

1. 7:00 P.M. South Hill LUAC-Agenda

Documents:

[4 9 18 SHAC Agenda.pdf](#)

South Hill LUAC-Revised Title 18A 4-9-18

Documents:

[Title 18A_rev 4-9-18.pdf](#)

South Hill LUAC-Title 18B

Documents:

[Title 18B_to SHAC.pdf](#)

**SOUTH HILL ADVISORY COMMISSION
STUDY SESSION AGENDA**

April 9, 2018 at 7:00 p.m.

***Central Pierce Fire & Rescue, Station 69 training room (south entrance)
17210 – 110th Avenue East, Tacoma, WA***

STUDY SESSION

Public comment is limited to 3 minutes per speaker. If possible, please have a spokesperson for people with similar views.

The South Hill Advisory Commission (SHAC) will conduct a study session to review the draft Development Regulations required to implement the Community Plan updates. Land Use designation change requests may also be considered if requested by property owners. No action will be taken.

Staff contact: Jeff Mann, jeff.mann@co.pierce.wa.us

Please Note: Topics on the agenda that are not fully covered during this Study Session may be continued to the next study session.

For more information, please visit the Pierce County Community Plan Update web page, www.piercecountywa.org/CPupdate

The public is welcome to attend.

There is an open position on the South Hill Advisory Commission. Please complete an [application](#) if you are interested in volunteering. For more information, please contact Cindy Anderson, Clerk, at 253-798-2630 or cindy.anderson@co.pierce.wa.us

Only those portions of Title 18A that are proposed to be amended 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.17 PIERCE COUNTY (OUTSIDE COMMUNITY PLAN AREAS) USE TABLE.**
- 18A.18 ALDERTON-McMILLIN USE TABLE.**
- 18A.19 ANDERSON AND KETRON ISLANDS USE TABLE.**
- 18A.20 BROWNS POINT/DASH POINT USE TABLE.**
- 18A.22 FREDERICKSON USE TABLE.**
- 18A.23 GIG HARBOR PENINSULA USE TABLE.**
- 18A.24 GRAHAM USE TABLE.**
- 18A.26 KEY PENINSULA USE TABLE.**
- 18A.27 MID-COUNTY USE TABLE.**
- 18A.28 PARKLAND-SPANAWAY-MIDLAND USE TABLE.**
- 18A.29 SOUTH HILL USE TABLE.**
- 18A.31 UPPER NISQUALLY USE TABLE.**
- 18A.32 CENTERS AND CORRIDORS 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.40 EVENTS.**
- 18A.41 SMALL ANIMAL BOARDING BUSINESSES**
- 18A.42 ADULT BUSINESSES.**
- 18A.43 SITING RURAL SCHOOLS.**
- 18A.50 OPEN SPACE LANDS.**
- 18A.55 BILLBOARDS.**
- 18A.60 AIRPORT OVERLAYS.**
- 18A.65 AFFORDABLE HOUSING INCENTIVES.**
- 18A.68 MULTI-FAMILY HOUSING INCENTIVE AREAS.**
- 18A.70 NONCONFORMING DEVELOPMENT.**
- 18A.75 USE PERMITS.**
- 18A.85 GENERAL PROVISIONS.**
- 18A.95 REZONE PROCEDURES.**
- 18A.100 DEVELOPMENT AGREEMENTS.**

**Chapter 18A.10
ZONE CLASSIFICATIONS**

Sections:

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

18A.10.020 List of Zone Classifications.

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

ZONE CLASSIFICATIONS AND THEIR SYMBOLS			
Urban Classifications		Rural and Resource Classifications	
Employment Centers		Rural Centers	
Employment Center	EC	Rural Activity Centers	RAC
Community Employment	CE*	Rural Industrial Centers	RIC*
Research-Office	RO*	Rural Neighborhood Centers	RNC
Public Institution	PI*	Gateway Communities	GC
Employment Service	ES*	Village Center	VC*
Employment Corridor	ECOR	Tourist Commercial	TC*
		Village Residential	VR*
		Essential Public Facility-	
		Rural Airport South	EPF-RAS*
		Essential Public Facility-	
		Rural Airport North	EPF-RAN*
Urban Centers		Rural Residential	
Major Urban Centers	MUC	Rural Separator	RSep
Community Centers	CC	Rural 10	R10

ZONE CLASSIFICATIONS AND THEIR SYMBOLS			
Urban Classifications		Rural and Resource Classifications	
Activity Centers	AC	Rural 5	R5
Neighborhood Centers	NC	Rural 20	R20
Urban Village	UV*	Rural 40	R40
Towne Center	TCTR	Rural Farm	RF
		Rural Sensitive Resource	RSR*
		Park and Recreation	PR*
Urban Districts		Rural Planned Communities	
Mixed Use Districts	MUD	New Fully Contained Communities	NFCC
Commercial Mixed Use District	CMUD*	Master Planned Resorts	MPR
Office-Residential Mixed Use District	OMUD*		
High Density Residential	HRD		
Residential/Office-Civic	ROC*		
Urban Corridor	UCOR		
Neighborhood Corridor	NCOR		
Urban Residential			
Moderate-High Density Residential	MHR*		
High Density Single-Family	HSF		
Moderate Density Single-Family	MSF		
Single-Family	SF*		
Residential Resource	RR*		
Urban Planned Communities		Resource Lands	
Employment Based Planned Communities	EBPC	Agricultural Resource Lands	ARL
Master Planned Communities	MPC	Forest Lands	FL
Major Institution Master Plan			
Urban Military Lands	UML	Rural Military Lands	RML
Public Institution	PI	Public Institution	PI
Park and Recreation	PR	Park and Recreation	PR

18A.10.080 Urban Zone Classifications.

A. Employment Centers.

1. **Purpose.** To designate adequate industrial areas to meet the needs of a growing jobs-based economy.
 2. **Description.** There are five Employment Center zone classifications: Employment Center, Employment Service, Community Employment, Public Institution and Research-Office.
 - a. **Employment Center.** An Employment Center (EC) is a concentration of low to high intensity office parks, manufacturing, other industrial development, or a combination of activities. It may also include commercial development as a part of the center as long as the commercial development is incidental to the employment activities of the center and supports and serves the needs of the workforce.
 - b. **Community Employment.** The role of the Community Employment (CE) classification is to provide for areas in the communities where low to moderate intensity industrial activities (manufacturing, assembly, warehousing, and industrial services), research activities, and/or office park development may locate.
 - c. **Research-Office.** The role of the Research-Office (RO) classification is to provide for areas in the communities where low to moderate intensity research activities and/or office park development may locate.
 - d. **Public Institution.** The Public Institution (PI) zone is one of the implementing zones for the Employment Center land use designation. It is intended to provide for the siting of public-owned facilities and institutions.
 - ~~e. **Employment Service.** The primary focus of the Employment Service (ES) zone is the provision of those goods and services needed on a daily basis by workers within the Employment Center land use designation in an easily identifiable, well defined location. Light industrial, commercial, and civic uses are permitted.~~
 - e. **Employment Corridor.** The Employment Corridor (ECOR) zone classification allows for jobs-based industrial, office, and business services. These areas are intended to develop with uses that create jobs and uses that supplement the functions of employers. New structures are limited in size to prevent uses that take up large swathes of land yet have few employees.
- B. **Urban Centers.**
1. **Purpose.** To provide for major concentrations of employment, shopping, services, and multi-family housing in unincorporated areas.
 2. **Description.** There are five Urban Center zone classifications: Major Urban Centers, Activity Centers, Community Centers, Urban Villages, and Neighborhood Centers.
 - a. **Major Urban Centers.** The Major Urban Center (MUC) zone classification is a highly dense concentration of urban development with a commercial focus. A significant multi-family residential presence in the area is encouraged.
 - b. **Community Centers.** The Community Center (CC) zone classification has, as its focus, a significant commercial traffic generator, around which develops a concentration of other commercial office, services, and some moderate to high density residential developments. The commercial activity within the center is directed to a customer base drawn from more than one neighborhood but should be at a scale which is compatible with surrounding residential areas.

- ~~e. **Urban Village.** The Urban Village (UV) zone classification is a mixed-use zone in which residential and commercial uses are permitted. Plazas and pedestrian pathways provide linkages between commercial activities. The commercial activity is directed to a customer base drawn from more than one neighborhood but at a scale more conducive to the pedestrian than the automobile. Bonus residential densities may be achieved when integrated into a mixed use project.~~
- dc. **Activity Centers.** The Activity Center (AC) zone classification has, as its focus, a recreational, cultural, or educational activity around which develops a concentration of commercial, office, or moderate to high density residential development. The attraction draws people from throughout the area, not just surrounding neighborhoods or the community in which the activity is located.
- ed. **Neighborhood Centers.** The Neighborhood Center (NC) zone classification is a concentrated mix of small scale retail and service commercial and office development that serves the daily needs of residents within the immediate neighborhood. Residential development at various densities may occur within the Center if appropriate to the individual neighborhood.
- e. **Towne Center.** The Towne Center (TCTR) zone classification allows for a mix of high density multi-family residential, local retail, grocery, restaurants, office, civic uses, and other amenities and services in order to create a compact community with high density housing with goods, services, and amenities within walking distance. The Towne Center should provide a sense of place within the community conveniently accessible by multiple modes of transportation.

C. **Urban Districts.**

1. **Purpose.** To allow multi-family, office, and other commercial uses that provide economic diversity and housing opportunities near transit routes and business activity.
2. **Description.** There are five Urban Districts zone classifications: Mixed Use Districts, Commercial Mixed Use Districts, Office-Residential Mixed Use Districts, Residential/Office-Civic, and High Density Residential Districts.
 - a. **Mixed Use Districts.** The Mixed Use District (MUD) zone classification includes areas that are concentrations of commercial, office, and multi-family developments located along major arterials, state highways, and major transit routes and between Major Urban, Activity, or Community Centers. Commercial activity in Mixed Use Districts caters to a customer base beyond the surrounding neighborhoods or community due to its placement on a roadway used by residents of more than one community. Auto-oriented commercial and land-intensive commercial with a low number of employees per acre is the primary use within Mixed Use Districts.
 - b. **Commercial Mixed Use District.** The primary role of the Commercial Mixed Use District (CMUD) classification is to identify those portions of the Mixed Use District land use designation best suited to general purpose, auto-oriented and auto-dependent commercial and civic activities.
 - c. **Office-Residential Mixed Use District.** The primary role of the Office-Residential Mixed Use District (OMUD) classification is to identify those portions of the Mixed Use District land use designation best suited to auto-oriented commercial office and service and civic uses.

- d. **High Density Residential Districts.** The High Density Residential District (HRD) zone classification includes areas that are composed of multi-family and high density single-family housing, and limited neighborhood retail and service commercial which are located along major arterials, state highways, and major transit routes that connect to Major Urban, Activity, Community, or Employment Centers.
 - e. **Residential/Office-Civic.** The primary role of the Residential/Office-Civic (ROC) classification is to provide a transition between the center and district classifications and the surrounding moderate and low density residential neighborhoods. This classification is to provide for low to moderate intensity.
 - f. **Neighborhood Corridor.** The Neighborhood Corridor (NCOR) zone allows for residential, neighborhood/small scale commercial and services, civic, amusement and recreation. The classification is intended to lessen the impacts to established single-family residential areas along the major transportation corridors while allowing for walkable services and a range of housing choices.
 - g. **Urban Corridor.** The Urban Corridor (UCOR) zone classification allows for high density multi-family residential, retail/shopping, grocery, restaurants, office, civic uses, and other amenities and services. The classification allows for auto-oriented uses and larger square footage retailers in order to capture spillover growth from the Centers and establish transit-supportive densities.
- D. **Urban Residential.**
- 1. **Purpose.** To provide for single-family and two-family dwelling units in a residential environment.
 - 2. **Description.** There are five Urban Residential zone classifications: Moderate-High Density Residential, High Density Single-Family, Moderate Density Single-Family, Single-Family, and Residential Resource.
 - b. **High Density Single-Family.** The High Density Single-Family (HSF) zone classification includes areas where sewers are available and there are minimal environmental constraints. This classification is strictly comprised of moderate to high-density attached and detached single-family development and civic commercial uses.
- G. **Specific Zone Classifications.** The land use designations identified through the Comprehensive Plan or Community Plan as identified below are implemented through specific zones.
- 2. **Parkland-Spanaway-Midland Communities Plan.** See the Use Tables in PCC 18A.28.010.
 - a. Employment Center: ECOR, CE, and RO
 - b. Community Center: CC, ROC, and MHR
 - e. ~~Activity Center: AC~~ Towne Center: TCTR
 - dc. Neighborhood Center: NC, ROC, and MHR
 - ed. Mixed Use District: MUD, CMUD, OMUD, ROC, and MHR
 - e. Corridor: NCOR, UCOR
 - f. High Density Residential District: ROC and MHR

- g. High Density Single-Family: HSF
 - h. Moderate Density Single-Family: MSF, SF, and RR
 - i. Park and Recreation: PR
4. **Frederickson Community Plan.** See the Use Tables in PCC 18A.22.010.
- a. Employment Center: EC, ~~CE~~, and ECORS
 - b. Towne Center: TCTR
 - c. Corridor: NCOR
 - ~~b. Mixed Use District: MUD~~
 - ~~e. High Density Residential: MHR and ROC~~
 - ~~d. High Density Single Family: HSF~~
 - ed. Moderate Density Single-Family: MSF, SF, and RR
 - fe. Park and Recreation: PR
5. **South Hill Community Plan.** See the Use Tables in PCC 18A.29.010.
- a. Employment Center: EC and ~~ES~~ ECOR
 - b. Community Center: CC
 - c. Activity Towne Center: ~~AC~~ TCTR
 - d. Corridor: UCOR, NCOR
 - de. Neighborhood Center: NC and ROC
 - ~~ef. Mixed Use District: MUD~~
 - fg. High Density Residential District: ~~HRD~~ and MHR
 - gh. High Density Single-Family: HSF
 - hi. Moderate Density Single-Family: MSF and RR
 - ~~i. Urban Village: UV~~
 - j. Park and Recreation: PR
6. **Mid-County Community Plan.** See the Use Tables in PCC 18A.27.010.
- a. Employment Center: ECOR
 - b. ~~Community Center: CC~~ Corridor: UCOR, NCOR
 - c. Neighborhood Center: NC
 - d. Moderate Density Single-Family: SF and RR
 - e. Park and Recreation: PR
 - ~~f. Mixed Use District: MUD~~
 - ~~g. High Density Residential: MHR~~

Chapter 18A.12
MARIJUANA-RELATED USES

Sections:

18A.12.010 Definitions.

