

Portland Avenue Area

Summary of Existing and Proposed Zones Uses, Density, and Height

The following is a summary of allowed uses, densities and heights. For specific detail, please see Pierce County Code Title 18A.

Existing Zones: For zone locations, see map of existing zones

- **Moderate Density Single-Family (MSF):** Single family detached and attached, nursing homes and senior housing, mobile home parks, and civic uses. Density 4-6 units per acre, Height 35 feet maximum.
- **Single-Family (SF):** Single family, nursing homes, senior housing, and civic uses. Density 4 units per acre, Height 35 feet maximum.
- **Moderate-High Density Residential (MHR):** Allows multifamily and civic uses. Density 8-25 dwelling units per acre, Height 45 feet maximum.
- **Neighborhood Center (NC):** Allows multifamily, civic, offices, neighborhood scale commercial. Density 4-16 units per acre, Height 60 feet maximum.
- **Commercial Mixed Use District (CMUD):** Allows mixed use commercial/multifamily, civic uses, offices, commercial, and limited industrial. Density 8-25 units per acre, Height 60 feet maximum.
- **Residential-Office-Civic (ROC):** Allows multifamily, civic, office, and neighborhood oriented commercial. Density 8-25 dwelling units per acre, Height 35 feet maximum.
- **Community Employment (CE):** Civic uses, offices, limited commercial, and light industrial. Height 60 feet maximum.

Proposed Zones: For zone locations, see map of proposed zones

- **High Density Single Family (HSF)*:** Allows attached and detached single-family and civic uses. Density 6-12 units per acre, Height 40 feet maximum.
- **Neighborhood Mixed Use (NMU)**:** Mix of neighborhood-scale commercial, residential, and civic uses. Density 6-16 units per acre, Height 45 feet maximum.
- **Mixed Use District (MUD):** Auto-oriented commercial, civic, residential, allows big box stores and light industrial. Density 12-25 units per acre, Height 60 feet maximum.
- **Community Employment (CE):** Civic uses, offices, limited commercial, and light industrial. Height 60 feet maximum.

**Proposed change from existing HSF zone in PSM plan would allow attached single family (townhouse style) and civic uses.*

***Proposed new zone*