

1 Sponsored by: Councilmembers Ryan Mello and Jani Hitchen
2 Requested by: County Executive/Planning and Public Works Dept.

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6 **ORDINANCE NO. 2022-80s**

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9 **An Ordinance of the Pierce County Council Adopting Permanent**
10 **Regulations Authorizing Safe Parking Sites for People**
11 **Experiencing Homelessness and Making Other Minor**
12 **Technical Code Changes; Amending Pierce County Code**
13 **Chapter 18.25, "Definitions," and Title 18A, "Development**
14 **Regulations -- Zoning," Including Development Regulations**
15 **Applying to Unincorporated Areas of Pierce County and All**
16 **Community Plan Areas; Requesting an Annual Report from**
17 **the Human Services Department; Adopting Findings of Fact;**
18 **and Setting an Effective Date.**

19
20 **Whereas**, addressing homelessness in Pierce County is an urgent priority,
21 necessitating both short- and long-term strategies; and

22
23 **Whereas**, the Pierce County Council approved Resolution No. R2022-22s which
24 adopted a Comprehensive Plan to End Homelessness and directed funding and
25 resources toward implementation and long-term policies to end homelessness; and

26
27 **Whereas**, as part of the comprehensive planning process, the Shelter Plan Work
28 Group subcommittee created the Adequate Shelter for All Plan as a companion
29 document to inform immediate actions that increase capacity in the homelessness crisis
30 response system, including the establishment of safe parking sites to serve as a
31 transitional option for some of the nearly 4,300 estimated unsheltered residents of
32 Pierce County; and

33
34 **Whereas**, the Tacoma Pierce County Coalition to End Homelessness (Coalition)
35 is a network of individuals, non-profit agencies, government agencies, and community
36 businesses working together to serve people experiencing homelessness. The
37 Coalition's primary goal is to help people establish safe housing as quickly as possible
38 and help them to retain that housing. Safe Parking Facilities are one tool endorsed by
39 the Coalition; and

40
41 **Whereas**, the Safe Parking Network is a temporary pilot program in Pierce
42 County that supports families and individuals experiencing homelessness while living in
43 their vehicle. Sites are identified, set-up, and managed through local partnerships and
44 collaboration with faith-based organizations, non-profits, and government programs.
45 Guests are provided a safe place to sleep and stabilize while also quickly getting
46 connected to needed services and assistance; and



1 **Whereas**, the Washington State Legislature adopted Engrossed Substitute
2 House Bill 1754 (Chapter 233, Laws of 2020), amending Revised Code of Washington
3 (RCW) 36.01.290 and certifying that religious organizations may host the homeless on
4 property owned or controlled by the religious organization, and that counties may not
5 impose conditions on such use other than those conditions necessary to protect the
6 public health and safety and that do not substantially burden the religious organization
7 regarding the location of housing, including vehicle resident safe parking; and
8

9 **Whereas**, RCW 36.01.290 provides criteria intended to assist the county and the
10 Safe Parking Facility Host Organization in establishing a Memorandum of
11 Understanding that will address issues associated with the safe parking use and will
12 contribute to the protection of the public health and safety of both the residents utilizing
13 a safe parking facility and the residents of Pierce County; and
14

15 **Whereas**, in adopting Engrossed Substitute House Bill 1754, the legislature
16 found that hosted "homeless-occupied vehicle resident safe parking" serves as
17 pathways for individuals experiencing homelessness to receive services and achieve
18 financial stability, health, and permanent housing; and
19

20 **Whereas**, the Pierce County Comprehensive Plan includes a Housing Element
21 that provides policies to address homelessness through a variety of implementation
22 actions for temporary and short-term homelessness; and
23

24 **Whereas**, the Housing Element of the Comprehensive Plan includes policies that
25 obligate the County to revise the development code to permit temporary shelter and
26 transitional housing and supportive services that assist homeless individuals and
27 families; and
28

29 **Whereas**, reliable short-term housing options such as safe parking facilities can
30 offer individuals and families a secure temporary housing choice as they improve their
31 financial situation and seek permanent housing solutions; and
32

33 **Whereas**, on May 24, 2022, the Pierce County Council adopted interim zoning
34 controls for Safe Parking sites in Ordinance No. 2022-36 and requested the Planning
35 and Public Works Department (PPW) conduct an analysis of the adopted interim
36 regulations and provide a recommendation for permanent safe parking regulations; and
37

38 **Whereas**, PPW conducted an analysis of safe parking uses in the County Code,
39 drawing from the interim regulations, Department policies, County plans, State statutes
40 and regulations, building codes, other jurisdictions' regulations, industry research and
41 guides, and staff knowledge; and
42

43 **Whereas**, on October 5, 2022, PPW launched an online public open house to
44 provide information and solicit public feedback over a three-week engagement period;
45 and
46



1 **Whereas**, the Responsible Official conducted an environmental review of the
2 proposed amendments and issued a Determination of Nonsignificance on September
3 27, 2022, in accordance with the State Environmental Policy Act; and
4

5 **Whereas**, the Planning Commission held a public meeting and public hearing on
6 October 11, 2022, to review the proposal and receive public testimony and had
7 deliberations on October 25, 2022, prior to making its final recommendation; and
8