18A.12.020 State-Licensed Facilities.

18A.12.030 Severability.

18A.12.020 State-Licensed Facilities.

The following provisions apply to marijuana-related businesses licensed by the Washington State Liquor and Cannabis Board.

D. Marijuana-Licensed Retail Outlets.

1. Marijuana-licensed retail outlets shall be permitted through a Conditional Use Permit in Mixed Use District (MUD), Commercial Mixed Use District (CMUD), ~~and~~ Community Center (CC), and Urban Corridor (UCOR) zone classifications as well as the Rural Activity Center (RAC) classifications in the Key Peninsula and Gig Harbor Peninsula Community plan areas.
2. A marijuana retailer licensee may sell usable marijuana, marijuana-infused products, and marijuana paraphernalia between the hours of 8 a.m. and 12 a.m.

E. Marijuana-Licensed Processors.

1. Marijuana-licensed processors shall be permitted through a Conditional Use Permit in Employment Center (EC), Community Employment (CE), ~~and~~ Mixed Use District (MUD), and Employment Corridor (ECOR) zone classifications.

F. Marijuana-Licensed Producers.

1. Marijuana-licensed indoor producers shall be permitted through a Conditional Use Permit in the Employment Center (EC), ~~and~~ Community Employment (CE), and Employment Corridor (ECOR) zone classifications.
2. Marijuana production shall take place within a fully enclosed secure indoor facility or greenhouse.
3. Marijuana-licensed indoor production facilities shall be limited to 10,000 square feet of production space.

Chapter 18A.15
DENSITY, SETBACKS, AND LOT DIMENSION

Sections:

18A.15.010 General Provisions.

18A.15.020 Residential Density.

18A.15.030 Lot Dimension.

18A.15.040 Setback and Height.

18A.15.020 Residential Density.

D. Maximum Density.

1. In ~~an~~ MSF, NCOR, TCTR, and UCOR zone classifications, sanitary sewers are required to achieve a density greater than base density up to maximum density. In all other classifications, maximum densities shall be achieved through one of the following methods:
 - a. The application of density incentives or credits as allowed in PCC 18A.15.020 E.;
 - b. **Transfer of development rights.** Transfer of Development Rights (TDR) means the transfer of the right to develop or build from sending sites to receiving sites (Chapter 18G.10 PCC);
 - c. Planned Development District (PDD) or Planned Unit Development (PUD) (Chapter 18A.75 PCC); or
 - d. **Shadow platting.** Shadow platting means lots created as part of a recorded final plat that have been designated for future development when sanitary sewers become available. When dry sewer lines are installed, a residential development up to the maximum density may be allowed; provided that lots in excess of the density permitted with on-site septic shall not be built upon until the sewer line is extended and connected to all the lots. Shadow lots are transferable and may be sold with the restriction on development.
2. Land divisions and residential developments shall not exceed Maximum Density for the zone classification in which the proposal is located, pursuant to Tables 18A.15.020-1 and -2, unless the proposal qualifies for a density incentive pursuant to PCC 18A.15.020 E.

Table 18A.15.020-1. Urban Residential Density and Urban Lot Dimensions							
Urban Zone Classification		Residential Density (du/ac)			Lot Dimensions		
		Minimum	Base	Maximum	Lot Size (square feet)		Minimum Lot Width (feet) (3)
					Mean	Minimum	
AC	Activity Center (All County except where listed below)	8	20	25	N/A	N/A	N/A
	Gig Harbor	N/A	3.5	3.5	N/A	6,000 residential	50 residential
						15,000 other	100 other
	South Hill	10	18	25 (1)	N/A	N/A	N/A
CC	Commercial Center (All County except where listed below)	8	20	25	N/A	N/A	N/A
	Gig Harbor	N/A	4	12	N/A	N/A	N/A
	Mid County	10	14	22	N/A	N/A	N/A
	South Hill	8	15	20	N/A	N/A	N/A
CMUD	Commercial Mixed Use District (All County)	8	12	25	N/A	N/A	N/A
HRD	High Density Residential	6	20	25	N/A	N/A	N/A
	South Hill	6	12	16	N/A	N/A	N/A
HSF	High Density Single Family	As listed below					
	Parkland/Spanaway/Midland	6	6	12	N/A	N/A	N/A
	South Hill	6	10	12	N/A	N/A	N/A
MHR	Moderate High Density Residential (All County except where listed below)	4	10	15	N/A	N/A	N/A
	Frederickson	12	18	25	N/A	N/A	N/A
	Parkland/Spanaway/Midland	8	20	25	N/A	N/A	N/A
	South Hill	8	15	20	N/A	N/A	N/A
MSF	Moderate Density Single Family (All County except where listed below)	4	4	6	5,000	4,000	50
	Gig Harbor	4	4	6	N/A	(4)	
	Parkland/Spanaway/Midland	4	5	6	5,000	4,000	50

Table 18A.15.020-1. Urban Residential Density and Urban Lot Dimensions							
Urban Zone Classification		Residential Density (du/ac)			Lot Dimensions		
		Minimum	Base	Maximum	Lot Size (square feet)		Minimum Lot Width (feet) (3)
					Mean	Minimum	
MUC	Major Urban Center (All County)	8	20	25	N/A	N/A	N/A
MUD	Mixed Use District (All County except where listed below)	6	20	25	N/A	N/A	N/A
	Frederickson	12	18	25	N/A	N/A	N/A
	Gig Harbor	6	15	20	N/A	N/A	N/A
	Graham (5)	4	10	15	N/A	N/A	N/A
	Mid County	12	20	25	N/A	N/A	N/A
	Parkland/Spanaway/Midland	12	20	25	N/A	N/A	N/A
	South Hill	8	15	20	N/A	N/A	N/A
NC	Neighborhood Center (All County except where listed below)	4	16	25	N/A	N/A	N/A
	Gig Harbor					7,200 residential 15,000 non-residential	
	Mid County	8	12	16	N/A	N/A	N/A
	Parkland/Spanaway/Midland	4	8	16	N/A	N/A	N/A
	South Hill	6	10	12 (6)	N/A	N/A	N/A
	NCOR	Neighborhood Corridor	6	N/A	20	N/A	N/A
OMUD	Office-Residential Mixed Use District (All County)	8	12	25	N/A	N/A	N/A
ROC	Residential/Office/Civic	As listed below					
	Frederickson	8	12	18	N/A	N/A	N/A
	Parkland/Spanaway/Midland	8	12	25	N/A	N/A	N/A
	South Hill	6	10	12	N/A	N/A	N/A
RR	Residential Resource (All County)	1	2	3	N/A	N/A	50

Table 18A.15.020-1. Urban Residential Density and Urban Lot Dimensions							
Urban Zone Classification		Residential Density (du/ac)			Lot Dimensions		
		Minimum	Base	Maximum	Lot Size (square feet)		Minimum Lot Width (feet) (3)
					Mean	Minimum	
SF	Single Family (All County)	4	4	4	6,000	5,000	60
	Gig Harbor	4	4	4	N/A	(4)	70 (2)
	Graham	4	4	4	9,000	7,000	75
TCTR	Towne Center	20	N/A	N/A	N/A	N/A	N/A
UCOR	Urban Corridor	12	N/A	N/A	N/A	N/A	N/A
UV	Urban Village (All County)	12	20	30 (1)	N/A	N/A	N/A

(1) Maximum density may be increased to 60 dwelling units per acre when commercial, civic, or office/business uses occupy the entire 1st floor or street level floor of all buildings adjacent to a public arterial roadway.

(2) The minimum lot width may be reduced by multiplying the lot area by 0.007.

(3) Minimum lot width does not apply to access easements.

(4) Minimum lot size: MSF = 7,000 sq ft for 4 lots or fewer and 4,000 sq ft for 5 or more lots; NC = 7,200 square feet residential and 15,000 sq ft other; SF = 7,200 sq ft for 4 lots or fewer and 5,000 sq ft for 5 or more lots.

(5) First floor in multi-level multi-family must be commercial; if not multi-level, a minimum of 50 percent of the total floor area must be commercial.

(6) Maximum density may be increased to 14 for senior housing.

18A.15.040 Setback and Height.

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

Table 18A.15.040-1. Urban Setbacks					
PCC 18A.15.040 B.1.-6. provisions supersede the figures in this Table when applicable.					
Urban Zone Classification (All County)		Minimum Building Setback (feet)			
		Front – Arterial	Front – Non-Arterial	Interior/Side	Rear
AC	Activity Center	20	15	0	0
CC	Community Center	20	15	0	0
CE	Community Employment	25	15	0 (1)	0 (1)
CMUD	Commercial Mixed Use District	25	15	0	0

Table 18A.15.040-1. Urban Setbacks					
PCC 18A.15.040 B.1.-6. provisions supersede the figures in this Table when applicable.					
Urban Zone Classification (All County)		Minimum Building Setback (feet)			
		Front – Arterial	Front – Non- Arterial	Interior/Side	Rear
EC	Employment Center	35	15	0	0
ECOR	Employment Corridor	35	15	0	0
ES	Employment Service	20	15	0	0
HRD	High Density Residential	25	15	0	0
HSF	High Density Single Family	25	15	5	8
MHR	Moderate High Density Residential	25	15	0 (1)	0 (1)
MUC	Major Urban Center	0 (1)	15	0	0
MUD	Mixed Use District	25	15	0 (1)	0 (1)
MSF	Moderate Density Single Family	25	12/15/25 (3)	5 (2)	10 (2)
NC	Neighborhood Commercial Center	20	15	0	0
NCOR	Neighborhood Corridor	0	0	0	0
OMUD	Office-Residential Mixed Use District	25	15	0	0
PI	Public Institution	25	15	0	0
PR	Urban Park and Recreation	25	15	10	10
RO	Residential Office	35	15	0	0
ROC	Residential/Office/Civic	25	15	0 (1)	0
RR	Residential Resource	25	12/15/25 (3)	10	10
SF	Single Family	25	12/15/25 (3)	10 (2)	10 (2)
TCTR	Towne Center	0	0	0	0
UCOR	Urban Corridor	0	0	0	0
UV	Urban Village	0		0	0

(1) In the Graham Community, the 0-foot interior yard setback only applies when structures are attached. When structures are not attached, then either a minimum 5-foot interior setback or a 10-foot separation between buildings, whichever results in the greatest separation, shall apply.

(2) In the Gig Harbor Community, for lots in a subdivision applied for after December 1, 2002, rear setbacks shall be 30 feet and interior setbacks shall be 8 feet.

Table 18A.15.040-1. Urban Setbacks				
PCC 18A.15.040 B.1.-6. provisions supersede the figures in this Table when applicable.				
Urban Zone Classification (All County)	Minimum Building Setback (feet)			
	Front – Arterial	Front – Non- Arterial	Interior/Side	Rear
(3) 12-foot setback for porches; 15-foot setback to other portions of the building; and 25-foot setback for vehicle parking facilities such as garage or carport either attached or detached, setback applies on the side where vehicle enters only.				

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, OMUD, ROC, RR, SF	Moderate Density Single-Family, Office-Residential Mixed Use District, Residential/Office/Civic, Residential Resource, Single-Family	35 (1)
ARL, EPF-RAN, FL, GC, HRD, HSF, PI, PR, R5, R10, R20, R40, RF, RIC, RSep, RSR, TC, VC	Agricultural Resource Lands, Essential Public Facility – Rural Airport North, Forest Lands, Gateway Commercial, High Density Residential, High Density Single-Family, Rural Park and Recreation, Rural Public Institution, Rural 5, Rural 10, Rural 20, Rural 40, Rural Farm, Rural Industrial Center, Rural Separator, Rural Sensitive Resource, Tourist Commercial, Village Center	40
MHR, RAC, RNC, NCOR, UCOR	Moderate High Density Residential, Rural Activity Center, Rural Neighborhood Center, Neighborhood Corridor, Urban Corridor	45 (2) (6)
AC, CC, CE, CMUD, EC, ES, MUD, MUC, NC, PI, PR, RO, ROC(6)	Activity Center, Community Center, Community Employment, Commercial Mixed Use District, Employment Center, Employment Service Major Urban Center, Neighborhood Commercial Center, Urban, Park and Recreation, Public Institution, Residential Research Office	60 (2,3,4)
ECOR, TCTR	Employment Corridor, Towne Center	65' (5) (7)
UV	Urban Village	70

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 CE zone classifications shall be unlimited, except that when a building is within 150 feet of property not zoned EC or CE, maximum height shall be the same as the adjacent zone, but may be increased 1 foot for each foot the building is 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 South Hill Community Plan.</p> <p>(6) ROC Zone in South Hill Community Plan only.</p> <p>(7) In the TCTR zone classification there is a minimum height of two stories.</p> <p>(8) In the UCOR zone classification the height can be increased from 45' to 65' through Affordable Housing Incentives, see PCC 18A.65.</p> <p>(9) In the TCTR zone classification the height can be increased from 65' to 85' through Affordable Housing Incentives, see PCC 18A.65</p>	

**Chapter 18A.17
PIERCE COUNTY (OUTSIDE OF COMMUNITY PLAN AREAS) USE TABLE**

Sections:

18A.17.005 Applicability.

18A.17.010 Urban Zone Classifications.

18A.17.020 Rural and Resource Zone Classifications.

18A.17.010 Urban Zone Classifications.

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)						
	Urban Residential			Urban Districts			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	MUD: Mixed Use District	HRD: High Density Residential District	[Reserved]	[Reserved]
		MSF		MUD	HRD		
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.				P	P		
Community and Cultural Svcs.		P1,2		P1-4;C5	P2		
Day-Care Centers		C		P	P		
Education		A		P4-5; A1,2;C3	A1,2		
Health Services				P1;C2	P1		
Postal Services				P	P1		
Public Park Facilities		P1,4;A2;C3		P	P1,2,4		
Public Safety Services		C1		P1,2;C3	C1		
Religious Assembly		P1;C2,3		P	P		
Transportation				P1;C2,3,4			

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.

