Chapter 18A.45

SHARED HOUSING VILLAGES

Sections:

18A.45.010 Purpose.
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18A.45.010 Purpose.

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

18A.45.020 Applicability.

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

18A.45.030 General Provisions.

The following provisions apply to Shared Housing Village uses.

A. Density. A shared housing village shall be consistent with the density provisions of the underlying zone. For living accommodations composed of sleeping units, each sleeping unit shall be equivalent to 0.25 dwelling units for purposes of calculating density.

B. Arrangement. Only one detached private sleeping unit or dwelling unit shall occupy any given space in the village.

C. Setbacks. No structure shall be located closer to a village boundary property line than is specified by the zone district in which the village is located.
D. **Parking.** Off-street parking shall be provided in accordance with Chapter 18A.35 PCC. Parking requirements may be reduced pursuant to 18A.35.040.2 PCC. All required off-street parking spaces shall not be less than 8 by 20 feet and shall be paved, preferably with permeable materials, or have a crushed rock surface and maintained in a dust-free surface.

E. **Interior Roads.** All interior village roads shall be privately owned and shall be paved with asphalt, concrete, or permeable pavement as allowed by the Pierce County Stormwater and Site Development Manual, to a width that safely accommodates the movement of emergency vehicles. Dead-end streets shall be provided with a 70-foot minimum diameter roadway surface turnaround exclusive of parking lanes.

F. **Landscaping.** There shall be landscaping and ground cover within open areas of the village not otherwise used for village purposes. Such open areas and landscaping shall be continually and properly maintained.

G. **Unit Installation.** Factory-assembled units may be maintained with or without mobility gear but in either event shall be secured to the ground in a manner approved by the Building Official. Each prefabricated unit shall be skirted with weather-resistant, non-combustible material compatible with the exterior finish of the unit.

H. **Phased Development.** Proposed shared housing villages may be developed in phases. Notwithstanding a change of zone or reclassification of the site, which would ordinarily preclude further development, a shared housing village that has completed the initial phase of development may be continued and developed into all additional phases indicated on the approved site plan, provided that this exception shall only be applicable to phases that can be substantially completed within 5 years of the adoption of the change of zone.

I. **Allowed Uses.** No building, structure, or land within the boundaries of a shared housing village shall be permanently used for any purpose other than the following:

1. Mobile home, recreational vehicle, manufactured home, tiny houses, or detached single-family home as permanent living accommodations for non-transient individuals.

2. Community accessory uses exclusively serving village residents and their guests, limited to childcare, recreational facilities and areas, parks and open space, on-site outpatient social services and outpatient health services, parking and storage areas, job training services, micro-enterprise business incubators, home occupations and cottage industries pursuant to PCC 18A.37.110, laundry facilities, restrooms, shower facilities, shared kitchens, community farming and gardens, personal hobby activities, religious assembly, and community centers.

3. Public or private utilities where related exclusively to serving the shared housing village.

J. **Village Administration.**
1. It shall be the responsibility of the village owner and manager to assure that the provisions of this Title are observed and maintained within the shared housing village. Violations of this Title shall subject both the owner and the manager of the facility to any penalties provided for violation of this Title.

2. All refuse shall be stored in insect-proof, animal-proof, water-tight containers which shall be provided in sufficient number and capacity to accommodate all refuse. Any storage area for refuse containers shall be enclosed by a sight-obscuring fence or screening and shall be situated on a concrete pad and shown on the site plan. Refuse shall be collected and disposed of on a regular basis.

3. Construction of accessory structures and alterations and additions to the shared housing village shall be subject to review by the Building Division, and necessary permits and inspections shall be obtained as required for such construction.

4. All electrical connections to unit shall comply with the Electrical Code and shall be inspected.

5. Portable fire extinguishers rated for classes A, B, and C shall be kept in service buildings and at other locations conveniently and readily accessible for use by all residents and shall be maintained in good operating condition.

6. The village shall be maintained free of any brush, leaves, and weeds that might communicate fires between detached units and other improvements. No combustible materials shall be stored in, around, or under any detached unit.

7. The owner, or a designated agent, shall be available and responsible for the direct management of the shared housing village.

**18A.45.060 Severability.**

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