



## REQUIRED FINDINGS ADMINISTRATIVE NONCONFORMING USE

ADDRESS EACH CRITERIA AND SUBMIT WITH YOUR APPLICATION.

An expansion of a nonconforming use may be allowed by the Director, subject to the provisions of PCC, Section [18A.70.040](#) – Expansion of a Nonconforming Use.

The following questions address the points that the planner must consider when granting an Administrative Nonconforming Use Permit. (Pierce County Development Regulations-Zoning, Section [18A.75.070.C](#))

- a. The proposed alteration, enlargement, expansion, or replacement of the nonconforming use is necessary to adapt the nonconforming use and associated structures to changes in technology, merchandising, or other generally recognized trends which affect the utility or structures or the applicant's ability to compete;
- b. The proposed alteration, enlargement, expansion, or replacement will not introduce any hazards or interfere with the potential development of nearby properties in accordance with present zoning regulations;
- c. The nonconforming use and associated structures will comply with the requirements of PCC [18A.70.030](#) E. - **Compliance with Development Regulations:** Any additions or expansions of nonconforming uses or nonconforming structures shall comply with applicable development regulations; provided, that portions of nonconformities that legally existed prior to adoption of this Section shall not be subject to this provision.
- d. The proposed alteration, enlargement, expansion, or replacement will result in improvements in functionality or safety and in exterior appearance, screening, access or other features which will make the use or structure more compatible with allowed uses; and
- e. The proposed alteration, enlargement, expansion, or replacement is consistent with and furthers the goals of the Comprehensive Plan and will not detract from the intent of the Comprehensive Plan and any implementing regulation.
- f. If within an adopted community plan area, the applicable site design and landscape/planting standards as set forth in Title [18J](#) shall be met for the entire site to achieve maximum screening and buffering.