9 **Whereas**, the proposed amendments are consistent with and implement the
10 Pierce County Comprehensive Plan, Pierce County Countywide Planning Policies,
11 Puget Sound Regional Council Vision 2050 multi-county planning policies, and Growth
12 Management Act; and
13

14 **Whereas**, on December 5, 2022, the Pierce County Council Community
15 Development Committee reviewed the proposed amendments to the Pierce County
16 Code in a public hearing; and
17

18 **Whereas**, on December 5, 2022, the Pierce County Council Community
19 Development Committee made final recommendations to the Pierce County Council in a
20 public hearing; and
21

22 **Whereas**, the Pierce County Council has determined that amending the Pierce
23 County Code is necessary to protect the public health, safety, and welfare, and protect
24 the public interest; and
25

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

28
29 **BE IT ORDAINED by the Council of Pierce County:**
30

31 Section 1. Chapter 18.25 of the Pierce County Code, "Definitions," is hereby
32 amended as shown in Exhibit A, which is attached hereto and incorporated herein by
33 reference.
34

35 Section 2. Title 18A of the Pierce County Code, "Development Regulations –
36 Zoning," is hereby amended as shown in Exhibit B, which is attached hereto and
37 incorporated herein by reference.
38

39 Section 3. Findings of Fact are hereby adopted as shown in Exhibit C, which is
40 attached hereto and incorporated herein by reference.
41

42 Section 4. The Human Services Department is hereby requested to develop a
43 Memorandum of Understanding form to be utilized by the County and Safe Parking
44 hosts, pursuant to Revised Code of Washington 36.01.290, to include at a minimum the
45 items described in the attached Exhibit B.
46
47



1 Section 5. The Human Services Department is hereby requested to establish an
2 application tracking system as needed to monitor safe parking sites for people
3 experiencing homelessness. The Human Services Department is further requested to
4 provide an annual written report to the Council's Human Services Committee to include
5 the total number of applications for safe parking sites submitted to the Department, the
6 number of applications approved with executed Memorandums of Understanding, the
7 total number of people and vehicles served, the number of applications denied including
8 reason for denial, and the total number of sites subject to Code enforcement action.

9
10 Section 6. The Council recognizes that formatting, numbering, and citation
11 modifications to Exhibits A and B may be necessary as a result of amendments made
12 during the legislative process. To this extent, the Clerk to the Council is hereby
13 authorized to modify Exhibits A and B prior to final printing so that the Council's
14 amendments are accurately reflected throughout the document and formatting,
15 numbering, and citations are correctly shown.

16
17 Section 7. If any provisions of this Ordinance or the amendments to the Pierce
18 County Code are found to be illegal, invalid, or unenforceable, the remaining provisions
19 of this Ordinance shall remain in full force and effect.

20
21 Section 8. This Ordinance shall become effective on January 1, 2023.

22
23 PASSED this 13th day of December, 2022.

24
25
26
27 ATTEST:

28
29
30 Denise D. Johnson
31
32 **Denise D. Johnson**
33 Clerk to the Council

PIERCE COUNTY COUNCIL
Pierce County, Washington

34
35
36 Derek Young
37
38 **Derek Young**
39 Council Chair

40
41 Bruce F. Dammeier
42
43 **Bruce F. Dammeier**
44 Pierce County Executive
45 Approved Vetoed , this
46 16th day of December,
47 2022.

43 Date of Publication of
44 Notice of Public Hearing: December 2, 2022
45
46 Effective Date of Ordinance: January 1, 2023
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*Only those portions of Chapter 18.25 that are proposed to be amended are shown.
Remainder of text, maps, tables and/or figures is unchanged.*

Note: The definitions of "Religious Organization," "Safe Parking Host," "Social Service Provider," and "Vehicle resident" would be inserted alphabetically.

Chapter 18.25

DEFINITIONS

18.25.030 Definitions.

"Religious Organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

"Safe parking" means an off-street, ~~existing parking area~~ parking lot that is ~~lawfully~~ legally established, not including off-street parking areas and driveways for single-family or duplex dwellings, which offers, without charge, parking spaces in a safe and secure place for ~~those living in passenger or recreational vehicles that may be easily moved or dismantled as allowed in RCW 36.01.290~~ people experiencing homelessness who are living in passenger or recreational vehicles. Access to health and social services may also be provided.

"Safe Parking Host" means a Social Service Provider or Religious Organization that hosts or manages a Safe Parking site.

~~"Safe parking host organization" means a non-profit, religious, or governmental organization that hosts safe parking for unhoused people in an existing parking lot.~~

"Social Service Provider" means an organization such as a non-profit or governmental organization that has experience providing human or social services to unhoused people or has certifications or credentials in an applicable human service field.

"Vehicle resident" shall be as described in RCW 36.01.290.



