

1 Sponsored by: Councilmembers Paul Herrera and Dave Morell
2 Requested by: County Executive/Planning and Public Works Dept.

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6 **ORDINANCE NO. 2022-49s**
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9
10 **An Ordinance of the Pierce County Council Updating Residential Use**
11 **Development Regulations in the Pierce County Code and**
12 **Making Other Minor Technical Code Changes by Amending**
13 **Pierce County Code Title 18, "Development Regulations –**
14 **General Provisions," Title 18A, "Development Regulations –**
15 **Zoning," and Title 18J, "Development Regulations – Design**
16 **Standards and Guidelines," Including Development**
17 **Regulations Applying To Unincorporated Areas of Pierce**
18 **County and All Community Plan Areas; Adopting Findings of**
19 **Fact; and Setting an Effective Date.**
20

21 **Whereas**, on December 15, 2020, the Pierce County Council adopted Resolution
22 No. R2020-125 requesting the Planning and Public Works Department (PPW) to
23 conduct a review and analysis of residential housing types and appropriate zone
24 classifications for a broad list of residential uses in order to provide clarifications,
25 updated definitions, and recommended zoning changes; and
26

27 **Whereas**, PPW conducted an analysis of residential uses, definitions, and
28 zoning in the County Code, drawing from Department policies, County plans, State
29 statutes and regulations, building codes, other jurisdictions' regulations, industry
30 research and guides, and staff knowledge; and
31

32 **Whereas**, PPW reviewed proposed changes with subject matter experts across
33 the County; and
34

35 **Whereas**, on April 8, 2022, PPW launched an online public open house to
36 provide information and solicit public feedback over a three-week engagement period;
37 and
38

39 **Whereas**, eight written public comments were received during the public
40 engagement period; and
41

42 **Whereas**, the Responsible Official conducted an environmental review of the
43 proposed amendments and issued a Determination of Nonsignificance (DNS) on April 8,
44 2022, in accordance with the State Environmental Policy Act (SEPA); and
45
46



1 **Whereas**, the Planning Commission held a public meeting on July 13, 2022, to
2 review the proposal, and a public hearing on July 26, 2022, to receive public testimony
3 and make its final recommendation; and
4

5 **Whereas**, the proposed amendments are consistent with and implement the
6 Pierce County Comprehensive Plan, Pierce County Countywide Planning Policies,
7 Puget Sound Regional Council Vision 2050 multi-county planning policies, and the
8 Growth Management Act; and
9

10 **Whereas**, on August 29, 2022, the Pierce County Council Community
11 Development Committee reviewed the proposed amendments to the Pierce County
12 Code in a public hearing; and
13

14 **Whereas**, on August 29, 2022, the Pierce County Council Community
15 Development Committee made final recommendations to the Pierce County Council in a
16 public hearing; and
17

18 **Whereas**, the Pierce County Council has determined that amending the Pierce
19 County Code is necessary to protect the public health, safety, and welfare, and protect
20 the public interest; and
21

22 **Whereas**, the Pierce County Council finds that it is in the public interest to adopt
23 the amendments set forth; **Now Therefore**,

24
25 **BE IT ORDAINED by the Council of Pierce County:**
26

27 Section 1. Title 18 of the Pierce County Code, "Development Regulations –
28 General Provisions," is hereby amended as shown in Exhibit A, which is attached hereto
29 and incorporated herein by reference.
30

31 Section 2. Title 18A of the Pierce County Code, "Development Regulations –
32 Zoning," is hereby amended as shown in Exhibit B, which is attached hereto and
33 incorporated herein by reference.
34

35 Section 3. Title 18J of the Pierce County Code, "Development Regulations –
36 Design Standards and Guidelines," is hereby amended as shown in Exhibit C, which is
37 attached hereto and incorporated herein by reference.
38

39 Section 4. Findings of Fact are hereby adopted as shown in Exhibit D, which is
40 attached hereto and incorporated herein by reference.
41

42 Section 5. The Council recognizes that formatting, numbering, and citation
43 modifications to Exhibits A, B, and C may be necessary as a result of amendments
44 made during the legislative process. To this extent, the Clerk to the Council is hereby
45 authorized to modify Exhibits A, B, and C prior to final printing so that the Council's
46 amendments are accurately reflected throughout the document and formatting,
47 numbering, and citations are correctly shown.
48



1 Section 6. If any provisions of this Ordinance or the amendments to the Pierce
2 County Code are found to be illegal, invalid, or unenforceable, the remaining provisions
3 of this Ordinance shall remain in full force and effect.

4
5 Section 7. This Ordinance shall become effective on November 1, 2022.

6
7
8 PASSED this 4th day of October, 2022.

9
10
11 ATTEST:

11 **PIERCE COUNTY COUNCIL**
12 Pierce County, Washington

13
14 Denise D. Johnson

13
14 Derek Young

15
16 **Denise D. Johnson**
17 Clerk to the Council

15
16 **Derek Young**
17 Council Chair

18
19
20 Bruce F. Dammeier

21 **Bruce F. Dammeier**

22 Pierce County Executive

23 Approved X Vetoed _____, this
24 12th day of October,
25 2022.

26
27 Date of Publication of
28 Notice of Public Hearing: September 21, 2022

29
30 Effective Date of Ordinance: November 1, 2022

31



Only those portions of Chapter 18.25 that are proposed to be amended or necessary for context are shown. Remainder of text, maps, tables and/or figures is unchanged.

Chapter 18.25

DEFINITIONS

Note: The following definitions shall be amended as shown. The proposed new definitions shall be inserted alphabetically. Remainder of text is unchanged.

18.25.030 Definitions.

"Accessory dwelling unit" means a second dwelling unit added to, created within, or detached from a single-family detached dwelling for use as a completely independent or semi-independent unit with provisions for cooking, eating, sanitation, and sleeping. Examples may include, but are not limited to, a mother-in-law unit or carriage house.

"Adult family home" shall be as defined in Chapter 70.128 RCW and is permitted within a legally established single-family dwelling unit.

"Assisted living facility" shall be as defined in Chapter 18.20 RCW.

"Attached single-family" means a structure containing more than two dwelling units, generally one or two stories in height which are attached by a foundation, load-bearing wall, or common roof line. Each dwelling unit extends from foundation to roof. All units have ground floor access and are joined to one another only by party walls private, ground-level access. Examples may include rowhouses, attached co-housing, townhouses, side-by-side triplexes, and side-by-side fourplexes. For attached dwellings located on individual lots, see "zero-lot-line."

"Bed and breakfast" is any single-family dwelling or accessory structure located on a parcel where the bed and breakfast proprietor resides, and in which travelers are lodged for two weeks or less and a morning meal is provided and guestrooms are provided with or without meals, and for which compensation of any kind is paid. A bed and breakfast does not include shared housing or rooming houses. (For the purposes of this definition, a bed and breakfast is not a lodging house.) See "Lodging" for commercial sleeping accommodations not associated with a single-family residence or accessory structure.

"Congregate Housing" means permanent living accommodations for non-transient individuals, who do not constitute a single housekeeping unit, and where compensation is paid for individual sleeping units or bedrooms for accommodation on a monthly or longer basis. Living accommodations are generally provided in the form of individual sleeping units, where cooking, eating, or sanitation facilities may be private or shared in common by the residents. Congregate housing is limited to Group R-2 occupancy type in the International Building Code for Pierce County (Chapter 17C.20 PCC). Congregate housing may include, but is not limited to, single room occupancy, co-living, micro-units, and efficiency apartments. Congregate housing does not



1 include lodging, short-term vacation rentals, bed and breakfast, single-family dwellings,
2 homeless shelters, rooming houses, group homes, or residential care facilities.

3
4 "Day training centers" shall be as defined in Chapter 71A.22 RCW.

5
6 "Detached single-family" means a dwelling unit for a single housekeeping unit that is not
7 attached to another dwelling unit by any means. Detached single-family may include, but are not
8 limited to, modular homes, manufactured homes, cottages, site-built tiny houses, and adult
9 family homes.

10
11 "~~Duplex.~~" See "~~Two-Family.~~" means a building that contains two dwelling units providing living
12 accommodations for individual households. Duplex units may be joined at the side or stacked on
13 separate levels. Duplex includes stick-built, modular, and manufactured homes.

14
15 "~~Dwelling.~~" See "~~Dwelling Unit.~~" means a building or portion thereof designed exclusively for
16 human habitation; including single-family, two-family, and multiple-family dwellings, accessory
17 dwelling units, modular homes, manufactured homes and mobile homes, but not including hotels
18 or motel units having no kitchens.

19
20 "~~Dwelling unit~~" means ~~one or more rooms~~ independent living quarters for one housekeeping
21 unit, including permanent provisions for living, sleeping, eating, cooking, and sanitation, and
22 ~~designed for or occupied by one family~~ on a long-term basis for living or sleeping purposes and
23 ~~containing kitchen, sleeping, and sanitary facilities for use solely by one family~~. All rooms
24 comprising a dwelling unit shall have access through an interior door to other parts of the
25 dwelling unit. Dwelling unit includes attached or detached single-family, duplex, multi-family
26 dwellings, accessory dwelling units, modular homes, manufactured homes, and mobile homes.
27 Dwelling unit does not include sleeping units, or hotels or motel units.

28
29 "Employee Housing" means sleeping accommodations provided by an employer for their
30 employees and their family members in conjunction with work duties.

31
32 "Family" means an individual; or two or more persons related by blood or marriage, or adoption,
33 including multigenerational households; or a group of ~~not more than six~~ persons who are not
34 related by blood, marriage, or adoption, living and cooking together as a single housekeeping
35 unit. For the purposes of this definition, any number of persons of only one group (i.e., family)
36 who are related by blood, marriage, or adoption shall be counted as one person and all other
37 individuals shall be counted as single individuals. A dwelling unit where guestrooms are
38 provided for compensation constitutes a "lodging and rooming house" or a "bed and breakfast
39 house."

40
41 "Group home" means ~~living accommodations~~ a community residential dwelling for seven or
42 more unrelated individuals (~~excluding live-in support staff~~) living as a single housekeeping unit
43 (~~excluding live-in support staff~~), who need help with activities of daily living through occasional
44 care and support services that are incidental and subordinate to the residence. Individuals may be
45 provided with services such as ~~medical or psychological treatment~~, supervision, training,
46 personal care, social or counseling services, and transportation. Examples of uses include, but are
47 not limited to, group may include halfway houses, group training homes, residential homes for
48 the disabled, and any other homes for the disabled which must be accommodated where similar



1 residential structures for families are allowed pursuant to State and Federal law, foster homes,
2 domestic violence shelters, and homes for individuals who are undergoing or have completed
3 substance abuse treatment (~~other than addiction caused by current, illegal use of a controlled-~~
4 ~~substance~~). Group home does not include permanent supportive housing, transitional housing,
5 correctional facilities, secure community transition facilities regulated under Chapter 71.09
6 RCW, or hospitals.

7
8 "Group training home" shall be as defined in Chapter 71A.22 RCW.

9
10 "Homeless shelter" means a shelter for persons experiencing homelessness, with or without
11 sleeping accommodations, and where other assistance may be provided, such as meals. Homeless
12 shelter may include, but is not limited to, indoor emergency housing as defined in RCW
13 36.70A.030, and indoor emergency shelter.

14
15 "Hotel." See "Lodging house."

16
17 "Household" means all the persons who occupy a ~~housing unit which is intended as separate-~~
18 ~~living quarters and having direct access from the outside of the building or through a common-~~
19 ~~hall dwelling unit~~. The occupants may be a single family, one person living alone, two or more
20 families living together, or any other group of related or unrelated persons ~~who share living-~~
21 ~~arrangements~~ comprising a housekeeping unit.

22
23 "Housekeeping Unit" means non-transient persons who occupy a dwelling unit as the functional
24 equivalent of a family, jointly sharing common areas, living expenses, and household activities
25 and responsibilities such as meals and chores.

26
27 "Live/Work Unit." See "Home Occupation" or "Cottage Industries."

28
29 "Lodging house" means any building, except for a single-family residence or accessory structure,
30 held out to the public to be an inn, hotel, motel, or to provide lodging or a place where sleeping
31 accommodations, ~~whether with or without meals~~, are furnished for a fee to transient guests on a
32 daily or weekly basis for periods up to 30 days, in which rooms are used for the accommodation
33 of such guests. A dwelling, excluding a single-family residence or accessory structure, may be
34 considered Lodging if it is rented on a short-term basis to transient guests for at least 45 weeks
35 per calendar year. See the definition of "Bed and Breakfast" and "Short-term Vacation Rental"
36 for lodging associated with a single-family residence.

37
38 "Manufactured home (housing)" means a factory-assembled structure bearing a tag or seal from
39 Washington Department of Labor and Industries or U.S. HUD and intended solely for human
40 habitation with foundation skirting that surrounds ~~and encloses~~ that space between the home and
41 finished grade. The skirting or fascia shall be made of materials which give the home appearance
42 of permanent installation with running gear removed and connected to utilities on an individual
43 building site. ~~A common type of manufactured home includes double-wide mobile homes.~~
44 Manufactured homes may include, but are not limited to, modular homes, tiny homes,
45 prefabricated homes, and double-wide units.

46
47 "Mobile home" means a factory-assembled structure lacking a tag or seal from Department of
48 Labor and Industries or U.S. HUD, designed for permanent connection to on-site utilities and to



1 be hardwired into the electrical grid, and intended solely for human habitation and equipped with
2 the necessary service connections and made so as to be readily movable as a unit on its own
3 running gear. ~~A mobile home is considered a single wide unit.~~ Mobile home may include, but is
4 not limited to, single-wide units, tiny homes, and recreational park trailers/park model RVs
5 certified under ANSI A119.5.

6
7 "Mobile Home Park" means a tract of land designed and maintained under a single ownership of
8 unified control where two or more spaces or pads are provided solely for the placement of
9 mobile or manufactured homes or similar portable or prefabricated structures, such as
10 recreational vehicles or tiny houses, for permanent occupancy for residential purposes with or
11 without charge. A mobile home park shall not include mobile home subdivisions or recreational
12 vehicle parks or where mobile homes are permitted as a principal use and accessory dwelling
13 unit on the same lot.

14
15 "Motel." See "Lodging house."

16
17 ~~"Non-traditional dwelling types" means dwelling types other than on-site stick built housing~~
18 ~~units. Such as but not limited to manufactured housing, mobile homes, and houseboats.~~

19
20 "Nursing home" shall be as defined in Chapter 18.51 RCW.

21
22 ~~"Overnight lodging" means permanent, separately rentable accommodations which may include~~
23 ~~a kitchen and are available to the general public for short term use. The accommodations are~~
24 ~~intended for visitors rather than full-time residents. Overnight lodgings include hotel or motel~~
25 ~~rooms, and time share units. Individually owned units other than timeshare units may be~~
26 ~~considered overnight lodgings if they are available for overnight rental use by the general public~~
27 ~~for at least 45 weeks per calendar year.~~

28
29 "Permanent supportive housing" shall be as defined in RCW 36.70A.030.

30
31 "Recreational vehicle" means a vehicle, other than a manufactured home/mobile home, which is
32 built on a single chassis, designed to be self-propelled or permanently towable by a light duty
33 truck (as classified by the Federal Highway Administration), and intended for use as temporary
34 living quarters ~~for recreational, camping, travel, or seasonal use.~~ Units are not designed for
35 permanent connection to utilities but may be designed to connect to electrical systems through
36 plugs and or may be equipped with self-contained services such as holding tanks for water and
37 wastewater. Recreational vehicles shall include, but not necessarily be limited to, campers, motor
38 homes, and travel trailers. For floodplain management purposes only, recreational vehicles must
39 be 400 square feet or less when measured at the largest horizontal projection.

40
41 "Residential Care Facility" means multi-unit or multi-bed facilities with living accommodations
42 for individuals who need help with activities of daily living through ongoing care and support
43 services such as memory care, assistant living facilities, nursing homes, and Enhanced Service
44 Facilities. Residential Care Facilities are licensed or regulated by the state for such a purpose.
45 Any private living quarters containing permanent provisions for living, sleeping, eating, cooking,
46 and sanitation within an individual unit shall be considered dwelling units for purposes of
47 determining density in urban residential zones. Ongoing care and support services, provided on
48 site or off site, may include medical and behavioral health support services, supervision, meals,



1 personal care, social or counseling services, and transportation. This Use Type differs from the
2 Group Home Use Type due to its typically larger size and the higher level of care and support
3 services provided. This Use Type differs from the Health Services Use Type which has a shorter-
4 term stay. This Use Type does not include adult family homes, correctional facilities, secure
5 community transition facilities regulated under Chapter 71.09 RCW, homeless shelters, or
6 hospitals and institutional facilities. Residential Care Facilities Levels 3 and 4 are subject to the
7 additional requirements in Chapter 18A.44 PCC.

8
9 "Residential Treatment Facility" shall be as defined and regulated in RCW 71.12.455.

10
11 "Rooming house" means permanent living accommodations for non-transient individuals, who
12 do not constitute a family or housekeeping unit, and where compensation is paid for individual
13 sleeping units or bedrooms for accommodation on a monthly or longer basis. Rooming houses
14 are limited to Group R-3 occupancy type as provided in in the International Building Code for
15 Pierce County (Chapter 17C.20 PCC). A rooming house must comply with all health and
16 sanitary regulations, including the appropriate sizing of septic systems. A rooming house may
17 include a boarding house. A rooming house does not include adult family homes, lodging, short-
18 term vacation rentals, congregate housing, group homes, homeless shelters, or bed and
19 breakfasts.

20
21 "Seasonal Agricultural Worker." See "Seasonal Employee."

22
23 "Seasonal Employee" means a person employed intermittently and not residing year-round at the
24 same site.

25
26 "Shared Housing Village" is a type of permanent community housing where detached, private
27 living accommodations, primarily in the form of sleeping units, are arranged on a site and
28 kitchen and/or sanitary facilities are shared. Shared Housing Village may include some dwelling
29 units. Shared housing villages may include tiny house communities. Shared Housing Villages do
30 not include lodging or short-term vacation rentals.

31
32 "Short-term vacation rental" is a short-term rental accommodation within a legally established
33 single-family or accessory dwelling providing living accommodations on a daily or weekly basis
34 for periods up to 30 days in exchange for compensation. Short-term vacation rentals do not
35 include boarding houses, rooming houses, or bed and breakfasts. See "Lodging" for commercial
36 sleeping accommodations not associated with a single-family residence or accessory structure.

37
38 "Single-family (Attached)," ~~See "Attached Single-Family." is also commonly referred to as~~
39 ~~"Ground Level Multi Family" and means a multi-family structure containing more than two~~
40 ~~dwelling units, each of which has ground floor access and is joined to one another only by party~~
41 ~~walls. "Two-family" dwellings are defined separately and not considered to be single-family~~
42 ~~(attached).~~

43
44 "Single-family (Detached)," ~~See "Detached Single-Family." means a dwelling unit that is not~~
45 ~~attached to another dwelling unit by any means.~~



1 "Site-Built Tiny House" means a small, detached single-family dwelling constructed on site and
2 in accordance with local building codes.

3
4 "Sleeping unit" means a private room or suite within shared housing in which persons sleep, and
5 which lacks permanent, individual provisions for either cooking, eating, or sanitation. Sleeping
6 units do not include rooms or suites furnished to transient guests such as hotel, motel, lodging, or
7 homeless shelters. Sleeping units also do not include Residential Care Facilities.

8
9 ~~"Special needs housing" means housing that is designed for an individual or family who also
10 requires supportive social services in order to live independently or semi-independently. These
11 households require all types of housing including emergency, transitional and permanent
12 housing. Special need groups include, but are not limited to, the homeless; elderly; AIDS-
13 victims; single parents; frail elderly; runaway and homeless youth; severely physically disabled;
14 mentally and emotionally disturbed; chronically mentally ill; developmentally disabled; farm-
15 workers (migrant labor households); and persons with substance abuse problems.~~

16
17 "Temporary Housing Community" means any temporary facility which is intended to provide
18 temporary housing/shelter for more than a family as defined in this Section and may house up to
19 60 adults no longer than 90 consecutive days. Temporary housing community may include, but is
20 not limited to, temporary tent encampments, temporary tiny house encampments, outdoor
21 encampments, emergency shelter sites, and stability sites.

22
23 ~~"Temporary housing unit, mother-in-law for family" means a mobile home (including
24 recreational park trailer/park model RV certified under ANSI A119.5) or manufactured home
25 which is proposed to be located temporarily on a lot, parcel, or tract of land. The lot, parcel, or
26 tract's principal use shall be a single-family detached dwelling. The temporary housing unit shall
27 be occupied by the parent or parents of the occupants of the dwelling, or not more than one
28 individual who is a close relative of the occupants of the principal dwelling. An occupant of the
29 temporary housing unit because of age, disability, prolonged infirmity, or other similar
30 incapacitation is unable to independently maintain a separate type of residence without human
31 assistance.~~

32
33 "Tiny house" shall be as defined in RCW 35.21.686.

34
35 "Tiny house community" shall be as defined in RCW 35.21.686.

36
37 "Townhouse." See "Attached Single-Family."

38
39 ~~"Traditional development" means single-family residential development that has detached houses
40 on individual lots.~~

41
42 "Transitional housing" means a facility that provides housing occupied for up to 24 months that
43 prioritizes people at risk of homelessness. Case management and other supportive services may
44 be provided on-site or off-site with aim to help residents become self-sufficient.



1 "Two-family." See "Duplex." means two dwelling units which are attached to one another. Two-
2 family housing types are also known as duplexes. Two family dwelling units may exceed 1,000-
3 square feet.

4

5 "Zero-lot-line" means design that allows for the placement of a structure on the side yard-
6 property line a dwelling unit that extends from foundation to roof, has private ground-level
7 access, and is located on its own lot in such a manner that any portion of one or more of the
8 unit's walls rests directly on a lot line.

9



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

Title 18A

DEVELOPMENT REGULATIONS – ZONING

Chapter 18A.15

DENSITY, SETBACKS, AND LOT DIMENSION

18A.15.020 Residential Density.

A. Allowable Dwelling Units – Calculating Density.

- 8. For the Shared Housing Use Type, sleeping units which lack private provisions for cooking, eating, or sanitation shall be equivalent to 0.25 dwelling units for purposes of calculating density.

18A.15.040 Setback and Height.

Table 18A.15.040-3. Height PCC 18A.15.040.B.1-6 provisions supersede the figures in this Table when applicable.		
Urban, Rural, and Resource Zone Classifications (All County)		Maximum Height (feet)
MSF, ROC (5), RR, SF	Moderate Density Single-Family, Residential/Office/Civic, Residential Resource, Single-Family	35 (1)
ARL, EPF-RAN, FL, GC, 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 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, NCOR, NC (8), RAC, RNC, ROC (6)	Moderate High Density Residential, Neighborhood Corridor, Neighborhood Center, Rural Activity Center, Rural Neighborhood Center, Residential/Office/Civic	45 (2)
UCOR	Urban Corridor	55 (7)
AC, CC, CE, EC, MUD, MUC, NC (9), PI, PR	Activity Center, Community Center, Community Employment, Mixed Use District, Employment Center, Major Urban Center, Neighborhood Center, Urban Public Institution, Urban Park and Recreation	60 (2,3,4)
ECOR, TCTR	Employment Corridor, Towne Center	65 (3,7)



Table 18A.15.040-3. Height	
PCC 18A.15.040.B.1-6 provisions supersede the figures in this Table when applicable.	
Urban, Rural, and Resource Zone Classifications (All County)	Maximum Height (feet)
<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 R5 zone classification shall be 35 feet; provided, that building height may be increased 1 foot for each foot the building is set back 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 ECOR zone classifications shall be unlimited, except that when a building is within 150 feet of property not zoned EC or ECOR, maximum height shall be the same as the adjacent zone, but may be increased 1 foot for each foot the building is set back 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> <p>(5) ROC zone in all applicable community plans except the Frederickson, Mid-County, Parkland-Spanaway-Midland, and South Hill Community Plans.</p> <p>(6) ROC zone in the Frederickson, Mid-County, Parkland-Spanaway-Midland, and South Hill Community Plans only.</p> <p>(7) In the UCOR and TCTR zone classifications, the height can be increased up to 20 feet through Affordable Housing Incentives (see Chapter 18A.65 PCC).</p> <p>(8) NC zone in the Parkland-Spanaway-Midland Communities Plan only.</p> <p>(9) NC zone in all applicable community plans except Parkland-Spanaway-Midland Communities Plan.</p>	

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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 18A.15.040-2. 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.*

g. *Infill Compatibility.* A ~~40~~-minimum 30-foot rear setback may be required pursuant to PCC 18J.15.060 to meet infill compatibility standards. This requirement is reflected on the final plat for affected developments.

