

REGULAR MEETING AGENDA
PIERCE COUNTY PLANNING COMMISSION
Tuesday, May 28, 2019, 9:30 A.M.
Public Hearing Room, 2401 So. 35th St., Tacoma

I. CALL TO ORDER

II. MINUTES

Adoption of Minutes from April 23, 2019

III. PUBLIC HEARINGS

Pierce County 2018/19 Comprehensive Plan Amendments – Development Regulations

The Growth Management Act (GMA) requires that comprehensive plans be subject to continuing review and evaluation with consideration of amendments and revisions no more than once per year, and that development regulations be consistent with the comprehensive plan. On April 30, 2019, the Pierce County Council adopted Ordinance 2019-15s incorporating various Comprehensive Plan Amendments into the Comprehensive Plan and community plans. Accordingly, revisions to Pierce County Code Title 18A – Development Regulations implement those approved Comprehensive Plan Amendments.

Contact: Erik Jaszewski, Associate Planner, 253-798-3752

IV. OTHER BUSINESS

V. ADJOURNMENT

NOTE: The Planning Commission is principally an advisory board to the Pierce County Council. Actions taken by the Planning Commission on almost all agenda items will be forwarded to the County Council as a recommendation for its consideration and final action.

Questions should be directed to the Planning staff at the Pierce County Public Services Building, 2401 So. 35th Street, Tacoma, WA 98409, or by calling 253-798-7156.

How to get information on what is being proposed. A brief staff presentation on the issue precedes most public hearings. Additionally, staff reports and proposed ordinances or resolutions are available in advance of the hearing. If you have questions, use part of your speaking time to ask the question and the Chair will ask staff to respond. Staff members are available before and after the hearing to answer questions or you may call them.

Written comment. Please send or submit your written comments to the Pierce County Planning Commission, 2401 So. 35th Street, Tacoma, WA 98409, or email comments to danica.williams@piercecountywa.gov. If you wish your comments to be distributed to the Commission in advance of a hearing, comments must be received by the Clerk of the Commission in the Planning Office a week before the hearing. If you want to deliver your written comments at the public hearing, please provide ten (10) copies to the Clerk of the Commission.

Sign in. Clearly PRINT your full name, address (ZIP included), and indicate if you wish to speak. People who sign in are called upon first. Please indicate if you are speaking as a representative of a group.

County Council information. For details about testifying before the County Council, please contact that office at 253-798-7777.

**MINUTES OF REGULAR MEETING
PIERCE COUNTY PLANNING COMMISSION**
Tuesday, April 23, 2019, 9:30 A.M.
Public Meeting Room, 2401 So. 35th St., Tacoma

MEMBERS PRESENT

Sharon Benson
Jeff Brown
Jon Higley
Julie Williams
Katheryn Jerkovich
Kevin Rau
Sharon Hanek

MEMBERS ABSENT

Clerk: Danica Williams, PPW-PALS

CALL TO ORDER

The meeting was called to order at 9:30 a.m. Roll was called and a quorum was present. Copies of all staff reports and related documents under review were made available. No members of the public were in attendance.

Approval of Minutes

A motion was made (Brown/Rau) to adopt the minutes of March 26, 2019, as presented. Motion passed unanimously.

DIRECTORS REPORT-Dennis Hanberg

- Consolidation efforts between Planning and Public Works are going well.
- Affordable Housing Efforts
 - Trying to fill in the gaps between single family housing and mid-rise apartments. Starting to fill in the missing middle by increasing in density using town houses, duplexes, triplexes, and garden units. Higher density than single family, but lower density than mid-rise.
 - How can we incorporate some denser subdivisions, but more cottage like. We want to provide more opportunities in our code to allow for that. Rather than a standard house on a 5,000 square foot lot
- Community Plan Updates
 - 4 areas (South Hill, Mid-County, Parkland-Spanaway-Midland, and Frederickson) represent our Urban Growth Area (UGA). Two key elements we heard at open house were density and traffic issues
 - Open House was very successful with over 900 people in attendance. Most aggressive community outreach that we've had
 - Had various stations such as Parks, Traffic Engineering, Pierce Transit, and About My Property.
 - Many people left having information some related to the updates and some not
 - Public Hearings are scheduled with the Land Use Advisory Commissions (LUACs) to consider the individual Community Plan Updates

- Mr. Hanberg touched on road design, traffic impact fee update, road signal updates, and transportation growth (Main improvements: Canyon Rd Corridor, Shaw Rd Corridor with military drop down to SR 162)
- Code Enforcement
 - The new online portal has been a success for the customer due to its transparency for the customer and quicker complaint processing time.
 - We are not quite making the 90 days resolve time, but still experiencing huge success
 - For chronic sites and that have criminal activity as well, Code Enforcement is working closely with Sheriff's Department and Prosecutor's Office
 - We had a sheriff embedded into staff here at PALS to help on Code Enforcement cases as needed
- Best Public Agency (BPA)
 - We continue to provide timely and reliable service, improve efficiencies with technology, remain adaptable and open to change, and provide excellent customer service
 - Lowering divisional silos
 - Ex: Building Official is working with Airport and Ferries.
 - There is a lot of collaboration that is happening
 - Health Department colocation (all permitting should be under one roof)
 - Looking to begin electronic file review for Health Department
 - Single Site Plan
 - One for building, engineering, septic, and probably another. Trying to come up with a way to all look at the same site plan.
 - Next Business day reviews- focusing on front loader reviews.
 - Continuing to improve on faster permit review and entire review process, permit system options.