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

Chapters:

- 18A.05 Introduction**
- 18A.10 Zone Classifications**
- 18A.12 Marijuana-Related Uses**
- 18A.15 Density, Setbacks, and Lot Dimension**
- 18A.16 Centers and Corridors Use Table**
- 18A.17 Pierce County (Outside of Community Plan Areas) Use Table**
- 18A.18 Alderton-McMillin Use Table**
- 18A.19 Anderson and Ketron Islands Use Table**
- 18A.20 Browns Point/Dash Point Use Table**
- 18A.22 Frederickson Use Table**
- 18A.23 Gig Harbor Peninsula Use Table**
- 18A.24 Graham Use Table**
- 18A.26 Key Peninsula Use Table**
- 18A.27 Mid-County Use Table**
- 18A.28 Parkland-Spanaway-Midland Use Table**
- 18A.29 South Hill Use Table**
- 18A.31 Upper Nisqually Use Table**
- 18A.33 Use Category Descriptions**
- 18A.35 Parking**
- 18A.36 Accessory Development – General**
- 18A.37 Accessory Development – Residential**
- 18A.38 Temporary Development**
- 18A.39 Safe Parking for Homeless Persons**
- 18A.40 Events**
- 18A.41 Small Animal Boarding Businesses**
- 18A.42 Adult Businesses**
- 18A.43 Siting Rural Schools**
- 18A.44 Enhanced Services Facilities**
- 18A.50 Open Space Lands**
- 18A.55 Billboards**
- 18A.60 Airport Overlays**
- 18A.65 Affordable Housing Incentives**
- 18A.68 Multi-Family Housing Incentive Areas**
- 18A.69 Broadband Development Incentives**
- 18A.70 Nonconforming Development**
- 18A.75 Use Permits**



- 1 **18A.85 General Provisions**
- 2 **18A.95 Rezone Procedures**
- 3 **18A.100 Development Agreements**
- 4 **18A.999 Appendices**

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			
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	P7	P2,7,8;C1,3	P1-5,7,8	P1-5,7,8			
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			
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. 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.			
EBPC Employment Based Planned Community (see PCC 18A.10.080.E)	C						
AIR Airport Overlay (see PCC 18A.10.100)	A						
MRO Mineral Resource Overlay (see PCC 18A.10.100.E)	PL						
	Number						



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
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	P1-4,7,8;C5	P1-4,7,8	P1-4,7,8	P1,2,7	P7	P7	P7	P2,7
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
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
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
Administrative Government Services	P	P	P					P	
Community and Cultural Services	P1-4,7,8;C5	P1-4,7,8;C5	P1,2,7			P7	P7;C6	P2,7	P7
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
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	
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]
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Services							
Community and Cultural Services	P2,3,7,8;C1	P2,7;C1	P2,7;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					
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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Services							
Community and Cultural Services		P2,7;C1		P7			P7
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			
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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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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.								
Administrative Government Services		P						
Community and Cultural Services	P7	P1-4,7,8	P7;C6	P7	P2,7;C1	P2,7;C1	P7	P2,7;C1
Day-Care Centers		P			P1;C2	P1;C2		P1;C2
Education					RS;P5	RS;P5	P5	RS
Health Services		P1						
Postal Services		P1						
Public Park Facilities		P1,4		P1,2,4;C3	P1,2,4;C3	P1,2,4;C3		P1,2,4;C3
Public Safety Services		P1		P1	P1	P1		P1
Religious Assembly		P1			P1,2;C3	P1,2;C3		P1;C2,3
Transportation		P1;C2,3			P1	P1		C
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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services	P				P	
Community and Cultural Services	P2,7	P2,5,7,8;C3	P7	P7;C6	P2,7	P2,7,8;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
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
NOTES						
P Permitted. C Requires Conditional Use Permit. A Requires Administrative Use Permit. Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed. PL Priority Location Criteria, see PCC 18J.15.270. RS Rural School Criteria, see PCC 18A.43.020.						

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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.			
Administrative Government Services			P
Community and Cultural Services	P2,7,8;C3		P2,7;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
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	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.	

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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			
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services						
Community and Cultural Services	P7	P7	P7			
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						
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.			
			(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	
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.			
Administrative Government Services		P	
Community and Cultural Services	P7	P7	
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	
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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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	
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Services						P	
Community and Cultural Services	P7,8;C2,3	P7			P2,3,7,8;C1	P2,7	
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		
Transportation					P1	C1-3	
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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Residential Use Categories.					
Administrative Government Services		P	P	P	
Community and Cultural Services	P7,8;C1-4	P7,8;C1-4	P7;C1,2	P1-4,7,8	P7
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	
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.		
		*	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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.									
Administrative Government Services									
Community and Cultural Services	P7;C1,2	P7	P7;C2	P7;C2	P7;C1,2	P7	P7;C6	P7;	P2,7;C1
Day-Care Centers	C			C1	C1	C1			
Education		PUD4,5		RS	RS				P5
Health Services									
Postal Services	C1								
Public Park Facilities	C1	PUD	P1;C2-4	P1;C2-4	P1;C2-4	P1;C2-4	P1,4	P1,2,4;C3	P1,2,4;C3
Public Safety Services	C1	PUD1	C1	C1	C1	C1			
Religious Assembly	C1,2			C1,2	C	C1,2			
Transportation	C1	PUD	C1,2	C1,2	C1				
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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services			P		P	
Community and Cultural Services	P7;C2	P7;C2	P1-4,7,8;C5		P7	P7
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
Religious Assembly	P1;C2	P1	P		C	
Transportation	P1		P1;C2		P1;C2	
OTHER URBAN ZONE CLASSIFICATIONS		NOTES				
AIR Airport Overlay, see PCC 18A.10.100.		P Permitted.				
MRO Mineral Resource Overlay, see PCC 18A.10.100.E.		C Requires Conditional Use Permit.				
		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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1 **18A.24.020 Rural and Resource Zone Classifications.**
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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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services	P					
Community and Cultural Services	P2,7;C1	P2,7;C1		P7	P7;C6	P7
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					
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]
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services						
Community and Cultural Services	P7	P7	P7;C6	P7	P7	
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	
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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.								
Administrative Government Services	P	P						
Community and Cultural Services	P1-4,7,8	P2,7	P7;C6		P2,7,8;C1,3	P2,7;C1	P2,7;C1	P2,3,7,8;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						
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
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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services				P1,4	P	
Community and Cultural Services	P7	P2,7,8;C1,3	P7	P1,2,7	P1-4,7,8	P7
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
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	
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.			
		(1)	Pursuant to PCC 18A.33.285.			