Chapter 18A.16

CENTERS AND CORRIDORS USE TABLE

18A.16.010 Urban Zone Classifications.

Use Categories and Use Types	CENTERS AND CORRIDORS Urban Zone Classifications (Table 18A.16.010)						
	Employment Corridor	Neighborhood Corridor	Towne Center	Urban Corridor	[Rsvd]	[Rsvd]	[Rsvd]
	ECOR	NCOR	TCTR	UCOR			
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home		C		C			
Mobile Home							
Mobile Home Park							
Multi-Family Housing		P	P	P			
Residential Care Facilities		P	P	P			
Senior Housing		P	P	P			
Shared Housing		P		P2,3			
Single-Family Detached Housing		P					
Two-Family Housing (Duplex)		P					
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Services	P	P	P	P			
Community and Cultural Services		P2;C1,3	P1-5	P1-5			
Day-Care Centers	P	P	P	P			
Education	P4,5	P1,2	P1-3;A4,5	P			
Health Services	P1,2	P1	P1,2	P1,2			
Postal Services	P2	P1	P1	P			
Public Park Facilities	P4	P1,2,4	P1,2,4	P			
Public Safety Services	P1;C2,3	P1	P1	P1,2			
Religious Assembly		P1,2;C3	P1,2	P			
Transportation	P1,2;C3	P1	P1,2	P1-3			



Use Categories and Use Types	CENTERS AND CORRIDORS Urban Zone Classifications (Table 18A.16.010)						
	Employment Corridor	Neighborhood Corridor	Towne Center	Urban Corridor	[Rsvd]	[Rsvd]	[Rsvd]
	ECOR	NCOR	TCTR	UCOR			
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P	P	P			
Electrical Generation Facilities	C						
Natural Gas Facilities	P	P1,2;C3	P1,2,5;C3	P1;C3			
Organic Waste Processing Facilities	C						
Pipelines	P	P	P	P			
Sewage Collection Facilities	P	P	P	P			
Sewage Treatment Facilities	C	C	C	C			
Surface Water Management Activities	P	P	P	P			
Telecommunication Towers or Wireless Facilities	P1;PL2,3;C4	P1;C2	P1;C2	P1;PL2;C3			
Utility or Public Maintenance Facilities	P	P1;C2	P1;C2	P1;C2			
Waste Disposal Facilities							
Waste Transfer Facilities	P1,2,4	P1;C2	P1;C2	P1,2			
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3			
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices	P	P	P	P			
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism	P1						
Agricultural Services	P						
Agricultural Supply Sales	P			P			
Animal Production, Boarding, and Slaughtering	P1			P1			



Use Categories and Use Types	CENTERS AND CORRIDORS Urban Zone Classifications (Table 18A.16.010)						
	Employment Corridor	Neighborhood Corridor	Towne Center	Urban Corridor	[Rsvd]	[Rsvd]	[Rsvd]
	ECOR	NCOR	TCTR	UCOR			
Crop Production	P						
Fish Processing, Hatcheries, and Aquaculture	C						
Forestry	P2						
Surface Mines							
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation	C3	P1;C6	P1-4	P1-5			
Billboards							
Building Materials and Garden Supplies	P5-6	P1,2	P1-4	P			
Business Services	P	P1	P1	P			
Commercial Centers			P	P			
Eating and Drinking Establishments	P	P1,3	P	P			
Lodging			P2	P2,5			
Mobile, Manufactured, and Modular Home Sales	P			P			
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service	P1,2,4-5	C2	P1	P1-4			
Rental and Repair Services	P		P1	P			
Sales of Merchandise and Services	P1	P1-3	P	P			
Storage and Moving	C			P			
Wholesale Trade	P		P1	P			
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing							
Contractor Yards	P						



Use Categories and Use Types	CENTERS AND CORRIDORS Urban Zone Classifications (Table 18A.16.010)						
	Employment Corridor	Neighborhood Corridor	Towne Center	Urban Corridor	[Rsvd]	[Rsvd]	[Rsvd]
	ECOR	NCOR	TCTR	UCOR			
Food and Related Products	P		P1	P1			
Industrial Services and Repair	P						
Intermediate Manufacturing and Intermediate/Final Assembly	P			C1-3			
Off-site Hazardous Waste Treatment and Storage Facilities	C						
Recycling Collection and Processing Facilities	C						
Salvage Yards/Vehicle Storage	C						
Warehousing, Distribution and Freight Movement	P1-3						
OTHER URBAN ZONE CLASSIFICATIONS				NOTES			
MPC Master Planned Community (see PCC 18A.10.080.E) EBPC Employment Based Planned Community (see PCC 18A.10.080.E) AIR Airport Overlay (see PCC 18A.10.100) MRO Mineral Resource Overlay (see PCC 18A.10.100.E)				P Permitted. C Requires Conditional Use Permit. A Requires Administrative Use Permit. PL Priority Location Criteria (see PCC 18J.15.270). 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.			

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Chapter 18A.17

PIERCE COUNTY (OUTSIDE OF COMMUNITY PLAN AREAS) USE TABLE

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 Residential			Urban Districts		
	[Reserved]	Moderate Density Single-Family	[Reserved]	Mixed Use District	[Reserved]	[Reserved]
		MSF		MUD		
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories						
Group Home		C		C		
Shared Housing		P1;C3		A1;P2,3		
Mobile Home						
Mobile Home Park		C		P		
Multi-Family Housing		C1,3		P		
Residential Care Facilities		A1;C2		P1,2;C3,4		
Senior Housing		A		P		
Shared Housing		P1;C3		A1;P2,3		
Single-Family Detached Housing		P		A		
Two-Family Housing (Duplex)		P		A		
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services				P		
Community and Cultural Services		P1,2		P1-4;C5		
Day-Care Centers		C		P		
Education		A		P4-5;A1,2;C3		
Health Services				P1;C2		
Postal Services				P		



Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)					
	Urban Residential			Urban Districts		
	[Reserved]	Moderate Density Single-Family	[Reserved]	Mixed Use District	[Reserved]	[Reserved]
		MSF		MUD		
Public Park Facilities		P1,4;A2;C3		P		
Public Safety Services		C1		P1,2;C3		
Religious Assembly		P1;C2,3		P		
Transportation				P1;C2,3		
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.						
Electrical Facilities		P		P		
Electrical Generation Facilities		A2				
Natural Gas Facilities		P1;C3		P1,2;C3		
Organic Waste Processing Facilities						
Pipelines		P		P		
Sewage Collection Facilities		P		P		
Sewage Treatment Facilities		C		C		
Surface Water Management Activities		P		P		
Telecommunication Towers or Wireless Facilities		P1;C2		P1;PL2;C3		
Utility or Public Maintenance Facilities		P1;C2		P1;C2		
Waste Disposal Facilities		C2				
Waste Transfer Facilities		P1;C2		P1;C2		
Water Supply Facilities		P1;A2;C3		P1;A2;C3		



Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)					
	Urban Residential			Urban Districts		
	[Reserved]	Moderate Density Single-Family	[Reserved]	Mixed Use District	[Reserved]	[Reserved]
		MSF		MUD		
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]						
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.						
Administrative and Professional Offices				P		
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.						
Agritourism				P		
Agricultural Services				P		
Agricultural Supply Sales				P		
Animal Production, Boarding, and Slaughtering						
Crop Production		P1				
Fish Processing, Hatcheries, and Aquaculture		C				
Forestry		P1		P1		
Surface Mines		C				
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.						
Adult Business						
Amusement and Recreation		C6		P		
Billboards				P		
Building Materials and Garden Supplies				P		
Business Services				P		
Commercial Centers				C		



Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)					
	Urban Residential			Urban Districts		
	[Reserved]	Moderate Density Single-Family	[Reserved]	Mixed Use District	[Reserved]	[Reserved]
		MSF		MUD		
Eating and Drinking Establishments				P		
Lodging				C1;P2		
Mobile, Manufactured, and Modular Home Sales				P		
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service				P		
Rental and Repair Services				P		
Sales of Merchandise and Services				P4;C5		
Storage and Moving				P		
Wholesale Trade				P		
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.						
Basic Manufacturing						
Contractor Yards				P		
Food and Related Products				C2		
Industrial Services and Repair						
Intermediate Manufacturing and Intermediate/Final Assembly				C		
Off-site Hazardous Waste Treatment and Storage Facilities						



Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)					
	Urban Residential			Urban Districts		
	[Reserved]	Moderate Density Single-Family	[Reserved]	Mixed Use District	[Reserved]	[Reserved]
		MSF		MUD		
Recycling Collection and Processing Facilities						
Salvage Yards/Vehicle Storage				P1;C2-4		
Warehousing, Distribution, and Freight Movement				C1-3		
OTHER URBAN ZONE CLASSIFICATIONS			NOTES			
MPC Master Planned Community, see PCC 18A.10.080.E.			P Permitted.			
EBPC Employment Based Planned Community, see PCC 18A.10.080.E.			C Requires Conditional Use Permit.			
AIR Airport Overlay, see PCC 18A.10.100.			A Requires Administrative Use Permit.			
MRO Mineral Resource Overlay, see PCC 18A.10.100.E.			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.			

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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	
	Major Urban Center	Community Center	Activity Center	Neighborhood Center	Employment Center	Community Employment	Park and Recreation	Public Institution
	MUC	CC	AC	NC	EC	CE	PR	PI
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.								
Group Home	C	C	C	C				C
Mobile Home								
Mobile Home Park								
Multi-Family Housing	P	P	P	P				
Residential Care Facilities	P1,2;C3,4	P1,2;C3	P1,2	P1,2				C1,2
Senior Housing	P	P	P	P				
Shared Housing	A1;P2,3	A1;P2,3	A1;P2,3	A1;P2,3				
Single-Family Detached Housing	A	A	A	A				
Two-Family Housing (Duplex)	A	A	A	A				
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.								
Administrative Government Services	P	P	P	P		P		P
Community and Cultural Services	P1-4;C5	P1-4	P1-4	P1,2				P2
Day-Care Centers	P	P	P	P	P	P		
Education	P4;A1,2;C3	P4;A1,2;C3	P	A1,2;C3		P4,5		P1,2,4;C3
Health Services	P1;C2	P1;C2	P1	P1	P1;C2	P1;C2		C2
Postal Services	P	P1;C2	P1	P1	P	P2		P1
Public Park Facilities	P	P1,2,4	P1,2,4	P1,4	P1,4	P	P1,2,4;C3	P

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	
	Major Urban Center	Community Center	Activity Center	Neighborhood Center	Employment Center	Community Employment	Park and Recreation	Public Institution
	MUC	CC	AC	NC	EC	CE	PR	PI
Public Safety Services	P1	P1	P1	P1	P1,2;C3	P1;C2	P1	P1;C3
Religious Assembly	P	P	P	P				
Transportation	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3		C
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.								
Electrical Facilities	P	P	P	P	P	P	P	P
Electrical Generation Facilities	A3	A3	A3	C3	C		C3	C3
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1,2;C3	P1,2;C3	P	P1-3;C4		P1,2,3
Organic Waste Processing Facilities					P1,2;C3			P
Pipelines	P	P	P	P	P	P	P	P
Sewage Collection Facilities	P	P	P	P	P	P	P	P
Sewage Treatment Facilities	C	C	C	C	C			C
Stormwater Facilities*	P	P	P	P	P	P	P	P
Telecommunication Towers or Wireless Facilities	P1;PL2,3;C4	P1;PL2;C3	P1;PL2;C3	P1;PL2	P1;PL2,3;C4	P1;PL2,3;C4	P1;C2	P1;C2,3
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2	P1;C2	P	P		P
Waste Disposal Facilities					P1-4;C5			C
Waste Transfer Facilities	P1;C2	P1;C2	P1;C2	P1;C2	P1;C2-4	P1		P1;C2-4

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	
	Major Urban Center	Community Center	Activity Center	Neighborhood Center	Employment Center	Community Employment	Park and Recreation	Public Institution
	MUC	CC	AC	NC	EC	CE	PR	PI
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P	P1;A2;C3	P1;A2;C3	P1;A2;C3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]								
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.								
Administrative and Professional Offices	P	P	P	P	P	P		
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.								
Agritourism	P	P	P	P	P	P1		
Agricultural Services					P			P
Agricultural Supply Sales						P1-4		
Animal Production, Boarding, and Slaughtering					C3			P
Crop Production					P	P2		P
Fish Processing, Hatcheries, and Aquaculture					C	C		P
Forestry	P1	P1	P1	P1	P	P		P
Surface Mines					C			
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.								
Adult Business	C							
Amusement and Recreation	P	P1-3;C4-6	P1-3;C4-6	P1-3		P1,2,4		
Billboards	P		C		P			

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	
	Major Urban Center	Community Center	Activity Center	Neighborhood Center	Employment Center	Community Employment	Park and Recreation	Public Institution
	MUC	CC	AC	NC	EC	CE	PR	PI
Building Materials and Garden Supplies	P	P1,2;C3,4	P1,2	P1,2		P1,2		
Business Services	P	P	P	P	P	P		
Commercial Centers	P	C	C					
Eating and Drinking Establishments	P	P	P	P	P	P3;C1,2		
Lodging	P2	P2	P2					
Mobile, Manufactured, and Modular Home Sales					P			
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service	P1-3	P1-3	P1-3	P1-3	P1,5	P2		P1
Rental and Repair Services	P	P	P1	P1	P	P1;C2		
Sales of Merchandise and Services	P	P	P3;C4	P3	P1	P1		
Storage and Moving	P					C		
Wholesale Trade	P	P			P	P		
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.								
Basic Manufacturing					P			
Contractor Yards		C			P			
Food and Related Products	C2	C2			P	P		

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	
	Major Urban Center	Community Center	Activity Center	Neighborhood Center	Employment Center	Community Employment	Park and Recreation	Public Institution
	MUC	CC	AC	NC	EC	CE	PR	PI
Industrial Services and Repair					P	P		
Intermediate Manufacturing and Intermediate/Final Assembly		C			P	P		
Off-site Hazardous Waste Treatment and Storage Facilities					C			
Recycling Collection and Processing Facilities	P1,2	P1,2	P1,2	P1,2	P			
Salvage Yards/Vehicle Storage					P			
Warehousing, Distribution, and Freight Movement		C1-3			P1-3;C4	P1-3		
OTHER URBAN ZONE CLASSIFICATIONS			NOTES					
MPC	Master Planned Community, see PCC 18A.10.080.E.		P	Permitted.				
EBPC	Employment Based Planned Community, see PCC 18A.10.080.E.		C	Requires Conditional Use Permit.				
AIR	Airport Overlay, see PCC 18A.10.100.		A	Requires Administrative Use Permit.				
MRO	Mineral Resource Overlay, see PCC 18A.10.100.E.		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.				

* Code Revisor's Note: The term "Stormwater Facilities" was changed to "Surface Water Management Activities" in Ordinance No. 2017-89s.

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			
	Rural Activity Center	Gateway Community	Rural Neighborhood Center			Forest Lands	Agricultural Resource Lands	Public Institution	Park and Recreation
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.									
Group Home	C	C	C			C	C	C	
Mobile Home	P	P	P			P	P		
Mobile Home Park									
Multi-Family Housing									
Residential Care Facilities	P1,2	P1,2	P1,2					C1,2	
Senior Housing	P	P	P						
Shared Housing									
Single-Family Detached Housing	P	P	P			P	P		
Two-Family Housing (Duplex)	P	P	P			P	P		
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.									
Administrative Government Services	P	P	P					P	
Community and Cultural Services	P1-4;C5	P1-4;C5	P1,2				C6	P2	
Day-Care Centers	P	P	P						
Education	RS	RS	RS					P1,2,4,5;C3	
Health Services	P1	P1	P1					C2	
Postal Services	P1	P1	P1					P1	
Public Park Facilities	P1,2,4	P	P1			P	P1,4	P	P1,2,4;C3

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			
	Rural Activity Center	Gateway Community	Rural Neighborhood Center			Forest Lands	Agricultural Resource Lands	Public Institution	Park and Recreation
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR
Public Safety Services	P1,2	P1	P1			P1		P1;C3	P1
Religious Assembly	P	P	P						
Transportation	P1;C2,3	P1;C2,3	P1;C2,3			C3		P1;C2,3	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.									
Electrical Facilities	P	P	P			P	P	P	P
Electrical Generation Facilities	C3		C3			C		C3	C4
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1,2;C3			P1;C3,4	P1;C3,4	P1-3	
Organic Waste Processing Facilities	P1;2;C3					C	C1-3	P	
Pipelines	P	P	P			P	P	P	P
Sewage Collection Facilities	P*	P*	P*			P*		P	P*
Sewage Treatment Facilities	C	C						C	
Surface Water Management Activities	P	P	P			P	P	P	P
Telecommunication Towers or Wireless Facilities	P1;PL2	P1;PL2	P1;PL2			P1-3;C4	P1;C2,3	P1;C2,3	P1;C2
Utility or Public Maintenance Facilities	P	P	P			P1;C2		P	
Waste Disposal Facilities						C1-3,5	C1-3,5	C	
Waste Transfer Facilities	P1;C2	P1;C2	P1;C2,4			P1;C2		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

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				
	Rural Activity Center	Gateway Community	Rural Neighborhood Center			Forest Lands	Agricultural Resource Lands	Public Institution	Park and Recreation	
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR	
Intermediate Manufacturing and Intermediate/Final Assembly	C1									
Off-site Hazardous Waste Treatment and Storage Facilities										
Recycling Collection and Processing Facilities	P1,2	P1,2	P1,2							
Salvage Yards/Vehicle Storage	C3									
Warehousing, Distribution, and Freight Movement										
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 Title 19A PCC, Pierce County Comprehensive Plan Policy U-15.7 (Utilities Element: Sanitary Sewer Service and Wastewater Treatment).						
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.						

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020) Rural Residential						
	Rural 10 Rural 20 Rural 40	Rural 5	Rural Farm				
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home	C	C	C				
Mobile Home	P	P	P				
Mobile Home Park							
Multi-Family Housing							
Residential Care Facilities							
Senior Housing							
Shared Housing							
Single-Family Detached Housing	P	P	P				
Two-Family Housing (Duplex)	P	P	P				
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Services							
Community and Cultural Services	P2,3;C1	P2;C1	P2;C1				
Day-Care Centers	P1;C2	P1;C2					
Education	RS	RS	P5				
Health Services							
Postal Services							
Public Park Facilities	P1,2,4;C3	P1,2,4;C3	P1,2,4;C3				
Public Safety Services	P1	P1					
Religious Assembly	P1;C2,3	P1;C2,3					
Transportation	C1-3	C1-3					



Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020) Rural Residential						
	Rural 10 Rural 20 Rural 40	Rural 5	Rural Farm				
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P	P				
Electrical Generation Facilities	C	C	C4				
Natural Gas Facilities	P1;C3,4	P1;C3,4	P1;C3,4				
Organic Waste Processing Facilities	C	C	P2;C1,3				
Pipelines	P	P	P				
Sewage Collection Facilities	P*	P*	P*				
Sewage Treatment Facilities							
Surface Water Management Activities	P	P	P				
Telecommunication Towers or Wireless Facilities	P1;PL2;C3,C5	P1;C2	P1;C2,3				
Utility and Public Maintenance Facilities	P1;C2	P1;C2	P1;C2				
Waste Disposal Facilities	C1-3,5	C1-3,5					
Waste Transfer Facilities	P1;C2	P1;C2					
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3				
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]							

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020) Rural Residential						
	Rural 10 Rural 20 Rural 40	Rural 5	Rural Farm				
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices							
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism	P	P	P				
Agricultural Services	C	C	P				
Agricultural Supply Sales			P1				
Animal Production, Boarding, and Slaughtering	P1-2;C3	P1-2;C3	P				
Craft Distilleries	C	C	C				
Crop Production	P1;A2;C3	P1;A2;C3	P				
Fish Processing, Hatcheries, and Aquaculture	P	P	P				
Forestry	P1	P1	P1;C2				
Surface Mines	C	C	C				
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation	C3,6	C3,6					
Billboards							
Building Materials and Garden Supplies							
Business Services							
Commercial Centers							

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020) Rural Residential						
	Rural 10 Rural 20 Rural 40	Rural 5	Rural Farm				
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]
Eating and Drinking Establishments							
Lodging	C1,5	C1	P4				
Mobile, Manufactured, and Modular Home Sales							
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service							
Rental and Repair Services							
Sales of Merchandise and Services							
Storage and Moving							
Wholesale Trade							
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing							
Contractor Yards	C						
Food and Related Products			P2				
Industrial Services and Repair							
Intermediate Manufacturing and Intermediate/Final Assembly							
Off-site Hazardous Waste Treatment and Storage Facilities							

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020) Rural Residential						
	Rural 10 Rural 20 Rural 40	Rural 5	Rural Farm				
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]
Recycling Collection and Processing Facilities							
Salvage Yards/Vehicle Storage							
Warehousing, Distribution, and Freight Movement	C4						
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 Title 19A PCC, Pierce County Comprehensive Plan Policy U-15.7 (Utilities Element: Sanitary Sewer Service and Wastewater Treatment).			
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.			

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Chapter 18A.18

ALDERTON-MCMILLIN USE TABLE

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]	Moderate Density Single-Family	[Reserved]	Employment Center	[Reserved]	[Reserved]	Park and Recreation
		MSF		EC			PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home		C					
Mobile Home							
Mobile Home Park		C					
Multi-Family Housing		C1,3					
Residential Care Facilities		A1;C2					
Senior Housing		A					
Shared Housing		P1;C3					
Single-Family Detached Housing		P					
Two-Family Housing (Duplex)		P					
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Services							
Community and Cultural Services		P2;C1					
Day-Care Centers		C		P			
Education		A					
Health Services				P1;C2			
Postal Services				P			
Public Park Facilities		P1,4;A2;C3		P1,4			P1,2,4;C3
Public Safety Services		C1		P1,2;C3			P1
Religious Assembly		P1;C2,3					
Transportation		P1		P1;C2,3			



Use Categories and Use Types	ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)						
	Urban Residential			Employment Centers and Other Zones			
	[Reserved]	Moderate Density Single-Family	[Reserved]	Employment Center	[Reserved]	[Reserved]	Park and Recreation
		MSF		EC			PR
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities		P		P			P
Electrical Generation Facilities		A2		C			C3
Natural Gas Facilities		P1;C3		P			
Organic Waste Processing Facilities				P1,2;C3			
Pipelines		P		P			P
Sewage Collection Facilities		P		P			P
Sewage Treatment Facilities		C		C			
Surface Water Management Activities		P		P			P
Telecommunication Towers or Wireless Facilities		P1;C2		P1;PL2,3;C4			P1;C2
Utility or Public Maintenance Facilities		P1;C2		P			
Waste Disposal Facilities		C2		P1-4;C5			
Waste Transfer Facilities		P1;C2		P1;C2-4			
Water Supply Facilities		P1;A2;C3		P			P1;A2;C3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices				P			
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism				P			
Agricultural Services				P			
Agricultural Supply Sales							

Use Categories and Use Types	ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)						
	Urban Residential			Employment Centers and Other Zones			
	[Reserved]	Moderate Density Single-Family	[Reserved]	Employment Center	[Reserved]	[Reserved]	Park and Recreation
		MSF		EC			PR
Animal Production, Boarding, and Slaughtering				C3			
Crop Production		P1		P			
Fish Processing, Hatcheries, and Aquaculture		C		C			
Forestry		P1		P			
Surface Mines		C		C			
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation		C6					
Billboards							
Building Materials and Garden Supplies							
Business Services				P			
Commercial Centers							
Eating and Drinking Establishments				P			
Lodging							
Mobile, Manufactured, and Modular Home Sales				P			
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service				P1,5			
Rental and Repair Services				P			
Sales of Merchandise and Services				P1			
Storage and Moving							
Wholesale Trade				P			

Use Categories and Use Types	ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)						
	Urban Residential			Employment Centers and Other Zones			
	[Reserved]	Moderate Density Single-Family	[Reserved]	Employment Center	[Reserved]	[Reserved]	Park and Recreation
		MSF		EC			PR
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing				P			
Contractor Yards				P			
Food and Related Products				P			
Industrial Services and Repair				P			
Intermediate Manufacturing and Intermediate/Final Assembly				P			
Off-site Hazardous Waste Treatment and Storage Facilities				C			
Recycling Collection and Processing Facilities				P			
Salvage Yards/Vehicle Storage				P			
Warehousing, Distribution and Freight Movement				P1-3;C4			
OTHER URBAN ZONE CLASSIFICATIONS			NOTES				
MPC	Master Planned Community, see PCC 18A.10.080.E.		P	Permitted.			
EBPC	Employment Based Planned Community, see PCC 18A.10.080.E.		C	Requires Conditional Use Permit.			
AIR	Airport Overlay, see PCC 18A.10.100.		A	Requires Administrative Use Permit.			
MRO	Mineral Resource Overlay, see PCC 18A.10.100.E.		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.			