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)							
	Urban Centers and Employment Centers					Other Zones		
	MUC: Major Urban Center	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	EC: Employment Center	CE: Community Employment	PR: Park and Recreation	PI: 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 Svcs.	P	P	P	P		P		P
Community and Cultural Svcs.	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
Public Safety Services	P1	P1	P1	P1	P1,2;C3	P1;C2	P1	P1;C3
Religious Assembly	P	P	P	P				
Transportation	P1;C2,3,4	P1;C2,3,4	P1;C2,3,4	P1;C2,3,4	P1;C2,3,4	P1;C2,3,4		C
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					C23			P
Crop Production					P1,2	P2		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		
	MUC: Major Urban Center	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	EC: Employment Center	CE: Community Employment	PR: Park and Recreation	PI: Public Institution
	MUC	CC	AC	NC	EC	CE	PR	PI
Fish Processing, Hatcheries and Aquaculture					C	C		P
Forestry	P1	P1	P1	P1	P	P		P
Surface Mines					C			

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.

18A.17.020 Rural and Resource Zone Classifications.

PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020)									
Use Categories and Use Types	Rural Centers					Resource Lands and Other Zones			
	RAC:	Rural Activity Center			FL:	Forest Lands			
	GC:	Gateway Community			ARL:	Agricultural Resource Lands			
	RNC:	Rural Neighborhood Center			PI:	Public Institution			
	PR:				Park and Recreation				
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.									
Administrative Government Svcs.	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
Public Safety Services	P1,2	P1	P1			P1		P1;C3	P1
Religious Assembly	P	P	P						
Transportation	P1;C2,3,4	P1;C2,3,4	P1;C2,3,4			C3,4		P1;C2,3,4	
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.									
Agritourism	P	P	P			P	P		
Agricultural Services	P		P				P	P	
Agricultural Supply Sales	P	P1-4	P1-4				P1		
Animal Production, Boarding and Slaughtering	P1,2;C2,3						P	P	
Craft Distilleries	C	C	C			C	C		
Crop Production	P1;C2	P1	P1			P1	P	P	

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020)									
	Rural Centers					Resource Lands and Other Zones				
	RAC:	Rural Activity Center				FL:	Forest Lands			
	GC:	Gateway Community				ARL:	Agricultural Resource Lands			
RNC:	Rural Neighborhood Center				PI:	Public Institution				
						PR:	Park and Recreation			
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR	
Fish Processing, Hatcheries and Aquaculture						P	P	P		
Forestry	P1;C2	P1	P1;C2			P1;C2	P1	P		
Surface Mines	C	C	C			C	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.

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020)						
	Rural Residential						
	R10: Rural 10			R40: Rural 40			
	R20: Rural 20			R5: Rural 5			
	R10, R20, R40	R5	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]	
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.							
Community and Cultural Services	P2,3;C1	P2;C1					
Day-Care Centers	P1;C2	P1;C2					
Education	RS	RS					
Health Services							

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020)					
	Rural Residential					
	R10: Rural 10 R20: Rural 20			R40: Rural 40 R5: Rural 5		
	R10, R20, R40	R5	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]
Postal Services						
Public Park Facilities	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				
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.						
Agritourism	P	P				
Agricultural Services	C	C				
Agricultural Supply Sales						
Animal Production, Boarding and Slaughtering	P1-2;C2,3	P1-2;C2,3				
Craft Distilleries	C	C				
Crop Production	P1;C2	P1;C2				
Fish Processing, Hatcheries and Aquaculture	P	P				
Forestry	P1	P1				
Surface Mines	C	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.18
ALDERTON-McMILLIN USE TABLE**

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

18A.18.010 Urban Zone Classifications.

Use Categories and Use Types	ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)						
	Urban Residential			Employment Centers and Other Zones			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	EC: Employment Center	[Reserved]	[Reserved]	PR: Park and Recreation
		MSF		EC			PR
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.							
Community and Cultural Svcs.		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;C2,3,4			
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism				P			
Agricultural Services				P			
Agricultural Supply Sales							
Animal Production, Boarding and Slaughtering				C23			
Crop Production		P1		P1,2			

Use Categories and Use Types	ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)						
	Urban Residential			Employment Centers and Other Zones			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	EC: Employment Center	[Reserved]	[Reserved]	PR: Park and Recreation
		MSF		EC			PR
Fish Processing, Hatcheries and Aquaculture		C		C			
Forestry		P1		P			
Surface Mines		C		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.

18A.18.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	ALDERTON-McMILLIN Rural and Resource Zone Classifications (Table 18A.18.020)							
	Rural Centers		Resource Lands and Other Zones		Rural Residential			
	RIC: Rural Industrial Center RNC: Rural Neighborhood Center		ARL: Agricultural Resource Lands PR: Park and Recreation		R10: Rural 10 R20: Rural 20 RF: Rural Farm R5: 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 Svcs.		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						

Use Categories and Use Types	ALDERTON-McMILLIN Rural and Resource Zone Classifications (Table 18A.18.020)							
	Rural Centers		Resource Lands and Other Zones		Rural Residential			
	RIC: Rural Industrial Center RNC: Rural Neighborhood Center		ARL: Agricultural Resource Lands PR: Park and Recreation		R10: Rural 10 R20: Rural 20 RF: Rural Farm R5: Rural 5			
	RIC	RNC	ARL	PR	R10	R20	RF	R5
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;C2,3,4			P1	P1		C
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;C2,3		P1-2	P1-2	P1-2;C2,3	
Craft Distilleries	C	C	C		C	C	C	C
Crop Production	P	P1	P1;C2		P1;C2	P1;C2	P1;C2	
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

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

Chapter 18A.19
ANDERSON AND KETRON ISLANDS USE TABLE

Sections:

18A.19.005 Applicability.

18A.19.020 Rural and Resource Zone Classifications.

18A.19.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	ANDERSON AND KETRON ISLANDS Rural and Resource Zone Classifications (Table 18A.19.020)					
	ANDERSON ISLAND				KETRON ISLAND	
	Rural Centers	Rural Residential and Other Zones		Resource Lands	Rural Centers	Rural Residential
	RNC: Rural Neighborhood Center	R10: Rural 10 RF: Rural Farm		ARL: Agricultural Resource Land	RNC: Rural Neighborhood Center	R10: Rural 10
	RNC	R10	RF	ARL	RNC	R10
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Svcs.	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
Public Safety Services	P1	P1			P1	P1
Religious Assembly	P	P1;C2,3			P	P1;C2,3
Transportation	P1;C2,3,4	C			P1;C2,3,4	C
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;C23	P	P		P1-2;C23
Craft Distilleries	C	C	C	C	C	C
Crop Production	P1	P1;C2		P	P1	P1;C2

Use Categories and Use Types	ANDERSON AND KETRON ISLANDS Rural and Resource Zone Classifications (Table 18A.19.020)					
	ANDERSON ISLAND				KETRON ISLAND	
	Rural Centers	Rural Residential and Other Zones		Resource Lands	Rural Centers	Rural Residential
	RNC: Rural Neighborhood Center	R10: Rural 10 RF: Rural Farm		ARL: Agricultural Resource Land	RNC: Rural Neighborhood Center	R10: Rural 10
	RNC	R10	RF	ARL	RNC	R10
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

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**

Sections:

18A.20.005 Applicability.

18A.20.010 Urban Zone Classifications.

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
	SF: Single-Family	[Reserved]	NC: Neighborhood Center
	SF		NC
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.			
Administrative Government Svcs.			P
Community and Cultural Svcs.	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;C2,3,4

<p>OTHER URBAN ZONE CLASSIFICATIONS</p> <p>MPC Master Planned Community, see PCC 18A.10.080 E.</p> <p>EBPC Employment Based Planned Community, see PCC 18A.10.080 E.</p> <p>AIR Airport Overlay, see PCC 18A.10.100.</p> <p>MRO Mineral Resource Overlay, see PCC 18A.10.100 E.</p>	<p>NOTES</p> <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>
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**Chapter 18A.22
FREDERICKSON USE TABLE**

Sections:

- 18A.22.005 Applicability.**
- 18A.22.010 Urban Zone Classifications.**

18A.22.005 Applicability.

This Chapter provides the Use Tables and Density and Dimension Tables for the Frederickson Community Plan area, with the exception of Centers and Corridors designations. Centers and Corridors designations are found in Chapter 18A.32. (See the Frederickson Community Plan Area Map.)

18A.22.010 Urban Zone Classifications.

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	<small>MUD: Mixed Use District</small>	<small>ROC: Residential/ Office-Civic</small>	<small>PR: Park and Recreation</small>	<small>EC: Employment Center</small>	<small>CE: Community Employment</small>	<small>ES: Employment Service</small>	<small>[Reserved]</small>
	MUD	ROC	PR	EC	CE	ES	
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home	€						
Mobile Home							
Mobile Home Park							
Multi-Family Housing	P	P					
Nursing Homes	P	P					
Senior Housing		P					
Single-Family Detached Housing	(+)	(+)		(1)	(+)		
Two-Family Housing (Duplex)		P					
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.	P	P		P	P	P	
Community and Cultural Svcs.	P1-4	P2,3;C1				P2;C1	
Day-Care Centers	P	P			P	P	

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office-Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC	PR	EC	CE	ES	
Education	P1,2,4,5;C3	P1,2,4,5;C3			P4,5	P4,5	
Health Services	P1;C2	P1		P1	P1;C2	P1	
Postal Services	P1;C2	A1		P2	P2	P1	
Public Park Facilities	P	P1,4	P1,2,4;C3	P	P	P	
Public Safety Services	P1;C2	C1	P1	P1;C2,3	P1;C2	P1	
Religious Assembly	P	P1,2					
Transportation	C1,2			P1;C2,3,4	P1;C2,3	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				C			
Natural Gas Facilities	P1,2;C3	P1,2;C3		P	P1,3;C4	P1,2;C3	
Organic Waste Processing Facilities				C1-3			
Pipelines	P	P		P	P	P	
Sewage Collection Facilities	P	P		P	P	P	
Sewage Treatment Facilities				C			
Surface Water Management Activities	P	P		P	P	P	
Telecommunication Towers or Wireless Facilities	P1;PL2;C3	P1;C2,3	P1;C2	P1;PL2,3;C4	P1;PL2,3;C4	P1;PL2	
Utility or Public Maintenance Facilities	P1;C2	P1;C2		P	P	P1	

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office-Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC	PR	EC	CE	ES	
Waste Disposal Facilities				P1-4;C5			
Waste Transfer Facilities				P1;C2	P1	P1	
Water Supply Facilities	P1 ;A2;C3	P1 ;A2;C3	P1;A2;C3	P	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	
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism	P	P1		P1	P1	P1	
Agricultural Services				P			
Agricultural Supply Sales	P				P1-4		
Animal Production, Boarding and Slaughtering				C23			
Crop Production				P1,2	P1,2		
Fish Processing, Hatcheries and Aquaculture				C	C		
Forestry	P1	P1		P	P	P1	
Surface Mines				C			
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation	C5	P1 ;A2,3			P1 ,2,4	P1 ,2(2)	
Billboards							

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office-Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC	PR	EC	CE	ES	
Building Materials and Garden Supplies	P1-5;C6				P1,2	P(2)	
Business Services	P	P1,2		P	P	P(2)	
Commercial Centers	P1;C2					P1,2;C3(2)	
Eating and Drinking Establishments	P	P3			P3;C1,2	P3;C1,2(2)	
Lodging	A1;P2					P2(2)	
Mobile, Manufactured and Modular Home Sales	P			P			
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	A1,2	C1,2			P2	P1,2(2)	
Rental and Repair Services	P	P1			P1;C2	P1(2)	
Sales of Merchandise and Services	P4;C5	P1			P1	P(2)	
Storage and Moving					C		
Wholesale Trade	P			P	P	P(2)	
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing				P			
Contractor Yards				P			
Food and Related Products	C2			P	P		
Industrial Services and Repair				P	P	C	

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office-Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC	PR	EC	CE	ES	
Intermediate Manufacturing and Intermediate/Final Assembly	C 1,2			P	P	C 3	
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	C 1,2			P1-3;C4	P 1-3	C 1,2	

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.	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.
	(2) Buildings or tenants between 75,000 and 170,000 square feet may be authorized in the Central Place subject to standards and limitations described in Frederickson Community Plan Policies 6.1.3, 6.1.4, 7.1, 7.2.1.1, 7.2.1.2 and 7.2.1.3.

Chapter 18A.23
GIG HARBOR PENINSULA USE TABLE

Sections:

18A.23.005 Applicability.

18A.23.010 Urban Zone Classifications.

18A.23.020 Rural and Resource Zone Classifications.

18A.23.010 Urban Zone Classifications.

Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Residential				Urban Employment Centers		
	MSF: Moderate Density Single- Family	SF: Single- Family	[Reserved]	[Reserved]	CE: Community Employment	PI: Public Institution	[Reserved]
	MSF	SF			CE	PI	
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.						P	
Community and Cultural Svcs.	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		
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.

Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Centers and Other Zones						
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	MUD: Mixed Use District	PR: Park and Recreation		
	CC*	AC**	NC	MUD	PR		
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Residential Use Categories.							
Administrative Government Svcs.		P	P	P			
Community and Cultural Svcs.	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;C2,3			

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.
	* 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.

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				
	RNC:	Rural Neighborhood Center		R10:	Rural 10			
	EPF-RAS:	Essential Public Facility- Rural Airport South		R5:	Rural 5			
	EPF-RAN:	Essential Public Facility- Rural Airport North		RSR:	Rural Sensitive Resource			ARL:
			PR:	Park and Recreation				
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.								
Administrative Government Svcs.								
Community and Cultural Services	C1,2		C2	C2	C1,2		C6	
Day-Care Centers	C			C1	C1	C1		
Education		PUD4,5		RS	RS			
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
Public Safety Services	C1	PUD1	C1	C1	C1	C1		
Religious Assembly	C1,2			C1,2	C	C1,2		
Transportation	C1	PUD	C1,2,3	C1,2,3	C1			
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.								
Agritourism	P1		C	C1;P2	C	C	P	
Agricultural Services			C	C	C	C	P	
Agricultural Supply Sales			C1-4	C1-4			P1	
Animal Production, Boarding and Slaughtering			P1-2	P1-2	P1-2	C1-2	P	
Craft Distilleries	C	C	C	C	C	C	C	
Crop Production	P1		P1	P1	P1	C1	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				
	RNC:	Rural Neighborhood Center		R10:	Rural 10			
	EPF-RAS:	Essential Public Facility- Rural Airport South		R5:	Rural 5			
	EPF-RAN:	Essential Public Facility- Rural Airport North		RSR:	Rural Sensitive Resource			ARL:
			PR:	Park and Recreation				
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR
Fish Processing, Hatcheries and Aquaculture			C	C	C	C	P	
Forestry			P1	P1	P1	P1	P1	
Surface Mines			C	C			C	

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

**Chapter 18A.24
GRAHAM USE TABLE**

Sections:

18A.24.005 Applicability.