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1 **18A.27.020 Rural and Resource Zone Classifications.**
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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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services	P					
Community and Cultural Services	P1,2,7		P7;C6	P7	P2,7	P2,7;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	



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
Transportation	P1;C2,3				C2(4)	
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.				

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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			
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.								
Administrative Government Services	P							
Community and Cultural Services	P2,7,8;C1,3	P2,7;C1	P2,7;C1	P2,7;C1	P7			
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				
Religious Assembly	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3	P1			
Transportation								
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.						



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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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.								
Administrative Government Services	P							
Community and Cultural Services	P1-4,7,8						P7	
Day-Care Centers	P							
Education	P1,4,5;A2;C3							
Health Services	P1;C2							
Postal Services	P1;C2							
Public Park Facilities	P						P1,2,4,8;C3	
Public Safety Services	P1;C2,3						P1	
Religious Assembly	P1,2							
Transportation	P1;C2,3							
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.			*	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		
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Services			P		P		
Community and Cultural Services			P2,3,7,8;C1		P7		
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		
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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services						
Community and Cultural Services	P2,7,8;C1,3	P2,7;C1	P7	P7		P1,7
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
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.				
	(1)	Use limited to specific locations and to level indicated. See PCC 18A.33.295.				

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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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Services							
Community and Cultural Services			P2,3,7,8;C1				P7
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							
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		
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.					
Administrative Government Services		P			
Community and Cultural Services		P1,2,7	P1,2,7		
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		
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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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
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.										
Administrative Government Services	P									
Community and Cultural Services	P1-4,7,8	P2,3,7,8;C4,5	P7	P2,7,8;C1,3	P2,7,8;C1,3	P2,7,8;C1,3	P2,7;C1	P7	P7;C6	P7
Day-Care Centers	P		A1	P1;C2	P1;C2	P1;C2				
Education	RS;P4,5		RS	RS	RS	RS	P5			
Health Services	P1									
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				

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	
Transportation	P1;C2,3		A1	C	C	C		C2,3		
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.33.220 Civic Use Category – Description of Use Categories.

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

C. *Community and Cultural Services.* Community and Cultural Services Use Type refers to establishments primarily engaged in the provision of services that are strongly associated with community, social, or public importance. Typical uses include libraries, museums, art galleries, senior centers, community centers, performing arts theaters, community clubs and organizations, boys and girls clubs, granges and grange halls, wedding facilities including on-site food preparation, blood banks, organizational camps, food banks, fraternal organizations, cemeteries and associated services, and shelters for the homeless. New Community facilities in Rural Residential zones shall be consistent with standards for Local Areas of More Intense Rural Development. Also see Essential Public Facilities, Residential, and Commercial Use Categories.

Table 18A.33.220-1. Community and Cultural Services Use Type – Description of Levels

Level	Total indoor floor area	Typical uses and other requirements
Level 1	Up to 4,000 square feet	Indoor/outdoor wedding event facilities which host small scale events of limited duration.
Level 2	Up to 8,000 square feet	Those facilities serving the neighborhood or small community. Examples include, but are not limited to: Senior centers, blood banks, food banks, indoor wedding facilities, community centers, grange halls, etc.
Level 3	Over 8,000 and up to 30,000 square feet	Level 2 uses and those facilities serving specific needs of the community. Examples include, but are not limited to: libraries, art galleries, performing arts theaters, community services, shelters for the homeless, etc.
Level 4	More than 30,000 square feet	Level 2 and 3 uses which exceed building size requirements of those levels, specifically large indoor only facilities serving the community and cultural needs of the larger community or region. Examples include, but are not limited to: museums, regional libraries, cemeteries and associated facilities, etc.
Level 5	N/A	Uses exceeding the size limitations of levels 1-4, generally those which serve the larger community and region. Examples include, but are not limited to: organizational camps, regional museums and theaters, etc.
Level 6	N/A	Organizational Camps as defined by Chapter 18.25 PCC.



Table 18A.33.220-1. Community and Cultural Services Use Type – Description of Levels

Level 7	N/A	Safe Parking pursuant to Chapter 18A.39 PCC on property owned or controlled by a Religious Organization.
Level 8	N/A	Safe Parking pursuant to Chapter 18A.39 PCC on parking lots not owned or controlled by a Religious Organization.

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Chapter 18A.35

PARKING

18A.35.040 Parking.