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			
	Rural Industrial Center	Rural Neighborhood Center	Agricultural Resource Lands	Park and Recreation	Rural 10	Rural 20	Rural Farm	Rural 5
	RIC	RNC	ARL	PR	R10	R20	RF	R5
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.								
Group Home		C	C		C	C	C	C
Mobile Home		P	P		P	P	P	P
Mobile Home Park								
Multi-Family Housing								
Residential Care Facilities		P1,2						
Senior Housing		P						
Shared Housing								
Single-Family Detached Housing		P	P		P	P	P	P
Two-Family Housing (Duplex)		P	P		P	P	P	P
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.								
Administrative Government Services		P						
Community and Cultural Services		P1-4	C6		P2;C1	P2;C1		P2;C1
Day-Care Centers		P			P1;C2	P1;C2		P1;C2
Education					RS;P5	RS;P5	P5	RS
Health Services		P1						
Postal Services		P1						

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			
	Rural Industrial Center	Rural Neighborhood Center	Agricultural Resource Lands	Park and Recreation	Rural 10	Rural 20	Rural Farm	Rural 5
	RIC	RNC	ARL	PR	R10	R20	RF	R5
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]								
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.								
Administrative and Professional Offices		P						
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.								
Agritourism		P	P				P	
Agricultural Services			P		P	P	P	
Agricultural Supply Sales	C4-7	P1,2,3,4	P1-4		P1	P1	P1-4	
Animal Production, Boarding, and Slaughtering			P1-2;C3		P1-2	P1-2	P1-2;C3	
Craft Distilleries	C	C	C		C	C	C	C
Crop Production	P	P1	P1;A2;C3		P1;A2;C3	P1;A2;C3	P1;A2;C3	
Fish Processing, Hatcheries, and Aquaculture	C		P		P1;C2	P1;C2	P	
Forestry	P1;C2	P1;C2	P1		P1	P1	P1,C2	
Surface Mines					C	C		C
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.								
Adult Business								
Amusement and Recreation		P1						C3,6
Billboards								
Building Materials and Garden Supplies		P1,2						

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			
	Rural Industrial Center	Rural Neighborhood Center	Agricultural Resource Lands	Park and Recreation	Rural 10	Rural 20	Rural Farm	Rural 5
	RIC	RNC	ARL	PR	R10	R20	RF	R5
Business Services								
Commercial Centers								
Eating and Drinking Establishments		P1,3						
Lodging			P		C1,5	C1,5	P4,C5	C1
Mobile, Manufactured, and Modular Home Sales								
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service		P1,2						
Rental and Repair Services		P1						
Sales of Merchandise and Services		P1						
Storage and Moving		C1						
Wholesale Trade								
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.								
Basic Manufacturing								
Contractor Yards		P1						
Food and Related Products	P2;C3,4		P2				P2	
Industrial Services and Repair	P							
Intermediate Manufacturing and Intermediate/Final Assembly	P1,2;C3-5							

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			
	Rural Industrial Center	Rural Neighborhood Center	Agricultural Resource Lands	Park and Recreation	Rural 10	Rural 20	Rural Farm	Rural 5
	RIC	RNC	ARL	PR	R10	R20	RF	R5
Off-site Hazardous Waste Treatment and Storage Facilities								
Recycling Collection and Processing Facilities		P1,2						
Salvage Yards/Vehicle Storage								
Warehousing, Distribution, and Freight Movement	P1,2;C3							
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

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
	Rural Neighborhood Center	Rural 10	Rural Farm	Agricultural Resource Land	Rural Neighborhood Center	Rural 10
	RNC	R10	RF	ARL	RNC	R10
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home	C	C	C	C	C	C
Mobile Home	P	P	P	P		
Mobile Home Park						
Multi-Family Housing						
Residential Care Facilities	P1,2				P1,2	
Senior Housing	P				P	
Shared Housing						
Single-Family Detached Housing	P	P	P	P	P	P
Two-Family Housing (Duplex)	P	P	P	P	P	P
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services	P				P	
Community and Cultural Services	P2	P2,5;C3		C6	P2	P2;C3
Day-Care Centers	P	P1;C2			P	P1;C2
Education	RS	RS			RS	RS
Health Services	P1,2				P1,2	
Postal Services	P1				P1	
Public Park Facilities	P1	P1,2,4;C3	P1,4	P1,4	P1	P1,2,4;C3



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
	Rural Neighborhood Center	Rural 10	Rural Farm	Agricultural Resource Land	Rural Neighborhood Center	Rural 10
	RNC	R10	RF	ARL	RNC	R10
Public Safety Services	P1	P1			P1	P1
Religious Assembly	P	P1;C2,3			P	P1;C2,3
Transportation	P1;C2,3	C			P1;C2,3	C
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.						
Electrical Facilities	P	P	P	P	P	P
Electrical Generation Facilities	C3	C	C4		C3	C
Natural Gas Facilities	P1,2;C3	P1;C3,4	P1;C3,4	P1;C3,4	P1,2;C3	P1;C3,4
Organic Waste Processing Facilities		C	P2;C1,3	P2;C1,3		C
Pipelines	P	P	P	P	P	P
Sewage Collection Facilities						
Sewage Treatment Facilities						
Surface Water Management Activities	P	P	P	P	P	P
Telecommunication Towers or Wireless Facilities	P1;PL2	P1;PL2;C3	P1;C2,3	P1;C2,3	P1;PL2	P1;PL2;C3
Utility and Public Maintenance Facilities	P	P1;C2			P	P1;C2
Waste Disposal Facilities		C1-3,5	C1-3,5	C1-3,5		C1-3,5
Waste Transfer Facilities	P1;C2,4	P1;C2,4			P1;C2,4	P1;C2,4
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]						

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
	Rural Neighborhood Center	Rural 10	Rural Farm	Agricultural Resource Land	Rural Neighborhood Center	Rural 10
	RNC	R10	RF	ARL	RNC	R10
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.						
Administrative and Professional Offices	P				P	
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.						
Agritourism	P	P	P	P	P	P
Agricultural Services	P	C	P	P	P	C
Agricultural Supply Sales	P1-4		P1-4	P1-4	P1-4	
Animal Production, Boarding, and Slaughtering		P1-2;C3	P	P		P1-2;C3
Craft Distilleries	C	C	C	C	C	C
Crop Production	P1	P1;A2;C3	P	P	P1	P1;A2;C3
Fish Processing, Hatcheries, and Aquaculture		P1	P1	P1		P1
Forestry	P1;C2	P1	P1	P1	P1;C2	P1
Surface Mines	C	C	C	C	C	C
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.						
Adult Business						
Amusement and Recreation	P1	C3-6			P1	C3-6
Billboards						
Building Materials and Garden Supplies	P1,2				P1,2	
Business Services	P1				P1	
Commercial Centers						
Eating and Drinking Establishments	P				P	
Lodging	C3	C1,5			C3	C1,5

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
	Rural Neighborhood Center	Rural 10	Rural Farm	Agricultural Resource Land	Rural Neighborhood Center	Rural 10
	RNC	R10	RF	ARL	RNC	R10
Mobile, Manufactured, and Modular Home Sales						
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service	P1				P1	
Rental and Repair Services	P1				P1	
Sales of Merchandise and Services	P1				P1	
Storage and Moving	P1				P1	
Wholesale Trade						
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.						
Basic Manufacturing						
Contractor Yards						
Food and Related Products						
Industrial Services and Repair						
Intermediate Manufacturing and Intermediate/Final Assembly						
Off-site Hazardous Waste Treatment and Storage Facilities						
Recycling Collection and Processing Facilities	P1,2				P1,2	
Salvage Yards/ Vehicle Storage						

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
	Rural Neighborhood Center	Rural 10	Rural Farm	Agricultural Resource Land	Rural Neighborhood Center	Rural 10
	RNC	R10	RF	ARL	RNC	R10
Warehousing, Distribution, and Freight Movement						
NOTES						
<p>P Permitted.</p> <p>C Requires Conditional Use Permit.</p> <p>A Requires Administrative Use Permit.</p> <p>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.</p> <p>PL Priority Location Criteria, see PCC 18J.15.270.</p> <p>RS Rural School Criteria, see PCC 18A.43.020.</p>						

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Chapter 18A.20

BROWNS POINT/DASH POINT USE TABLE

18A.20.010 Urban Zone Classifications.

Use Categories and Use Types	BROWNS POINT/DASH POINT Urban Zone Classifications (Table 18A.20.010)		
	Urban Residential		Urban Center
	Single-Family	[Reserved]	Neighborhood Center
	SF		NC
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.			
Group Home	C		C
Mobile Home			
Mobile Home Park			
Multi-Family Housing			P5
Residential Care Facilities	A1;C2		P1,2
Senior Housing	A		P
Shared Housing	P1		A1;P2,3
Single-Family Detached Housing	P		A
Two-Family Housing (Duplex)			A
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.			
Administrative Government Services			P
Community and Cultural Services	P2;C3		P2;C1
Day-Care Centers	C		P
Education	A		P4;A1,2;C3
Health Services			P1
Postal Services			P1
Public Park Facilities	P1,4;A2;C3		P1,4
Public Safety Services	C1		P1
Religious Assembly	P1;C2,3		P
Transportation			P1;C2,3
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.			
Electrical Facilities	P		P
Electrical Generation Facilities	A2		C3



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Use Categories and Use Types	BROWNS POINT/DASH POINT Urban Zone Classifications (Table 18A.20.010)		
	Urban Residential		Urban Center
	Single-Family	[Reserved]	Neighborhood Center
	SF		NC
Natural Gas Facilities	P1;C3		P1,2;C3
Organic Waste Processing Facilities			
Pipelines	P		P
Sewage Collection Facilities	P		P
Sewage Treatment Facilities	C		C
Surface Water Management Activities	P		P
Telecommunication Towers or Wireless Facilities	P1		P1
Utility or Public Maintenance Facilities	P1;C2		P1;C2
Waste Disposal Facilities	C2		
Waste Transfer Facilities	P1;C2		P1;C2
Water Supply Facilities	P1;A2;C3		P1;A2;C3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]			
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.			
Administrative and Professional Offices			P
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.			
Agritourism			P
Agricultural Services			
Agricultural Supply Sales			
Animal Production, Boarding, and Slaughtering			
Crop Production			
Fish Processing, Hatcheries, and Aquaculture			
Forestry			P1
Surface Mines			



Use Categories and Use Types	BROWNS POINT/DASH POINT Urban Zone Classifications (Table 18A.20.010)		
	Urban Residential		Urban Center
	Single-Family	[Reserved]	Neighborhood Center
	SF		NC
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.			
Adult Business			
Amusement and Recreation			P1-3
Billboards			
Building Materials and Garden Supplies			P1,2
Business Services			P
Commercial Centers			P1
Eating and Drinking Establishments			P
Lodging			
Mobile, Manufactured, and Modular Home Sales			
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service			P1-3
Rental and Repair Services			P1
Sales of Merchandise and Services			P3
Storage and Moving			
Wholesale Trade			
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.			
Basic Manufacturing			
Contractor Yards			
Food and Related Products			
Industrial Services and Repair			
Intermediate Manufacturing and Intermediate/Final Assembly			
Off-site Hazardous Waste Treatment and Storage Facilities			
Recycling Collection and Processing Facilities			P1,2
Salvage Yards/Vehicle Storage			



Use Categories and Use Types	BROWNS POINT/DASH POINT Urban Zone Classifications (Table 18A.20.010)		
	Urban Residential		Urban Center
	Single-Family	[Reserved]	Neighborhood Center
	SF		NC
Warehousing, Distribution, and Freight Movement			
OTHER URBAN ZONE CLASSIFICATIONS	NOTES		
MPC Master Planned Community, see PCC 18A.10.080.E. EBPC Employment Based Planned Community, see PCC 18A.10.080.E. AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100.E.	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. PL Priority Location Criteria, see PCC 18J.15.270.		

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Chapter 18A.22

FREDERICKSON USE TABLE

18A.22.010 Urban Zone Classifications.

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (Table 18A.22.010)					
	Urban Residential					
	Moderate Density Single-Family	Single-Family	Residential Resource	[Reserved]	[Reserved]	[Reserved]
	MSF	SF	RR			
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home	C	C	C			
Mobile Home						
Mobile Home Park	C					
Multi-Family Housing	C1,3					
Residential Care Facilities	A1;C2	A1;C2	A1			
Senior Housing	A	A	A			
Shared Housing	P1;C3	P1	P1			
Single-Family Detached Housing	P	P	P			
Two-Family Housing (Duplex)	P		P			
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services						
Community and Cultural Services						
Day-Care Centers	P1		P1			
Education	P1;A2;C3	P1;A2;C3				
Health Services						
Postal Services						
Public Park Facilities	P1,4;C2,3	P1,4;C2,3	P1,4;C2,3			
Public Safety Services	C1	C1	C1			
Religious Assembly	P1;C2,3	P1;C2,3	P1;C2,3			
Transportation						

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (Table 18A.22.010)					
	Urban Residential					
	Moderate Density Single-Family	Single-Family	Residential Resource	[Reserved]	[Reserved]	[Reserved]
	MSF	SF	RR			
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.						
Electrical Facilities	P	P	P			
Electrical Generation Facilities	A2	A2	A2			
Natural Gas Facilities	P1;C3	P1;C3	P1;C3			
Organic Waste Processing Facilities						
Pipelines	P	P	P			
Sewage Collection Facilities	P	P	P			
Sewage Treatment Facilities						
Surface Water Management Activities	P	P	P			
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1;C2			
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2			
Waste Disposal Facilities						
Waste Transfer Facilities	C1					
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3			
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]						
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.						
Administrative and Professional Offices						
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.						
Agritourism						
Agricultural Services						
Agricultural Supply Sales						
Animal Production, Boarding, and Slaughtering						



Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (Table 18A.22.010)					
	Urban Residential					
	Moderate Density Single-Family	Single-Family	Residential Resource	[Reserved]	[Reserved]	[Reserved]
	MSF	SF	RR			
Crop Production	P1	P1	P1			
Fish Processing, Hatcheries, and Aquaculture						
Forestry	P1	P1	P1			
Surface Mines						
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.						
Adult Business						
Amusement and Recreation	C6	C6	C6			
Billboards						
Building Materials and Garden Supplies						
Business Services						
Commercial Centers						
Eating and Drinking Establishments						
Lodging						
Mobile, Manufactured, and Modular Home Sales						
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service						
Rental and Repair Services						
Sales of Merchandise and Services						
Storage and Moving						
Wholesale Trade						
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.						
Basic Manufacturing						
Contractor Yards						
Food and Related Products						



Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (Table 18A.22.010)					
	Urban Residential					
	Moderate Density Single-Family	Single-Family	Residential Resource	[Reserved]	[Reserved]	[Reserved]
	MSF	SF	RR			
Industrial Services and Repair						
Intermediate Manufacturing and Intermediate/Final Assembly						
Off-site Hazardous Waste Treatment and Storage Facilities						
Recycling Collection and Processing Facilities						
Salvage Yards/Vehicle Storage						
Warehousing, Distribution, and Freight Movement						
OTHER URBAN ZONE CLASSIFICATIONS			NOTES			
MPC Master Planned Community, see PCC 18A.10.080.E.	EBPC Employment Based Planned Community, see PCC 18A.10.080.E.	AIR Airport Overlay, see PCC 18A.10.100.	MRO Mineral Resource Overlay, see PCC 18A.10.100.E.	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.		
				PL Priority Location Criteria, see PCC 18J.15.270.		
				(1) Pursuant to PCC 18A.33.285.		

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Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)		
	Urban Districts and Other Zones	Urban Employment Centers	
	Park and Recreation	Employment Center	[Reserved]
	PR	EC	
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.			
Group Home			
Mobile Home			
Mobile Home Park			
Multi-Family Housing			
Residential Care Facilities			
Senior Housing			
Shared Housing			
Single-Family Detached Housing		(1)	
Two-Family Housing (Duplex)			
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.			
Administrative Government Services		P	
Community and Cultural Services			
Day-Care Centers			
Education			
Health Services		P1	
Postal Services		P2	
Public Park Facilities	P1,2,4;C3	P	
Public Safety Services	P1	P1;C2,3	
Religious Assembly			
Transportation		P1;C2,3	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.			
Electrical Facilities		P	
Electrical Generation Facilities	C3	C	
Natural Gas Facilities		P	
Organic Waste Processing Facilities		C	
Pipelines		P	
Sewage Collection Facilities		P	
Sewage Treatment Facilities		C	



Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)		
	Urban Districts and Other Zones	Urban Employment Centers	
	Park and Recreation	Employment Center	[Reserved]
	PR	EC	
Surface Water Management Activities	P	P	
Telecommunication Towers or Wireless Facilities	P1;C2	P1;PL2,3;C4	
Utility or Public Maintenance Facilities		P	
Waste Disposal Facilities		P1-4	
Waste Transfer Facilities		P1;C2	
Water Supply Facilities	P1;A2;C3	P	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]			
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.			
Administrative and Professional Offices		P	
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.			
Agritourism		P1	
Agricultural Services		P	
Agricultural Supply Sales			
Animal Production, Boarding, and Slaughtering		C3	
Crop Production		P	
Fish Processing, Hatcheries, and Aquaculture		C	
Forestry		P	
Surface Mines		C	
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.			
Adult Business			
Amusement and Recreation			
Billboards			
Building Materials and Garden Supplies			
Business Services		P	
Commercial Centers			
Eating and Drinking Establishments			
Lodging			
Mobile, Manufactured, and Modular Home Sales		P	



Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)		
	Urban Districts and Other Zones	Urban Employment Centers	
	Park and Recreation	Employment Center	[Reserved]
	PR	EC	
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service			
Rental and Repair Services			
Sales of Merchandise and Services			
Storage and Moving			
Wholesale Trade		P	
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.			
Basic Manufacturing		P	
Contractor Yards		P	
Food and Related Products		P	
Industrial Services and Repair		P	
Intermediate Manufacturing and Intermediate/Final Assembly		P	
Off-site Hazardous Waste Treatment and Storage Facilities		C	
Recycling Collection and Processing Facilities		P	
Salvage Yards/Vehicle Storage		C	
Warehousing, Distribution, and Freight Movement		P1-3;C4	
OTHER URBAN ZONE CLASSIFICATIONS	NOTES		
MPC Master Planned Community, see PCC 18A.10.080.E. EBPC Employment Based Planned Community, see PCC 18A.10.080.E. AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100.E.	P C A Number PL (I)	Permitted. Requires Conditional Use Permit. Requires Administrative Use Permit. 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. Priority Location Criteria, see PCC 18J.15.270. Pursuant to PCC 18A.33.285.	

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Chapter 18A.23

GIG HARBOR PENINSULA USE TABLE

18A.23.010 Urban Zone Classifications.

Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Residential				Urban Employment Centers		
	Moderate Density Single-Family	Single-Family	[Reserved]	[Reserved]	Community Employment	Public Institution	[Reserved]
	MSF	SF			CE	PI	
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home	C	C				C	
Mobile Home							
Mobile Home Park	P						
Multi-Family Housing							
Residential Care Facilities	C1,2				C1,2	C1-3	
Senior Housing	C				C		
Shared Housing	P1;C3	P1					
Single-Family Detached Housing	P	P					
Two-Family Housing (Duplex)	P						
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Services						P	
Community and Cultural Services	C2,3				P2,3;C1	P2	
Day-Care Centers					C		
Education	C1,2	C1,2			P	P1,2,4,5;C3	
Health Services					P1;C2	C2	
Postal Services					P	P1	
Public Park Facilities	P1,2,4;C3	P1,2,4;C3			P1,3,4	P	
Public Safety Services	C1	C1			C1	P1;C3	
Religious Assembly	C	C			C		



Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Residential				Urban Employment Centers		
	Moderate Density Single-Family	Single-Family	[Reserved]	[Reserved]	Community Employment	Public Institution	[Reserved]
	MSF	SF			CE	PI	
Transportation					P1	C1-3	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P			P	P	
Electrical Generation Facilities	A2	A2				C3	
Natural Gas Facilities	P1,3	P1,3			P1-3;C4	P1-3	
Organic Waste Processing Facilities						P	
Pipelines	P	P			P	P	
Sewage Collection Facilities	P	P			P	P	
Sewage Treatment Facilities						C	
Surface Water Management Activities	P	P			P	P	
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2			P1	P1;C2,3	
Utility or Public Maintenance Facilities	C	C			C	P	
Waste Disposal Facilities						C	
Waste Transfer Facilities	C1	C1			P1;C2	P1;C2-4	
Water Supply Facilities	P1;C2	P1;C2			P1;C2	P1;C2	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices					P		
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism							
Agricultural Services							



Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Residential				Urban Employment Centers		
	Moderate Density Single-Family	Single-Family	[Reserved]	[Reserved]	Community Employment	Public Institution	[Reserved]
	MSF	SF			CE	PI	
Agricultural Supply Sales							
Animal Production, Boarding, and Slaughtering							
Crop Production							
Fish Processing, Hatcheries, and Aquaculture							
Forestry							
Surface Mines							
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation					C		
Billboards							
Building Materials and Garden Supplies							
Business Services					P		
Commercial Centers							
Eating and Drinking Establishments							
Lodging							
Mobile, Manufactured, and Modular Home Sales							
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service							
Rental and Repair Services							
Sales of Merchandise and Services					P1		
Storage and Moving					C		



Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Residential				Urban Employment Centers		
	Moderate Density Single-Family	Single-Family	[Reserved]	[Reserved]	Community Employment	Public Institution	[Reserved]
	MSF	SF			CE	PI	
Wholesale Trade							
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing							
Contractor Yards					P		
Food and Related Products							
Industrial Services and Repair					P		
Intermediate Manufacturing and Intermediate/Final Assembly					P		
Off-site Hazardous Waste Treatment and Storage Facilities							
Recycling Collection and Processing Facilities							
Salvage Yards/Vehicle Storage							
Warehousing, Distribution, and Freight Movement					P1-3		
OTHER URBAN ZONE CLASSIFICATIONS				NOTES			
MPC	Master Planned Community, see PCC 18A.10.080.E.			P	Permitted.		
AIR	Airport Overlay, see PCC 18A.10.100.			C	Requires Conditional Use Permit.		
MRO	Mineral Resource Overlay, see PCC 18A.10.100.E.			A	Requires Administrative Use Permit		
USRO	Urban Sensitive Resource Overlay, see PCC 18A.10.100.G..			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.		

