=Agricultural Resource Lands, FL=Forest Lands, MUC=Major Urban Center, CC=Community Center, AC=Activity Center, NC=Neighborhood Center, HRD=High Density Residential, MUD=Mixed Use District, RAC=Rural Activity Center, RNC=Rural Neighborhood Center, GC=Gateway Commercial, PI=Public Institution, EC=Employment Center, PR=Parks and Recreation			

18B.30.030 Alderton-McMillin Community Plan Area.

Table 18B.30.030-1. Alderton-McMillin Sign Table				
Sign Type	Zone Classification			
	EC, RIC	MSF	RNC, ARL, RF	R10, Rsv5 R5
EC=Employment Center, RIC=Rural Industrial Center, MSF=Moderate Density Single Family, RNC=Rural Neighborhood Center, ARL=Agricultural Resource Lands, RF=Rural Farm, R10=Rural 10, R5=Rural 5, Rsv5=Reserve 5				

18B.30.070 Graham Community Plan Area.

Table 18B.30.070-1. Graham Sign Table Maximum Total Freestanding Sign Area							
Use Type	Zone Classifications						
	CE	MUD	MHR	SF	RAC	RNC	Rsv5, R5, R10, R20, RSR, RF, FL, ARL

Table 18B.30.070-2. Graham Sign Table Maximum Total Building Sign Area			
BUILDING SIGNS (WALL AND WINDOW)	Urban Zone Classifications		Rural and Resource Land Zone Classifications
	CE and MUD	MHR and SF	RAC and RNC
CE=Community Employment, MUD=Mixed Use District, MHR=Moderate High Density Residential, SF=Single Family, RAC=Rural Activity Center, RNC=Rural Neighborhood Center, Rsv5=Reserve 5 , R5=Rural 5 , R10=Rural 10, R20=Rural 20, RSR=Rural Sensitive Resource, RF=Rural Farm, ARL=Agricultural Resource Lands, FL=Forest Land			

Only those portions of Chapter 18F.70 that are proposed to be amended are shown. Remainder of text and/or tables, maps, or figures is unchanged.

Title 18F

DEVELOPMENT REGULATIONS – LAND DIVISIONS AND BOUNDARY CHANGES

CHAPTERS:

- 18F.10 GENERAL PROVISIONS.**
- 18F.20 PLAT AND SURVEY PREPARATION.**
- 18F.30 DEDICATIONS AND IMPROVEMENTS.**
- 18F.40 SUBDIVISIONS – PRELIMINARY AND FINAL PLATS.**
- 18F.50 SHORT SUBDIVISIONS AND LARGE LOT DIVISIONS.**
- 18F.60 BINDING SITE PLANS.**
- 18F.70 BOUNDARY LINE ADJUSTMENTS.**

Chapter 18F.70

BOUNDARY LINE ADJUSTMENTS

Sections:

- 18F.70.010 Purpose.**
- 18F.70.020 Applicability.**
- 18F.70.025 Exemption.**
- 18F.70.030 Boundary Line Adjustment (BLA) Requirements.**

18F.70.010 Purpose.

The purpose of this Chapter is to provide an administrative process that allows the adjustment of lot lines between adjoining lots. In some instances, adjustment of a boundary lines may result in the combination of lots. (Ord. 2005-11s2 § 1 (part), 2005)

18F.70.020 Applicability.

- A. A Boundary Line Adjustment may alter the lot lines separating platted lots, unplatted lots, or separating platted lots from unplatted lots in accordance with the provisions of this Chapter.
- ~~B. Boundary line adjustments that result in combining lots shall only apply to legally existing lots or unplatted lots of record. Boundary line adjustments may not involve any unbuildable tracts or combination of a lot and an unbuildable tract.~~

(Ord. 2005-11s2 § 1 (part), 2005)

18F.70.025 Exemption.

- A. Affected landowners may resolve the location of a point or line between two or more parcels of real property as set forth in RCW 58.04.007.

18F.70.030 Boundary Line Adjustment (BLA) Requirements.