18A.24.010 Urban Zone Classifications.

18A.24.020 Rural and Resource Zone Classifications.

18A.24.010 Urban Zone Classifications.

Use Categories and Use Types	GRAHAM Urban Zone Classifications (Table 18A.24.010)					
	Urban Residential		Urban Districts		Urban Employment Centers and Other Zones	
	MHR: Moderate High Density Residential	SF: Single- Family	MUD: Mixed Use District	[Reserved]	CE: Community Employment	PR: Park and Recreation
	MHR	SF	MUD	[Rsvd]	CE	PR
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Svcs.			P		P	
Community and Cultural Svcs.	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		P		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;C2,3		P1;C2,3	
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					C2,3	
Crop Production		P1*	P2		P2	

Use Categories and Use Types	GRAHAM Urban Zone Classifications (Table 18A.24.010)					
	Urban Residential		Urban Districts		Urban Employment Centers and Other Zones	
	MHR: Moderate High Density Residential	SF: Single-Family	MUD: Mixed Use District	[Reserved]	CE: Community Employment	PR: Park and Recreation
	MHR	SF	MUD	[Rsvd]	CE	PR
Fish Processing, Hatcheries and Aquaculture		C			C	
Forestry		P3			P2	
Surface Mines			C1		C1	

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.

18A.24.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Centers			Resource Lands		
	RAC:	Rural Activity Center	FL:	Forest Lands		
	RNC:	Rural Neighborhood Center	ARL:	Agricultural Resource Lands		
		PR:	Park and Recreation			
RAC	RNC	[Reserved]	FL	ARL	PR	
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Svcs.	P					
Community and Cultural Services	P2;C1	P2;C1			C6	
Day-Care Centers	P1	P1				
Education	RS;P4	RS				
Health Services	P1	P1				

Use Categories and Use Types	GRAHAM					
	Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Centers			Resource Lands		
	RAC:	Rural Activity Center		FL:	Forest Lands	
RNC:	Rural Neighborhood Center		ARL:	Agricultural Resource Lands		
			PR:	Park and Recreation		
	RAC	RNC	[Reserved]	FL	ARL	PR
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	C2,3					
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;C2,3	
Craft Distilleries	C	C		C	C	
Crop Production	C2			P1	P	
Fish Processing, Hatcheries and Aquaculture				P	P	
Forestry				P1;C2	P1	
Surface Mines						

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

Use Categories and Use Types	GRAHAM					
	Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Residential					
	R10: R20: RSR:	Rural 10 Rural 20 Rural Sensitive Resource	RF: R5:	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 Svcs.						
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				C1,2,3	
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;C23	P1-2;C23	P1-2;C23	P1-2;C23	P1-2;C23	
Craft Distilleries	C	C	C	C	C	
Crop Production	P1;C2	P1;C2	P1	P	P1;C2	
Fish Processing, Hatcheries and Aquaculture	P	P	C	P	P	
Forestry	P1	P1	P1	P1	P1	
Surface Mines	C1	C1	C1		C1	

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
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Use Categories and Use Types	GRAHAM					
	Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Residential					
	R10:	Rural 10		RF:	Rural Farm	
R20:	Rural 20		R5:	Rural 5		
RSR:	Rural Sensitive Resource					
	R10	R20	RSR	RF	R5	[Reserved]
MRO Mineral Resource Overlay, see PCC 18A.10.100 E. RAO Rural Airport Overlay, see PCC 18A.10.100 D. EPF-SWFO Essential Public Facility-Solid Waste Facility Overlay, see PCC 18A.10.100 H.	P Permitted. P* Permitted only as allowed by PCC 19A.30.010 B. 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.26
KEY PENINSULA USE TABLE

Sections:

18A.26.005 Applicability.

18A.26.020 Rural and Resource Zone Classifications.

18A.26.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	KEY PENINSULA Rural and Resource Zone Classifications (Table 18A.26.020)							
	Rural Centers		Resource Lands		Rural Residential and Other Zones			
	RAC:	Rural Activity Center	ARL:	Agricultural Resource Lands	R10:	Rural 10	RSR:	Rural Sensitive Resource
	RNC:	Rural Neighborhood Center			RF:	Rural Farm	PR:	Park and Recreation
RAC	RNC	ARL	[Rsvd]	R10	RSR	RF	PR	
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.								
Administrative Government Svcs.	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						
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	P1,2,3;C3,4	P1;C2,3,4			P1;C2,3,4	P1;C2,3,4	C1	P1,2,3;C3,4
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.								
Agritourism	P	P	P		P	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			
	RAC:	Rural Activity Center	ARL:	Agricultural Resource Lands	R10:	Rural 10		
	RNC:	Rural Neighborhood Center			RSR:	Rural Sensitive Resource		
				RF:	Rural Farm			
				PR:	Park and Recreation			
RAC	RNC	ARL	[Rsvd]	R10	RSR	RF	PR	
Agricultural Services	P		P		C	C	P	
Agricultural Supply Sales	P	P1-4	P1-4		P1,2	P1,2	P1-4	
Animal Production, Boarding and Slaughtering	P1,2,3 4;C23		P		P1- 2;C23	P1-2;C23	P	P1-2
Craft Distilleries	C	C	C		C	C	C	
Crop Production	P1;C2	P1	P		P1;C2	P1;C2	P	P1
Fish Processing, Hatcheries and Aquaculture			P		P	P	P	P
Forestry	P1;C2	P1;C2	P1		P1;C2	P1;C2	P1;C2	P1
Surface Mines	C	C	C		C	C	C	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 B.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	C Requires Conditional Use Permit.
NFCC New Fully Contained Community, see PCC 18A.10.090 D.2.	A Requires Administrative Use Permit.
MPR Master Planned Resort, see PCC 18A.10.090 D.	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PL Priority Location Criteria, see PCC 18J.15.270.
	RS Rural School Criteria, see PCC 18A.43.020.

**Chapter 18A.27
MID-COUNTY USE TABLE**

Sections:

18A.27.005 Applicability.

18A.27.010 Urban Zone Classifications.

18A.27.020 Rural and Resource Zone Classifications.

18A.27.005 Applicability.

This Chapter provides the Use Tables and Density and Dimension Tables for the Mid-County Community Plan area, with the exception of Centers and Corridors designations. Centers and Corridors designations are found in Chapter 18A.32. (See the Mid-County Community Plan Area Map.)

18A.27.010 Urban Zone Classifications.

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)							
	Urban Residential			Urban Centers			Employment Centers and Other Zones	
	RR: Residential Resource MHR: Moderate High Density Residential SF: Single Family			CC: Community Center NC: Neighborhood Center MUD: Mixed Use District			CE: Community Employment PR: Park and Recreation	
	RR	MHR	SF	CC	NC	MUD	CE	PR
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		P		P	P1,3,5	P		
Nursing Homes		P		P	P			
Senior Housing		P		P	P			
Single-Family Detached Housing	P	P	P	P	P	P	(+)	
Two-Family Housing (Duplex)		P		P	P	P		
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.								
Administrative Government Svcs.				P	P1,4	P	P	

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)							
	Urban Residential			Urban Centers			Employment Centers and Other Zones	
	RR: Residential Resource MHR: Moderate High Density Residential SF: Single Family			CC: Community Center NC: Neighborhood Center MUD: Mixed Use District			CE: Community Employment PR: Park and Recreation	
	RR	MHR	SF	CC	NC	MUD	CE	PR
Community and Cultural Svcs.		P2;C1,3		P1,4	P1,2	P1,4		
Day-Care Centers	P1	P	P1	P	P	P	P	
Education	A1	P1;A2	A1	P	P	P1,4,5;A2;C3	P4,5	
Health Services				P1;C2	P1	P1	P1;C2	
Postal Services				P1	P1	P1;C2	P2	
Public Park Facilities	P1,2,4;C3	P1,2,4	P1,2,4;C3	P1,2,4	P1,4	P	P	P1,2,4;C3
Public Safety Services	C1	C1	C1	P1	P1	P1;C2,3	C2	P1
Religious Assembly	P1;C2,3	P1;C2	P1;C2,3	P	P	P1,2		
Transportation				P1;C2,3	P1	P1;C2,3	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								
Natural Gas Facilities	P1;C3	P1;C3	P1;C3	P1,2;C3	P1,2;C3	P1,2;C3	P1-3;C4	
Organic Waste Processing Facilities								
Pipelines	P	P	P	P	P	P	P	
Sewage Collection Facilities	P	P	P	P	P	P	P	
Sewage Treatment Facilities		C		C	C	C		
Surface Water Management Activities	P	P	P	P	P	P	P	

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)							
	Urban Residential			Urban Centers			Employment Centers and Other Zones	
	RR: Residential Resource MHR: Moderate High Density Residential SF: Single Family			CC: Community Center NC: Neighborhood Center MUD: Mixed Use District			CE: Community Employment PR: Park and Recreation	
	RR	MHR	SF	CC	NC	MUD	CE	PR
Telecommunication Towers or Wireless Facilities	P1	P1;C2	P1	P1;PL2;C3	P1;C2	P1;PL2;C3	P1;PL2,3;C4	P1;C2
Utility or Public Maintenance Facilities	P1	P1;C2	P1	P1;C2	P1;C2	P1;C2	P	
Waste Disposal Facilities		P1;C2						
Waste Transfer Facilities				P1;C2	P1;C2	P1;C2	P1	
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
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	
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.								
Agritourism	P	P	P	P	P	P	P	
Agricultural Services				P	P		P	
Agricultural Supply Sales				P1	P1	P	P1;C2	
Animal Production, Boarding and Slaughtering					P1			
Crop Production	P1		P1	P1	P1		P2,3	
Fish Processing, Hatcheries and Aquaculture							C	
Forestry	P1	P1	P1				P1,3;C2	
Surface Mines								

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)							
	Urban Residential			Urban Centers			Employment Centers and Other Zones	
	RR: Residential Resource MHR: Moderate High Density Residential SF: Single Family			CC: Community Center NC: Neighborhood Center MUD: Mixed Use District			CE: Community Employment PR: Park and Recreation	
	RR	MHR	SF	CC	NC	MUD	CE	PR
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.								
Adult Business								
Amusement and Recreation	C6		C6	P1,4;C5	P1;C2,3	P1,4;C5	P1,2,4	
Billboards						A		
Building Materials and Garden Supplies				P1,3;C4	P1,2;C3	P1,5;C6	P1,2;C5,6	
Business Services				P1;C2	P1	P	P	
Commercial Centers				C		P1;C2		
Eating and Drinking Establishments				P	P1,3;C2	P	P1,3	
Lodging				P2		P1,2		
Mobile, Manufactured and Modular Home Sales						P		
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service				P1,2	P1,2	P	P1,2,5	
Rental and Repair Services				P	P1	P	P1;C2	
Sales of Merchandise and Services				P	P2;C3	P4	P1	
Storage and Moving						P	P	
Wholesale Trade							P	
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.								
Basic Manufacturing								

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)							
	Urban Residential			Urban Centers			Employment Centers and Other Zones	
	RR: Residential Resource MHR: Moderate High Density Residential SF: Single Family			CC: Community Center NC: Neighborhood Center MUD: Mixed Use District			CE: Community Employment PR: Park and Recreation	
	RR	MHR	SF	CC	NC	MUD	CE	PR
Contractor Yards						P1;C2	P	
Food and Related Products						C2	P2,3;C4	
Industrial Services and Repair						C	P	
Intermediate Manufacturing and Intermediate/Final Assembly				C3		C1,2	P3;C4	
Off-Site Hazardous Waste Treatment and Storage Facilities								
Recycling Collection and Processing Facilities				P1,2			P1,2	
Salvage Yards/Vehicle Storage							P1;C3,4	
Warehousing, Distribution and Freight Movement						C1,2	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.
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.

18A.27.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	MID-COUNTY					
	Rural and Resource Zone Classifications (Table 18A.27.020)					
	Rural Centers		Resource Lands and Other Zones		Rural Residential	
	RNC: Rural Neighborhood Center		ARL: Agricultural Resource Lands PR: Park and Recreation		RSep: Rural Separator	
RNC	[Rsvd]	ARL	PR	RSep	[Rsvd]	
CIVIC USE CATEGORY: See 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Svcs.	P					
Community and Cultural Services	P1,2		C6		P1	
Day-Care Centers	P				P1	
Education	RS				RS;P5	
Health Services	P1					
Postal Services	P1					
Public Park Facilities	P1,4		P1,4	P1,2,4;C3	P1,2,4;C3	
Public Safety Services	P1			P1	P1	
Religious Assembly	P				(3)P1;C2-3	
Transportation	P1;C2,3,4				C3(4)	
RESOURCE USE CATEGORY: See 18A.33.260 for Description of Resource Use Categories.						
Agritourism	P		P		P	
Agricultural Services	P		P		P	
Agricultural Supply Sales	P1		P1		P1	
Animal Production, Boarding and Slaughtering	C1		P		P1-2;C23	
Craft Distilleries	C		C		C	
Crop Production	P1		P		P1;C2	
Fish Processing, Hatcheries and Aquaculture			P		P	
Forestry	P1;C2		P1,3		P1,3;C2	
Surface Mines	C		C		C	

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
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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	
	RNC: Rural Neighborhood Center		ARL: Agricultural Resource Lands PR: Park and Recreation		RSep: Rural Separator	
RNC	[Rsvd]	ARL	PR	RSep	[Rsvd]	
<p>AIR Airport Overlay, see PCC 18A.10.100.</p> <p>MRO Mineral Resource Overlay, see PCC 18A.10.100 E.</p> <p>NFCC New Fully Contained Community, see PCC 18A.10.090 D.2.</p>	<p>P Permitted.</p> <p>C Requires Conditional Use Permit.</p> <p>A Requires Administrative Use Permit.</p> <p>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.</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> <p>(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.</p> <p>(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.</p>					

**Chapter 18A.28
PARKLAND-SPANAWAY-MIDLAND USE TABLE**

Sections:

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

18A.28.005 Applicability.