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Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)				
	Urban Centers and Other Zones				
	Community Center	Activity Center	Neighborhood Center	Mixed Use District	Park and Recreation
	CC*	AC**	NC	MUD	PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.					
Group Home					
Mobile Home					
Mobile Home Park					
Multi-Family Housing	C	P1,2		P	
Residential Care Facilities	P1,2;C3			P1,2;C3,4	
Senior Housing				P	
Shared Housing	C1;A2,3	P		P	
Single-Family Detached Housing	C	P		P	
Two-Family Housing (Duplex)	C	P		P	
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Residential Use Categories.					
Administrative Government Services		P	P	P	
Community and Cultural Services	C1-4	C1-4	C1,2	P1-4	
Day-Care Centers			C	P	
Education			C1,2	P1,2,4,5;C3	
Health Services	P1	P1	P1	P1;C2	
Postal Services		C1	P1	P1;C2	
Public Park Facilities		P	P1,2,4	P	P1,2,4;C3
Public Safety Services	C1	C1	C1	P1;C2	
Religious Assembly			C	P	
Transportation	C1	C1		P1;C2	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.					
Electrical Facilities	P	P	P	P	P
Electrical Generation Facilities	A3	A3	C3	A3	C3
Natural Gas Facilities	P1,3;C2	P1,3	P1,3	P1,2;C3	



Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)				
	Urban Centers and Other Zones				
	Community Center	Activity Center	Neighborhood Center	Mixed Use District	Park and Recreation
	CC*	AC**	NC	MUD	PR
Organic Waste Processing Facilities					
Pipelines	P	P	P		P
Sewage Collection Facilities	P	P	P	P	P
Sewage Treatment Facilities					
Surface Water Management Activities	P	P	P	P	P
Telecommunication Towers or Wireless Facilities	P1;C2-4	P1	P1	P1;PL2;C3	P1;C2
Utility or Public Maintenance Facilities	C	C	C	P1;C2	
Waste Disposal Facilities					
Waste Transfer Facilities	P1;C2	P1;C2	P1		
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]					
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.					
Administrative and Professional Offices	P	P	P	P	
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.					
Agritourism	P			P	
Agricultural Services					
Agricultural Supply Sales				P	
Animal Production, Boarding, and Slaughtering					
Crop Production					
Fish Processing, Hatcheries, and Aquaculture		C			
Forestry					
Surface Mines					
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.					
Adult Business	C				



Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)				
	Urban Centers and Other Zones				
	Community Center	Activity Center	Neighborhood Center	Mixed Use District	Park and Recreation
	CC*	AC**	NC	MUD	PR
Amusement and Recreation	P	P3	C3,6	P1-5;C6(1)	
Billboards					
Building Materials and Garden Supplies	P1-4		P1-3	P1-5;C6(1)	
Business Services	P	P		P(1)	
Commercial Centers				P1;C2,3(1)	
Eating and Drinking Establishments	P3;C1,2	P3;C1	P3	P(1)	
Lodging	P2	C2		P1,2(1)	
Mobile, Manufactured, and Modular Home Sales				P	
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service	P1	P4		P1,2(1)	
Rental and Repair Services			P	P(1)	
Sales of Merchandise and Services	P3	P3	P3	P(1)	
Storage and Moving	C			P(1)	
Wholesale Trade	P			P(1)	
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.					
Basic Manufacturing					
Contractor Yards				P	
Food and Related Products				C2	
Industrial Services and Repair				C	
Intermediate Manufacturing and Intermediate/Final Assembly	C			C3	
Off-site Hazardous Waste Treatment and Storage Facilities					
Recycling Collection and Processing Facilities					



Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)				
	Urban Centers and Other Zones				
	Community Center	Activity Center	Neighborhood Center	Mixed Use District	Park and Recreation
	CC*	AC**	NC	MUD	PR
Salvage Yards/Vehicle Storage					
Warehousing, Distribution, and Freight Movement				C1,2	
OTHER URBAN ZONE CLASSIFICATIONS		NOTES			
MPC Master Planned Community, see PCC 18A.10.080.E. AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100.E. USRO Urban Sensitive Resource Overlay, see PCC 18A.10.100.G.	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. PL Priority Location Criteria, see PCC 18J.15.270. * Maximum gross floor area is 35,000 square feet. ** Maximum gross floor area for non-residential structures is 10,000 square feet. (1) No single building shall have a gross floor area greater than 65,000 square feet.				

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18A.23.020 Rural and Resource Zone 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					
	Rural Neighborhood Center	Essential Public Facility-Rural Airport South	Essential Public Facility-Rural Airport North	Rural 10	Rural 5	Rural Sensitive Resource	Agricultural Resource Lands	Park and Recreation	Rural Farm
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR	RF
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.									
Group Home				C	C		C		C
Mobile Home									P
Mobile Home Park									
Multi-Family Housing									
Residential Care Facilities									
Senior Housing									
Shared Housing									
Single-Family Detached Housing				P	P	P	P		P
Two-Family Housing (Duplex)				P	P	P	P		P
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.									
Administrative Government Services									
Community and Cultural Services	C1,2		C2	C2	C1,2		C6		P2;C1
Day-Care Centers	C			C1	C1	C1			
Education		PUD4,5		RS	RS				P5

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					
	Rural Neighborhood Center	Essential Public Facility-Rural Airport South	Essential Public Facility-Rural Airport North	Rural 10	Rural 5	Rural Sensitive Resource	Agricultural Resource Lands	Park and Recreation	Rural Farm
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR	RF
Telecommunication Towers or Wireless Facilities	P1	PUD1,2	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2	P1;C2,3
Utility or Public Maintenance Facilities		PUD	C	C	C		P1;C2		P1;C2
Waste Disposal Facilities				C1,2,3					
Waste Transfer Facilities	P1	PUD1	P1	P1;C2,4	P1;C2,4		P		
Water Supply Facilities	P1;A2;C3	PUD	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]									
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.									
Administrative and Professional Offices									
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.									
Agritourism	P1		C	C1;P2	C	C	P		P
Agricultural Services			C	C	C	C	P		P
Agricultural Supply Sales			C1-4	C1-4			P1		P1
Animal Production, Boarding, and Slaughtering			P1-2	P1-2	P1-2	P1-2	P		P
Craft Distilleries	C	C	C	C	C	C	C		C
Crop Production	P1		P1	P1	P1	C1	P		P

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					
	Rural Neighborhood Center	Essential Public Facility-Rural Airport South	Essential Public Facility-Rural Airport North	Rural 10	Rural 5	Rural Sensitive Resource	Agricultural Resource Lands	Park and Recreation	Rural Farm
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR	RF
Fish Processing, Hatcheries, and Aquaculture			C	C	C	C	P		P
Forestry			P1	P1	P1	P1	P1		P1;C2
Surface Mines			C	C			C		C
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.									
Adult Business									
Amusement and Recreation			C6	C3,6					
Billboards									
Building Materials and Garden Supplies	P1		C5	C5					
Business Services									
Commercial Centers									
Eating and Drinking Establishments	P1,3	PUD3							
Lodging		PUD2	C1	C1					P4
Mobile, Manufactured, and Modular Home Sales									
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service	P1	PUD4,6							

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					
	Rural Neighborhood Center	Essential Public Facility-Rural Airport South	Essential Public Facility-Rural Airport North	Rural 10	Rural 5	Rural Sensitive Resource	Agricultural Resource Lands	Park and Recreation	Rural Farm
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR	RF
Warehousing, Distribution, and Freight Movement									
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 Title 19A PCC, Pierce County Comprehensive Plan Policy U-15.7 (Utilities Element: Sanitary Sewer Service and Wastewater Treatment).				
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

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	
	Moderate High Density Residential	Single-Family	Mixed Use District	[Reserved]	Community Employment	Park and Recreation
	MHR	SF	MUD	[Rsvd]	CE	PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home	P		P			
Mobile Home						
Mobile Home Park	P					
Multi-Family Housing	P1-4		P5			
Residential Care Facilities	P1,2	P1,2	P1,2;C3,4			
Senior Housing	P	P				
Shared Housing	P	P1	P2,3			
Single-Family Detached Housing	P	P				
Two-Family Housing (Duplex)	P					
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services			P		P	
Community and Cultural Services	C2	C2	P1-4;C5			
Day-Care Centers	P1;C2	C1	P			
Education	P1,2;C3	P1,2	P1,2,4,5;C3		P4,5	
Health Services	P1		P1,2		P1	
Postal Services			P1;C2		P1	
Public Park Facilities	P1,2,4	P1,2,4	P1,4		P1,4	P1,2,4;C3
Public Safety Services	C1	C1	P1;C2		P1;C2	P1



Use Categories and Use Types	GRAHAM Urban Zone Classifications (Table 18A.24.010)					
	Urban Residential		Urban Districts		Urban Employment Centers and Other Zones	
	Moderate High Density Residential	Single-Family	Mixed Use District	[Reserved]	Community Employment	Park and Recreation
	MHR	SF	MUD	[Rsvd]	CE	PR
Religious Assembly	P1;C2	P1	P		C	
Transportation	P1		P1;C2		P1;C2	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.						
Electrical Facilities	P	P	P		P	
Electrical Generation Facilities	C3	A2	A3			C3
Natural Gas Facilities	P1;C3	P1;C3	P1,2;C3		P1-3;C4	
Organic Waste Processing Facilities						
Pipelines	C	C	C		C	
Sewage Collection Facilities	P	P	P		P	
Sewage Treatment Facilities						
Surface Water Management Activities	P	P	P		P	P
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1;PL2;C3		P1;PL2,3;C4	P1;C2
Utility or Public Maintenance Facilities	P1	P1	P1;C2		P	
Waste Disposal Facilities						
Waste Transfer Facilities	C1	C1	P1;C2		P1;C2	
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3		P1;A2;C3	P1;A2;C3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]						
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.						
Administrative and Professional Offices	P1		P		P	



Use Categories and Use Types	GRAHAM Urban Zone Classifications (Table 18A.24.010)					
	Urban Residential		Urban Districts		Urban Employment Centers and Other Zones	
	Moderate High Density Residential	Single-Family	Mixed Use District	[Reserved]	Community Employment	Park and Recreation
	MHR	SF	MUD	[Rsvd]	CE	PR
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.						
Agritourism						
Agricultural Services			P		P	
Agricultural Supply Sales			P1-3,5;C6		P5;C6	
Animal Production, Boarding, and Slaughtering					C3	
Crop Production		P1*	P2		P2	
Fish Processing, Hatcheries, and Aquaculture		C			C	
Forestry		P3			P2	
Surface Mines			C1		C1	
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.						
Adult Business						
Amusement and Recreation			P1-4		P1,2,4	
Billboards						
Building Materials and Garden Supplies			P1-4		P1-4	
Business Services			P		P	
Commercial Centers			P1;C2			
Eating and Drinking Establishments			P		P	
Lodging			P2,5			
Mobile, Manufactured, and Modular Home Sales			P			



Use Categories and Use Types	GRAHAM Urban Zone Classifications (Table 18A.24.010)					
	Urban Residential		Urban Districts		Urban Employment Centers and Other Zones	
	Moderate High Density Residential	Single-Family	Mixed Use District	[Reserved]	Community Employment	Park and Recreation
	MHR	SF	MUD	[Rsvd]	CE	PR
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service			P1,2;C3		P1,2,C3	
Rental and Repair Services			P1;C2		P1;C2	
Sales of Merchandise and Services			P4;C5		P1	
Storage and Moving			C		C	
Wholesale Trade			P		P	
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.						
Basic Manufacturing						
Contractor Yards			C1		P	
Food and Related Products			P2		P2	
Industrial Services and Repair			C		P	
Intermediate Manufacturing and Intermediate/Final Assembly			P1-4		P1,2;C3-5	
Off-site Hazardous Waste Treatment and Storage Facilities						
Recycling Collection and Processing Facilities			P1,2		P1,2	
Salvage Yards/Vehicle Storage					C	



Use Categories and Use Types	GRAHAM Urban Zone Classifications (Table 18A.24.010)					
	Urban Residential		Urban Districts		Urban Employment Centers and Other Zones	
	Moderate High Density Residential	Single-Family	Mixed Use District	[Reserved]	Community Employment	Park and Recreation
	MHR	SF	MUD	[Rsvd]	CE	PR
Warehousing, Distribution, and Freight Movement			C1		P1;C2	
OTHER URBAN ZONE CLASSIFICATIONS		NOTES				
AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100.E.	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. PL Priority Location Criteria, see PCC 18J.15.270. * Christmas tree farms not to exceed 5 acres in size.					

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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		
	Rural Activity Center	Rural Neighborhood Center		Forest Lands	Agricultural Resource Lands	Park and Recreation
	RAC	RNC	[Reserved]	FL	ARL	PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home	P	P				
Mobile Home					P	
Mobile Home Park						
Multi-Family Housing						
Residential Care Facilities	P1,2	P1,2				
Shared Housing						
Senior Housing						



Use Categories and Use Types	GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Centers			Resource Lands		
	Rural Activity Center	Rural Neighborhood Center		Forest Lands	Agricultural Resource Lands	Park and Recreation
	RAC	RNC	[Reserved]	FL	ARL	PR
Single-Family Detached Housing				P	P	
Two-Family Housing (Duplex)						
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services	P					
Community and Cultural Services	P2;C1	P2;C1			C6	
Day-Care Centers	P1	P1				
Education	RS;P4	RS				
Health Services	P1	P1				
Postal Services	P1;C2	P1				
Public Park Facilities	P1,4	P4;C1		P1,4	P4	P1,2,4;C3
Public Safety Services	P1	P1		P1		P1
Religious Assembly	P1;C2,3	P1;C2				
Transportation	C2					
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.						
Electrical Facilities	P	P		P	P	
Electrical Generation Facilities	C3	C3		C4		C4
Natural Gas Facilities	P1	P1		P1;C3	P1;C3	
Organic Waste Processing Facilities					C1,2	
Pipelines	C	C		C	C	
Sewage Collection Facilities	P*	P*		P*	P*	
Sewage Treatment Facilities						
Surface Water Management Activities	P	P		P	P	P
Telecommunication Towers or Wireless Facilities	P1	P1		P1;PL2,3;C4	P1;PL2,3;C4	P1;C2



Use Categories and Use Types	GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Centers			Resource Lands		
	Rural Activity Center	Rural Neighborhood Center		Forest Lands	Agricultural Resource Lands	Park and Recreation
	RAC	RNC	[Reserved]	FL	ARL	PR
Utility or Public Maintenance Facilities	P1;C2	P1;C2		P1;C2,3	P1;C2	
Waste Disposal Facilities						
Waste Transfer Facilities	P1;C2	P1;C2				
Water Supply Facilities	P1;A2;C3	P1;A2;C3		P1;A2;C3	P1;A2;C3	P1;A2;C3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]						
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.						
Administrative and Professional Offices	P	P1				
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.						
Agritourism					P1	
Agricultural Services	P	P			P	
Agricultural Supply Sales	P2;C3	P1;C2				
Animal Production, Boarding, and Slaughtering					P1-2;C3	
Craft Distilleries	C	C		C	C	
Crop Production	A2;C3			P1	P	
Fish Processing, Hatcheries, and Aquaculture				P	P	
Forestry				P1;C2	P1	
Surface Mines						
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.						
Adult Business						
Amusement and Recreation	P1-3	P1				
Billboards						



Use Categories and Use Types	GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Centers			Resource Lands		
	Rural Activity Center	Rural Neighborhood Center		Forest Lands	Agricultural Resource Lands	Park and Recreation
	RAC	RNC	[Reserved]	FL	ARL	PR
Building Materials and Garden Supplies	P1,2	P1				
Business Services	P1	P1				
Commercial Centers	P1					
Eating and Drinking Establishments	P	P1,3				
Lodging	P2;C4			C1		
Mobile, Manufactured, and Modular Home Sales						
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service	P1,2	P1,2				
Rental and Repair Services	P1					
Sales of Merchandise and Services	P3	P1				
Storage and Moving	C1	C1				
Wholesale Trade	P					
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.						
Basic Manufacturing						
Contractor Yards						
Food and Related Products	C2					
Industrial Services and Repair						
Intermediate Manufacturing and Intermediate/Final Assembly						
Off-site Hazardous Waste Treatment and Storage Facilities						



Use Categories and Use Types	GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Centers			Resource Lands		
	Rural Activity Center	Rural Neighborhood Center		Forest Lands	Agricultural Resource Lands	Park and Recreation
	RAC	RNC	[Reserved]	FL	ARL	PR
Recycling Collection and Processing Facilities						
Salvage Yards/Vehicle Storage						
Warehousing, Distribution, and Freight Movement						
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 Title 19A PCC, Pierce County Comprehensive Plan Policy U-15.7 (Utilities Element: Sanitary Sewer Service and Wastewater Treatment).			
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.			
		RS	Rural School Criteria, see PCC 18A.43.020.			

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Use Categories And Use Types	GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Residential					
	Rural 10	Rural 20	Rural Sensitive Resource	Rural Farm	Rural 5	
	R10	R20	RSR	RF	R5	[Reserved]
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home						
Mobile Home	P	P	P	P	P	
Mobile Home Park						
Multi-Family Housing						
Residential Care Facilities						
Senior Housing						
Shared Housing						
Single Family Detached Housing	P	P	P	P	P	
Two-Family Housing (Duplex)					P	
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services						
Community and Cultural Services			C6			
Day-Care Centers						
Education	RS				RS	
Health Services						
Postal Services						
Public Park Facilities	P1,2,4;C3	P1,2,4;C3	P1,2,4;C3	P4	P1,2,4;C3	
Public Safety Services	P1	P1	P1		P1	
Religious Assembly	P1;C2,3		C1,2		P1;C2,3	
Transportation	C1				C1,2	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.						
Electrical Facilities	P	P	P	P	P	
Electrical Generation Facilities	C2-5	C2-5	C	C4	C	
Natural Gas Facilities	P1,2;C3,4	P1,2;C3,4	P1;C3,6	P1;C3	P1;C3,4	



Use Categories And Use Types	GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Residential					
	Rural 10	Rural 20	Rural Sensitive Resource	Rural Farm	Rural 5	
	R10	R20	RSR	RF	R5	[Reserved]
Organic Waste Processing Facilities	C1,2	C1,2		C1,2	C1,2	
Pipelines	C	C	C	C	C	
Sewage Collection Facilities	P*	P*	P*	P*	P*	
Sewage Treatment Facilities						
Surface Water Management Activities	P	P	P	P	P	
Telecommunication Towers or Wireless Facilities	P1;PL2,3;C4	P1,PL2,3;C4	P1;PL2,3;C4	P1;PL2,3;C4	P1;PL2,3;C4	
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1	P1;C2	P1;C2	
Waste Disposal Facilities			C6			
Waste Transfer Facilities						
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]						
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.						
Administrative and Professional Offices						
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.						
Agritourism	P1	P1	P1	P1	P1	
Agricultural Services	C	C	C	P	C	
Agricultural Supply Sales	C1					
Animal Production, Boarding, and Slaughtering	P1-2;C3	P1-2;C3	P1-2;C3	P1-2;C3	P1-2;C3	
Craft Distilleries	C	C	C	C	C	
Crop Production	P1;A2;C3	P1;A2;C3	P1	P	P1;A2;C3	



Use Categories And Use Types	GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Residential					
	Rural 10	Rural 20	Rural Sensitive Resource	Rural Farm	Rural 5	
	R10	R20	RSR	RF	R5	[Reserved]
Fish Processing, Hatcheries, and Aquaculture	P	P	C	P	P	
Forestry	P1	P1	P1	P1	P1	
Surface Mines	C1	C1	C1		C1	
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.						
Adult Business						
Amusement and Recreation						
Billboards						
Building Materials and Garden Supplies						
Business Services						
Commercial Centers						
Eating and Drinking Establishments						
Lodging	C1,5	C1	C5,6	C4	C1;C5	
Mobile, Manufactured, and Modular Home Sales						
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service						
Rental and Repair Services						
Sales of Merchandise and Services						
Storage and Moving						
Wholesale Trade						
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.						
Basic Manufacturing						
Contractor Yards	C1					



Use Categories And Use Types	GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Residential					
	Rural 10	Rural 20	Rural Sensitive Resource	Rural Farm	Rural 5	
	R10	R20	RSR	RF	R5	[Reserved]
Food and Related Products						
Industrial Services and Repair						
Intermediate Manufacturing and Intermediate/Final Assembly						
Off-site Hazardous Waste Treatment and Storage Facilities						
Recycling Collection and Processing Facilities						
Salvage Yards/Vehicle Storage						
Warehousing, Distribution, and Freight Movement						
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 Title 19A PCC, Pierce County Comprehensive Plan Policy U-15.7 (Utilities Element: Sanitary Sewer Service and Wastewater Treatment).			
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.			
		RS	Rural School Criteria, see PCC 18A.43.020.			

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Chapter 18A.26

KEY PENINSULA USE TABLE

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			
	Rural Activity Center	Rural Neighborhood Center	Agricultural Resource Lands		Rural 10	Rural Sensitive Resource	Rural Farm	Park and Recreation
	RAC	RNC	ARL	[Rsvd]	R10	RSR	RF	PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.								
Group Home	C	C	C		C	C	C	C
Mobile Home	P	P	P		P	P	P	P
Mobile Home Park								
Multi-Family Housing	C							
Residential Care Facilities	P1,2	P1,2						
Senior Housing	P	P						
Shared Housing								
Single-Family Detached Housing	P	P	P		P	P	P	P
Two-Family Housing (Duplex)	P	P	P		P	P	P	P
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.								
Administrative Government Services	P	P						
Community and Cultural Services	P1-4	P2	C6		P2;C1,3	P2;C1	P2;C1	P2,3;C5
Day-Care Centers	P	P			P1;C2	P1;C2		
Education	RS;P5	RS			RS;P5	P5	P5	
Health Services	P1;C2	P1						
Postal Services	P1	P1						

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			
	Rural Activity Center	Rural Neighborhood Center	Agricultural Resource Lands		Rural 10	Rural Sensitive Resource	Rural Farm	Park and Recreation
	RAC	RNC	ARL	[Rsvd]	R10	RSR	RF	PR
Public Park Facilities	P1,2,4	P1,4	P1,4		P1,2,4;C3	P1,2,4;C3	P1,2,4;C3	P1,2,4;C3
Public Safety Services	P1,2	P1			P1	P1		P1
Religious Assembly	P1,2;C3	P1,2;C3			P1,2;C3	P1,2;C3		
Transportation	P1,2;C3	P1,2;C3			P1,2;C3	P1,2;C3	C1	P1,2;C3
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.								
Electrical Facilities	P	P	P		P	P	P	P
Electrical Generation Facilities	C3	C3			C	C	C4	C4
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1;C3,4		P1;C3,4	P1;C3,4	P1;C3,4	P1;C3,4
Organic Waste Processing Facilities	P1;2		P2		C1,2	C1,2	P2	P2
Pipelines	P	P	P		P	P	P	P
Sewage Collection Facilities	P*	P*	P*		P*	P*	P*	P*
Sewage Treatment Facilities	C							
Surface Water Management Activities	P	P	P		P	P	P	P
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1;PL2;C3,4		P1;PL2;C3,4	P1;PL2;C3,4	P1;C2,3	P1;C2,3,4
Utility or Public Maintenance Facilities	P	P			P1;C2	P1;C2	P1;C2	P1;C2
Waste Disposal Facilities			C1-3,5		C1-3,5	C1-3,5	C1-3,5	C1-3,5
Waste Transfer Facilities	P1;C2,4	P1			P1;C2,4			
Water Supply Facilities	P1;C2	P1;C2	P1;C2		P1;C2	P1;C2	P1;C2	P1;C2
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]								
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.								
Administrative and Professional Offices	P	P						

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			
	Rural Activity Center	Rural Neighborhood Center	Agricultural Resource Lands		Rural 10	Rural Sensitive Resource	Rural Farm	Park and Recreation
	RAC	RNC	ARL	[Rsvd]	R10	RSR	RF	PR
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service	P1,2,4	P1,2,4						
Rental and Repair Services	P1,2	P1						
Sales of Merchandise and Services	P4	P1						
Storage and Moving	P1	C1						
Wholesale Trade								
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.								
Basic Manufacturing								
Contractor Yards	P1	P1			P1;C2			
Food and Related Products	C2		C2				C2	
Industrial Services and Repair								
Intermediate Manufacturing and Intermediate/Final Assembly	C1							
Off-site Hazardous Waste Treatment and Storage Facilities								
Recycling Collection and Processing Facilities	P1,2	P1,2						
Salvage Yards/Vehicle Storage	C							

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				
	Rural Activity Center	Rural Neighborhood Center	Agricultural Resource Lands		Rural 10	Rural Sensitive Resource	Rural Farm	Park and Recreation	
	RAC	RNC	ARL	[Rsvd]	R10	RSR	RF	PR	
Warehousing, Distribution, and Freight Movement									
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 Title 19A PCC, Pierce County Comprehensive Plan Policy U-15.7 (Utilities Element: Sanitary Sewer Service and Wastewater Treatment).						
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.27

MID-COUNTY USE TABLE

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
	Residential Resource	Moderate High Density Residential	Single Family	Neighborhood Center	Mixed Use District	Park and Recreation
	RR	MHR	SF	NC	MUD	PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home	C	C	C	C	C	
Mobile Home		C				
Mobile Home Park		C			P	
Multi-Family Housing		P		P1,3,5	P	
Residential Care Facilities		P1,2		P1,2	P1,2;C3,4	
Senior Housing		P		P	P	
Shared Housing	P1	P	P1	P	P	
Single-Family Detached Housing	P	P	P	P	P	
Two-Family Housing (Duplex)		P		P	P	
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services				P1,4	P	
Community and Cultural Services		P2;C1,3		P1,2	P1-4	
Day-Care Centers	P1	P	P1	P	P	
Education	A1	P1;A2	A1	P	P1,4,5;A2;C3	
Health Services				P1	P1;C2	
Postal Services				P1	P1;C2	
Public Park Facilities	P1,2,4;C3	P1,2,4	P1,2,4;C3	P1,4	P	P1,2,4;C3



Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)					
	Urban Residential			Urban Centers		Employment Centers and Other Zones
	Residential Resource	Moderate High Density Residential	Single Family	Neighborhood Center	Mixed Use District	Park and Recreation
	RR	MHR	SF	NC	MUD	PR
Public Safety Services	C1	C1	C1	P1	P1;C2,3	P1
Religious Assembly	P1;C2,3	P1;C2	P1;C2,3	P	P	
Transportation				P1	P1;C2,3	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.						
Electrical Facilities	P	P	P	P	P	
Electrical Generation Facilities	A2	C3	A2	C3	A3	C3
Natural Gas Facilities	P1;C3	P1;C3	P1;C3	P1,2;C3	P1,2;C3	
Organic Waste Processing Facilities						
Pipelines	P	P	P	P	P	
Sewage Collection Facilities	P	P	P	P	P	
Sewage Treatment Facilities		C		C	C	
Surface Water Management Activities	P	P	P	P	P	P
Telecommunication Towers or Wireless Facilities	P1	P1;C2	P1	P1;C2,3	P1;PL2;C3	P1;C2
Utility or Public Maintenance Facilities	P1	P1;C2	P1	P1;C2	P1;C2	
Waste Disposal Facilities		P1;C2				
Waste Transfer Facilities				P1;C2	P1;C2	
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]						

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)					
	Urban Residential			Urban Centers		Employment Centers and Other Zones
	Residential Resource	Moderate High Density Residential	Single Family	Neighborhood Center	Mixed Use District	Park and Recreation
	RR	MHR	SF	NC	MUD	PR

OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.