A. General Requirements.

1. The adjustment of lot lines shall not result in additional lots.
- ~~2. The adjustment of lot lines between conforming lots shall not result in a lot that contains insufficient width, area or density for a building site as defined by the underlying land use classification and current zoning requirements unless the adjustment is necessary to correct a structural encroachment.~~
- ~~3. Boundary line adjustments may not be utilized to create building sites from unbuildable tracts such as vacated rights of way or utility easements, etc.~~
42. The adjustment of lot lines does not cannot alter, modify or conflict with conditions or requirements imposed by a previously approved permit or plat. Modification of such conditions must be accomplished pursuant to the applicable amendment or plat alteration procedure.
5. A boundary line adjustment shall not create easements or alter recorded easements for ingress or egress, utilities, or emergency vehicle access.
- ~~6. The boundary line adjustment shall be reviewed to determine potential impacts to drainage, critical areas, water supply, existing sanitary sewage disposal, access or easement for vehicles, utilities or fire protection for any lot, tract, parcel, or site, and for zoning requirements, previous decisions, accuracy of legal description, ownership, lot dimensions, and improvements on the lots.~~
73. Legally existing lots, structures and uses shall not be required to correct existing nonconforming features to meet current regulations as a condition of a boundary line adjustment approval. Boundary line adjustments shall not apply to road and utility vacations.
84. An application for a boundary line adjustment shall not involve more than five contiguous lots, unless a greater number is allowed by the Director. This limitation shall not apply to a BLA that results in the combination of lots.
9. An application for a boundary line adjustment shall not involve more than ten contiguous lots within an approved planned unit development.
105. The adjustment of boundary lines between two or more nonconforming lots shall be allowed only when the adjustment is necessary to correct a controversy regarding the location of a boundary line, to remedy adverse topographical features, or to provide access to an otherwise inaccessible parcel.
116. In no case may a A boundary line adjustment should not result in a conforming lot becoming nonconforming to the area requirements of the applicable zone; or result in an increase in the number of nonconforming lots; or, result in the creation of a lot of insufficient size or dimension to accommodate all applicable setbacks of the zone in which the lot is located.
7. A boundary line adjustment shall not result in the creation of a lot which contains insufficient area and dimension to meet minimum requirements for building site width and area.
128. The A boundary line adjustment shall not serve to circumvent or eliminate requirements related to building height, setback or landscaping pursuant to Title 18A nor shall it serve to eliminate requirements related to frontage improvements or other design requirements pursuant to Title 18J PCC.

9. A boundary line adjustment may not be used to combine lots that are separated by a dedicated, improved, public, or private road.
- B. **Boundary Line Adjustment Conveyance of Property.** Any deeds associated with the properties being adjusted shall be recorded with the signed mylar.
- ~~C. **General Requirements Specific to Boundary Line Adjustments.** In addition to the requirement in PCC 18F.70.030 A., General Requirements, the following is applicable for all boundary line adjustments that result in the combination of lots:~~
- ~~1. Boundary line adjustment lot combinations are subject to the requirements of PCC 18F.70.030 A., General Requirements, except as provided herein:~~
 - ~~a. A boundary line adjustment may not be used to combine lots that are separated by a dedicated, improved, public or private road.~~
 - ~~b. A boundary line adjustment may be required when existing platted lots or unplatted lots of record do not meet current density/bulk standard requirements.~~
 - ~~c. A boundary line adjustment may result in a parcel that may not be resubdivided in the future under applicable land use regulations.~~
 - ~~d. A boundary line adjustment shall not be required as part of a proposed road vacation action.~~
 - ~~e. The petitioner shall prepare a new legal description that accurately depicts the combination of lots. Such legal description shall be recorded with the final approval.~~
- C. **Review Criteria.**
1. The boundary line adjustment shall be reviewed to determine potential impacts to:
 - a. Drainage,
 - b. Critical areas,
 - c. Water supply,
 - d. Sanitary sewage disposal,
 - e. Access or easement for vehicles
 - f. Utilities or fire protection for any lot, tract, parcel, or site,
 - g. Zoning requirements,
 - h. Previous decisions, and
 - i. Accuracy of legal description, ownership, lot dimensions, and improvements on the lots.
 2. A boundary line adjustment shall not create easements or alter recorded easements.
- ~~D. **Director's Authority.** The Director has the authority to approve or deny any proposed boundary line adjustment and may impose additional or modified conditions and requirements as necessary to assure that the proposal conforms with the intent of the Comprehensive Plan, applicable community plans and applicable County codes and state laws.~~
- ~~ED. **Required Written Findings and Determinations.** The Director's written decision on the boundary line adjustment shall include findings and conclusions, based on the record, to support the decision. A proposed boundary line adjustment shall not be approved unless the Director makes written findings that:~~
1. The boundary line adjustment complies with the provisions of this Chapter and Title and other applicable County codes and state laws;
 2. The boundary line adjustment complies with the provisions of the Survey Recording Act; and