This Chapter provides the Use Tables and Density and Dimension Tables for the Parkland-Spanaway-Midland Community Plan area, with the exception of Centers and Corridors designations. Centers and Corridors designations are found in Chapter 18A.32. (See the Parkland-Spanaway-Midland Community Plan Area Map.)

18A.28.010 Urban Zone Classifications.

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	SF: Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
RESIDENTIAL USE CATEGORY: See 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		
Nursing Homes	P	C	C				
Senior Housing	P	A	A				
Single-Family Detached Housing	P	P	P	P	P		
Two-Family Housing (Duplex)	P	P			P		
CIVIC USE CATEGORY: See 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.	P						
Community and Cultural Svcs.	P2;C1,3	P2;C1	P2;C1	P2;C1			
Day-Care Centers	P	C1	C1	C1	P1		

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	SF: Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
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							
UTILITIES USE CATEGORY: See 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P	P	P	P		
Electrical Generation Facilities							
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		

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	SF: Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
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		

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.

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Districts and Other Zones						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office- Residential Mixed Use District		ROC: Residential/ Office-Civic	[Reserved]	PR: Park and Recreation
	MUD	CMUD	OMUD		ROC		PR
RESIDENTIAL USE CATEGORY: See 18A.33.210 for Description of Residential Use Categories.							
Group Home	C				C		
Mobile Home							
Mobile Home Park	P		P				
Multi-Family Housing	P	P5	P	P	A		
Nursing Homes				P	A		
Senior Housing				P	A		
Single-Family Detached Housing	P		P				

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Districts and Other Zones						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office-Residential Mixed Use District		ROC: Residential/Office-Civic	[Reserved]	PR: Park and Recreation
	MUD	CMUD	OMUD		ROC		PR
Two-Family Housing (Duplex)	P		P		A		
CIVIC USE CATEGORY: See 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.	P	P	P		P		
Community and Cultural Svcs.	P1-4	P1-4	P1-4		P1-4		
Day-Care Centers	P	P	P		P		
Education	P1,4,5;A2;C3	P1,4,5;A2;C3	P1,4,5;A2;C3		P1,4,5;A2;C3		
Health Services	P1	P1	P1;C2		P1		
Postal Services	P1;C2	P1;C2	P1		P1		
Public Park Facilities	P	P	P1,2,4		P1,2,4		P1,2,4;C3
Public Safety Services	P1;C2,3	P1;C2,3	P1		C1		P1
Religious Assembly	P1,2	P1,2	P1,2		P1;C2,3		
Transportation	P1;C2,3,4	P1;C2,3,4	P1		P1		
UTILITIES USE CATEGORY: See 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P	P		P		P
Electrical Generation Facilities							
Natural Gas Facilities	P1,2;C3	P1,2;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		C		
Surface Water Management Activities	P	P	P		P		P

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Districts and Other Zones						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office-Residential Mixed Use District		ROC: Residential/Office-Civic	[Reserved]	PR: Park and Recreation
	MUD	CMUD	OMUD		ROC		PR
Telecommunication Towers or Wireless Facilities	P1;PL2;C3	P1;PL2;C3	P1;PL2;C3		P1;PL2;C3		P1;C2
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2		P1;C2		
Waste Disposal Facilities							
Waste Transfer Facilities	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]							
OFFICE/BUSINESS USE CATEGORY: See 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices	P	P	P		P		
RESOURCE USE CATEGORY: See 18A.33.260 for Description of Resource Use Categories.							
Agritourism	P	P	P		P		
Agricultural Services		P					
Agricultural Supply Sales	P	P					
Animal Production, Boarding and Slaughtering	P1	P1	P1				
Crop Production							
Fish Processing, Hatcheries and Aquaculture							
Forestry							
Surface Mines							
COMMERCIAL USE CATEGORY: See 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation	P1-4;C5	P1-4;C5	P1;A2,3		P1;A2,3		

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Districts and Other Zones						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office- Residential Mixed Use District		ROC: Residential/ Office-Civic	[Reserved]	PR: Park and Recreation
	MUD	CMUD	OMUD		ROC		PR
Billboards	A	A					
Building Materials and Garden Supplies	P1-5;C6	P1-5;C6					
Business Services	P	P	P		P1		
Commercial Centers	P1;C2	P1;C2	P1;C2				
Eating and Drinking Establishments	P	P	P		P		
Lodging	P1,2	P1,2					
Mobile, Manufactured and Modular Home Sales	P	P					
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P	P	P1		P1		
Rental and Repair Services	P	P	P				
Sales of Merchandise and Services	P4;C5	P	P2		P1		
Storage and Moving	P	P			C		
Wholesale Trade		P					

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		
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research-Office	[Reserved]
	CC	AC	NC		CE	RO	
RESIDENTIAL USE CATEGORY: See 18A.33.210 for Description of Residential Use Categories.							
Group Home	C	C	C				
Mobile Home							
Mobile Home Park							
Multi-Family Housing	P5	P1-4	A1,2,5				
Nursing Homes	P	P	A				
Senior Housing	P	P	A				
Single-Family Detached Housing	P						
Two-Family Housing (Duplex)	P	P	A*				
CIVIC USE CATEGORY: See 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.	P	P	P		P	P	
Community and Cultural Svcs.	P1-4	P1-4	P2;C1				
Day-Care Centers	P	P	P		P	P	
Education	P1,4,5;A2,3	P1,4,5;A2,3	P1;A2		P4,5	P4,5	
Health Services	P1;C2	P1;C2	P1		P1	P1	
Postal Services	P1	P1	P1		P1;C2	P1	
Public Park Facilities	P1,2,4	P1,2,4	P1,4		P1,4	P1,4	
Public Safety Services	P1	P1	P1		P1,2	P1	
Religious Assembly	P	P	P				
Transportation	P1;C2,3,4	P1;C2,3	P1		P1;C2,3,4	P1;C2,3,4	
UTILITIES USE CATEGORY: See 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P	P		P	P	

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)							
	Urban Centers				Employment Centers			
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research-Office	[Reserved]	
	CC	AC	NC		CE	RO		
Electrical Generation Facilities								
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1,2;C3		P1-3;C4	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		C	C		
Surface Water Management Activities	P	P	P		P	P		
Telecommunication Towers or Wireless Facilities	P1;PL2;C3	P1;PL2;C3	P1;C2		P1;PL2,3;C4	P1;PL2,3;C4		
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2		P	P1;C2		
Waste Disposal Facilities								
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]								
OFFICE/BUSINESS USE CATEGORY: See 18A.33.250 for Description of Office/Business Use Categories.								
Administrative and Professional Offices	P	P	P		P	P		
RESOURCE USE CATEGORY: See 18A.33.260 for Description of Resource Use Categories.								
Agritourism	P	P	P		P			

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research- Office	[Reserved]
	CC	AC	NC		CE	RO	
Agricultural Services					P		
Agricultural Supply Sales					P1-4		
Animal Production, Boarding and Slaughtering	P1				P1		
Crop Production					C2		
Fish Processing, Hatcheries and Aquaculture					C		
Forestry							
Surface Mines							
COMMERCIAL USE CATEGORY: See 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation	P1-3;A4;C6	P1-3; A4;C6	P1;C2,3				
Billboards					A		
Building Materials and Garden Supplies	P1-3;C4	P1	P1		P4,5;C6		
Business Services	P1	P1	P1				
Commercial Centers	C	C					
Eating and Drinking Establishments	P	P3	P		P	P	
Lodging	P2	P2			C4		
Mobile, Manufactured and Modular Home Sales					P		
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1-4	P1;A2	P1;A2;C3		P1,4		

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research- Office	[Reserved]
	CC	AC	NC		CE	RO	
Rental and Repair Services	P	P1	P1;A2		P		
Sales of Merchandise and Services	P	P3;A4	P3		P1	P1	
Storage and Moving							
Wholesale Trade	P				P		

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.

Chapter 18A.29
SOUTH HILL USE TABLE

Sections:

18A.29.005 Applicability.

18A.29.010 Urban Zone Classifications.

18A.29.005 Applicability.

This Chapter provides the Use Tables and Density and Dimension Tables for the South Hill Community Plan area, with the exception of Centers and Corridors designations. Centers and Corridors designations are found in Chapter 18A.32. (See the South Hill Community Plan Area Map.)

18A.29.010 Urban Zone Classifications.

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	EC: Employment Center	ES: Employment Service
	MHR	MSF	RR	HSF		EC	ES
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			
Nursing Homes	P	C					
Senior Housing	P	A	C2				
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 Svcs.							P
Community and Cultural Svcs.	P2;C1,3	P2;C1		P2;C1		P1	
Day-Care Centers	P1;C2	C		P1;C2			

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	EC: Employment Center	ES: Employment Service
	MHR	MSF	RR	HSF		EC	ES
Education	P1;C2,3	P1;C2,3	P1;C2	P1; C2,3		P4,5	P4,5
Health Services							P1
Postal Services						C2	P1
Public Park Facilities	P1,2,4;C3	P1,2,4;C3	P1,2,4;C3	P1,2,4;C3 P1,4		P1,4	P
Public Safety Services	C1	C1	C1	C1		P1,2;C3	P1
Religious Assembly	P1;C2,3	P1;C2,3	P1;C2,3	P1; C2,3			
Transportation						P1;C2,3,4	P1;C2
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						C	
Natural Gas Facilities	P1;C3	P1;C3	P1;C3	P1;C3		P	P1,2;C3
Organic Waste Processing Facilities						C1,2,3	
Pipelines	P	P	P	P		P	P
Sewage Collection Facilities	P	P	P	P		P	P
Sewage Treatment Facilities	C	C	C	C		C	
Surface Water Management Activities	P	P	P	P		P	P
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1	P1;C2		P1;PL2,3;C4	P1;PL2
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2	P1;C2		P	P1
Waste Disposal Facilities		C2		C2			

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	EC: Employment Center	ES: Employment Service
	MHR	MSF	RR	HSF		EC	ES
Waste Transfer Facilities	P1;C2	P1;C2		P1;C2		P1;C2-4	P1
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]							
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
Agricultural Services						P	
Agricultural Supply Sales							
Animal Production, Boarding and Slaughtering							
Crop Production	P1	P1	P1	P1		P1	
Fish Processing, Hatcheries and Aquaculture		C	C				
Forestry	P1	P1	P1	P1		P	P1
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	C6			P1,2
Billboards							
Building Materials and Garden Supplies							P

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	EC: Employment Center	ES: Employment Service
	MHR	MSF	RR	HSF		EC	ES
Business Services							P
Commercial Centers							
Eating and Drinking Establishments						P(1)	P3;C1,2
Lodging						P2	P2
Mobile, Manufactured and Modular Home Sales							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service						P4,6	P1,2
Rental and Repair Services						P	P1
Sales of Merchandise and Services							P1,2;C3,4
Storage and Moving							P
Wholesale Trade						P	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						C	

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential					Employment Centers	
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	EC: Employment Center	ES: Employment Service
	MHR	MSF	RR	HSF		EC	ES
and Storage Facilities							
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 Section 18J.15.270 F.
	(1) Use limited to specific locations and to level indicated. See PCC 18A.33.295.

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Districts and Other Zones						
	MUD: Mixed Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	PR: Park and Recreation
	MUD	HRD	ROC				PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home		€					
Mobile Home							
Mobile Home Park		€					

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Districts and Other Zones						
	MUD: Mixed-Use District	HRD: High Density Residential District	ROC: Residential/Office-Civic	[Reserved]	[Reserved]	[Reserved]	PR: Park and Recreation
	MUD	HRD	ROC				PR
Multi-Family Housing	P	P	P5				
Nursing Homes		P					
Senior Housing		P	P				
Single-Family Detached Housing		P	P				
Two-Family Housing (Duplex)		P	P				
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.	P						
Community and Cultural Svcs.	P1,4	P2,3	P2,3;C1				
Day-Care Centers	P	P	P				
Education	P1,2,4,5;C3	P1,2;C3					
Health Services	P1;C2	P1	P1				
Postal Services	P		P1				
Public Park Facilities	P	P1,2,4	P1,4				P1,2,4;C3
Public Safety Services	P1,2;C3	C1	C1				P1
Religious Assembly	P	P1;C2,3	P1;C2,3				
Transportation	P1;C2,3	C1					
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P	P				P
Electrical Generation Facilities							
Natural Gas Facilities	P1;C3	P1;C3	P1;C3				

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Districts and Other Zones						
	MUD: Mixed-Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	PR: Park and Recreation
	MUD	HRD	ROC				PR
Organic Waste Processing Facilities							
Pipelines	P	P	P				P
Sewage Collection Facilities	P	P	P				P
Sewage Treatment Facilities	C	C	C				
Surface Water Management Activities	P	P	P				P
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1;C2				P1;C2
Utility or Public Maintenance Facilities	P1;C2	P1;C2	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
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				
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism	P	P2	P2				
Agricultural Services	P						
Agricultural Supply Sales	P						

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Districts and Other Zones						
	MUD: Mixed-Use District	HRD: High Density Residential District	ROC: Residential/Office-Civic	[Reserved]	[Reserved]	[Reserved]	PR: Park and Recreation
	MUD	HRD	ROC				PR
Animal Production, Boarding and Slaughtering							
Crop Production							
Fish Processing, Hatcheries and Aquaculture							
Forestry	P4	P4	P1				
Surface Mines							
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation	P						
Billboards							
Building Materials and Garden Supplies	P						
Business Services	P		P1				
Commercial Centers	C						
Eating and Drinking Establishments	P	P	P1;C3				
Lodging	C1;P2						
Mobile, Manufactured and Modular Home Sales	P						
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1-4						
Rental and Repair Services	P						