Administrative and Professional Offices		P		P	P	
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RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.

Agritourism	P	P	P	P	P	
Agricultural Services				P	P	
Agricultural Supply Sales				P1	P	
Animal Production, Boarding, and Slaughtering				P1		
Crop Production	P1		P1	P1	P1	
Fish Processing, Hatcheries, and Aquaculture						
Forestry	P1	P1	P1			
Surface Mines						

COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.

Adult Business						
Amusement and Recreation	C6		C6	P1;C2,3	P1-4;C5	
Billboards					A	
Building Materials and Garden Supplies				P1,2;C3	P1-5;C6	
Business Services				P1	P	
Commercial Centers					P1;C2	
Eating and Drinking Establishments				P1,3;C2	P	
Lodging					P1,2	

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)					
	Urban Residential			Urban Centers		Employment Centers and Other Zones
	Residential Resource	Moderate High Density Residential	Single Family	Neighborhood Center	Mixed Use District	Park and Recreation
	RR	MHR	SF	NC	MUD	PR
Mobile, Manufactured, and Modular Home Sales					P	
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service				P1,2	P	
Rental and Repair Services				P1	P	
Sales of Merchandise and Services				P2;C3	P	
Storage and Moving					P	
Wholesale Trade						
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.						
Basic Manufacturing						
Contractor Yards					P1;C2	
Food and Related Products					C2	
Industrial Services and Repair					C	
Intermediate Manufacturing and Intermediate/Final Assembly					C1-4	
Off-Site Hazardous Waste Treatment and Storage Facilities						
Recycling Collection and Processing Facilities					P1,2	
Salvage Yards/ Vehicle Storage						

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)					
	Urban Residential			Urban Centers		Employment Centers and Other Zones
	Residential Resource	Moderate High Density Residential	Single Family	Neighborhood Center	Mixed Use District	Park and Recreation
	RR	MHR	SF	NC	MUD	PR
Warehousing, Distribution, and Freight Movement					C1,2	
OTHER URBAN ZONE CLASSIFICATIONS			NOTES			
MPC Master Planned Community, see PCC 18A.10.080.E.	P Permitted.					
EBPC Employment Based Planned Community, see PCC 18A.10.080.E.	C Requires Conditional Use Permit.					
MRO Mineral Resource Overlay, see PCC 18A.10.100.E.	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.					
	(I) Pursuant to PCC 18A.33.285.					

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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	
	Rural Neighborhood Center		Agricultural Resource Lands	Park and Recreation	Rural Separator	Rural Farm
	RNC	[Rsvd]	ARL	PR	RSep	RF
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home	C		C		C	C
Mobile Home						P
Mobile Home Park						
Multi-Family Housing						
Residential Care Facilities	P1,2					
Senior Housing	P					



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	
	Rural Neighborhood Center		Agricultural Resource Lands	Park and Recreation	Rural Separator	Rural Farm
	RNC	[Rsvd]	ARL	PR	RSep	RF
Shared Housing						
Single-Family Detached Housing	P		P		P	P
Two-Family Housing (Duplex)	P					P
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services	P					
Community and Cultural Services	P1,2		C6		P2	P2;C1
Day-Care Centers	P				P1	
Education	RS				RS;P5	P5
Health Services	P1					
Postal Services	P1					
Public Park Facilities	P1,4		P1,4	P1,2,4;C3	P1,2,4;C3	P1,2,4;C3
Public Safety Services	P1			P1	P1	
Religious Assembly	P				(3)P1;C2-3	
Transportation	P1;C2,3				C2(4)	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.						
Electrical Facilities	P		P		P	P
Electrical Generation Facilities	C3			C4	C	C4
Natural Gas Facilities	P1,2;C3		P1;C3,4		P1;C3	P1;C3,4
Organic Waste Processing Facilities			P2;C1,3			P2;C1,3
Pipelines	P		P		P	P
Sewage Collection Facilities						P*
Sewage Treatment Facilities						
Surface Water Management Activities	P		P	P	P	P



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	
	Rural Neighborhood Center		Agricultural Resource Lands	Park and Recreation	Rural Separator	Rural Farm
	RNC	[Rsvd]	ARL	PR	RSep	RF
Telecommunication Towers or Wireless Facilities	P1;C2		P1;C2	P1;C2	P1;C2	P1;C2,3
Utility or Public Maintenance Facilities	P					P1;C2
Waste Disposal Facilities			C1-3			
Waste Transfer Facilities			P1			
Water Supply Facilities	P1;A2;C3		P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]						
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.						
Administrative and Professional Offices	P					
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.						
Agritourism	P		P		P	P
Agricultural Services	P		P		P	P
Agricultural Supply Sales	P1		P1		P1	P1
Animal Production, Boarding, and Slaughtering	C1		P		P1,2;C3	P
Craft Distilleries	C		C		C	C
Crop Production	P1		P		P1;A2;C3	P
Fish Processing, Hatcheries, and Aquaculture			P		P	P
Forestry	P1;C2		P1,3		P1,3;C2	P1;C2
Surface Mines	C		C		C	C
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.						
Adult Business						



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	
	Rural Neighborhood Center		Agricultural Resource Lands	Park and Recreation	Rural Separator	Rural Farm
	RNC	[Rsvd]	ARL	PR	RSep	RF
Amusement and Recreation	P1				C6	
Billboards						
Building Materials and Garden Supplies	P1,2,5				P1	
Business Services						
Commercial Centers						
Eating and Drinking Establishments	P1,3					
Lodging					C1	P4
Mobile, Manufactured, and Modular Home Sales						
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service	P1,2					
Rental and Repair Services	P1					
Sales of Merchandise and Services	P1					
Storage and Moving	C1					
Wholesale Trade						
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.						
Basic Manufacturing						
Contractor Yards					A*	
Food and Related Products						P2
Industrial Services and Repair						
Intermediate Manufacturing and Intermediate/Final Assembly						



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	
	Rural Neighborhood Center		Agricultural Resource Lands	Park and Recreation	Rural Separator	Rural Farm
	RNC	[Rsvd]	ARL	PR	RSep	RF
Off-site Hazardous Waste Treatment and Storage Facilities						
Recycling Collection and Processing Facilities	P1,2					
Salvage Yards/Vehicle Storage						
Warehousing, Distribution, and Freight Movement						
OTHER RURAL ZONE CLASSIFICATIONS		NOTES				
AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100.E. NFCC New Fully Contained Community, see PCC 18A.10.090.D.2.		P Permitted. P* Permitted only as allowed by Title 19A PCC, Pierce County Comprehensive Plan Policy U-15.7 (Utilities Element: Sanitary Sewer Service and Wastewater Treatment). C Requires Conditional Use Permit. 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. 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. (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. (4) Transportation uses in the Mid-County Community Plan area are limited to those which serve a public school district in which the proposed facility is located.				

Chapter 18A.28

PARKLAND-SPANAWAY-MIDLAND USE TABLE

18A.28.010 Urban Zone Classifications.

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	Moderate-High Density Residential	Moderate Density Single-Family	Single-Family	Residential Resource	High Density Single-Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home	C	C	C	C			
Mobile Home							
Mobile Home Park	C	C					
Multi-Family Housing	P	C1,3			P1,3		
Residential Care Facilities	P1,2	A1;C2	A1;C2		P1,2		
Senior Housing	P	A	A		P		
Shared Housing	P	P1;C3	P1	P1	P1		
Single-Family Detached Housing	P	P	P	P	P		
Two-Family Housing (Duplex)	P	P			P		
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Services	P						
Community and Cultural Services	P2;C1,3	P2;C1	P2;C1	P2;C1			
Day-Care Centers	P	C1	C1	C1	P1		
Education	P1;A2	P1;A2;C3	P1;A2;C3	P1;A2	P1		
Health Services	P1						
Postal Services							
Public Park Facilities	P1,2,4	P1,4;C2,3	P1,4;C2,3	P1,4;C2,3	P1,4		
Public Safety Services	C1	C1	C1	C1			

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	Moderate-High Density Residential	Moderate Density Single-Family	Single-Family	Residential Resource	High Density Single-Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
Religious Assembly	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3	P1		
Transportation							
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P	P	P	P		
Electrical Generation Facilities	C3	A2	A2	A2			
Natural Gas Facilities	P1;C3	P1;C3	P1;C3	P1;C3	P1;C3		
Organic Waste Processing Facilities							
Pipelines	P	P	P	P	P		
Sewage Collection Facilities	P	P	P	P	P		
Sewage Treatment Facilities	C	C	C	C	C		
Surface Water Management Activities	P	P	P	P	P		
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1;C2	P1	P1;C2		
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2	P1;C2	P1;C2		
Waste Disposal Facilities		C2	C2	C2	C2		
Waste Transfer Facilities	P1;C2	P1;C2	P1;C2	P1;C2	P1;C2		
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3		
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	Moderate-High Density Residential	Moderate Density Single-Family	Single-Family	Residential Resource	High Density Single-Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices	P						
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism	P						
Agricultural Services							
Agricultural Supply Sales							
Animal Production, Boarding, and Slaughtering							
Crop Production		P1	P1	P1			
Fish Processing, Hatcheries, and Aquaculture		C	C	C			
Forestry	P1	P1	P1	P1			
Surface Mines		C	C	C			
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation	C6	C6	C6	C6			
Billboards							
Building Materials and Garden Supplies							
Business Services							
Commercial Centers							
Eating and Drinking Establishments							
Lodging							
Mobile, Manufactured, and Modular Home Sales							



Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	Moderate-High Density Residential	Moderate Density Single-Family	Single-Family	Residential Resource	High Density Single-Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service							
Rental and Repair Services							
Sales of Merchandise and Services							
Storage and Moving							
Wholesale Trade							
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing							
Contractor Yards							
Food and Related Products							
Industrial Services and Repair							
Intermediate Manufacturing and Intermediate/Final Assembly							
Off-site Hazardous Waste Treatment and Storage Facilities							
Recycling Collection and Processing Facilities							
Salvage Yards/Vehicle Storage							

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	Moderate-High Density Residential	Moderate Density Single-Family	Single-Family	Residential Resource	High Density Single-Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
Warehousing, Distribution, and Freight Movement							
OTHER URBAN ZONE CLASSIFICATIONS		NOTES					
MPC Master Planned Community, see PCC 18A.10.080.E. EBPC Employment Based Planned Community, see PCC 18A.10.080.E. AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100.E.	P Permitted. C Requires Conditional Use Permit. A Requires Administrative Use Permit. * Allowed only as a component of a mixed use development and shall not be permitted as a stand-alone use. 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.						

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Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Districts and Other Zones						
	Mixed Use District	[Reserved]	[Reserved]	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
	MUD						PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home	C						
Mobile Home							
Mobile Home Park	P						
Multi-Family Housing	P						
Residential Care Facilities	P1,2;C3,4						
Senior Housing	P						
Shared Housing	P						
Single-Family Detached Housing	P						
Two-Family Housing (Duplex)	P						
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Services	P						
Community and Cultural Services	P1-4						
Day-Care Centers	P						
Education	P1,4,5;A2;C3						
Health Services	P1;C2						
Postal Services	P1;C2						
Public Park Facilities	P						P1,2,4;C3
Public Safety Services	P1;C2,3						P1
Religious Assembly	P1,2						
Transportation	P1;C2,3						

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Districts and Other Zones						
	Mixed Use District	[Reserved]	[Reserved]	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
	MUD						PR
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P						P
Electrical Generation Facilities	A3						C3
Natural Gas Facilities	P1,2;C3						
Organic Waste Processing Facilities							
Pipelines	P						P
Sewage Collection Facilities	P						P
Sewage Treatment Facilities	C						
Surface Water Management Activities	P						P
Telecommunication Towers or Wireless Facilities	P1;PL2;C3						P1;C2
Utility or Public Maintenance Facilities	P1;C2						
Waste Disposal Facilities							
Waste Transfer Facilities	P1;C2						
Water Supply Facilities	P1;A2;C3						P1;A2;C3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices	P						
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism	P						
Agricultural Services	P						
Agricultural Supply Sales	P						

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Districts and Other Zones						
	Mixed Use District	[Reserved]	[Reserved]	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
	MUD						PR
Animal Production, Boarding, and Slaughtering	P1						
Crop Production							
Fish Processing, Hatcheries, and Aquaculture							
Forestry							
Surface Mines							
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation	P1-4;C5						
Billboards	A						
Building Materials and Garden Supplies	P1-5;C6						
Business Services	P						
Commercial Centers	P1;C2						
Eating and Drinking Establishments	P						
Lodging	P1,2						
Mobile, Manufactured, and Modular Home Sales	P						
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service	P						
Rental and Repair Services	P						
Sales of Merchandise and Services	P						
Storage and Moving	P						

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Districts and Other Zones						
	Mixed Use District	[Reserved]	[Reserved]	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
	MUD						PR
Wholesale Trade	P						
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing							
Contractor Yards	P1						
Food and Related Products	C2						
Industrial Services and Repair	C						
Intermediate Manufacturing and Intermediate/Final Assembly	C1-3						
Off-site Hazardous Waste Treatment and Storage Facilities							
Recycling Collection and Processing Facilities							
Salvage Yards/Vehicle Storage	C3,4						
Warehousing, Distribution, and Freight Movement	C1,2						
OTHER URBAN ZONE CLASSIFICATIONS				NOTES			
MPC	Master Planned Community, see PCC 18A.10.080.E.			P	Permitted.		
EBPC	Employment Based Planned Community, see PCC 18A.10.080.E.			C	Requires Conditional Use Permit.		
AIR	Airport Overlay, see PCC 18A.10.100.			A	Requires Administrative Use Permit.		
MRO	Mineral Resource Overlay, see PCC 18A.10.100.E.			*	Allowed only as a component of a mixed use development and shall not be permitted as a stand-alone use.		
				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.		

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	[Reserved]	[Reserved]	Neighborhood Center	[Reserved]	Community Employment	[Reserved]	[Reserved]
			NC		CE		
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home			C				
Mobile Home							
Mobile Home Park							
Multi-Family Housing			P				
Residential Care Facilities			A1,2				
Senior Housing			P				
Shared Housing			P				
Single-Family Detached Housing							
Two-Family Housing (Duplex)							
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Services			P		P		
Community and Cultural Services			P2,3;C1				
Day-Care Centers			P		P		
Education			P1;A2		P4,5		
Health Services			P1		P1		
Postal Services			P1		P1;C2		
Public Park Facilities			P1,4		P1,4		
Public Safety Services			P1		P1,2		
Religious Assembly			P1,2				
Transportation			P1		P1,2;C3		

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	[Reserved]	[Reserved]	Neighborhood Center	[Reserved]	Community Employment	[Reserved]	[Reserved]
			NC		CE		
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities			P		P		
Electrical Generation Facilities			C3				
Natural Gas Facilities			P1,2;C3		P1-3;C4		
Organic Waste Processing Facilities							
Pipelines			P		P		
Sewage Collection Facilities			P		P		
Sewage Treatment Facilities			C		C		
Surface Water Management Activities			P		P		
Telecommunication Towers or Wireless Facilities			P1;C2		P1;PL2,3;C4		
Utility or Public Maintenance Facilities			P1;C2		P		
Waste Disposal Facilities							
Waste Transfer Facilities			P1;C2		P1;C2		
Water Supply Facilities			P1;A2;C3		P1;A2;C3		
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]							
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices			P		P		
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism			P1		P		

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	[Reserved]	[Reserved]	Neighborhood Center	[Reserved]	Community Employment	[Reserved]	[Reserved]
			NC		CE		
Agricultural Services					P		
Agricultural Supply Sales			P1		P1-4		
Animal Production, Boarding, and Slaughtering			P1		P1		
Crop Production					C2		
Fish Processing, Hatcheries, and Aquaculture					C		
Forestry					C2		
Surface Mines							
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation			P1;C2				
Billboards					A		
Building Materials and Garden Supplies			P1		P4,5;C6		
Business Services			P1		P		
Commercial Centers							
Eating and Drinking Establishments			P1,3		P		
Lodging			P3		C4		
Mobile, Manufactured, and Modular Home Sales					P		
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service			P2		P1,4		
Rental and Repair Services			P1		P		

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	[Reserved]	[Reserved]	Neighborhood Center	[Reserved]	Community Employment	[Reserved]	[Reserved]
			NC		CE		
Sales of Merchandise and Services			P1,2		P1		
Storage and Moving							
Wholesale Trade					P		
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing							
Contractor Yards			C		P		
Food and Related Products					P1-3;C4		
Industrial Services and Repair					P		
Intermediate Manufacturing and Intermediate/Final Assembly					P1-4;C5		
Off-site Hazardous Waste Treatment and Storage Facilities							
Recycling Collection and Processing Facilities					P1,2		
Salvage Yards/Vehicle Storage					P1;C2-4		
Warehousing, Distribution, and Freight Movement					P1,2;C3,4		
OTHER URBAN ZONE CLASSIFICATIONS	NOTES						
MPC Master Planned Community, see PCC 18A.10.080.E . EBPC Employment Based Planned Community, see PCC 18A.10.080.E . AIR Airport Overlay, see PCC 18A.10.100 . MRO Mineral Resource Overlay, see PCC 18A.10.100.E .	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. PL Priority Location Criteria, see PCC 18J.15.270 .						

Chapter 18A.29

SOUTH HILL USE TABLE

18A.29.010 Urban Zone Classifications.

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)					
	Urban Residential					Employment Centers
	Moderate-High Density Residential	Moderate Density Single-Family	Residential Resource	High Density Single-Family	[Reserved]	Employment Center
	MHR	MSF	RR	HSF		EC
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home	C	C	C	C		
Mobile Home	P					
Mobile Home Park	C					
Multi-Family Housing	P1-4	C1		P1,3		
Residential Care Facilities	P1,2	A1;C2		P1,2		
Senior Housing	P	A	C1	P		
Shared Housing	P	P1;C3	P1	P1		
Single-Family Detached Housing	P	P	P	P		
Two-Family Housing (Duplex)		P	P	P		
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services						
Community and Cultural Services	P2;C1,3	P2;C1				P1
Day-Care Centers	P1;C2	C		P1		
Education	P1;C2,3	P1;C2,3	P1;C2	P1		P4,5
Health Services						
Postal Services						C2
Public Park Facilities	P1,2,4;C3	P1,2,4;C3	P1,2,4;C3	P1,4		P1,4
Public Safety Services	C1	C1	C1	C1		P1,2;C3
Religious Assembly	P1;C2,3	P1;C2,3	P1;C2,3	P1		
Transportation						P1,2;C3



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Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)					
	Urban Residential					Employment Centers
	Moderate-High Density Residential	Moderate Density Single-Family	Residential Resource	High Density Single-Family	[Reserved]	Employment Center
	MHR	MSF	RR	HSF		EC
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.						
Electrical Facilities	P	P	P	P		P
Electrical Generation Facilities	C3	A2	A2			C
Natural Gas Facilities	P1;C3	P1;C3	P1;C3	P1;C3		P
Organic Waste Processing Facilities						P1,2;C3
Pipelines	P	P	P	P		P
Sewage Collection Facilities	P	P	P	P		P
Sewage Treatment Facilities	C	C	C	C		C
Surface Water Management Activities	P	P	P	P		P
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1	P1;C2		P1;PL2,3;C4
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2	P1;C2		P
Waste Disposal Facilities		C2		C2		P2;C1
Waste Transfer Facilities	P1;C2	P1;C2		P1;C2		P1;C2-4
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3		P1;A2;C3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]						
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.						
Administrative and Professional Offices						P
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.						
Agritourism						
Agricultural Services						P
Agricultural Supply Sales						
Animal Production, Boarding, and Slaughtering						



Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)					
	Urban Residential					Employment Centers
	Moderate-High Density Residential	Moderate Density Single-Family	Residential Resource	High Density Single-Family	[Reserved]	Employment Center
	MHR	MSF	RR	HSF		EC
Crop Production	P1	P1	P1			P1
Fish Processing, Hatcheries, and Aquaculture		C	C			
Forestry	P1	P1	P1			P
Surface Mines		C				
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.						
Adult Business						
Amusement and Recreation	C6	C6	C6			
Billboards						
Building Materials and Garden Supplies						
Business Services						
Commercial Centers						
Eating and Drinking Establishments						P(1)
Lodging						P2
Mobile, Manufactured, and Modular Home Sales						
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service						P4,6
Rental and Repair Services						P
Sales of Merchandise and Services						
Storage and Moving						
Wholesale Trade						P
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.						
Basic Manufacturing						P
Contractor Yards						P



Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)					
	Urban Residential					Employment Centers
	Moderate-High Density Residential	Moderate Density Single-Family	Residential Resource	High Density Single-Family	[Reserved]	Employment Center
	MHR	MSF	RR	HSF		EC
Food and Related Products						P
Industrial Services and Repair						P
Intermediate Manufacturing and Intermediate/Final Assembly						P
Off-site Hazardous Waste Treatment and Storage Facilities						C
Recycling Collection and Processing Facilities						P
Salvage Yards/Vehicle Storage						P
Warehousing, Distribution and Freight Movement						P1-3;C4
OTHER URBAN ZONE CLASSIFICATIONS		NOTES				
MPC Master Planned Community, see PCC 18A.10.080.E.	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. PL Priority Location Criteria, see PCC 18J.15.270. (I) Use limited to specific locations and to level indicated. See PCC 18A.33.295.				
EBPC Employment Based Planned Community, see PCC 18A.10.080.E.	C Requires Conditional Use Permit.					
AIR Airport Overlay, see PCC 18A.10.100.	A Requires Administrative Use Permit.					
MRO Mineral Resource Overlay, see PCC 18A.10.100.E.	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.					