- ~~3. The boundary line adjustment does not result in an increase in the nonconformity of the project site as a whole;~~
- ~~4.3. The proposed boundary line adjustment is independent and not part of a series of boundary line adjustments that have the effect of altering a recorded plat; and~~
- ~~5. The boundary line adjustment does not negatively impact drainage, water supply, existing sewage disposal, or access.~~
- ~~6. If applicable, a note that states that the lots, once combined, may not qualify to be resubdivided in the future under applicable land use regulations.~~
- ~~7. If applicable, a note that states one single family dwelling unit has been designated as an accessory dwelling unit.~~

~~FE.~~ **Approval.** The Director has the authority to approve or deny any proposed boundary line adjustment and may impose additional or modified conditions and requirements as necessary to assure that the proposal conforms with the intent of the Comprehensive Plan, applicable community plans, and applicable County codes and state laws. ~~The Director may approve, or approve with conditions, the proposed boundary line adjustment if the criteria contained in this Section have been met.~~

Only those portions of Chapter 18G.10 that are proposed to be amended are shown. Remainder of text and/or tables, maps, or figures is unchanged.

Title 18G

DEVELOPMENT REGULATIONS – CONSERVATION PROGRAMS

CHAPTERS:

- 18G.10 TRANSFER AND PURCHASE OF DEVELOPMENT RIGHTS PROGRAM.**
- 18G.20 IN LIEU FEE MITIGATION PROGRAMS.**
- 18G.30 WETLAND MITIGATION BANKING. [Reserved]**
- 18G.40 CONSERVATION BANKING. [Reserved]**

Chapter 18G.10

TRANSFER AND PURCHASE OF DEVELOPMENT RIGHTS PROGRAM

18G.10.030 Participation in the Program.

B. Required Participation.

1. Urban projects proposing increased density pursuant to PCC ~~18A.15.020 G.1.b.~~ 18A.15.020 E.1.b. shall obtain development rights as a County Receiving Site as set forth in PCC 18G.10.060.

Only those portions of Title 18J that are proposed to be amended are shown. Remainder of text and/or tables, maps, or figures is unchanged.

Title 18J

DEVELOPMENT REGULATIONS – DESIGN STANDARDS AND GUIDELINES

CHAPTERS:

- 18J.10 GENERAL PROVISIONS.**
- 18J.15 COUNTYWIDE DESIGN STANDARDS AND GUIDELINES.**
- 18J.17 SMALL LOT DESIGN.**
- 18J.20 UPPER NISQUALLY VALLEY COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.**
- 18J.30 PARKLAND-SPANAWAY-MIDLAND COMMUNITIES PLAN AREA DESIGN STANDARDS AND GUIDELINES.**
- 18J.40 GIG HARBOR COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.**
- 18J.50 SOUTH HILL COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.**
- 18J.60 FREDERICKSON COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.**
- 18J.70 MID-COUNTY COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.**
- 18J.80 GRAHAM COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.**
- 18J.90 KEY PENINSULA COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.**
- 18J.100 ALDERTON-McMILLIN COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.**
- 18J.120 BROWNS POINT/DASH POINT COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.**
- 18J.130 ANDERSON AND KETRON ISLANDS COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.**

18J.15.020 Site Clearing.