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Districts and Other Zones						
	MUD: Mixed-Use District	HRD: High Density Residential District	ROC: Residential/Office-Civic	[Reserved]	[Reserved]	[Reserved]	PR: Park and Recreation
	MUD	HRD	ROC				PR
Sales of Merchandise and Services	P4;C5	P4	C1				
Storage and Moving	P		C2				
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	P4						
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
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Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Districts and Other Zones						
	MUD: Mixed-Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	PR: Park and Recreation
	MUD	HRD	ROC				PR
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]	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
		CC	AC	NC	UV		
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	P 3-5	P5	P 3-5		
Nursing Homes		P	P	P	P		
Senior Housing		P	P	P	P		
Single-Family Detached Housing		A		P			
Two-Family Housing (Duplex)		P	P		P		
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.		P	P		P		
Community and Cultural Svcs.		P1,2	P 1-4	P1,2	P 1-4		

Use Categories and Use Types	SOUTH HILL						
	Urban Zone Classifications (Table 18A.29.010)						
	Urban Centers						
	[Reserved]	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
	CC	AC	NC	UV			
Day-Care Centers		P	P	P1;C2	P		
Education		P4;A1,2;C3	P		A1,2,4,5;C3		
Health Services		P1;C2	P	P1	P1		
Postal Services		P1;C2	P1;C2	P1	P1		
Public Park Facilities		P1,4	P	P1,4	P1,4;C2,3		
Public Safety Services		P1	P1	P1	P1		
Religious Assembly		P	P	P1;C2	P1		
Transportation		P1;C2,3,4	P1;C2,3	P1	P1;C2,3		
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities		P	P	P	P		
Electrical Generation Facilities							
Natural Gas Facilities		P1,2,5;C3	P1,2,5;C3	P1,2;C3	P1,2;C3		
Organic Waste Processing Facilities							
Pipelines		P	P	P	P		
Sewage Collection Facilities		P	P	P	P		
Sewage Treatment Facilities	P	C	C				
Surface Water Management Activities		P	P	P	P		
Telecommunication Towers or Wireless Facilities		P1;PL2;C3	P1;C2	P1;C2	P1;C2		
Utility or Public Maintenance Facilities		P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3		

Use Categories and Use Types	SOUTH HILL						
	Urban Zone Classifications (Table 18A.29.010)						
	Urban Centers						
	[Reserved]	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
	CC	AC	NC	UV			
Waste Disposal Facilities							
Waste Transfer Facilities		P1;C2	P1;C2	P1	P1		
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		P	P	P	P		
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism		P2	P2	P2	P2		
Agricultural Services		P1,2	P1,2				
Agricultural Supply Sales							
Animal Production, Boarding and Slaughtering		P1					
Crop Production		P1	P1				
Fish Processing, Hatcheries and Aquaculture							
Forestry		P3	P3				
Surface Mines							
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation		P1-3;C4-6	P1-3;C4-6	C1	P1,2;C3,4		
Billboards							

Use Categories and Use Types	SOUTH HILL						
	Urban Zone Classifications (Table 18A.29.010)						
	Urban Centers						
	[Reserved]	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
	CC	AC	NC	UV			
Building Materials and Garden Supplies		P1-3;C4	P1-3;C4	C1	P1,2		
Business Services		P	P	P2;C2	P		
Commercial Centers		C	C		C		
Eating and Drinking Establishments		P	P	C3	P3		
Lodging		P2	P2		P2		
Mobile, Manufactured and Modular Home Sales							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service		P1,2,4;C3	P1,2,4;C3				
Rental and Repair Services		P1;C2	P1;C2	C1	P1		
Sales of Merchandise and Services		P3;C4	P3;C4	P1;C3	P3;C4		
Storage and Moving		P	P				
Wholesale Trade		P	P				
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							

Use Categories and Use Types	SOUTH HILL						
	Urban Zone Classifications (Table 18A.29.010)						
	Urban Centers						
	[Reserved]	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
	CC	AC	NC	UV			
Intermediate/Final Assembly							
Off-site Hazardous Waste Treatment and Storage Facilities							
Recycling Collection and Processing Facilities		P1,2	P1,2				
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.

**Chapter 18A.31
UPPER NISQUALLY USE TABLE**

Sections:

18A.31.005 Applicability.

18A.31.020 Rural and Resource Zone Classifications.

18A.31.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	UPPER NISQUALLY								
	Rural Zone Classifications (Table 18A.31.020)								
	VC: Village Center TC: Tourist Commercial VR: Village Residential			R10: Rural 10 R20: Rural 20 R40: Rural 40			FL: Forest Land ARL: Agricultural Resource Lands PR: Park and Recreation		
	VC	TC	VR	R10	R20	R40	FL	ARL	PR
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.									
Administrative Government Svcs.	P								
Community and Cultural Services	P1-4	P2,3;C4,5		P2;C1,3	P2;C1,3	P2;C1,3		C6	
Day-Care Centers	P		A1	P1;C2	P1;C2	P1;C2			
Education	RS;P4,5		RS	RS	RS	RS			
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	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;C2,3,4		A1	C	C	C	C2,3,4		
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.									
Agritourism	P			P	P	P	P	P	
Agricultural Services				C	C	C		P	
Agricultural Supply Sales	P1-4								
Animal Production, Boarding and Slaughtering			P1-2	P1-2;C23	P1-2;C23	P1-2;C23		P	
Craft Distilleries	C	C	C	C	C	C	C	C	

Use Categories and Use Types	UPPER NISQUALLY								
	Rural Zone Classifications (Table 18A.31.020)								
	VC: Village Center TC: Tourist Commercial VR: Village Residential			R10: Rural 10 R20: Rural 20 R40: Rural 40			FL: Forest Land ARL: Agricultural Resource Lands PR: Park and Recreation		
	VC	TC	VR	R10	R20	R40	FL	ARL	PR
Crop Production				P1;C2	P1;C2	P1;C2	P1	P	
Fish Processing, Hatcheries and Aquaculture				P	P	P	P	P	
Forestry				P1	P1	P1	P1;C2	P1	
Surface Mines				C	C	C	C	C	

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
NFCC New Fully Contained Community, see PCC 18A.10.090 D.	<p>P Permitted.</p> <p>P* Permitted only as allowed by PCC 19A.30.010 B.</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>

NEW CHAPTER

**Chapter 18A.32
CENTERS AND CORRIDORS USE TABLE**

Sections:

18A.32.005 Applicability.

18A.32.010 Urban Zone Classifications.

18A.32.005 Applicability.

This Chapter provides the Use Tables for the Centers and Corridors zone classifications encompassing the Frederickson Community Plan area, Mid-County Community Plan area, Parkland-Spanaway-Midland Communities Plan area, and the South Hill Community Plan area.

BIG GRAPHIC

18A.32.010 Urban Zone Classifications.

Use Categories and Use Types	CENTERS AND CORRIDORS Urban Zone Classifications (Table 18A.32.010)						
	ECOR: Employment Corridor	NCOR: Neighborhood Corridor	TCTR: Towne Center	UCOR: Urban Corridor	[Reserved]	[Reserved]	[Reserved]
	ECOR	NCOR	TCTR	UCOR			
	RESIDENTIAL USE CATEGORY: See 18A.33.210 for Description of Residential Use Categories.						
Group Home		C		C			
Mobile Home							
Mobile Home Park							
Multi-Family Housing		P	P	P			
Nursing Homes		P	P	P			
Senior Housing		P	P	P			
Single-Family Detached Housing		P					
Two-Family Housing (Duplex)		P					
CIVIC USE CATEGORY: See 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.	P	P	P	P			
Community and Cultural Svcs.		P2;C1,3	P1-5	P1-5			
Day-Care Centers	P	P	P	P			
Education		P1,2	P1-3; A4,5	P			
Health Services	P2	P1	P	P			
Postal Services	P2	P1	P1	P			
Public Park Facilities		P1,2,4	P1,2,4	P			
Public Safety Services		P1	P1	P1,2			
Religious Assembly		P1-2;C3	P1-2	P			
Transportation	P1-3;C4	P1	P1-2	P1-3			
UTILITIES USE CATEGORY: See 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P	P	P			
Electrical Generation Facilities	C						

Use Categories and Use Types	CENTERS AND CORRIDORS Urban Zone Classifications (Table 18A.32.010)						
	ECOR: Employment Corridor	NCOR: Neighborhood Corridor	TCTR: Towne Center	UCOR: Urban Corridor	[Reserved]	[Reserved]	[Reserved]
	ECOR	NCOR	TCTR	UCOR			
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	P1;C2	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 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices	P	P	P	P			
RESOURCE USE CATEGORY: See 18A.33.260 for Description of Resource Use Categories.							
Agritourism							
Agricultural Services							
Agricultural Supply Sales				P			

Use Categories and Use Types	CENTERS AND CORRIDORS Urban Zone Classifications (Table 18A.32.010)						
	ECOR: Employment Corridor	NCOR: Neighborhood Corridor	TCTR: Towne Center	UCOR: Urban Corridor	[Reserved]	[Reserved]	[Reserved]
	ECOR	NCOR	TCTR	UCOR			
Animal Production, Boarding and Slaughtering	P1			P1			
Crop Production							
Fish Processing, Hatcheries and Aquaculture							
Forestry							
Surface Mines							
COMMERCIAL USE CATEGORY: See 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation		P1;C6	P1-4	P1-5			
Billboards							
Building Materials and Garden Supplies	P5-6	P1-2	P1-3	P			
Business Services	P1	P1	P1	P			
Commercial Centers			P	P			
Eating and Drinking Establishments	P1-2	P1,3	P	P			
Lodging			P2	P2,5			
Mobile, Manufactured and Modular Home Sales				P			
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P4,5			P1-4			
Rental and Repair Services			P1	P			
Sales of Merchandise and Services	P1	P1-2	P	P			
Storage and Moving				P			

Use Categories and Use Types	CENTERS AND CORRIDORS Urban Zone Classifications (Table 18A.32.010)						
	ECOR: Employment Corridor	NCOR: Neighborhood Corridor	TCTR: Towne Center	UCOR: Urban Corridor	[Reserved]	[Reserved]	[Reserved]
	ECOR	NCOR	TCTR	UCOR			
Wholesale Trade	P		P1	P			
INDUSTRIAL USE CATEGORY: See 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing	P*						
Contractor Yards	P*						
Food and Related Products	P*		P1	P1			
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	C*						
Salvage Yards/Vehicle Storage	C*						
Warehousing, Distribution and Freight Movement	P1-2*						
OTHER URBAN ZONE CLASSIFICATIONS	NOTES P Permitted. C Requires Conditional Use Permit. A Requires Administrative Use Permit. * No greater than 100,000 square feet of ground coverage allowed per building 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.						
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.							

Chapter 18A.33
USE CATEGORY DESCRIPTIONS

Sections:

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

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

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

- J. **Transportation.** Transportation Use Type refers to the provision of public or semi-public transportation services. Typical uses include, but are not limited to, parking garages, park-and-ride lots, commercial parking lots, bus shelters, bus stations, bus transfer centers, passenger rail stations, ferry docks, and other types of public and quasi-public transportation facilities. Bus shelters are exempt from zoning requirements and are allowed outright within the County.

Level 1: Public or private parking lots and transfer centers not exceeding 1 acre in size.

Level 2: Public or private parking facilities and transfer centers, passenger rail stations and bus stations greater than 1 acre in size.

Level 23: Transportation uses serving communities and regions, such as ~~passenger rail stations, parking facilities,~~ school bus yards, bus barns, weigh stations, ~~bus stations, transfer centers,~~ and ferry docks.

Level 34: Airports, heliports, landing fields, and associated hangars and fueling facilities, excluding emergency medical helicopter landings, which are permitted in all zones.

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

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

- D. **Animal Production, Boarding, and Slaughtering.** Animal Production and Slaughtering Use Type refers to uses which involve the commercial raising of animals,

the production of animal products, such as eggs or dairy products, the boarding of animals, and the slaughtering and processing of animals.

Level 1: Boarding facilities for dogs and cats that may include indoor only or indoor and outdoor facilities for daytime and overnight care. Examples include boarding kennels and “dog daycares.”

Level 12: Animal Production, Boarding, and Slaughtering uses which involve the commercial raising or boarding of animals or production of animal products, such as eggs or dairy products produced on-site, but excluding the slaughtering and processing of animals unless conducted in a mobile slaughter unit which is operated in accordance with State and Federal regulations. Examples include grazing, ranching, dairy farming, commercial stables, riding academies, and breeding ~~and boarding~~ kennels.

Level 23: Animal Production, Boarding, and Slaughtering uses which involve the slaughtering of animals to be sold to others or to be used in making meat products on the same premises. Examples include fat rendering, meat packing plants, poultry slaughter and processing, slaughter houses.

**Chapter 18A.35
PARKING**

Sections:

18A.35.040 Parking.

18A.35.040 Parking.

B. **Applicability.** This Section applies to all new construction and expansions to existing structures except where otherwise noted. Off-street parking shall be required for expansions or enlargements of existing structures in accordance with the requirements of Table 18A.35.040-1 unless otherwise specified. This Section shall be used in conjunction with Title 18J PCC standards. When conflicts exist, the most restrictive shall apply. Non-residential projects located within the Centers and Corridors area are exempt from the requirements located within this Chapter. A parking study showing minimum number of spaces needed shall be provided.

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	
Multiple-family dwellings:		
Studio and one-bedroom units	1.5 per dwelling unit	per dwelling unit
Two-bedroom units	2 per dwelling unit (1)	
Three- or more bedroom units	2.25 per dwelling unit (1)	per dwelling unit
Community Residential Facilities (Fraternities, Group Homes, Senior Housing, etc.)	1 per 2 bedrooms	1 per two 2 bedrooms
Nursing Homes	1 per 4 beds + 1 per 2 employees on maximum shift	1 per 4 beds + 1 for each maximum shift employee
(1) In the TCTR, UCOR, and NCOR zone classifications, minimum parking spaces may be reduced to 1.5 spaces per unit.		

**Chapter 18A.36
ACCESSORY DEVELOPMENT – GENERAL**

Sections:

18A.36.010 Purpose.

18A.36.020 General Provisions for Accessory Uses and Structures.

18A.36.030 Cargo Container Storage.

18A.36.040 Mobile Food Service.

18A.36.050 Cafeteria.

18A.36.060 General Accessory Use List.

18A.36.070 Accessory Uses in Agricultural Resource Lands.

18A.36.050 Cafeteria.