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Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Districts and Other Zones						
	[Reserved]	[Reserved]	Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
			ROC				PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home							
Mobile Home							
Mobile Home Park							
Multi-Family Housing			P5				
Residential Care Facilities			P1,2				
Senior Housing			P				
Shared Housing			P				
Single-Family Detached Housing			P				
Two-Family Housing (Duplex)			P				
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Services							
Community and Cultural Services			P2,3;C1				
Day-Care Centers			P				
Education							
Health Services			P1				
Postal Services			P1				
Public Park Facilities			P1,4				P1,2,4;C3
Public Safety Services			C1				P1
Religious Assembly			P1;C2,3				
Transportation							

Use Categories and Use Types	SOUTH HILL						
	Urban Zone Classifications (Table 18A.29.010)						
	Urban Districts and Other Zones						
	[Reserved]	[Reserved]	Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
		ROC				PR	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities			P				P
Electrical Generation Facilities			A3				C3
Natural Gas Facilities			P1;C3				
Organic Waste Processing Facilities							
Pipelines			P				P
Sewage Collection Facilities			P				P
Sewage Treatment Facilities			C				
Surface Water Management Activities			P				P
Telecommunication Towers or Wireless Facilities			P1;C2				P1;C2
Utility or Public Maintenance Facilities			P1;C2				
Waste Disposal Facilities							
Waste Transfer Facilities			P1;C2				
Water Supply Facilities			P1;A2;C3				P1;A2;C3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices			P				

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Districts and Other Zones						
	[Reserved]	[Reserved]	Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
			ROC				PR
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism			P2				
Agricultural Services							
Agricultural Supply Sales							
Animal Production, Boarding and Slaughtering							
Crop Production							
Fish Processing, Hatcheries, and Aquaculture							
Forestry			P1				
Surface Mines							
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation							
Billboards							
Building Materials and Garden Supplies							
Business Services			P1				
Commercial Centers							
Eating and Drinking Establishments			P1;C3				
Lodging							
Mobile, Manufactured, and Modular Home Sales							

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Districts and Other Zones						
	[Reserved]	[Reserved]	Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
			ROC				PR
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service							
Rental and Repair Services							
Sales of Merchandise and Services			C1				
Storage and Moving			C2				
Wholesale Trade							
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing							
Contractor Yards							
Food and Related Products							
Industrial Services and Repair							
Intermediate Manufacturing and Intermediate/Final Assembly							
Off-site Hazardous Waste Treatment and Storage Facilities							
Recycling Collection and Processing Facilities							
Salvage Yards/Vehicle Storage							

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Districts and Other Zones						
	[Reserved]	[Reserved]	Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
			ROC				PR
Warehousing, Distribution, and Freight Movement							
OTHER URBAN ZONE CLASSIFICATIONS			NOTES				
MPC Master Planned Community, see PCC 18A.10.080.E. EBPC Employment Based Planned Community, see PCC 18A.10.080.E. AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100.E..	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. PL Priority Location Criteria, see PCC 18J.15.270.						

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)				
	Urban Centers				
	[Reserved]	Community Center	Neighborhood Center	[Reserved]	[Reserved]
		CC	NC		
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.					
Group Home		C			
Mobile Home					
Mobile Home Park					
Multi-Family Housing		P	P5		
Residential Care Facilities		P1,2;C3	P1,2		
Senior Housing		P	P		
Shared Housing		A;P2,3	P		
Single-Family Detached Housing		A	P		
Two-Family Housing (Duplex)		P			
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.					
Administrative Government Services		P			
Community and Cultural Services		P1,2	P1,2		
Day-Care Centers		P	P1;C2		
Education		P4;A1,2;C3			
Health Services		P1;C2	P1		
Postal Services		P1;C2	P1		
Public Park Facilities		P1,4	P1,4		
Public Safety Services		P1	P1		
Religious Assembly		P	P1;C2		
Transportation		P1;C2,3	P1		
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.					
Electrical Facilities		P	P		
Electrical Generation Facilities		A3	C3		
Natural Gas Facilities		P1,2,5;C3	P1,2;C3		



Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)				
	Urban Centers				
	[Reserved]	Community Center	Neighborhood Center	[Reserved]	[Reserved]
		CC	NC		
Organic Waste Processing Facilities		C			
Pipelines		P	P		
Sewage Collection Facilities		P	P		
Sewage Treatment Facilities		C			
Surface Water Management Activities		P	P		
Telecommunication Towers or Wireless Facilities		P1;PL2;C3	P1;C2		
Utility or Public Maintenance Facilities		P1;C2,3	P1;C2,3		
Waste Disposal Facilities		C1,2			
Waste Transfer Facilities		P1;C2	P1		
Water Supply Facilities		P1;A2;C3	P1;A2;C3		
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]					
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.					
Administrative and Professional Offices		P	P		
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.					
Agritourism		P2	P2		
Agricultural Services		P1,2			
Agricultural Supply Sales					
Animal Production, Boarding, and Slaughtering		P1			
Crop Production		P1			
Fish Processing, Hatcheries, and Aquaculture					
Forestry					
Surface Mines					



Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)				
	Urban Centers				
	[Reserved]	Community Center	Neighborhood Center	[Reserved]	[Reserved]
		CC	NC		
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.					
Adult Business					
Amusement and Recreation		P1-3;C4-6	C1		
Billboards					
Building Materials and Garden Supplies		P1-3;C4	C1		
Business Services		P	P2;C2		
Commercial Centers		C			
Eating and Drinking Establishments		P	C3		
Lodging		P2			
Mobile, Manufactured, and Modular Home Sales					
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service		P1,2,4;C3			
Rental and Repair Services		P1;C2	C1		
Sales of Merchandise and Services		P3;C4	P1;C3		
Storage and Moving		P			
Wholesale Trade		P			
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.					
Basic Manufacturing		C			
Contractor Yards					
Food and Related Products					
Industrial Services and Repair					
Intermediate Manufacturing and Intermediate/Final Assembly					



Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)				
	Urban Centers				
	[Reserved]	Community Center	Neighborhood Center	[Reserved]	[Reserved]
		CC	NC		
Off-site Hazardous Waste Treatment and Storage Facilities					
Recycling Collection and Processing Facilities		P1,2;C3			
Salvage Yards/Vehicle Storage					
Warehousing, Distribution, and Freight Movement					
OTHER URBAN ZONE CLASSIFICATIONS		NOTES			
MPC Master Planned Community, see PCC 18A.10.080.E. EBPC Employment Based Planned Community, see PCC 18A.10.080.E. AIR Airport Overlay, see PCC 18A.10.100. MRO Mineral Resource Overlay, see PCC 18A.10.100.E.	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. PL Priority Location Criteria, see PCC 18J.15.270.				

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Chapter 18A.31

UPPER NISQUALLY USE TABLE

18A.31.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	UPPER NISQUALLY									
	Rural Zone Classifications (Table 18A.31.020)									
	Village Center	Tourist Commercial	Village Residential	Rural 10	Rural 20	Rural 40	Rural Farm	Forest Land	Agricultural Resource Lands	Park and Recreation
	VC	TC	VR	R10	R20	R40	RF	FL	ARL	PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.										
Group Home			C	C	C	C	C	C	C	
Mobile Home			P	P	P	P	P	P	P	
Mobile Home Park	C									
Multi-Family Housing	P									
Residential Care Facilities	P1,2		P1,2							
Senior Housing	P		P							
Sharing Housing										
Single-Family Detached Housing	P	P	P	P	P	P	P	P	P	
Two-Family Housing (Duplex)	P	P	P	P	P	P	P	P	P	
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.										
Administrative Government Services	P									
Community and Cultural Services	P1-4	P2,3;C4,5		P2;C1,3	P2;C1,3	P2;C1,3	P2;C1		C6	
Day-Care Centers	P		A1	P1;C2	P1;C2	P1;C2				
Education	RS;P4,5		RS	RS	RS	RS	P5			
Health Services	P1									

Use Categories and Use Types	UPPER NISQUALLY									
	Rural Zone Classifications (Table 18A.31.020)									
	Village Center	Tourist Commercial	Village Residential	Rural 10	Rural 20	Rural 40	Rural Farm	Forest Land	Agricultural Resource Lands	Park and Recreation
	VC	TC	VR	R10	R20	R40	RF	FL	ARL	PR
Postal Services	P1									
Public Park Facilities	P1,2,4		P1,2,4;C3	P1,2,4;C3	P1,2,4;C3	P1,2,4	P1,2,4;C3	P	P1,4	P1,2,4;C3
Public Safety Services	P1		P1	P1	P1	P1		P1		P1
Religious Assembly	P		P1,2	P1;C2,3	P1;C2,3	P1;C2,3				
Transportation	P1;C2,3		A1	C	C	C		C2,3		
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.										
Electrical Facilities	P		P	P	P	P	P	P	P	
Electrical Generation Facilities	C3		C3	C	C	C	C4	C		C4
Natural Gas Facilities	P1,2;C3			P1;C3,4	P1;C3,4	P1;C3,4	P1;C3,4	P1;C3,4	P1;C3,4	
Organic Waste Processing Facilities				C1,2,3	C1,2,3	C1,2,3	P2;C1,3	C1,2,3	P2;C1,3	
Pipelines	P		P	P	P	P	P	P	P	
Sewage Collection Facilities	P*		P*	P*	P*	P*	P*	P*		
Sewage Treatment Facilities										
Surface Water Management Activities	P	P	P	P	P	P	P	P	P	P
Telecommunication Towers or Wireless Facilities	P1;C2		P1;C2	P1;PL2;C3	P1;PL2;C3	P1;PL2;C3	P1;C2,3	P1-3;C4	P1;C2,3	P1;C2
Utility or Public Maintenance Facilities	P		P	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2	P1;C2,3		
Waste Disposal Facilities				C1-3,5	C1-3,5	C1-3,5		C1-3,5	C1-3,5	
Waste Transfer Facilities	P1;C2,4		P1;C2	P1;C2,4	P1;C2,4	P1;C2,4		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	P1;A2;C3	P1;A2;C3	P1;A2;C3
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]										

Use Categories and Use Types	UPPER NISQUALLY										
	Rural Zone Classifications (Table 18A.31.020)										
	Village Center	Tourist Commercial	Village Residential	Rural 10	Rural 20	Rural 40	Rural Farm	Forest Land	Agricultural Resource Lands	Park and Recreation	
	VC	TC	VR	R10	R20	R40	RF	FL	ARL	PR	
Salvage Yards/Vehicle Storage											
Warehousing, Distribution, and Freight Movement					C4						
OTHER RURAL ZONE CLASSIFICATIONS			NOTES								
NFCC	New Fully Contained Community, see PCC 18A.10.090.D.		P	Permitted.							
			P*	Permitted only as allowed by Title 19A PCC, Pierce County Comprehensive Plan Policy U-15.7 (Utilities Element: Sanitary Sewer Service and Wastewater Treatment).							
			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.							
			RS	Rural School Criteria, see PCC 18A.43.020.							
			**	Employee Housing in the Upper Nisqually Valley Community Plan area is limited to living accommodations with shared kitchen/dining areas, shared restroom/shower facilities, and no more than 20 individual, internally accessed sleeping units per building. Provisions for cooking within individual sleeping units are prohibited.							

Chapter 18A.33

USE CATEGORY DESCRIPTIONS

18A.33.210 Residential Use Category – Description of Use Categories.

A. ~~Group Home. Group Home Use Type refers to living accommodations for seven or more unrelated individuals (excluding live-in support staff) living as a single housekeeping unit, who need help with activities of daily living through occasional care and support services that are incidental and subordinate to the residence. Individuals may be provided with services such as medical or psychological treatment, supervision, training, personal care, social or counseling services, and transportation. Examples of uses include, but are not limited to, group homes for the disabled, and any other homes for the disabled which must be accommodated where similar residential structures for families are allowed pursuant to State and Federal law, foster homes, domestic violence shelters, and homes for individuals who are undergoing or have completed substance abuse treatment (other than addiction caused by current, illegal use of a controlled substance). This Use Type differs from the Residential Care Facility due to its residential setting and the lower level of care and support services provided. This Use Type does not include correctional facilities, secure community transition facilities regulated under Chapter 71.09 RCW, or hospitals.~~

A. *Group Home.* Group Home Use Type refers to a community residential dwelling for seven or more unrelated individuals living as a single housekeeping unit (excluding live-in support staff), who need help with activities of daily living through occasional care and support services that are incidental and subordinate to the residence. Individuals may be provided with services such as supervision, training, personal care, social or counseling services, and transportation. Examples of uses may include halfway houses, group training homes, residential homes for the disabled, and any other homes for the disabled which must be accommodated where similar residential structures for families are allowed pursuant to State and Federal law, foster homes, domestic violence shelters, and homes for individuals who are undergoing or have completed substance abuse treatment. Group home does not include permanent supportive housing, transitional housing, correctional facilities, secure community transition facilities regulated under Chapter 71.09 RCW, or hospitals.

I. *Shared Housing.* The Shared Housing Use Type refers to permanent living accommodations composed primarily of sleeping units that share cooking, eating, or sanitation facilities. Some self-contained dwelling units are permitted. Examples may include, but are not limited to, rooming houses, transitional housing, single room occupancy, micro units, efficiency apartments, and shared housing villages. Shared housing does not include Group Homes or Residential Care Facilities where care or assistance with daily living is provided as part of the living arrangement.

Level 1: Boarding and Rooming Houses.

Level 2: Congregate Housing.

Level 3: Shared Housing Villages.



1 C. *Mobile Home Park*. Mobile Home Park Use Type refers to developments maintained
2 under single or multiple ownership with unified control, where two or more spaces or
3 pads are provided solely for the placement of mobile ~~or homes~~, manufactured homes, or
4 similar portable or prefabricated structures, such as recreational vehicles
5 (~~motorhome/travel trailer~~ See PCC 18.25.030, Definitions – Recreational Vehicle) and
6 tiny houses, for permanent occupancy which serve as living accommodations for
7 families. Mobile home parks do not include mobile home subdivisions ~~or recreational~~
8 ~~vehicle parks~~. Mobile homes are not permitted as an accessory use to another mobile
9 home on the same lot.

10
11 E. *Residential Care Facility*. Residential Care Facility Use Type refers to multi-unit or
12 multi-bed facilities with living accommodations for individuals who need help with
13 activities of daily living through ongoing care and support services. Residential Care
14 Facilities are licensed or regulated by the state for such a purpose. ~~Individual~~ Any
15 private living quarters containing permanent provisions for living, sleeping, eating,
16 cooking, and sanitation within ~~assisted living, memory care, and nursing home facilities~~
17 an individual unit shall be considered dwelling units for purposes of determining density
18 in urban residential zones. Ongoing care and support services, provided on site and/or
19 off site, may include medical and behavioral health support services, supervision, meals,
20 personal care, social or counseling services, and transportation. This Use Type differs
21 from the Group Home Use Type due to its typically larger size and the higher level of
22 care and support services provided. This Use Type differs from the Health Services Use
23 Type ~~due to the~~ which has a shorter-term stay. This Use Type does not include
24 correctional facilities, secure community transition facilities regulated under Chapter
25 71.09 RCW, homeless shelters, or hospitals and institutional facilities. Residential Care
26 Facilities Levels 3 and 4 are subject to the additional requirements in Chapter 18A.44
27 PCC.

28 **Level 1:** ~~Memory care facilities and assisted living facilities~~ providing
29 individuals of any age help with daily living activities and medical needs
30 through varying levels of assistance and care. Examples may include,
31 but are not limited to, memory care, assisted living facilities, and Adult
32 Residential Care.

33 **Level 2:** ~~Nursing homes~~ Facilities providing full-time, 24-hour supervised
34 assistance care and support to individuals with complex medical needs.
35 Examples may include, but are not limited to, nursing homes,
36 convalescent homes, and skilled nursing facilities.

37 **Level 3:** Enhanced Services Facilities comprising up to six beds, as licensed
38 under Chapter 70.97 RCW, and which comply with PCC 18A.44.030.

39 **Level 4:** Enhanced Services Facilities comprising seven to 16 beds, as licensed
40 under Chapter 70.97 RCW, and which comply with PCC 18A.44.030.

41 F. *Senior Housing*. Senior Housing Use Type refers to living accommodations where at
42 least one member of the family or an individual is age 55 or over and no member of the
43 household is under 18 years of age. A covenant describing the conditions of approval,
44 including age restrictions, shall be recorded with the Pierce County Auditor on the Title
45 of each Senior Housing parcel. Senior housing uses do not require licensing by the State.

46 **Level 1:** A continuing care retirement community that includes a mix of living
47 quarters ~~where no more than 25 percent of the total units consists of~~
48 ~~consisting of a mix of independent units~~, as described in Level 2 and



1 subject to density requirements of the zone, and ~~the remainder consists~~
2 ~~of~~ assisted living facilities for individuals aged 55 or over.

3 **Level 2:** Housing types that consist of independent living and are comprised of
4 grouped attached housing where elderly individuals or families reside
5 and care for themselves. These housing types are subject to density
6 requirements of the underlying zone except as allowed under PCC
7 18A.15.020.A.7.
8

9 **18A.33.220 Civic Use Category – Description of Use Categories.**

10 Civic Use Category includes facilities or services that are strongly associated with public
11 need or social importance such as educational, cultural, medical, protective, and governmental.
12

13 E. *Health Services.* Health Services Use Type refers to any health-related facilities and
14 services such as, but not limited to, hospitals, surgical facilities, ambulance services,
15 emergency medical facilities providing 24-hour walk-in services, and respite facilities
16 for the elderly, terminally ill, or handicapped.

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

19 **Level 2:** Hospitals, residential treatment facilities, Stabilization Assessment and
20 Intervention Facility, and institutional facilities. ~~Such facilities may~~
21 ~~involve~~ that provide in-patient evaluation, treatment, monitoring, or
22 stabilization for surgical and medical procedures ~~as well as, substance~~
23 ~~abuse treatment, or mental health related care.~~

24 **Level 3:** Supervised drug consumption sites.
25

26 **18A.33.270 Commercial Use Category – Description of Use Categories.**

27 Commercial activities include the provision of services and the sale, distribution, or rental of
28 goods that benefit the daily needs of the general public which are not otherwise classified as
29 civic, office, or industrial activities. The Commercial Use Category has been separated into the
30 following types based upon distinguishing features such as: nature of business activity and type
31 of goods or products sold or serviced.
32

33 H. *Lodging.* Lodging Use Type refers to establishments that provide sleeping
34 accommodations, whether with or without meals, furnished for hire to transient guests.
35 Examples include, but are not limited to, hotels/motels, employee housing, camping, and
36 retreat centers. For Bed and Breakfast, see PCC 18A.37.040.

37 **Level 1:** ~~Camp sites and~~ Combination recreational vehicle parks and
38 campgrounds for tents or tent cabins.

39 **Level 2:** Lodging house.

40 **Level 3:** Lodging house with up to 20 guest rooms.

41 **Level 4:** Employee Housing. This housing type is a permanent sleeping
42 accommodation that is limited to communities that have seasonal
43 employment housing needs housing for seasonal employees/laborers
44 and their family members. Employee housing is distinguished by
45 shared kitchen/dining areas as well as shared restroom/shower facilities.
46 No more than 20 individual sleeping units per building shall be
47 allowed, with each unit requiring internal building access. Any
48 provisions for cooking facilities within an individual sleeping unit are



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~~prohibited.~~ may include individual units and/or sleeping units with shared kitchen and sanitary facilities. Prior to the issuance of permits, a property title notice shall be recorded with the Pierce County Auditor acknowledging: emp(1) that the housing is exclusively for employees, laborers, or the employees' or laborers' family members, and (2) that utilization of the employee housing for any other use must be allowed in the underlying zoning and development regulations.

Level 5: Retreat Centers. Retreat Centers may accommodate each visitor for no longer than 10 consecutive days and for no more than 50 visitors at any one time.

Level 6: Campgrounds and camp sites for tents or tent cabins, not including recreational vehicle parks.

Chapter 18A.35

PARKING

18A.35.040 Parking.

E. *Parking Quantity Standards.* The number of off-street parking spaces shall be determined by using Table 18A.35.040-1. In the case of a land use not specifically mentioned in Table 18A.35.040-1, required off-street parking shall be determined by the approval authority.

2. *Reducing Minimums.* The approval authority may allow less than the minimum parking when:

g. For shared housing affordable to very low-income households earning 50 percent or less than Pierce County median income, minimum parking spaces may be reduced when the applicant is able to demonstrate that adequate alternative transportation options such as transit or reliable private shuttle service are available within ½ mile walking distance to the development. The affordable housing units shall remain affordable for 50 years. A recorded agreement, lien and covenant running with the land, binding all the assigns, heirs and successors of the applicant shall secure the affordability requirements. The recorded covenant must provide that if the property is converted to a use other than for very low-income affordable housing within the required affordability duration, the property owner must comply with the parking requirements in effect at the time of conversion.

7. *Bicycle Facilities.* New development shall provide at least one bicycle rack or locker for each 25 vehicle parking stalls, with at least one provided for each development, except in the Frederickson, Mid-County, Parkland-Spanaway-Midland, and South Hill Community Plan urban areas, where bicycle parking shall be calculated based on space to secure a single bicycle in a rack, locker, or other secure area using the following:

- a. Short-term parking is generally required for the visiting public for short durations, and shall be located near public entrances as a bicycle rack.
- b. Long-term bicycle parking shall be provided for residents, students, employees, and others who are expected to spend more than two hours at a location. Long-term parking shall be provided in bike lockers, rooms, and other sheltered and secured parking stations that provide a high level of protection against theft.
- c. All bicycle parking shall provide at least two points of contact for securing a bicycle and be made of durable, weather-resistant materials and secured to the ground or wall of a building in such a way as to prevent removal.
- d. Required bicycle parking levels shall be determined by using Table 18A.35.040-2.