- F. ~~Safe Parking.~~ Utilization of existing parking lots to accommodate people who live and sleep in their vehicles may be permitted on land owned or controlled by a religious organization when established consistent with the following standards:
1. ~~The safe parking accessory use shall not reduce or interfere with the minimum on-site parking requirement for the permitted primary use.~~
 - a. ~~All vehicles being utilized for living and sleeping accommodations shall be in working condition.~~
 2. ~~Prior to opening safe parking, the host organization shall conduct a public meeting for the purpose of discussing neighborhood concerns.~~
 - a. ~~Written notice of the meeting shall be provided to the County at least one week, if possible, but no later than 96 hours prior to the meeting. The notice must specify the time, place, and purpose of the meeting.~~
 - b. ~~The County shall provide community notice of the meeting pursuant to RCW 36.01.290(10)(b). The host organization shall post notice of the meeting on site.~~
 3. ~~The host organization shall consult with the Washington State Sex Offender Public Registry and the Pierce County Sheriff's Sex Offender Registration Program to determine if adult residents or their guests are a registered sex offender. The host organization retains the authority to allow such offender to remain in the safe parking facility.~~
 4. ~~The host organization shall provide a point of contact for vehicle residents, neighbors, and other stakeholders to help address issues that may arise.~~
 5. ~~Safe parking sites hosted by a religious organization for two or less passenger or recreational vehicles are permitted in all urban and rural zones.~~
 6. ~~Safe parking sites hosted by a religious organization for three to seven passenger vehicles are permitted in all urban and rural zones and subject to public health and safety obligations and expectations as described in RCW 36.01.290 and the following criteria:~~
 - a. ~~On-site restroom access or a portable toilet shall be available.~~
 - b. ~~On-site potable water such as an exterior water faucet shall be available.~~
 - e. ~~On-site trash receptacles shall be provided to accommodate the intended use.~~
 7. ~~Safe parking sites hosted by a religious organization for eight or more passenger vehicles, or three or more recreational vehicles, are permitted in all urban zones upon final approval of a Memorandum of Understanding between the host organization and County addressing the criteria described in subsection F.6. of this Section, and the following:~~
 - a. ~~Completion of a safety and security plan.~~
 - b. ~~Completion of a code of conduct addressing vehicle resident behavior such as drug and alcohol use, cleanliness, and quiet hours.~~
 - e. ~~Approval of a plan for proper disposal of human waste.~~



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- ~~G. Safe Parking Pilot Program for Civic or Commercial Uses. Up to four or fewer safe parking sites may be authorized on legally established civic or commercial use parking lots subject to the approval of Pierce County Human Services and the following terms:~~
- ~~1. Must be sponsored by a host organization.~~
 - ~~2. Provide or coordinate with support service providers on case management and wraparound services.~~
 - ~~3. Is located in an urban growth area.~~
 - ~~4. Accommodations must be temporary and allow one or more passenger or recreational vehicles.~~
 - ~~5. Final approval of a Memorandum of Understanding between the host organization and Pierce County Human Services addressing the applicable criteria described in RCW 36.01.290 and subsection F of this Section. The Memorandum of Understanding can be extended beyond the time frame in subsection G.6. of this Section through mutual agreement by the County and host organization.~~
 - ~~6. The pilot program shall sunset upon the establishment of permanent regulations or December 31, 2022, whichever occurs first.~~

1 "NEW CHAPTER"

2
3 *Chapter 18A.39*

4
5 *SAFE PARKING FOR HOMELESS PERSONS*

6
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8 **Sections:**

9 **18A.39.010 Purpose.**

10 **18A.39.020 Authority.**

11 **18A.39.030 Applicability.**

12 **18A.39.040 Safe Parking on Religious Organization Parking Lots.**

13 **18A.39.050 Safe Parking on Non-Religious Parking Lots.**

14 **18A.39.060 Enforcement.**

15
16 **18A.39.010 Purpose.**

17 The purpose of this Chapter is to authorize Safe Parking sites for people experiencing
18 homelessness and apply standards that protect the public's health, safety, and welfare.

19
20 **18A.39.020 Authority.**

21 The Director of Pierce County Human Services may promulgate standards and guidelines
22 necessary for the implementation of this Chapter, consistent herewith.

23
24 **18A.39.030 Applicability.**

25 This Chapter applies to all Safe Parking sites established or expanded after the effective date
26 of this Chapter.

27
28 **18A.39.040 Safe Parking on Religious Organization Parking Lots.**

29 Safe Parking on property owned or controlled by a Religious Organization shall be a
30 permitted use when established consistent with the following standards:

- 31 A. **Host and Location.** Safe Parking hosted by Religious Organizations is allowed on
32 property owned or controlled by a Religious Organization on any legally established off-
33 street parking lot. The Safe Parking Host may be a Religious Organization or Social
34 Services Provider provided that both the host and the Religious Organization are parties
35 to the Memorandum of Understanding described in PCC 18A.39.040 B.
- 36 B. **Memorandum of Understanding.** The Safe Parking Host shall execute a Memorandum
37 of Understanding with Pierce County Human Services pursuant to RCW 36.01.290(3)
38 and including the following elements:
 - 39 1. The right of vehicle residents who utilize the Safe Parking facility to stay there
40 without charge and seek public health and safety assistance.
 - 41 2. How the vehicle residents will be able to access social services on site.
 - 42 3. Vehicle resident's ability to interact with the Safe Parking Host, including how
43 vehicle residents can express concerns regarding the Safe Parking Host.
 - 44 4. Site safety and security measures.
 - 45 5. Safe Parking Host responsibilities in accordance with requirements in this Chapter.
 - 46 6. Contact information for Pierce County Human Services staff and Safe Parking Host.
 - 47 7. Remedies for violations by vehicle residents of Safe Parking standards in this
48 Chapter or other applicable regulations.