- A. Within commercial buildings which are established with a principal use, other than eating and drinking establishments, eating facilities such as cafeterias, espresso bars, cafes, and delis that do not serve alcohol, do not have drive-through facilities, and are no larger than 1,500 square feet shall be permitted.
- B. Within the EC, ECOR, and CE zones, cafeterias, espresso bars, cafes, delis, and other eating establishments that are attached to or are a part of a building for another use allowed in the zone, and do not serve alcohol and do not have drive-through facilities, shall be allowed. The part of the structure used for this purpose shall not exceed 15 percent of the square footage of the structure.

**Chapter 18A.38
TEMPORARY DEVELOPMENT**

Sections:

18A.38.010 Purpose.

18A.38.020 Temporary Uses Allowed – Number of Days Allowed.

18A.38.030 Temporary Use/Duration and Frequency.

18A.38.040 Temporary Housing Community.

18A.38.050 Temporary Structures.

18A.38.050 Temporary Structures.

- F. **Temporary Storage in Cargo Containers.** Cargo Containers may be placed in the following zones: Employment Center zones, to include Community Employment (CE), Employment Center (EC), Employment Corridor (ECOR), and Employment Services (ES), and Urban Center zones, to include Community Center (CC) and Mixed Use District (MUD), and Urban Corridor (UCOR) when the following standards are complied with:
1. Materials stored within cargo containers must be directly related to an approved commercial and/or industrial use on site;
 2. No storage of hazardous materials may take place within cargo containers;
 3. Cargo containers may not be rented for personal or commercial storage uses;
 4. Cargo containers must be in compliance with bulk requirements of Development Regulations;
 5. Cargo containers may not encumber required parking, aisle or landscaping, and may not block Emergency Vehicle Access or established vehicle routes;
 6. No more than five cargo containers may be used for storage associated with industrial uses at a time;
 7. No more than two cargo containers may be used for storage associated with commercial uses at one time; and
 8. Cargo containers may not be on any site in excess of 180 days within any 12 month period.

NEW CHAPTER

**Chapter 18A.41
SMALL ANIMAL BOARDING BUSINESSES**

Sections:

- 18A.41.005 Applicability.**
- 18A.41.010 Purpose.**
- 18A.41.020 Location Standards.**
- 18A.41.030 Hours of Operation.**

18A.41.005 Applicability.

This Chapter shall apply to those uses identified in Chapter 18A.33.260 D, Level 1.

18A.41.010 Purpose

- A. The intent of this Chapter is to establish regulations for activities or uses which, because of potential noise and odor impacts need to be distanced from other uses when they provide outdoor spaces for small animals, such as dogs and cats. Special regulations for these uses are necessary to:
 - 1. Prevent noise impacts to surrounding uses; and
 - 2. Prevent odor impacts to surrounding uses.

18A.41.020 Location Standards.

- A. Small animal boarding businesses located in the urban area shall be subject to the following provisions:
 - 1. **Setbacks, Fencing, and Buffering.**
 - a. All outdoor use areas adjacent to non-residential uses shall either be setback a minimum of 20 feet from property boundaries, or provide a 6 foot tall masonry wall;
 - b. All outdoor use areas adjacent to residential uses shall be setback a minimum of 20 feet from residential properties and provide a 6-foot-tall masonry wall;
 - c. Fence height and enclosure.
 - (1) Areas providing outdoor access to cats and other small animals shall be fully enclosed with fencing.
 - (2) Enclosure fencing for dogs shall be a minimum of six feet in height, however should a dog escape take place, the County may require additional fence height or rescind permits which allow outdoor uses.
 - 2. **Waste Management.** To prevent odor nuisances to surrounding properties, the following standards shall apply to all animal waste products on-site:
 - a. Storage of animal waste on-site for more than one week is prohibited. Waste shall not be composted or stockpiled on-site and is required to be hauled away or disposed of in the sanitary sewer system.
 - b. Animal waste containers shall be kept inside of the building or fully enclosed within an outdoor structure that meets the same setbacks as outdoor use areas identified in Section 18A.41.020 A.1.

18A.41.030 Hours of Operation.

- A. When residential properties are adjacent or within 200 feet of the outdoor use area, outdoor use areas shall not be used by any animals between 7:00 p.m. and 7:00 a.m.
- B. When non-residential properties are adjacent and no residential properties are within 200 feet of the outdoor use area, outdoor use areas shall not be used by animals between 10:00 p.m. and 7:00 a.m.

**Chapter 18A.42
ADULT BUSINESSES**

Sections:

18A.42.010 Purpose.

18A.42.020 Location Standards.

18A.42.030 Signage.

18A.42.040 Adult Magazine Sales as a Secondary Use.

18A.42.020 Location Standards.

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

**Chapter 18A.65
AFFORDABLE HOUSING INCENTIVES**

Sections:

- 18A.65.010 Purpose.**
- 18A.65.020 Applicability.**
- 18A.65.030 General Provisions.**
- 18A.65.040 Financial Incentives.**
- 18A.65.050 Regulatory Incentives.**
- 18A.65.060 Procedure for Review and Approval.**

18A.65.020 Applicability.

The affordable housing incentives for low-income households may be utilized for multi-family or single-family housing projects, including manufactured housing communities, within residential-urban zones that include a minimum threshold of affordable units allocated for low-income households and other criteria as specified under each financial or regulatory incentive as listed in PCC 18A.65.040 and 18A.65.050. This Chapter shall not apply to proposed projects within the Residential Resource (RR) zone. Eligible housing projects within the HSF zone or single-family detached proposals with a density of 8 dwelling units or greater are required to be in compliance with the standards set forth in the small-lot design standards (Chapter Title 18J.17 PCC) and may only utilize the financial incentives in this Chapter, if available. Development proposals shall meet the design standards set forth under the appropriate community plan standards except as stipulated under the regulatory incentives of this Chapter in PCC 18A.65.050.

18A.65.050 Regulatory Incentives.

The regulatory incentives are intended to provide site design flexibility to developers in maximizing the bonus density provisions as provided for under this Chapter.

- B. Alternative Development Standards.** Development proposals shall meet the design standards set forth under the appropriate community plan standards except as stipulated under the regulatory incentives described in Table 18A.65.050 B.

18A.65.050 B. Alternative Development Standards			
Height Standards			
Minimum Threshold	Applicability	Locational Criteria	Reduced Standard
At least 10% of the housing units within a project shall be affordable units for low-income households.	Entire project area	Entire project shall be located within a TCTR or UCOR zone classification.	The maximum height may be increased up to 10 feet.
At least 20% of the housing units within a project shall be affordable units for low-income households.	Entire project area	Entire project shall be located within a TCTR or UCOR zone classification.	The maximum height may be increased up to 20 feet.

**Chapter 18A.70
NONCONFORMING DEVELOPMENT**

Sections:

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

18A.70.040 Expansion of a Nonconforming Use.

- A. Expansion of nonconforming uses, nonconforming use of structures, and nonconforming use of land shall be subject to the following provisions:
 - 5. A request to expand shall take into consideration other expansions that have been approved pursuant to this Section, and shall count towards the maximum percentages set forth in Table 18A.70.040-1; provided that off-site employee parking areas established pursuant to PCC 18A.70.040 A.4. shall be excluded.

Table 18A.70.040-2. Nonconforming Standards – Off-Site Parking Expansion				
Use Categories	Zone Classifications			
	Employment Centers	Urban Centers – Urban Districts	Urban Residential	Rural and Resource Area
Residential – Civic – Resource	Not allowed	P	P	Not allowed
Office/Business – Commercial	A	P	A	Not allowed
Utilities – Industrial	P	A	N	Not allowed
Parking area shall comply with the standards set forth in PCC 18A.35.130 D.4. <u>18A.35.040.</u> P – Permitted, A – Administrative Nonconforming Use Permit, N – Nonconforming Use Permit *Code reviser’s note: The reference to PCC 18A.35.130 D.4. above is incorrect. The correct cite should be PCC <u>18A.35.040.</u>				

**Chapter 18A.75
USE PERMITS**

Sections:

- 18A.75.010 Modification, Amendment, Extension and Relinquishment of Permits.**
- 18A.75.020 Administrative Use Permit.**
- 18A.75.030 Conditional Use Permit.**
- 18A.75.040 Variances.**
- 18A.75.050 Planned Development Districts.**
- 18A.75.070 Nonconforming Use Permit.**
- 18A.75.080 Planned Unit Development.**

18A.75.050 Planned Development Districts.

- I. **Urban Residential-Single Family Detached Housing – Findings Required.** The action by the Examiner to approve a development plan for this PDD type must include mandatory design requirements as shown in Table 18A.75.050-1 below. The mandatory requirements shall depend on the type of bulk standard being reduced or road standards being requested. The requirements of the following Table shall be met for those lots or homes utilizing the reduction. In the case of a neighborhood street or access lane, only those homes accessed from that street type shall be required to meet the additional requirements described in the Table below. Proposals that involve deviations or reductions that are not addressed in the Table below shall meet the findings contained in PCC 18A.75.050 J.

Design Requirements for PDD (Table 18A.75.050-1)						
	Interior Setback that results in a separation between structures that is less than 2x the required interior setback	Lot Width Reduction	Lot Size Reduction	Front or Rear Yard Reduction	Neighborhood Street/Access Lane	Single-Family Detached Condominium
Development Circulation						
Public Roads (including small lot Chapter 18J.17 PCC)	Required (1)	Required (1)	Required (1)	Required (1)	Required (1)	Required (1)
No block shall be longer than 350 feet						Required (1)

Design Requirements for PDD (Table 18A.75.050-1)						
	Interior Setback that results in a separation between structures that is less than 2x the required interior setback	Lot Width Reduction	Lot Size Reduction	Front or Rear Yard Reduction	Neighborhood Street/Access Lane	Single-Family Detached Condominium
Create a network of sidewalks and paths throughout the plat that disconnects from the road to reduce the reliance on the automobile and provide for interaction and activity. (PCC 18J.17.030 C.)						Required (1)
Guest parking at a rate of 1 per home is required either through on-street parking and/or a parking court(s) (PCC 18J.17.040 E.1.a.(2)(c))					Required (1)	Required (1)
Fire Protection						
Incorporate sprinklers (PCC 18J.17.050 L.) (Zero lot-line units need not incorporate sprinklers)	Required				Required	Required
The exterior siding shall consist of fire resistant materials (PCC 18J.17.050 E.1.a(3)) or other material approved by the Pierce County Fire Marshal)	Required					Required

Design Requirements for PDD (Table 18A.75.050-1)						
	Interior Setback that results in a separation between structures that is less than 2x the required interior setback	Lot Width Reduction	Lot Size Reduction	Front or Rear Yard Reduction	Neighborhood Street/Access Lane	Single-Family Detached Condominium
Provide a second story rescue access that fronts on a public space as approved by FPB	Required					Required
Improvements within the side yards shall be limited (PCC 18J.17.060 B.1.a.(2)(c), (d), (e) and 18J.17.060 B.1.a.(3)(d))	Required					Required
Aesthetics and Architecture						
Home elevations/models required prior to recording of final plat necessary to demonstrate the requirements of this Table are met	Required (1)	Required (1)	Required (1)	Required (1)		Required (1)
Minimize the visual impacts of the garage. One of the following methods shall be incorporated into the design:	Required (1)	Required (1)	Required (1)	Required (1)		Required (1)

Design Requirements for PDD (Table 18A.75.050-1)						
	Interior Setback that results in a separation between structures that is less than 2x the required interior setback	Lot Width Reduction	Lot Size Reduction	Front or Rear Yard Reduction	Neighborhood Street/Access Lane	Single-Family Detached Condominium
1. Use of alleyways (PCC 18J.17.030 B.1.a.(3)) 2. Recessed garage doors when front loading (PCC 18J.17.040 D.1.a.(1)) 3. Use of shared detached garages (PCC 18J.17.040 D.1.a.(2))						
Incorporate all of the following design methods when utilizing a reduction:	Required (1)	Required (1)	Required (1)	Required (1)	Required (1)	Required (1)
1. Utilize a variety of front yard setbacks 2. Provide a variety of floor plans, home sizes (PCC 18J.17.050 A.1.a.) 3. Use a variety of colors on homes 4. Provide a variety of roof forms and profiles that add character and relief to the streetscape (PCC 18J.17.050 G.1.a.(1)-(4)) 5. Neighboring homes shall have						

Design Requirements for PDD (Table 18A.75.050-1)						
	Interior Setback that results in a separation between structures that is less than 2x the required interior setback	Lot Width Reduction	Lot Size Reduction	Front or Rear Yard Reduction	Neighborhood Street/Access Lane	Single-Family Detached Condominium
distinctive building elevations including porches or covered stoops (PCC 18J.17.050 A.1.a. and 18J.17.050 H.) 6. Homes on corner lots shall not have blank walls. Glazing shall be incorporated into the façade facing street per PCC 18J.17.050 J.						
(1) This provision shall not apply in areas zoned TCTR, UCOR, and NCOR.						

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

**Title 18B
Development Regulations – Signs**

Chapters:

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

**Chapter 18B.30
SIGN TABLES AND COMMUNITY DESIGN REGULATIONS**

Sections:

- 18B.30.010 Sign Tables.**
- 18B.30.020 Countywide.**
- 18B.30.030 Alderton-McMillin Community Plan Area.**
- 18B.30.040 Browns Point/Dash Point Community Plan Area.**
- 18B.30.050 Frederickson Community Plan Area.**
- 18B.30.060 Gig Harbor Peninsula Community Plan Area.**
- 18B.30.070 Graham Community Plan Area.**
- 18B.30.080 Key Peninsula Community Plan Area.**
- 18B.30.090 Mid-County Community Plan Area.**
- 18B.30.100 Parkland-Spanaway-Midland Communities Plan Area.**
- 18B.30.110 South Hill Community Plan Area.**
- 18B.30.120 Upper Nisqually Valley Community Plan Area.**
- 18B.30.130 Centers and Corridors Plan Areas.**

18B.30.050 Frederickson Community Plan Area.

The purpose of this Section is to establish sign regulations that provide for the identification of businesses in an attractive and functional manner and to help customers find specific business locations within the Frederickson community.

The following regulations apply to signs within the Frederickson Community Plan area, in addition to the Countywide Sign Design Regulations of Chapter [18B.20](#) PCC.