- E. Standards – Vegetation Retention.** Minimum native vegetation retention standards shall apply to all projects located partially or fully within areas designated and mapped as open space corridors pursuant to PCC 19A.30.170 of the Pierce County Comprehensive Plan (Open Space) or an adopted community plan as follows:

1. A minimum percentage of the existing native vegetation shall be retained as set forth in Table 18J.15.020-1. The percentage shall be based on the gross acreage of the portion of the site located with an open space corridor.

Table 18J.15.020-1. Open Space Corridor Vegetation Retention Table	
Zone Classification	Minimum Native Vegetation Retention (1)(2)(4)
Rural Zone Classifications	
Rural Activity Center, Village Center	25%
Rural Industrial Center, Rural Neighborhood Center, Public Institution	30%
Tourist Commercial	40%
Gateway Community	50%
Village Residential	50%
Rural Separator, Rural 10, Rural 20, Rural 40, Reserve 5, Rural 5 , Rural Sensitive Resource, Agricultural Resource Land, Rural Farm	65%

Footnotes:

- (1) The percentage is based on gross acreage of the portion of the site located within an Open Space Corridor. If the site does not contain the minimum percentage of native vegetation listed, the percentage shall be used to establish a maximum clearing limit.
- (2) Minimum vegetation retention may be decreased to 15 percent for non-residential uses (e.g., churches, schools, etc.) that are allowed in the underlying residential zone. The calculation of the native vegetation retention area for school sites shall be based upon the total acreage of the school site minus the areas set aside for playfields in the school site plan; provided that for the purposes of the calculation, such playfield areas shall not exceed 30 percent of the gross site area.
- (3) Within the South Hill Community Plan area, mixed use buildings located within the UV or AC zone that meet all of the provisions for increased density set forth in 18A.29.030 B.3., Footnote 3, shall be subject to a Minimum Vegetation Retention of 10 percent.
- (4) Within the Parkland-Spanaway-Midland Communities Plan area, individual lots of record within 0.5 miles of the SR-7 corridor, and any combination of two or more contiguous lots, created prior to September 3, 2002, that are each smaller than 0.75 acres and located in a commercial or industrial zone, are exempt for native vegetation retention. A combination of 0.75 acre lots exceeding 4 acres shall not be eligible to utilize this exemption.

18J.15.030 Tree Conservation.

F. Standards – Tree Unit Density.

1. **General.** The following minimum tree unit densities apply to new development activities; calculated using net developable acreage of the project site:

Table 18J.15.030-2. General Minimum Tree Unit Density (1)	
Employment Centers	5 tree units/acre
Urban Centers and Districts, Employment Centers , Rural Centers	20 tree units/acre
Urban Residential (2)	30 tree units/acre
Rural Residential (3)	40 tree units/acre
Resource Lands and Other Zones	Not Applicable

Footnotes:

- (1) If the calculation results in a fractional quantity, it shall be rounded to the nearest whole number (greater than or equal to .5 is rounded up, less than .5 is rounded down).
- (2) Non-residential uses, other than schools, permitted within Urban Residential zones shall be subject to a required tree unit density of 20 tree units/acre.
- (3) Non-residential uses, other than schools, permitted within Rural Residential zones shall be subject to a required tree unit density of 20 tree units/acre.

18J.15.190 Outdoor Event Facilities.

8. **Outdoor Receptions.** Outdoor receptions or parties shall be prohibited in ~~Reserve Five Rural 5~~ zone classifications. No amplified noise shall be permitted at outdoor events in the ~~Reserve Five Rural 5~~ zone classification except during an outdoor wedding ceremony for the wedding march music, recited vows, etc.

18J.40.060 Rural Area Design Standards and Guidelines.

A. Site Design.

1. **Design Objective – Building Placement.** In the rural area, buildings are generally required to locate in the interior of lots to provide adequate land for open space and tree retention around the perimeter property lines. When the land adjacent to exterior lot lines is kept free from development a variety of design objectives including: screening between incompatible land uses, pedestrian connections between developments and wildlife movement can be achieved.

a. Standards.