- 1 8. If the Safe Parking Host receives public funding, the Safe Parking Host's ability to
- 2 interact with the vehicle residents of the facility using a release of information.
- 3 9. Any appropriate coordination with local agencies administering the homeless client
- 4 management information system.
- 5 10. If the Safe Parking Host receives public funding, a prohibition on the host refusing
- 6 admission of a vehicle resident based solely on age, sex, marital status, sexual
- 7 orientation, race, creed, color, national origin, veteran or military status, presence of
- 8 any disability, or use of a service animal.
- 9 11. Duration of the Safe Parking site. This shall include an outline or incorporation by
- 10 reference of procedures established by Pierce County Human Services for the
- 11 cessation of Safe Parking operations and expiration or termination of the
- 12 Memorandum of Understanding.
- 13 12. Any other element the Pierce County Human Services deems necessary to protect
- 14 the health, safety, and welfare for the vehicle residents and the surrounding
- 15 community. For example, temporary visual screening measures to provide relief to
- 16 surrounding residential uses.
- 17 13. Any Religious Organization may submit to the Director of Human Services a request
- 18 for relief of any provision herein which is found to pose a substantial burden on the
- 19 Religious Organization's decisions or actions in locating a Safe Parking site. These
- 20 will be considered for relief, provided that there is no impairment to the public's
- 21 health, safety and welfare.

22 C. **Public Notice.** A public meeting lead by the Safe Parking Host shall be held at least
 23 seven calendar days prior to finalizing a Memorandum of Understanding for the purpose
 24 of providing a forum for discussion of related neighborhood concerns unless the use is in
 25 response to a declared emergency.

- 26 1. At least 14 calendar days prior to the meeting, the Safe Parking Host shall post
- 27 notice of the meeting at the proposed Safe Parking site and at the meeting site.
- 28 2. The Safe Parking Host shall mail notice to all properties, property owners of record,
- 29 and residents within a radius of 300 feet, but not less than two parcels deep, around
- 30 the exterior boundaries of the proposed Safe Parking site. Pierce County Human
- 31 Services shall provide the host with a mailing list if requested. The host shall submit
- 32 to the County an affidavit documenting that the posting and notice requirements
- 33 have been satisfied.
- 34 3. Written notice of the meeting shall be provided to the County at least seven days
- 35 prior to the meeting. The notice must specify the time, place, and purpose of the
- 36 meeting, and proposed location of the Safe Parking site. The County shall post notice
- 37 of the meeting on the County's website pursuant to RCW 36.01.290.

38 D. **Site Liaisons.**

- 39 1. **Site Coordinator.** The Safe Parking Host shall provide a point of contact to serve as
- 40 the primary Site Coordinator. The Site Coordinator's contact information shall be
- 41 provided to the County, vehicle residents, and neighbors receiving public notice. The
- 42 Site Coordinator's name(s) and contact information shall be posted at the site.
- 43 2. **On-Site Supervisor.** For Safe Parking sites of 10 or more vehicles, an On-Site
- 44 Supervisor, in addition to a Site Coordinator, may be required following negotiations
- 45 between the Human Services Department and the Host Organization with the
- 46 responsibilities of the On-Site Supervisor described in the Memorandum of
- 47 Understanding.
- 48



1 E. **Vehicle Resident Log.**

- 2 1. The Safe Parking Host shall take all reasonable and legal steps to obtain verifiable
3 identification information, including full name and date of birth, from current and
4 prospective vehicle residents and shall keep a log containing this information.
5 2. No guests shall be allowed unless approved by the Safe Parking Host.

6 F. **On-site Parking Occupancy Limits.** The Safe Parking site shall not reduce or interfere
7 with the minimum number of on-site parking spaces required for any existing on-site
8 uses unless a Memorandum of Understanding is agreed between the Safe Parking Host
9 and the County that ensures adequate parking remains available. In no instance shall
10 more than 20 percent of the parking spaces on an individual site be utilized for Safe
11 Parking purposes.

12 G. **Operable Vehicles.** All passenger or recreational vehicles admitted to the Safe Parking
13 facility shall be in working condition and easily moved. The Safe Parking Host shall
14 remove any junk vehicles in accordance with Chapter 8.08 PCC. The host shall inform
15 vehicle residents of how to comply with laws regarding the legal status of vehicles and
16 drivers.

17 H. **Criminal Background Check.**

- 18 1. The Safe Parking Host shall perform background checks of prospective vehicle
19 residents, including other reference checks, as required by RCW 36.01.290.
20 2. The Safe Parking Host shall prohibit any prospective vehicle resident with an active
21 warrant for a violent or sex offense and shall immediately contact the Pierce County
22 Sheriff Office.

23 I. **Public Health and Sanitation.** The Safe Parking Host shall ensure all applicable public
24 health regulations are met for any cooking, sanitation, or other facilities provided.