3. **Relation to Other On-Site Signage.** Central Place signage is for the purpose of promoting the Frederickson Central Place only, not the individual businesses that may be located therein. Accordingly, no business names or other business information shall be stated on the signage. Central Place signage shall be excluded for purposes of calculating maximum sign area and quantity for individual establishments pursuant to Table 18B.30.050-1.

Table 18B.30.050-1. Frederickson Sign Table							
Zoning Classifications							
	EC	CE	ES	MUD	ROC	MHR	MSF, SF, RR
Freestanding Signs Allowed Sign Area							
Maximum square footage of all signs per street front on single-tenant sites	40	40 for industrial uses; 80 for all other uses types	1.5 for each lineal foot of public street front up to a maximum of 100	1.5 for each lineal foot of public street front up to a maximum of 100	1.5 for each lineal foot of public street front up to a maximum of 80	80 for commercial uses; 40 for all other use types	32 per site entrance
Maximum square footage of all signs per street front on multi-tenant /bldg sites	80	80 for industrial use; 120 for all other uses	1.5 for each lineal foot of public street front up to a maximum of 280	1.5 for each lineal foot of public street front up to a maximum of 280	1.5 for each lineal foot of public street front up to a maximum of 180	80 for commercial uses; 40 for all other uses	32 per site entrance
Maximum sign square feet for each sign	40	120	180	180	80	80	32
Maximum Height (1)	20 feet						
Building Allowed Sign Area							
Maximum square footage of building signs on the primary facade (1)	1.5 per lineal foot of building frontage up to a maximum of 150	1.5 per lineal foot of building frontage up to a maximum of 150	1.5 per lineal foot of building frontage up to a maximum of 300 for buildings in excess of 25,000 sq. ft. and 150 for	1.5 per lineal foot of building frontage up to a maximum of 300 for buildings in excess of 25,000 sq. ft. and 150 for	1.5 per lineal foot of building frontage up to a maximum of 150	1.5 per lineal foot of building frontage up to a maximum of 100	1.5 per lineal foot of building frontage up to a maximum of 100

Table 18B.30.050-1. Frederickson Sign Table							
Zoning Classifications							
	EC	CE	ES	MUD	ROC	MHR	MSF, SF, RR
			buildings less than 25,000 sq. ft.	buildings less than 25,000 sq. ft.			
Maximum square footage of building sign and logo on additional street facades	70% of allowed primary facade signage						
(1) Sign width shall not exceed sign height.							
EC=Employment Center, CE=Community Employment, ES=Employment Service, MUD=Mixed Use District, ROC=Residential Office-Civic, MHR=Moderate Density Single Family, MSF=Moderate Density Single Family, RR=Residential Resource							

18B.30.090 Mid-County Community Plan Area.

The purpose of this Section is to create a sign program for the Mid-County community that allows businesses and civic organizations to convey the availability of goods, services, and business locations in a manner that depicts an aesthetically pleasing streetscape along transportation corridors.

The following regulations apply to signs within the Mid-County Community Plan area, in addition to the Countywide Sign Design Regulations of Chapter [18B.20](#) PCC.

Table 18B.30.090-1. Mid-County Sign Table						
Maximum Number, Dimensions, and Location of Signs						
Zoning Classifications						
	CE	CC	NC	RNC	RSep, RR and SF	
MONUMENT SIGNS						
Sign Area (square feet)						
Single Tenant Building	64	64	48	32	24	
Multi-Tenant/Multi-Building Complex	84, plus 2 for each business unit, not to exceed 100	84, plus 2 for each business unit, not to exceed 100	56, plus 2 for each business unit, not to exceed 64	38, plus 2 for each business unit not to exceed 48	24	
Residential Development	N/A	20	20	20 (1)	20 (1)	
Sign Height (feet)						
Single Tenant Building	6	6	5	4	3	
Multi-Tenant/Multi-Building Complex	8	8	6	4	3	
Residential Development	N/A	4 ft	4	4	4	
BUILDING SIGNS (Wall and Window Signs)						
Maximum square footage of all signs for each tenant, by size of tenant's interior square footage:	0-5,000 sf (2) 5,001-20,000 sf (2) 20,001-80,000 sf 80,001-200,000 sf greater than 200,000 sf	20 sf sign 30 sf sign 40 sf sign 50 sf sign 60 sf sign	0-5,000 sf (2) 5,001-20,000 sf 20,001-80,000 sf greater than 80,000 sf	10 sf sign 20 sf sign 30 sf sign 40 sf sign	0-5,000 sf 5,001-15,000 sf over 15,000 sf	4 sf sign 6 sf sign 8 sf sign
(1) See Table 18B.30.020-1 for subdivision monument sign regulations.						

Table 18B.30.090-1. Mid-County Sign Table Maximum Number, Dimensions, and Location of Signs					
Zoning Classifications					
	CE	CC	NC	RNC	RSep, RR and SF
(2) For a single tenant building of 20,000 square feet or less, the building sign may be increased up to 10 additional square feet provided the maximum allowed size of the monument sign shall be decreased accordingly.					
CE=Community Employment, CC=Community Center, NC=Neighborhood Center Commercial, RNC=Rural Neighborhood Center, RSep=Rural Separator, RR=Rural Residential, SF=Single Family					

18B.30.100 Parkland-Spanaway-Midland Communities Plan Area.

The purpose of this Section is to establish sign regulations that support and implement policies and objectives set forth in the Pierce County Comprehensive Plan, Community Character and Land Use Elements of the Parkland-Spanaway-Midland Communities Plan, and those established by the Highway Advertising Control Act (Scenic Vistas Act). These regulations will achieve aesthetic improvement throughout the community plan area while balancing the advertising needs of the retail and business sectors.

The following regulations apply to signs within the Parkland-Spanaway-Midland Communities Plan area, in addition to the Countywide Sign Design Regulations of Chapter [18B.20](#) PCC.

Table 18B.30.100-1. Parkland-Spanaway-Midland Sign Table Maximum Total Sign Area													
	Zoning Classifications												
	CE	RO	CC	AC	NC	MUD	CMUD	OMUD	ROC	MHR	MSF	SF	RR
FREESTANDING POLE SIGNS (maximum square footage of all sign faces on site)													
Single Tenant	64	64	64	64	64	64	64	64	64	32	32	32	32
Multi-Tenant/ Building plus	150	150	250	250	150	250	250	250	80	32	32	32	32
Satellite bldgs			64	64	64	64	64	64	32				
BUILDING SIGNS (WALL, AWNING, MARQUEE, PROJECTING, AND HANGING) Percent of street facade or square feet, whichever is less.													
Maximum Size of Signs	10% or 150	10% or 150	15% or 200	15% or 200	15% or 200	10% or 150	10% or 100	10% or 100	10% or 100				
CE=Community Employment, RO=Residential Office, CC=Community Center, AC=Activity Center, NC=Neighborhood Center Commercial, MUD=Mixed Use District, CMUD=Commercial Mixed Use District, OMUD=Office-Residential Mixed Use District, ROC=Residential-Office-Civic, MHR=Moderate High Density Residential, MSF=Moderate Density Single Family, SF=Single Family, RR=Residential Resource													

Table 18B.30.100-2. Parkland-Spanaway-Midland Sign Table Maximum Number, Dimensions, and Location of Individual Freestanding Signs													
	Zoning Classifications												
	CE	RO	CC	AC	NC	MUD	CMUD	OMUD	ROC	MHR	MSF	SF	RR
POLE													
Sign Area (maximum square footage of each sign face per pole)													
Single Tenant Nonresidential	64	64	64	64	64	64	64	64	64	32	32	32	32
Multi-Tenant/ Multi-Building Nonresidential	80	80	80 (1)	80 (1)	64 (2)	80 (1)	80 (1)	80 (1)	80	32	32	32	32

Table 18B.30.100-2. Parkland-Spanaway-Midland Sign Table Maximum Number, Dimensions, and Location of Individual Freestanding Signs													
	Zoning Classifications												
	CE	RO	CC	AC	NC	MUD	CMUD	OMUD	ROC	MHR	MSF	SF	RR
Sign Height (maximum height in feet)													
Single Tenant Nonresidential	20	20	20	20	20	20	20	20	20	15	15	15	15
Multi-Tenant/ Multi-Building Nonresidential	30	30	30	30	30	30	30	30	20	15	15	15	15
MONUMENT													
Area (maximum square footage of each sign face per structure)													
Single Tenant Building	80	60	60	60	60	80	80	80	50	50	20	20	20
Multi-Tenant/ Multi-Building Nonresidential	80	60	80	80	60	80	80	80	50	50	20	20	20
Residential Development			50		50	50		50	50	50	20 (3)	20 (3)	20 (3)
Height (maximum height in feet)													
Single Tenant Building	4	4	4	4	4	4	4	4	4	4	4	4	4
Multi-Tenant/ Multi-Building Nonresidential	4	4	4	4	4	4	4	4	4	4	4	4	4
Unified Residential Development			4		4	4		4	4	4	4	4	4
(1) Plus 10 square feet for each business unit, not to exceed 150 square feet. (2) Plus 10 square feet for each business unit, not to exceed 100 square feet. (3) See Table 18B.30.020-1 for subdivision identification signs.													
CE=Community Employment, RO=Residential Office, CC=Community Center, AC=Activity Center , NC=Neighborhood Center Commercial, MUD=Mixed Use District, CMUD=Commercial Mixed Use District, OMUD=Office-Residential Mixed Use District, ROC=Residential-Office-Civic, MHR=Moderate High Density Residential, MSF=Moderate Density Single Family, SF=Single Family, RR=Residential Resource													

18B.30.110 South Hill Community Plan Area.

The purpose of this Section is to create a sign program for the South Hill community that allows businesses and civic organizations to convey the availability of goods, services, and business locations in a manner that depicts an aesthetically pleasing streetscape along transportation corridors.

The following regulations apply to signs within the South Hill Community Plan area, in addition to the Countywide Sign Design Regulations of Chapter 18B.20 PCC.

Table 18B.30.110-1. South Hill Sign Table					
Maximum Number, Dimensions, and Location of Signs					
Zoning Classifications					
	EC	MUD, CC, AC, UV	NC, ROC (4)	HRD, MHR	MSF, RR, HSF
MONUMENT SIGNS					
Sign Area (square feet)					
Single-Tenant Building	56	56	32	24	24
Multi-Tenant/Multi-Building Complex	72	72 plus 2 for each business unit not to exceed 100	56	24 plus 2 for each business unit not to exceed 32	24
Residential Development	N/A	24	24	24 (1)	20 (1)
Sign Height (maximum height in feet)					
Single-Tenant Building	6	6	3	3	3
Multi-Tenant/Multi-Building Complex	8	8	4	4	3
Residential Development	4	4	4	4	4
BUILDING SIGNS (Wall and Window Signs (3))					
Maximum square footage of all signs for each tenant, by size of tenant's interior square footage:	0-5,000 sf (2) 5,001-20,000 sf (2) 20,001-80,000 sf 80,001-200,000 sf greater than 200,000 sf	20 sf sign 30 sf sign 40 sf sign 50 sf sign 60 sf sign	0-5,000 sf (2) 5,001-20,000 sf (2) 20,001-80,000 sf greater than 80,000 sf	10 sf sign 20 sf sign 30 sf sign 40 sf sign	0-5,000 sf – 4 sf sign 5,001-15,000 sf – 6 sf sign over 15, 000 sf – 8 sf sign
(1) See Table 18B.30.020-1 for subdivision identification signs. (2) For a single tenant building of 20,000 square feet or less, the building sign may be increased up to 10 additional square feet provided the maximum allowed size of the monument sign shall be decreased accordingly. (3) Wall signs and window signs shall be the only Business Identification and Business Signs permitted. (4) Signs shall not be lit during non-business hours.					

Table 18B.30.110-1. South Hill Sign Table					
Maximum Number, Dimensions, and Location of Signs					
Zoning Classifications					
	EC	MUD, CC, AC, UV	NC, ROC (4)	HRD, MHR	MSF, RR, HSF
EC=Employment Center, MUD=Mixed Use District, CC=Community Center, AC=Activity Center , UV=Urban Village, NC=Neighborhood Center, ROC=Residential-Office-Civic, HRD=High Density Residential , MHR=Moderate High Density Residential, MSF-Moderate Density Single Family, RR=Residential Resource, HSF=High Density Single Family					

NEW SECTION

18B.30.130 Centers and Corridors Designations.

The purpose of this Section is to create a sign program for areas within the Centers and Corridors designation that allows businesses and civic organizations to convey the availability of goods, services, and business locations in a manner that depicts an aesthetically pleasing streetscape along transportation corridors.

The following regulations apply to signs within the Centers and Corridors designation, in addition to the Countywide Sign Design Regulations of Chapter 18B.20 PCC.

- A. **Centers and Corridors Prohibited Signs.** The following sign types are prohibited within areas designated Centers and Corridors, in addition to those prohibited in PCC 18B.10.070:
1. Iconic signs;
 2. Inflatable signs; and
 3. Pole signs.

Table 18B.30.130-1. Centers and Corridors Sign Table Maximum Number, Dimensions, and Location of Signs			
Zoning Classifications			
	ECOR	TCTR, UCOR	NCOR
MONUMENT SIGNS			
Sign Area (square feet)			
Single-Tenant Building	60	60	50
Multi-Tenant/ Multi-Building Complex	80	80	50
Residential Development	N/A	50	50
Sign Height (maximum height in feet)			
Single-Tenant Building	6	6	4
Multi-Tenant/ Multi-Building Complex	8	8	4
Residential Development	4	4	4
BUILDING SIGNS (Wall, Awning, Marquee, Projecting, and Hanging)			
Maximum square footage of all signs for each tenant, by size of tenant's interior square footage:	0-20,000 sf (1) 20,001-80,000 sf greater than 80,000 sf	30 sf sign 50 sf sign 80 sf sign	Maximum 30 sf per tenant

Table 18B.30.130-1. Centers and Corridors Sign Table Maximum Number, Dimensions, and Location of Signs			
Zoning Classifications			
	ECOR	TCTR, UCOR	NCOR
(1) For a single tenant building of 20,000 square feet or less, the building sign may be increased up to 10 additional square feet provided the maximum allowed size of the monument sign shall be decreased accordingly.			
ECOR = Employment Corridor, TCTR = Towne Center, UCOR = Urban Corridor, NCOR = Neighborhood Corridor			