- (1) Screening is required adjacent to all exterior property lines, except for points of vehicular or pedestrian access, for new development in the rural area. Trails, utilities, small accessory structures such as a gazebo or picnic table, and fencing that does not impede wildlife movement may be permitted within required screening areas when the integrity of the screening can be maintained. The following screening standards shall be required, adjacent to the exterior of a development, for all new divisions of land, commercial, civic uses and utility buildings in the following rural zones:
 - (a) Rural Ten – 35 feet
 - (b) ~~Reserve Five Rural 5~~ – 35 feet
 - (c) Rural Sensitive Resource – 50 feet
- (2) In Rural Neighborhood Centers, that portion of a commercial or civic building that faces the street shall be located within 25 feet of the street.

When outdoor gathering places are provided, the building is not required to be within 25 feet of the street as long as the building is located immediately adjacent to the outdoor gathering place.

D. Landscaping and Planting Design.

1. Design Objective – Native Vegetation Screening and Perimeter Buffers. The retention of native vegetation and significant trees is necessary to preserve and enhance the visual appearance of the Gig Harbor Peninsula throughout the rural area. Retaining native vegetation on a development site also supports various environmental systems and provides a better transition between permitted land uses. The retention or replanting of native vegetation is required for all projects in the rural area. The following standards are intended to supplement the Tree Conservation and Landscape Standards in PCC 18J.15.030 and 18J.15.040.

a. Standards.

- (1) Native vegetative screening shall be retained between rural development and Highway 16. The depth of screening buffers shall be determined by evaluating the quality and quantity of natural vegetation that is available on the site together with intensity of the proposed use. In no case shall the screen buffer be less than 50 feet wide. Supplemental plantings shall be provided when existing native plantings do not provide a complete visual screen.
- (2) The depth of native vegetation screening buffers shall be a minimum of 35 feet wide in a Rural 10 (R-10) and ~~Reserve 5 (Rsv 5)~~ Rural 5 (R5) zone.
- (3) The depth of native vegetation screening buffers shall be a minimum of 50 feet wide in a Rural Sensitive Resource (RSR) zone.
- (4) The native vegetation screening requirements in this Section must provide a dense screen. Where existing vegetation does not provide adequate screening, additional native plantings may be required. The vegetative screen may only be broken at points of vehicular or pedestrian access.

18J.100.020 Applicability.

C. Table 18J.100.020-1 identifies the regulated activities and the type of design review that is required:

ALDERTON-McMILLIN COMMUNITY PLAN AREA			
Table 18J.100.020-1. Type of Review Required for Regulated Activities			
Review Type	1. New Multi-Family, Civic, Commercial, Industrial, Binding Site Plan (includes commercial building permit and use permit) (2) 2. Multi-Family, Civic, Commercial or Industrial Expansion < 60% of the building value (1) 3. Multi-Family, Civic, Commercial or Industrial Expansion > 60% of the building value (1)		
	1	2	3
18J.100.070 A-10. A.9. Agricultural Product Sales Buildings	Yes		

18J.100.070 Building Design.

The purpose of this Section is to improve the quality of development in Alderton-McMillin by instituting design standards and guidelines covering new building construction and remodels. The design guidelines and standards are intended to reflect the historic or rural character observed in Alderton-McMillin. The intent of the standards and guidelines is to exemplify the rural character witnessed in Alderton-McMillin through the use of human scale designs and natural building materials.

A. New Building Construction.

9. **Design Objective – Agricultural Product Sales Buildings.** Ensure the sale of agricultural products on farm properties is consistent with the rural character and does not impede neighboring properties.

a. **Standards.**

- (1) All agricultural product sales shall meet the standards listed in above PCC 18J.100.070 A.5. – Roof Forms, ~~and~~ PCC 18J.100.070 A.8. – Building Color, ~~and~~ PCC 18J.100.070 A.9. – ~~Building Lighting.~~