- 25 1. Facilities shall be provided to meet the basic needs of the vehicle residents,
26 including:
27 a. On-site restroom access or portable toilet facilities. If Recreational Vehicles are
28 hosted on-site, equipment necessary to dispose of waste from those vehicles is
29 required to be available on-site to the vehicle residents.
30 b. On-site potable water and handwashing stations.
31 c. On-site trash receptacles that are sized appropriately for the needs of the site, i.e.,
32 no garbage is to be overflowing or on the ground.
33 d. Proper disposal of human sanitary waste, grey water, and garbage, such as
34 through a servicing contract with an appropriately licensed company or by
35 utilizing facilities with legal sewer or on-site septic connections.
36 2. The provision of any facility in PCC 18A.39.040 I.1. is subject to the following:
37 a. If the facility is not located within the bounds of the Safe Parking site, the Safe
38 Parking Host is responsible for maintaining the service contract, easement, or
39 other document required to secure legal access to the facilities.
40 b. All sanitary waste, garbage, or grey water shall be disposed of at a location
41 approved by the Health District or by a licensed company.

42 J. **Code of Conduct.** A code of conduct shall be prepared, distributed, and enforced by the
43 Safe Parking Host that addresses vehicle resident behavior including, at minimum, the
44 following:

- 45 1. Site cleanliness.
46 2. Good neighbor practices.
47 3. Quiet hours.
48 4. Prohibition on open flames.



5. Prohibition on the public use of controlled substances and other illegal activity.
6. Abiding by the site's guest admittance policy.

K. General Health and Safety.

1. Fire extinguishers shall be accessible to vehicle residents.
2. Wherever electrical power is provided, power protection devices shall be installed.
3. Any general public health and safety information provided by the County, Tacoma-Pierce County Health Department, or any other public agency shall be clearly posted on-site and distributed to vehicle residents.
4. Provisions for on-site first aid shall be available to vehicle residents.

L. Inspection. The Safe Parking Host shall permit inspections by the officials of Pierce County, Pierce County Sheriff or Washington State Patrol, or Tacoma-Pierce County Health Department, without prior notice, of those portions of the Safe Parking site that are located outdoors and are plainly visible.

18A.39.050 Safe Parking on Non-Religious Parking Lots.

Safe Parking hosted by Social Service providers are permitted on legally established parking lots, provided the Safe Parking site complies with the standards in PCC 18A.39.040 and the following:

- A. Host and Location.** The Safe Parking site must be sponsored or managed by a Social Service Provider that has experience providing human or social services to unhoused people or certifications or credentials in an applicable human service field. The Safe Parking site is allowed on any legally-established off-street parking lot a minimum of 1,000 feet from the perimeter school grounds of elementary, secondary, and high schools. Safe parking sites do not include off-street parking areas and driveways for single-family or duplex dwellings.
- B. Size.** The number of parking spaces devoted to Safe Parking shall not exceed 20 or more than 20 percent of the existing parking spaces, whichever is fewer.
- C. Memorandum of Understanding.** In addition to the requirements of PCC 18A.39.040 B., a Memorandum of Understanding for a Safe Parking site allowed under this Section shall:
 1. Be executed between the property owner, Social Service Provider, and Pierce County Human Services.
 2. Include a provision that the property owner must maintain liability insurance or be explicitly provided coverage through the insurance of the Safe Parking Host in an amount deemed appropriate by the Director of Pierce County Human Services. A valid certificate of insurance shall be kept on-site anytime there is an active Safe Parking site.
 3. Include a hold harmless and indemnification agreement between the host and property owner and the County.

18A.39.060 Enforcement.

Parking lots used for purposes of people living in their vehicles without an effective Memorandum of Understanding under this Chapter are not a permitted use and subject to standard enforcement measures pursuant to Pierce County Code. Safe Parking sites with an effective Memorandum of Understanding are subject to the following:

- A. Duty to Comply.** It is the duty of every Safe Parking Host and property owner to comply with the requirements of this Chapter and their site's Memorandum of Understanding,



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exercise due diligence, and limit the operations of their Safe Parking site as necessary to comply with all pertinent agreements and regulations.

B. *Termination of Memorandum of Understanding.* Pierce County Human Services may terminate a Memorandum of Understanding for failure to comply with the requirements of the Safe Parking site or when the parking lot has not been utilized for Safe Parking in the past 12 months. Except in cases of immediate risk to public health, safety, and welfare, the Safe Parking Host and property owner shall be provided a written warning specifying a deadline to resolve such issues before termination in accordance with the terms of the Memorandum of Understanding.



FINDINGS OF FACT

SAFE PARKING FOR HOMELESS PERSONS

The Pierce County Council finds that:

1. Addressing homelessness in Pierce County is an urgent priority, necessitating both short- and long-term strategies.
2. The Pierce County Council approved Resolution No. R2022-22s which adopted a Comprehensive Plan to End Homelessness and directed funding and resources toward implementation and long-term policies to end homelessness.
3. As part of the comprehensive planning process, the Shelter Plan Work Group subcommittee created the Adequate Shelter for All Plan as a companion document to inform immediate actions that increase capacity in the homelessness crisis response system, including the establishment of safe parking sites to serve as a transitional option for some of the nearly 4,300 estimated unsheltered residents of Pierce County.
4. The Tacoma Pierce County Coalition to End Homelessness (Coalition) is a network of individuals, non-profit agencies, government agencies, and community businesses working together to serve people experiencing homelessness. The Coalition's primary goal is to help people establish safe housing as quickly as possible and help them to retain that housing. Safe parking facilities are one tool endorsed by the Coalition.
5. The Safe Parking Network is a temporary pilot program in Pierce County that supports families and individuals experiencing homelessness while living in their vehicle. Sites are identified, set-up, and managed through local partnerships and collaboration with faith-based organizations, non-profits, and government programs. Guests are provided a safe place to sleep and stabilize while also quickly getting connected to needed services and assistance.
6. The Washington State Legislature adopted Engrossed Substitute House Bill 1754 (Chapter 233, Laws of 2020), amending Revised Code of Washington (RCW) 36.01.290 and certifying that religious organizations may host the homeless on property owned or controlled by the religious organization and that counties may not impose conditions on such use other than those conditions necessary to protect the public health and safety and that do not substantially burden the religious organization regarding the location of housing, including vehicle resident safe parking.