Table 18A.35.040-1. Required Parking Spaces		
Land Use	Minimum Parking	Maximum Parking
Residential Use Category		
Single-Family, Two-Family, Mobile Home	2 per dwelling unit	
Developments approved pursuant to Chapter 18J.17 PCC, Urban Infill Design	1 per dwelling unit when located within 1/4 mile of a transit route. 1.5 per dwelling unit when located more than 1/4 mile from a transit route.	
Multiple-family dwellings:		
Studio and one-bedroom units	1.5 per dwelling unit	
Two-bedroom units	2 per dwelling unit (1)	
Three- or more bedroom units	2.25 per dwelling unit (1)	
Community Residential Facilities and Shared Housing (Fraternal Homes, Group Homes, Senior Housing, Rooming Houses, Congregate Housing, Shared Housing Village, etc.)	1 per 2 bedrooms/2 sleeping units	1 per 2 bedrooms/2 sleeping units
Residential Care Facilities	1 per 4 beds + 1 per 2 employees on maximum shift	1 per 4 beds + 1 for each maximum shift employee
Civic Use Category		
Administrative Government Services, Community and Cultural Services, Postal Services, Public Safety Services, Transportation	1 per 400 square feet	1 per 300 square feet
Daycare centers, including dog daycare and adult daycare	2 loading plus 1 per each employee	8 plus 1 per each employee in a maximum shift
Religious Assembly	1 per 5 seats (18 inches of bench area equals 1 seat) in the principal place of assembly for worship, including balconies and choir lofts, plus 1 per 100 square feet of the principal place of assembly for worship.	1 per 4 seats (18 inches of bench area equals 1 seat) in the principal place of assembly for worship, including balconies and choir lofts, plus 1 per 50 square feet of the principal place of assembly for worship.
Hospitals and Institutions	1 per 4 beds plus 1 for each employee on a maximum shift	1 per 2 beds plus 1 for each employee on a maximum shift
Medical, Dental, Emergency Medical, Libraries, Museums, Art Galleries	1 per 250 square feet	



Table 18A.35.040-1. Required Parking Spaces		
Land Use	Minimum Parking	Maximum Parking
Elementary Schools, Middle and Junior High Schools	1 per employee	2 per employee
High Schools	1 per employee plus 1 per each 10 students	2 per employee plus 1 per each 5 students
University, vocational school, or other post-secondary school/college	1 per 1,000 feet of floor area exclusive of dormitories plus 1 per 4 dorm rooms, or 0.3 per maximum student enrollment	0.5 per maximum student enrollment
Office/Business Use Category		
Administrative and Professional offices (including banks), Educational Services	2 per 1,000 square feet	5 per 1,000 square feet
Resource Use Category		
Resource Uses: For retail or professional uses, see those parking categories for parking standards.	1 per 2 non-resident employees	1 per non-resident employee
Commercial Use Category		
Commercial Uses:	2 per 1,000 square feet	7 per 1,000 square feet
Exceptions:		
Golf Courses (public and private): Clubhouses, restaurants and other facilities shall be calculated separately by use.	2 per hole and 1 per designated driving station on driving range	6 per hole and 2 per designated driving station on driving range
Eating and Drinking Establishments	1 per 250 square feet	1 per 100 square feet
Drive-up facilities: Drive-up facilities shall be calculated in addition to required parking for primary use.	4 vehicle queue per drive-up facility provided	10 vehicle queue per drive-up facility provided
Mortuaries or funeral homes	1 per 4 seats (18 inches of bench area equals 1 seat) within chapel or other indoor assembly area	2 per 4 seats (18 inches of bench area equals 1 seat) within chapel or other indoor assembly area
Pleasure craft moorages	1 per each 3 moorage stalls	1 per each 2 moorage stalls
Lodging: Additional facilities such as conference rooms, banquet areas, or restaurants	1 per 2 units plus 1 per resident manager unit	1.5 per unit plus 1 per resident manager unit



Table 18A.35.040-1. Required Parking Spaces

Land Use	Minimum Parking	Maximum Parking
shall be calculated separately by use.		
Stadiums, auditoriums, theaters	1 per 4 seats (18 inches of bench area equals 1 seat), or for unseated venue, 1 per 4 occupants per Fire Marshal determination of maximum occupancy	1.5 per 4 seats (18 inches of bench area equals 1 seat) or 1.5 per 4 occupants per Fire Marshal determination of maximum occupancy
Storage	1 per 100 storage units plus 1 per resident or employee, plus 1 space for each unit that could accommodate personal hobby activities	4 per 100 storage units plus 1 per resident or employee
Bowling Alleys	2.5 per alley	4 per alley
Industrial Use Category		
Industrial Uses	1 per 1,000 square feet or 1 per each 3 employees on a maximum shift	
(1) In the TCTR, UCOR, and NCOR zone classifications, minimum parking spaces may be reduced to 1.5 spaces per unit regardless of the number of bedrooms when the multifamily development site is within 1/4 mile of a High Capacity Transit Route.		

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Chapter 18A.36

ACCESSORY DEVELOPMENT – GENERAL

18A.36.060 General Accessory Use List.

A. The following uses may be allowed accessory to principal uses found in one or more use categories.

1. Antennae and satellite dishes for private telecommunication services;
2. Decks and patios;
3. Storage of equipment used for on-site landscape and grounds maintenance;
4. Food service facilities for use primarily by employees with no exterior advertisement of the facility;
5. Incidental storage of equipment, raw materials and finished products sold or manufactured on site and storage of agricultural products produced on site;
6. Non-commercial recreational facilities and areas (indoor or outdoor), including swimming pools, for exclusive use by employees, or patrons, depending upon the principal land use;
7. On-site hazardous waste treatment and storage;
8. Private docks and mooring facilities;
9. Retaining walls, free-standing walls, and fences;
10. Small-scale composting facility which meets State and local solid waste regulations;
11. Solid waste impoundments;
12. Waste-to-energy facilities designed to burn less than 12 tons per day;
13. *Employee Housing.*

a. ~~Dwelling units~~ Employee Housing for Seasonal Agricultural Workers in Rural Areas and Resource Lands. Employee housing used exclusively for seasonal agricultural workers and their families located on the same site as the commercial agricultural activity. This housing is distinguished by shared kitchen/dining areas as well as shared restroom/shower facilities. Each unit requires internal building access. Any provisions for cooking facilities within an individual sleeping unit are prohibited; an agricultural use is a permitted accessory land use in rural areas and Resource Lands in accordance with RCW 70.114A.050. The housing is not subject to density requirements in PCC 18A.15.020. Housing allowed under this Section is subject to the following standards:

- (1) Regulatory Compliance Required. The housing shall conform to applicable setbacks, height, building, and health regulations. Housing shall not be placed in critical areas or critical area buffers, consistent with the provisions in Title 18E PCC, "Development Regulations – Critical Areas." At a minimum, a site plan is required for all types of housing, whether permanent or temporary structures.
- (2) Access, Water Supply, and Sewage Disposal. The location for the units will be reviewed to evaluate access, public safety considerations, and provisions for potable water and sewage disposal, with preference given to public or community systems.



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(3) Siting. To the fullest extent possible, the housing shall not be located on prime agricultural soils. The housing shall be provided by means of cluster development that concentrates housing in specific areas on a site to preserve the remaining land.

(4) Title Notice. Prior to the issuance of permits, a property title notice shall be recorded with the Pierce County Auditor acknowledging that the housing is exclusively for the use by employees, laborers, or the employees' or laborers' family members.

(5) Change of Use. Any approved temporary or permanent living accommodations shall not be converted to any other use unless permitted in the underlying zoning and development regulations.

b. On-site Commercial or Industrial Caretaker. Dwelling units used exclusively for caretaker or superintendent and their family on the same site as the commercial or industrial use;

c. Seasonal use of an RV on Agricultural Sites. One RV is allowed on the same site as an agricultural use for the duration of the growing season of the associated crop or ranging period of the associated livestock. The RV may be used for any of the following purposes:

(1) Temporary occupancy for a caretaker or employee to ensure safety and security;

(2) To provide shelter and respite for employees while working on-site; or

(3) To provide temporary storage of equipment and supplies.

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Chapter 18A.38

TEMPORARY DEVELOPMENT

18A.38.030 Temporary Use/Duration and Frequency.

- A. Temporary uses shall be limited in duration and frequency as follows:
1. Any proponent of a temporary use shall file an affidavit with the Planning and Public Works Department which specifies the type of use, location, and specified days and hours of operation of the proposed temporary use. The affidavit form is available at the Department.
 2. The duration of the temporary use shall include the days the use is being set up and established as well as when the event actually takes place.
 3. A parcel may host no more than three temporary uses within a calendar year; provided the time periods specified in PCC 18A.38.020, Temporary Uses Allowed-Number of Days Allowed, are not exceeded. ~~Multiple~~ Except for Temporary Campground and Recreational Vehicle Use, multiple temporary uses may occur on a parcel concurrently provided the time periods in PCC 18A.38.020 are not exceeded. Only one recreational vehicle, tent, tent cabin, or travel trailer may be allowed as a temporary use on a parcel during the time periods set forth in PCC 18A.38.020.
 4. Recreational vehicles, travel trailers, or tents shall not be used as a permanent place of abode, or dwelling, for indefinite periods of time, except as stipulated in PCC 18J.15.200 for mobile home parks. Occupancy of a recreational vehicle, travel trailer or tent, or combination thereof, for more than 120 days in any 12-month period shall be considered permanent occupancy.
 5. Temporary parking lots associated with a temporary use shall not remain longer than the associated temporary use.

18A.38.050 Temporary Structures.

- D. *Temporary Housing Unit for Family.* A temporary housing unit for family is permitted in all zones subject to the following regulations:
2. The following are the minimum standards applicable to a temporary housing unit for family.
 - c. The temporary housing unit must bear the HUD 3280 seal a tag or seal from Washington Department of Labor and Industries or U.S. HUD for mobile homes/ manufactured homes or must meet the current version of ANSI A119.5 for recreational park trailers/park model RVs not exceeding 400 square feet in set-up mode.
- E. *Temporary Occupancy of Recreational Vehicle, Travel Trailer or Tent.* ~~A One~~ recreational vehicle, tent, or travel trailer located on a lot of record may be temporarily occupied, for the time period noted in PCC 18A.38.020, subject to compliance with the standards set forth in this Section. Recreational vehicles, travel trailers, or tents located within an approved recreational vehicle park are not subject to the standards set forth in



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this Section. See PCC 18J.15.210 for regulations applicable to recreational vehicle parks.

1. Temporary occupancy of a ~~one~~ recreational vehicle, tent, and/or travel trailer is permitted in all zones when in compliance with the following:

1 "New Chapter"
2
3

4 **Chapter 18A.45**

5
6 **SHARED HOUSING VILLAGES**
7

8 Note: The Chapter number and Title shall be inserted chronologically into the Table of
9 Contents.

10
11 **Sections:**

- 12 **18A.45.010 Purpose.**
13 **18A.45.020 Applicability.**
14 **18A.45.030 General Provisions.**
15 **18A.45.060 Severability.**
16

17 **18A.45.010 Purpose.**

18 The intent of this Chapter is to ensure that shared housing villages are located, developed,
19 and occupied in a manner that will protect the public health, safety and welfare, and public
20 interest.
21

22 **18A.45.020 Applicability.**

23 The provisions of this Chapter apply to new and expanding Shared Housing Village uses.
24

25 **18A.45.030 General Provisions.**

26 The following provisions apply to Shared Housing Village uses.

- 27 A. *Density.* A shared housing village shall be consistent with the density provisions of the
28 underlying zone. For living accommodations composed of sleeping units, each sleeping
29 unit shall be equivalent to 0.25 dwelling units for purposes of calculating density.
30 B. *Arrangement.* Only one detached private sleeping unit or dwelling unit shall occupy any
31 given space in the village.
32 C. *Setbacks.* No structure shall be located closer to a village boundary property line than is
33 specified by the zone district in which the village is located.
34 D. *Parking.* Off-street parking shall be provided in accordance with Chapter 18A.35 PCC.
35 Parking requirements may be reduced pursuant to PCC 18A.35.040 2. All required off-
36 street parking spaces shall not be less than 9 by 18 feet and shall be paved, preferably
37 with permeable materials, or have a crushed rock surface and maintained in a dust-free
38 surface.
39 E. *Interior Roads.* All interior village roads shall be privately owned and shall be paved
40 with asphalt, concrete, or permeable pavement as allowed by the Pierce County
41 Stormwater and Site Development Manual, to a width that safely accommodates the
42 movement of emergency vehicles. Dead-end streets shall be provided with a 70-foot
43 minimum diameter roadway surface turnaround exclusive of parking lanes.
44 F. *Landscaping.* There shall be landscaping and ground cover within open areas of the
45 village not otherwise used for village purposes. Such open areas and landscaping shall
46 be continually and properly maintained.
47



- 1 G. *Unit Installation.* Factory-assembled units may be maintained with or without mobility
2 gear but in either event shall be secured to the ground in a manner approved by the
3 Building Official. Each prefabricated unit shall be skirted with weather-resistant, non-
4 combustible material compatible with the exterior finish of the unit.
- 5 H. *Phased Development.* Proposed shared housing villages may be developed in phases.
6 Notwithstanding a change of zone or reclassification of the site, which would ordinarily
7 preclude further development, a shared housing village that has completed the initial
8 phase of development may be continued and developed into all additional phases
9 indicated on the approved site plan, provided that this exception shall only be applicable
10 to phases that can be substantially completed within 5 years of the adoption of the
11 change of zone.
- 12 I. *Allowed Uses.* No building, structure, or land within the boundaries of a shared housing
13 village shall be permanently used for any purpose other than the following:
14 1. Mobile home, recreational vehicle, manufactured home, tiny houses, or detached
15 single-family home as permanent living accommodations for non-transient
16 individuals.
17 2. Community accessory uses exclusively serving village residents and their guests,
18 limited to childcare, recreational facilities and areas, parks and open space, on-site
19 outpatient social services and outpatient health services, parking and storage areas,
20 job training services, micro-enterprise business incubators, home occupations and
21 cottage industries pursuant to PCC 18A.37.110, laundry facilities, restrooms, shower
22 facilities, shared kitchens, community farming and gardens, personal hobby
23 activities, religious assembly, and community centers.
- 24 J. *Village Administration.*
25 1. It shall be the responsibility of the village owner and manager to assure that the
26 provisions of this Chapter are observed and maintained within the shared housing
27 village. Violations of this Chapter shall subject both the owner and the manager of
28 the facility to any penalties provided for violation of this Chapter.
29 2. All refuse shall be stored in insect-proof, animal-proof, water-tight containers which
30 shall be provided in sufficient number and capacity to accommodate all refuse. Any
31 storage area for refuse containers shall be enclosed by a sight-obscuring fence or
32 screening and shall be situated on a concrete pad and shown on the site plan. Refuse
33 shall be collected and disposed of on a regular basis.
34 3. Construction of accessory structures and alterations and additions to the shared
35 housing village shall be subject to review by the Building Division, and necessary
36 permits and inspections shall be obtained as required for such construction.
37 4. All electrical connections to units shall comply with the Electrical Code and shall be
38 inspected.
39 5. Portable fire extinguishers rated for classes A, B, and C shall be kept in service
40 buildings and at other locations conveniently and readily accessible for use by all
41 residents and shall be maintained in good operating condition.
42 6. The village shall be maintained free of any brush, leaves, and weeds that might
43 communicate fires between detached units and other improvements. No combustible
44 materials shall be stored in, around, or under any detached unit.
45 7. The owner, or a designated agent, shall be available and responsible for the direct
46 management of the shared housing village.
47
48



1 **18A.45.060 Severability.**

2 If any provision of this Chapter or its application to any person or circumstance is held
3 illegal, invalid, or unenforceable, the remainder of the Chapter or the application of the provision
4 to other persons or circumstances shall not be affected.
5



Only those portions of Chapter 18J.15 that are proposed to be amended or necessary for context are shown. Remainder of text, maps, tables and/or figures is unchanged.

Chapter 18J.15

COUNTYWIDE DESIGN STANDARDS AND GUIDELINES

18J.15.010 Purpose, Applicability and Exemptions.

B. *Applicability.* The standards contained in this Chapter shall apply Countywide. If there is a conflict between a community(ies) plan standard and a countywide standard, the community(ies) plan standard shall be followed. Each Section in this Chapter contains specific applicability information unique to the design item. Table 18J.15.010-1 below provides a brief applicability summary of the design standard items contained in this Chapter.

Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions		
<p>NOTICE: This Table provides summarized reference information. For detailed and specific language, refer to the Title, Chapter, or Section.</p>		
	Applicability	Exemptions
TITLE: Title level applicability and exemption applies to all Chapters and Sections of the Title.		
<p>18J Development Regulations – Design Standards and Guidelines</p>	<ol style="list-style-type: none"> 1. New construction and expansion of buildings, structures, and parking lots. 2. Use permits and expansion of uses, if the underlying project is subject to this Title. 3. Site development activities, if the underlying project is subject to this Title. 4. Site clearing, grading, or filling without a proposed principal use. 5. Land divisions. 	<ol style="list-style-type: none"> 1. Agricultural structures for farming. 2. Utility lines, equipment, and appurtenances, excluding substations and similar facilities. 3. Water-dependent uses subject to Title 18S PCC. 4. Two-lot, single-family short plats, except that significant tree retention applies. (See PCC 18J.15.030.F.3.) 5. Temporary uses. (See Chapter 18A.38 PCC.) 6. Interior remodel work. 7. Building maintenance. 8. Portable classrooms on more than 2 acres. 9. Bus shelters, less than 300 sq. ft. 10. Individual single-family homes, except that special design standards apply in Graham, Gig Harbor, or Browns/Dash Point, and significant tree retention of PCC 18J.15.030 F.3. applies.



Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions

NOTICE: This Table provides summarized reference information.
For detailed and specific language, refer to the Title, Chapter, or Section.

	Applicability	Exemptions
		<ol style="list-style-type: none"> 11. Sites regulated through a previously adopted site plan or recorded plat. 12. Change of use to outright permitted use with no exterior remodel/outdoor storage. 13. Exempt land divisions. (See PCC 18F.10.060.)
CHAPTER: Chapter level applicability and exemption applies to all Sections of the Chapter.		
18J.15 Countywide Design Standards	Countywide. If there is a conflict between a countywide standard and a community(ies) plan standard, the community(ies) plan standard shall apply.	Title 18J PCC exemptions.
SECTIONS: Section level applicability and exemption applies only to that Section.		
18J.15.015 Site Design	Commercial, industrial, and civic uses and buildings, and residential developments.	Title 18J PCC exemptions.
18J.15.020 Site Clearing	<ol style="list-style-type: none"> 1. Single-family attached (townhouse), multi-family, civic, utility, commercial, industrial, land divisions, and site development permits. 2. Remodels when the improvement value of the remodel is 60 percent or greater. 	<ol style="list-style-type: none"> 1. Title 18J PCC exemptions. 2. Animal, crop, or forestry production. 3. Proposals that result in the removal of less than 1,000 sq. ft. of native vegetation. 4. Agricultural activities, except for sales and services within ARL and RF, with an approved Hobby Farm Agreement, or Farm and Agricultural Land pursuant to Chapter 84.34 RCW. 5. Urban residential short subdivisions of 4 lots or less on 1 acre or less. 6. Public roads, paths, bicycle ways, trails, bridges, sewer lines, storm drainage facilities, related critical area mitigation, and other similar public infrastructure.
18J.15.040 Landscape Buffers	Establishes the minimum landscaped area requirement or buffer level required for each proposed land use.	<ol style="list-style-type: none"> 1. Title 18J PCC exemptions. 2. Existing, legally-established, single- and two-family dwellings and accessory structures. 3. A single-family dwelling or accessory dwelling unit with a land division decision that did not include a landscape buffer requirement.



Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions

NOTICE: This Table provides summarized reference information.
For detailed and specific language, refer to the Title, Chapter, or Section.

	Applicability	Exemptions
		4. Land divisions which result in 4 or fewer detached single-family dwelling unit lots.
18J.15.050 Street Trees	Both sides of all new roads in urban areas only.	1. Title 18J PCC exemptions. 2. Street tree plantings may be used to meet Low Impact Development requirements in vegetative strips.
18J.15.060 Infill Compatibility	New residential developments of 5 or more dwelling units proposed adjacent to lots of less than 1 acre in size, built with similar housing type but to a lesser density.	Title 18J PCC exemptions and projects designed according to the Urban Infill Design standards of Chapter 18J.17 PCC.
18J.15.070 Noise Attenuating Barriers and Structured Walls	Any barrier being built to attenuate noise from a proposed or existing land use.	Title 18J PCC exemptions.
18J.15.080 Off-Street Parking, Pedestrian, Bus, and Bicycle Facilities	1. Neighborhood Corridor (NCOR), Towne Center (TCTR), and Urban Corridor (UCOR) zones. 2. New parking facilities that accommodate 10 or more vehicles. 3. Ten percent or more expansion to an existing parking lot that accommodates 10 or more vehicles. 4. New residential developments.	Title 18J PCC exemptions.
18J.15.085 Exterior Illumination	1. New residential developments, civic, commercial, and industrial uses; and 2. Multi-family, civic, commercial, or industrial expansion greater than 60% of the building value, excluding interior improvements.	Title 18J PCC exemptions.
18J.15.090 Surface Parking Lot Landscaping	1. Perimeter parking lot landscaping is required for any portion of a surface parking lot that is within 20 feet of a right-of-way or shared access. 2. Interior parking lot landscaping is required for all new surface parking lots with 10 or more spaces. 3. Interior parking lot landscaping is required for the addition of 10 spaces or more to an existing parking lot. 4. Standards for drive-through facilities, storage, and service areas are applicable when such facilities are proposed for the project.	Title 18J PCC exemptions.



Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions

NOTICE: This Table provides summarized reference information.
For detailed and specific language, refer to the Title, Chapter, or Section.

	Applicability	Exemptions
18J.15.100 Plant Lists	Western Washington native and/or drought-tolerant plant material shall be used within all required landscape screening, buffers, and parking lot landscaping.	Title 18J PCC exemptions. Exceptions: 1. Plants specifically required or prohibited by Title 18E PCC or Title 18S PCC shall supersede this Section. 2. Native plantings are required within natural buffer areas and tree conservation areas.
18J.15.110 Plant Sizes, Soil Amendment, Mulching and Irrigation	Street trees, landscape buffers, noise attenuating barriers, and parking lot landscaping, unless a standard has otherwise been specified in this Chapter.	Title 18J PCC exemptions.
18J.15.120 Plant Installation	Street trees, landscape buffers, replacement trees, and parking lot landscaping.	Title 18J PCC exemptions.
18J.15.130 Plant Protection and Maintenance	All vegetation and associated areas required pursuant to this Chapter.	Title 18J PCC exemptions.
18J.15.140 Low Impact Development (LID)	Comprehensive LID site design techniques shall be utilized for development within the: 1. RSR zone. 2. USRO overlay. 3. Graham and Gig Harbor Open Space Corridors.	Title 18J PCC exemptions.
18J.15.150* Rural Pathways for Civic Uses	Certain new civic uses constructed in the rural areas.	Title 18J PCC exemptions.
18J.15.155 Mechanical Equipment and Outdoor Storage Screening	1. New multi-family developments, civic, commercial, and industrial uses; and 2. Multi-family, civic, commercial, or industrial remodel or expansion that changes the mechanical equipment or adds outdoor storage.	Title 18J PCC exemptions.
18J.15.160 Dry Sewer Lines	New urban developments proposing to utilize interim on-site septic systems.	1. Title 18J PCC exemptions. 2. If all the following apply: a. The applicable sewer service provider agrees to the dry sewer facility exemption; b. The depth and location of a future sewer line that would serve the project cannot be provided by the applicable sewer service provider;



Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions

NOTICE: This Table provides summarized reference information.
For detailed and specific language, refer to the Title, Chapter, or Section.

	Applicability	Exemptions
		<ul style="list-style-type: none"> c. All lots within a project shall be connected to the sanitary sewer system at the time a sewer line is installed adjacent to the proposed development; and d. The plat includes a no objection to sewer clause.
18J.15.170 Stormwater Facilities	Attached single-family, multi-family, civic, utility, commercial, industrial, land divisions, use permits, and site development permits.	<ul style="list-style-type: none"> 1. Title 18J PCC exemptions. 2. Animal, crop, or forestry production or mineral extraction. 3. Plats for 9 or fewer dwelling units.
18J.15.180 Recreational Areas	New residential developments of 31 dwelling units or more, new shared housing uses of 124 sleeping units or more, and new Urban Infill Design Developments (Chapter 18J.17 PCC) of any size.	<ul style="list-style-type: none"> 1. Title 18J PCC exemptions. 2. Single-family and duplex lots 7,260 sq. ft. in size or larger. 3. Single-family lots and mixed-use buildings within Residential Targeted Areas located within 2,640 feet of a public park or public school where a safe pedestrian path exists or is provided. 4. Mixed-use buildings within Residential Targeted Areas with at least 1,500 sq. ft. of recreation space. 5. Residential care facilities in the Frederickson, Mid-County, Parkland-Spanaway-Midland and South Hill Community(ies) Plan areas.

The following Sections apply to new development, expansion, and conversion of the specific uses.

18J.15.185	Residential (attached single-family, duplex, triplex, multi-family, residential care facility)
18J.15.190	Outdoor Event Facilities in all zones except NCOR, TCTR, and UCOR
18J.15.200	Mobile Home Parks
18J.15.210	Recreational Vehicle Parks
18J.15.220	Construction and Contractor Facilities
18J.15.230	Outdoor Stockpiles
18J.15.240	Solid Waste Handling, Treatment, and Storage Facilities
18J.15.250	Hazardous Waste Treatment and Storage Facility
18J.15.260	Water Supply Facilities



Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions

NOTICE: This Table provides summarized reference information.
For detailed and specific language, refer to the Title, Chapter, or Section.

	Applicability	Exemptions
18J.15.270	Telecommunication Towers and Wireless Facilities	
18J.15.280	Agritourism	

*Code Revisor's Note: PCC 18J.15.150 was repealed in its entirety by Ordinance No. 2020-13 and recodified to PCC 17B.20.008.

18J.15.040 Landscape Buffers.

The purpose of this Section is to use landscaping and buffering concepts to promote compatibility between land uses by reducing the visual, noise, and lighting impacts of development on users of the site and abutting uses. This Section also provides standards that protect property values and property rights, protect critical areas from the impacts of development, promote the use of solar principles in landscape and building design, enhance and define public and private open spaces, promote the preservation of existing vegetation and use of vegetation common to Western Washington, and promote the physical safety of pedestrians and motorists.

G. *Perimeter Landscape Buffers in all zones except ECOR, NCOR, TCTR, and UCOR.*

2. *Tables.*

a. *Interpretation of Tables.* Tables 18J.15.040-1 through 18J.15.040-3 set forth the required perimeter landscaping buffer based upon proposed use. The tables are arranged in a matrix format. To determine what level of perimeter landscape buffering is required to be installed for a proposed project, follow the procedures below:

- (1) Read down the left-hand column for the use type or use category in which the proposed use would most closely fit. If there are note references associated with the use types/categories, refer to the note descriptions immediately below the table;
- (2) Read across the top of the table to the column containing the use type or use category abutting the property along a certain lot line. If there are note references associated with the use types/categories, refer to the note descriptions immediately below the table;
- (3) Read down the appropriate existing use column to its intersection with the proposed use row to determine the required landscape level. If there are note references associated with the landscape levels, refer to the note descriptions immediately below the table for the appropriate landscape level (e.g., L2); "N/A" means not applicable; and
- (4) Refer back to the text of this Section for details on the landscape levels and other standards. If a use is not listed as proposed or existing on the table, no perimeter landscape buffering as defined in this Section shall be required of that use.



Table 18J.15.040-1. Perimeter Landscape Buffering:
Minimum Landscape Levels

Existing Uses	Detached Single-Family/Two-Family Use Type	Attached Single-Family/Multi-Family/Congregate Housing Use Type	Mobile Home Parks/Shared Housing Villages Use Types	Senior Housing/Residential Care Facility Use Types	Fraternity and Sorority Rooming House/Group Home Use Types	Civic/Utility Use Category
Proposed Uses						
Single-Family/Two-Family Developments		L2 or F1	N/A	L1	L1	L1 (1)
Multi-Family/Congregate Housing Use Type	L3		L1	L2	L1	L2 (1)
Mobile Home Parks/Shared Housing Villages Use Types	L2	L2		N/A	N/A	L2 (1)
Senior Housing/ Residential Care Facility Use Types	L2	L1	L1		L2	L1 (1)
Fraternity Sorority Rooming House/Group Home Use Types	L2	N/A	N/A	L2		L1 (1)
Civic/Utility Use Category	(3)	(3)	(3)	(3)	(3)	(3)
Office/Business Use Category	L3	L3	L3	L3	L3	L1 (1)
Resource Use Category	(4)	(4)	(4)	(4)	(4)	(4)
Commercial Use Category/ Solar Facility Use Type	L3	L3	L3	L3	L3	L1 (1)
Industrial Use Category	L3	L3	L3	L3	L3	L1 (1)

**Table 18J.15.040-1. Perimeter Landscape Buffering:
Minimum Landscape Levels (continued)**

Existing Uses	Office/Business Use Category	Resource Use Category	Commercial Use Category/Solar Facility Use Type	Industrial Use Category	Arterials and Urban Highways	Rural SR and Rural Highways
Proposed Uses						
Single-Family/Two-Family Developments	L2 or F1	L2 or F1 (2)	L2 or F1	L3 or F1	L3 (5)	L4
Multi-Family/Congregate Housing Use Type	L2	L2 (2)	L2	L3	L2	L4
Mobile Home Parks/Shared Housing Villages Use Types	L2 or F1	L2 or F1 (2)	L2 or F1	L3	L2	L4
Senior Housing/ Residential Care Facility Use Types	L2	L2 (2)	L2	L3	L2	L4
Fraternity/Sorority House Use Type-Rooming House/Group Home Use Types	L2 or F1	L2 or F1 (2)	L2 or F1	L3	L2	L4
Civic/Utility Use Category	(3)	(3)	(3)	(3)	(3)	(3)
Office/Business Use Category		N/A	N/A	N/A	L2	L4
Resource Use Category	(4)	(4)	(4)	(4)	(4)	(4)
Commercial Use Category/Solar Facility Use Type	N/A	N/A		N/A	L2	L4
Industrial Use Category	L2	N/A	L2		L3	L4

Footnotes:

- (1) This landscape level applies only to the following Civic and Utility Use Types: Administrative Governmental Facilities and Services, Community and Cultural Services, Health Services, Day-Care Center, Education, Postal Services/Transportation (Levels 2 and 3 only), Utility or Public Maintenance Facilities, Public Safety Services, Public Park Facilities (Levels 2 and 3 only), Religious Assembly, Communication or Cellular Facilities, Electrical Facilities, Electrical Generation Facilities, Natural Gas Facilities, Water Supply Facilities, Sewage Collection Facilities, and Sewage Treatment Facilities.
- (2) This landscape level applies only to the following Resource Use Types: Agricultural Supply or Product Sales, Agricultural Services, Animal Production, Boarding and Slaughtering, Fish Processing, Hatcheries and Aquaculture, Forestry (Level 2 only), Surface Mines, and Crop Production (Level 2 only).
- (3) Refer to Table 18J.15.040-2 for landscape buffering requirements for proposed Civic and Utility Use Types.
- (4) Refer to Table 18J.15.040-3 for landscape buffering requirements for proposed Resource Use Types.
- (5) Not applicable on arterials outside a Community(ies) Plan Area.

Table 18J.15.040-2. Perimeter Landscape Buffering:
Minimum Landscape Levels for Proposed Civic and Utility Uses

Existing Uses	Detached Single-Family/Two-Family Use Types (4)	Attached Single-Family/Multi-Family/Congregate Housing Use Types (4)	Mobile Home Park/Shared Housing Villages Use Types	Senior Housing/Residential Care Facility Use Types	Fraternity and Sorority Rooming House/Group Home Use Types
Proposed Uses					
Administrative Governmental Facilities and Services/Community and Cultural Services/Health Services Use Types	L3	L3	L3	L3	L3
Day-Care Center Use Type	L3 or F1	L3 or F1	L3 or F1	L3 or F1	L3 or F1
Education Use Type	L2	L2	L2	L2	L1
Postal Services/Transportation (Levels 2 and 3 only)/Utility or Public Maintenance Facilities Use Types	L3	L3	L3	L3	L3
Recreation, Non-Profit/Religious Assembly Use Type	L2 (1)	L2 (1)	L2 (1)	L2 (1)	L2 (1)
Communication or Cellular Facilities/Electrical Facilities/Electrical Generation Facilities/Natural Gas Facilities/Sewage Collection Facilities/Water Supply Facilities Use Types (6)	L3 (3)	L3 (3)	L3 (3)	L3 (3)	L3 (3)
Stormwater Facilities Use Types (above ground)	L2	L2	L2	L2	L2
Sewage Treatment Facilities Use Types	L3	L3	L3	L3	L3
Organic Waste Processing Facilities/Waste Disposal Facilities/Waste Transfer Facilities Use Types	(5)	(5)	(5)	(5)	(5)

Table 18J.15.040-2. Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Civic and Utility Uses (continued)							
Existing Uses	Civic/Utility Use Category	Office/Business Use Category	Resource Use Category	Commercial Use Category/Solar Facility Use Type	Industrial Use Category	Arterials and Urban Highways	Rural SR and Rural Highways
Proposed Uses							
Administrative Governmental Facilities and Services/Community and Cultural Services/Health Services Use Types	L1 (2)	N/A	N/A	N/A	N/A	L1	L4
Day-Care Center Use Type	L3 or F1	L3	N/A	L3	L3	L1	L4
Education Use Type	L3 or F1	L1	L1	L1	L3	L1	L4
Postal Services/Transportation (Levels 2 and 3 only)/Utility or Public Maintenance Facilities Use Types	L1 (2)	N/A	N/A	N/A	N/A	L3	L4
Recreation, Non-Profit/Religious Assembly Use Types	N/A	N/A	N/A	N/A	N/A	L1	L4
Communication or Cellular Facilities/Electrical Facilities/Electrical Generation Facilities/Natural Gas Facilities/Sewage Collection Facilities/Water Supply Facilities Use Types (6)	L3 (3)	N/A	N/A	N/A	N/A	L3	L4
Stormwater Facilities Use Types (above ground)	N/A	N/A	N/A	N/A	N/A	L3	L4
Sewage Treatment Facilities Use Types	L3 (2)	L3	N/A	L3	N/A	L3	L4
Organic Waste Processing Facilities/Waste Disposal Facilities/Waste Transfer Facilities Use Types	(5)	(5)	(5)	(5)	(5)	L3 (5)	L4 (5)

Table 18J.15.040-2. Perimeter Landscape Buffering:
Minimum Landscape Levels for Proposed Civic and Utility Uses (continued)

Existing Uses Proposed Uses	Civic/Utility Use Category	Office/Business Use Category	Resource Use Category	Commercial Use Category/Solar Facility Use Type	Industrial Use Category	Arterials and Urban Highways	Rural SR and Rural Highways
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Footnotes:

- (1) Landscape level is required only along that portion of an interior lot line where parking spaces or aisles are located less than 15 feet from the interior property line.
- (2) Landscape level is required only if the abutting interior use is of an Education, Recreation, Non-profit, Religious Assembly, or Community and Cultural Services Use Type.
- (3) Only the Vegetative Screen or Berm requirements of the L3 Landscape Level are required.
- (4) Buffering requirements for this Use Type shall include areas of subdivisions set aside for active and passive recreation.
- (5) Refer to Solid/Hazardous Waste Handling Facility standards of PCC 18J.15.240.
- (6) See PCC 18J.15.260 for additional exterior screening standards for water supply facilities.

Table 18J.15.040-3. Perimeter Landscape Buffering:
Minimum Landscape Levels for Proposed Resource Uses

Existing Uses	Detached Single-Family/Two-Family Use Types (3)	Attached Single-Family/Multi-Family/Congregate Housing Use Types (3)	Mobile Home Park/Shared Housing Villages Use Types	Senior Housing/Residential Care Facility Use Types	Fraternity and Sorority/Rooming House/Group Home Use Types
Proposed Uses					
Agricultural Product Sales Use Type	L3	L3	L3	L3	L3
Agricultural Supply Sales Use Type	L3	L3	L3	L3	L3
Agricultural Services Use Type	L3	L3	L3	L3	L3
Animal Production, Boarding and Slaughtering (Level 1)/Fish Processing, Hatcheries and Aquaculture Use Types	L2	L2	L2	L2	L2
Animal Production, Boarding and Slaughtering (Level 2)/Forestry (Level 2 only)/Surface Mines Use Types	L3	L3	L3	L3	L3
Crop Production Use Type (Level 2 only)	L3	L3	L3	L3	L3

Table 18J.15.040-3. Perimeter Landscape Buffering:
Minimum Landscape Levels for Proposed Resource Uses (continued)

Existing Uses Proposed Uses	Civic/Utility Use Category	Office/Business Use Category	Resource Use Category	Commercial Use Category/Solar Facility Use Type	Industrial Use Category	Arterials and Urban Highways	Rural SR and Rural Highways
Agricultural Product Sales Use Type	L2 (1)	N/A	N/A	N/A	N/A	L2	L2
Agricultural Supply Sales Use Type	L2 (1)	N/A	N/A	N/A	N/A	L3	L4
Agricultural Services Use Type	L2 (1)	L2	N/A	L2	N/A	L3	L4
Animal Production, Boarding and Slaughtering (Level 1)/Fish Processing, Hatcheries and Aquaculture Use Types	L2 (1)	L2	N/A	L2	N/A	L2	L2
Animal Production, Boarding and Slaughtering (Level 2)/Forestry (Level 2 only)/Surface Mines Use Types	L2 (1)	L3	L3 (2)	L3	N/A	L3	L4
Crop Production Use Type (Level 2 only)	L2 (1)	L2	L3 (2)	L2	N/A	L3	L4
Footnotes: (1) This landscape level is required only if the abutting interior use is of an Education, Recreation, Non-profit, Religious Assembly, or Community and Cultural Services Use Type. (2) This landscape level is required only along that portion of an interior lot line where enclosures or buildings are located less than 35 feet from the interior property line. (3) Buffering requirements for this Use Type shall include areas of subdivisions set aside for active and passive recreation.							

1 **18J.15.180 Recreational Areas.**

2 This Section preserves land for active and passive recreational uses to provide convenient
 3 opportunities for physical activity, community gathering, aesthetic relief from development,
 4 wildlife habitat, preservation of vegetation, and aquifer recharge.

5 A. *Applicability.* Recreational space shall be provided within all new residential
 6 developments of 31 dwelling units or more, new shared housing uses of 124 sleeping
 7 units or more, and within all new Urban Infill Design (Chapter 18J.17 PCC)
 8 developments of any size.

9
 10 D. *Standards.*

11 1. *Area Requirements.* Depending on the number of dwelling/sleeping units, the
 12 requirements for recreation areas may vary. See Table 18J.15.180-2 below:
 13

Table 18J.15.180-2. Required On-Site Recreation Areas	
Number of Dwelling/Sleeping Units	Recreation Area Requirements
31+ dwelling units within Neighborhood Corridor (NCOR), Towne Center (TCTR), and Urban Corridor (UCOR) zones	Minimum 5,000 sq. ft. of recreation area usable for active recreation.
124+ sleeping units within Neighborhood Corridor (NCOR), Towne Center (TCTR), and Urban Corridor (UCOR) zones	Minimum 500 contiguous sq. ft. when provided incrementally.
31+ all zones except for NCOR, TCTR, and UCOR	Minimum 500 sq. ft. per dwelling unit. Minimum 125 sq. ft. per sleeping unit
124+ sleeping units all zones except for NCOR, TCTR, and UCOR	• 5,000 contiguous sq. ft. and a minimum of 25 percent of the area shall be useable for active recreation.
Any number of dwelling units in Urban Infill Design Developments (Chapter 18J.17 PCC)	Minimum 500 sq. ft. per dwelling unit. • Subdivisions of 10 or more lots shall provide 5,000 contiguous sq. ft. useable for recreation activities. • Minimum of 25 percent of the area shall be for active recreation. • Remainder shall be for passive recreation.

14
 15 2. *Location and Size.*

- 16 a. Recreation spaces, except for trails and bike paths, shall not be located adjacent to
 17 any street designated as an arterial. However, all active recreation spaces shall be
 18 open, accessible, and visible from adjacent dwellings, internal circulation drives, and
 19 streets;
- 20 b. All lots and dwellings within the development shall have access to recreation space
 21 via an all-weather pedestrian walkway or sidewalk;
- 22 c. For subdivisions, the required on-site areas shall be dedicated as a tract of land
 23 separate from the lots and shall be in a common tract owned by all property owners
 24 of a subdivision;
- 25 d. For non-subdivision development, the required on-site areas shall be set aside in an
 26 easement, except for condominium and apartment projects; and



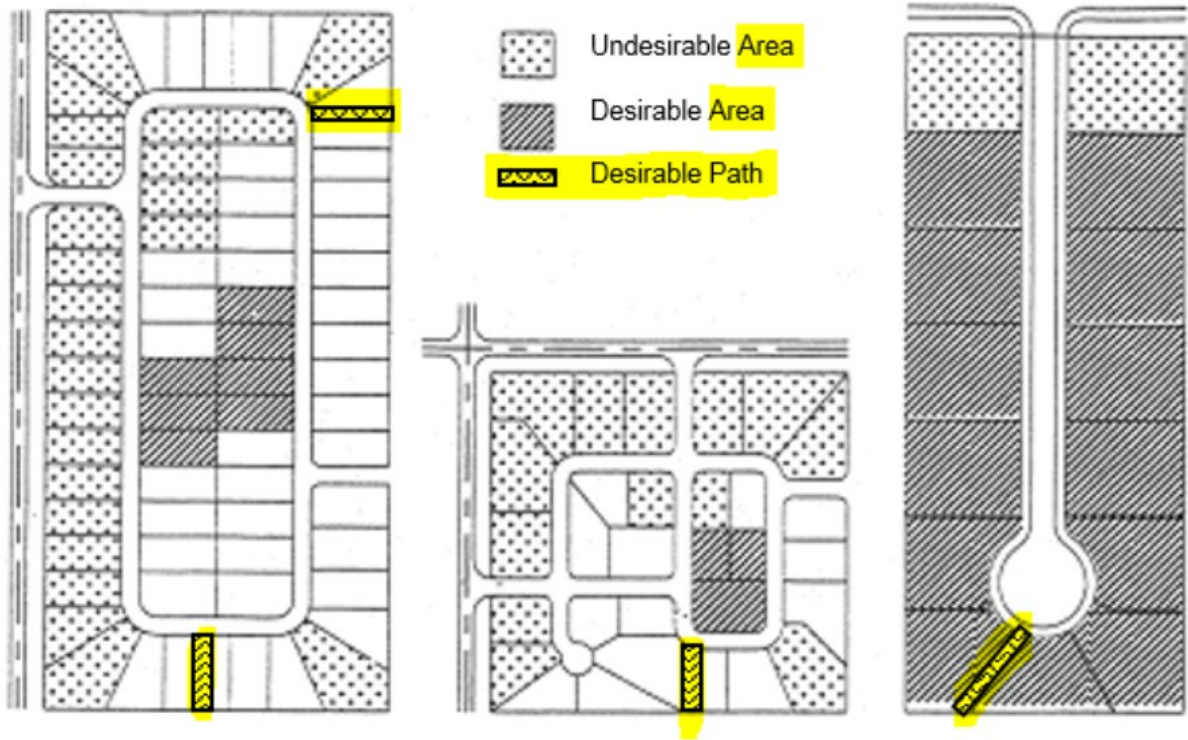
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- e. No designated active recreation space shall have a dimension of less than 50 feet, except for trail segments, unless the applicant can demonstrate to the satisfaction of the Director and/or Hearing Examiner that the lesser dimension will not inhibit the use of the recreation space for its designated purpose. (See Figure 18J.15.180-1)



1

FIGURE 18J.15.180-1 – Illustration of Recreation Area Locations



2

3 **18J.15.185 Residential.**

4 A. *Applicability.* This Section applies to new construction and remodels that exceed 60
5 percent building value, as calculated by the Building Official:

- 6 1. Attached single-family;
- 7 2. Duplex in zones with a maximum density of six dwelling units per acre or less;
- 8 3. Multifamily;
- 9 4. Residential Care Facility; and
- 10 5. Senior housing, Residential Care Facility, ~~or~~ group home, or Shared Housing Use
11 Types constructed as any of the above.

12 B. *Exemptions.*

- 13 1. Residential Care Facilities in nonresidential zones; and
- 14 2. Multi-family units or Congregate Housing not located on the ground floor in a
15 mixed-use building.

16



FINDINGS OF FACT

The Pierce County Council finds that:

1. The Planning and Public Works Department (PPW) conducted a comparative analysis of residential uses and definitions in the County code, drawing from Department policies, County plans, State statutes and regulations, building codes, other jurisdictions' regulations, industry research and guides, and staff knowledge, and analyzed the terms for clarity, conciseness, consistency, and broad understanding.
2. PPW reviewed proposed changes with subject matter experts across County staff.
3. On April 8, 2022, PPW launched an online public open house to provide information and solicit public feedback over a three-week engagement period.
4. Eight written public comments were received during the public engagement period.
5. The County conducted public outreach consistent with the published public participation plan.
6. The Responsible Official conducted an environmental review of the proposed amendments and issued a Determination of Nonsignificance (DNS) on April 8, 2022, in accordance with the State Environmental Policy Act (SEPA).
7. The Planning Commission held a public meeting on July 13, 2022, to review the proposal, and a public hearing on July 26, 2022, to accept public testimony and make its final recommendation.
8. Notice of the Planning Commission's public meeting and public hearing were published in *The News Tribune* on June 29, 2022, and July 12, 2022, respectively.
9. The proposed amendments are consistent with and implement the Pierce County Comprehensive Plan, Pierce County Countywide Planning Policies, Puget Sound Regional Council Vision 2050 multi-county planning policies, and Growth Management Act.
10. The proposed amendments provide for greater consistency and clarity in Code administration, recognize and accommodate modern land uses, support additional housing options, address community concerns and impacts through the application of appropriate development regulations, make minor technical corrections, and comply with state, regional, and local laws, policies, and regulations.



1 Updates to Residential-Type Use Terms and Minor, Technical Code Changes

- 2
- 3 11. The proposal clarifies and distinguishes between similar residential use terms and
- 4 adds new terms to provide enhanced clarity and consistency.
- 5
- 6 12. The proposal improves consistency between County Code and recent changes in
- 7 State law approved through Senate Bill (SB) 5235, which prohibit jurisdictions from
- 8 limiting the number of unrelated persons that can occupy a dwelling.
- 9
- 10 13. The proposed amendments allow for more consistent and predictable
- 11 administration of the development regulations with regard to residential uses.

12

13 Senior Housing Zoning Corrections

- 14
- 15 14. PPW maintains a docket of potential Code amendments.
- 16
- 17 15. The proposal corrects three errors identified by staff for Senior Housing use
- 18 permissions in the Gig Harbor Moderate Density Single-Family zone, Parkland-
- 19 Spanaway-Midland Mixed Use District zone, and South Hill High Density Single-
- 20 Family zone.

21

22 Amendments to Employee Housing Development Regulations

- 23
- 24 16. The County's rural areas are an important cultural, environmental, and economic
- 25 resource, and the proposal allows from greater provision of employee housing to
- 26 preserve the rural areas unique activities and businesses.
- 27
- 28 17. The proposal aligns accessory farmworker housing regulations with State law in
- 29 Chapter 70.114A Revised Code of Washington (RCW) by allowing accessory
- 30 employee housing on any active farming site with limits on siting, height, setback,
- 31 and access.
- 32
- 33 18. The proposed amendments allow for seasonal use of a recreational vehicle on
- 34 farm sites, employee housing uses in certain rural commercial centers including
- 35 within the Graham and Key Peninsula community plan areas, employee housing
- 36 within the Rural Farm zone of the Graham Community Plan Area, and a wider
- 37 variety of employee housing types such as tiny homes, recreational vehicles, and
- 38 dormitories.
- 39
- 40 19. By including additional land use protections around employee housing such as
- 41 prohibiting the conversion of buildings to full-time dwellings, the proposal balances
- 42 the provision of greater employee housing with avoiding overdeveloping rural
- 43 areas in compliance with the Growth Management Act.
- 44
- 45



1 New Development Regulations Around Shared Housing Uses
2

3 20. Shared housing arrangements, where communal spaces such as kitchens or
4 restrooms are shared among residents, can be an affordable long-term living
5 option for many small households that do not require a fully self-contained
6 dwelling.

7 -
8 21. Shared housing is a common use in high cost-of-living areas like the Puget Sound
9 region, but oftentimes these exist in a legal grey area or are prohibited outright.

10
11 22. The proposed amendments allow for shared housing in the County's urban areas,
12 where appropriate utilities and services exist, and apply development regulations
13 to mitigate for potential community impacts including parking, density, and
14 recreation space.

15
16 23. The proposal includes rooming houses, congregate housing, and shared housing
17 villages as new shared housing types, while the existing use of group homes is
18 reorganized as the fourth shared housing use type.

19
20 24. A new standalone Chapter for Shared Housing Villages development regulations is
21 included which addresses community layout, management, siting, and accessory
22 community uses.