- 1 7. RCW 36.01.290 provides criteria intended to assist the County and the safe
2 parking facility host organization in establishing a Memorandum of Understanding
3 that will address issues associated with the safe parking use and will contribute to
4 the protection of the public health and safety of both the residents utilizing a safe
5 parking facility and the residents of Pierce County.
6
- 7 8. In adopting Engrossed Substitute House Bill 1754, the Legislature found that
8 hosted "homeless-occupied vehicle resident safe parking" serves as pathways for
9 individuals experiencing homelessness to receive services and achieve financial
10 stability, health, and permanent housing.
11
- 12 9. The Pierce County Comprehensive Plan includes a Housing Element that provides
13 policies to address homelessness through a variety of implementation actions for
14 temporary and short-term homelessness.
15
- 16 10. The Housing Element of the Comprehensive Plan includes policies that obligate
17 the County to revise the development code to permit temporary shelter and
18 transitional housing and supportive services that assist homeless individuals and
19 families.
20
- 21 11. Reliable short-term housing options such as safe parking facilities can offer
22 individuals and families a secure temporary housing choice as they improve their
23 financial situation and seek permanent housing solutions.
24
- 25 12. On May 24, 2022, the Pierce County Council adopted interim zoning controls for
26 Safe Parking sites in Ordinance No. 2022-36 and requested the Planning and
27 Public Works Department (PPW) to conduct an analysis of the adopted interim
28 regulations and to provide a recommendation for permanent safe parking
29 regulations.
30
- 31 13. PPW conducted an analysis of safe parking uses in the County Code, drawing
32 from the interim regulations, department policies, County plans, state statutes and
33 regulations, building codes, other jurisdictions' regulations, industry research and
34 guides, and staff knowledge.
35
- 36 14. PPW Long Range Planning reviewed proposed changes with subject matter
37 experts across the County including Human Services staff, Social Service
38 providers with experience managing safe parking sites, Economic Development,
39 Tacoma Pierce County Health District staff, and other PPW divisions including
40 surface water, road maintenance, Office of the County Engineer, as well as Land
41 Use and Environmental Review.
42
- 43 15. On October 5, 2022, PPW launched an online public open house to provide
44 information and solicit public feedback over a three-week engagement period.
45
- 46 16. Twenty-six public comments were received during the public engagement period.
47

- 1 17. The Responsible Official conducted an environmental review of the proposed
2 amendments and issued a Determination of Nonsignificance (DNS) on September
3 27, 2022, in accordance with the State Environmental Policy Act (SEPA).
4
- 5 18. PPW sent notice of intent to adopt to the Department of Commerce on October 7,
6 2022. On October 24, 2022, Commerce granted expedited review.
7
- 8 19. The Planning Commission held a public meeting and public hearing on October 11,
9 2022, to review the proposal and to receive public testimony and had deliberations
10 on October 25, 2022, prior to making its final recommendation.
11
- 12 20. Notice of the October 11, 2022, Planning Commission public meeting and public
13 hearing were published in *The News Tribune* on September 28, 2022. Notice of the
14 October 25, 2022, Planning Commission deliberations were published in *The News*
15 *Tribune* on October 11, 2022. Notice of the public hearing and other opportunities
16 to provide comment were published on the Safe Parking project website on
17 September 23, 2022, and publicized in a press release on October 5, 2022.
18
- 19 21. The proposed amendments authorize safe parking sites on any parking lot owned
20 or controlled by a religious organization pursuant to RCW 36.01.290.
21
- 22 22. The proposal expands safe parking sites to any other parking lot in zones which
23 currently allow Community and Cultural Services Level 3 "shelters for the
24 homeless," which are both identified strategies in the Pierce County
25 Comprehensive Plan to End Homelessness.
26
- 27 23. The proposed amendments define a clear process and expectations for eligible
28 Safe Parking Hosts applying for and obtaining approval from Pierce County Human
29 Services to open a safe parking site.
30
- 31 24. The proposed amendments apply basic standards to safe parking sites to ensure
32 public health, safety, and welfare consistent with RCW 36.01.290 and expand such
33 requirements to be applicable to all safe parking sites.
34
- 35 25. The proposed amendments are consistent with and implement the Pierce County
36 Comprehensive Plan, Pierce County Countywide Planning Policies, Puget Sound
37 Regional Council Vision 2050 multi-county planning policies, and Growth
38 Management Act.
39
- 40 26. The proposed amendments focus on and serve people experiencing
41 homelessness, an underrepresented and vulnerable population, by allowing for
42 opportunities to host legal, sanitary, and safe places for unhoused people to sleep
43 in their vehicles with on-site social services available. The proposal improves
44 equity outcomes related to livability, environmental health, and accessibility for
45 homeless persons.
46