DISCUSSION

- Ms. Hanek: What are the Pros and Cons to Spanaway Incorporation proposal?
 - Answer: The goal is for them to eventually incorporate. We need to provide a road map for future incorporation. We don't know what the economic impact would be just yet. Next steps are that they need to get petitions/signatures. It's in their court and the county is helping where we can.
- Mr. Higley: What is your sense of the crowd overall at the Open House. What was their feeling?
 - Mr. Hanberg: Staff are so skilled and had pre-scripted a couple of things. Booths were set up to get the one on one information which deferred a lot of things. My sense is that they were getting their information and some liked it, but more important they got the information on how it affected them.
 - Jeff: Talked about Centers and Corridors informational area and mentioned that people understand the importance of planning. Everyone was listening and understanding. There was a sense of more acceptance than resistance.
- Mr. Brown: Compliments on Sewer and Health Department Integration. Had a comment on affordability. As the main growth focus is on affordable housing. When you take all

the different interests such as energy, fire health, transportation, and all the different interests each year, we have more stringent regulations, it's getting harder from a consumer perspective. How do we keep an eye on costs going up?

- Mr. Hanberg-Those products types (single family housing) are not being forgotten. We are trying to find a balance not thirty pages of restrictions, but not only two pages with not enough direction. We are looking at 18J and trying to figure out how to provide that flexibility.
- Ms. Benson-Questions/Comments on Canyon Road corridors and transportation. Ms. Benson commented on the "look" of density. With better design standards, the new construction could improve the look of density. Clarification on if code violations are more tenant occupied properties verse owner. Ms. Benson also commented on that the aging population still needs face to face with our Seniors. What's happening in Gig Harbor in the Peninsula.
 - Mr. Hanberg explained that the Canyon Corridor is mainly for connecting to the port, majority of the complaints are on owner occupied properties, and we continue to remain available to the senior population through the development center as needed. Regarding the the Peninsula in Gig Harbor the County is currently focusing on it's UGA. The focus there is to support the R10 zone.

PUBLIC TESTIMONY

none

Current Use Assessment

Chad Williams, Senior Planner, presented staff reports on the following cases.

Case No: OS9-18 (Farm & Ag Transfer), Christopher and Jennifer Johnston

The applicant's property is being re-rated by utilizing the Public Benefit Rating System (PBRS) table of resources due to the fact the land entered the Current Use Assessment Program under the old flat rate Open Space formula and the ownership has since changed hands. By law it must be reviewed using the adopted PBRS table. The applicant is proposing to leave all 5.75 acres of a vacant parcel in Current Use Open Space. The site is located at 4215 Horsehead Bay Drive Northwest, Arletta vicinity in Council District 7. The site qualifies with one High Priority Resource.

Staff recommends approval of 10 points on all 5.75-acre site

Case No: OS13-18 (Designated Forest Land Transfer), Ashcreek Land Development LLC

The applicant is proposing to transfer 31.56 acres of a 32.56-acre parcel from Designated Forest Land to Current Use Open Space. This property has been platted since application was made in January 2018. The site is located at 8330 244th Street East, Graham vicinity in Council District 3. The site qualifies with five High Priority Resources.

Staff recommends approval of 20 points on 31.56 acres. There is a one acre different with 1 acre excluded for residential use. There is a 1 acre difference due to a county right away that runs right through the property and is not a part of the Plat..

Case No: OS14-18 (Designated Forest Land Transfer), Waterside Lane Development LLC

The applicant is proposing to transfer 112.65 acres of twelve parcel, 127.65-acre site from Designated Forest Land to Current Use Open Space. This property has been short platted since application was made in March 2018. A total of 12 parcels are under consideration. Each property has paid to have acreage removed for residential uses. The sites are in the 16400-16500 block of 270th Avenue East, the 27000 block of 166th Street, and the 27000 block of 173rd Street East, Burnett vicinity in Council District 1. The sites qualify with High Priority Resources. We will be doing 12 individual contracts instead of one.

Staff recommends approval:

- 4 parcels with 20 points
- 6 parcels with 16 points
- 2 parcels with 11 points

Case No: OS15-18 (Farm & Ag Transfer), Darin & Margaret Huggler:

The applicants are proposing to transfer 9.42 acres of a 10.77-acre parcel from Current Use Farm & Agriculture to Current Use Open Space. The site is located at 13002 18th Avenue East, Brookdale vicinity in Council District 5. The site qualifies with four High Priority Resources.

Staff recommends approval of 20 points on 9.42 acres with 1.35 excluded for residential use which includes cell tower pad.

Case No: OS17-18 (New), John & Holly Trujillo

Summary: The applicants are proposing to add an additional 10.60-acres to the existing 3.5-acres presently in the Current Use Open Space Program on a two-parcel, 20.10-acre site. In 2007 the owners applied to place 19.10 acres of their 20.10- acre parcel into Current Use Open Space. This application was approved, and an Open Space Taxation Agreement was signed. In 2012, it was determined by the Assessor's Office that the owners violated their Open Space Taxation Agreement by clear cutting an area determined to be 15.60 acres. An area of 3.5 acres was allowed to remain in the Open Space Classification out of the original 19.10-acre area added. The remaining acres are now being taxed as highest and best use.

The site was short platted in 2012 and two 10.05-acre parcels were created. Each parcel will contain 3.00 acres of residential/non-qualifying areas leaving a total of 14.10 acres total in the Open Space Current Use program. The site is located at 22410 48th Street East, Buckley vicinity in Council District 1. The site qualifies with four High Priority Resources.

Staff recommends approval of 20 points on 14.1 acres with 6 acres excluded for residential use.

DISCUSSION

Question about case OS17-18. Although they violated their Open Space and had to back back taxes, but can now reapply to get tax reduction on same land? Chad explained conditions have now changed. He is unsure why they waited to apply. We will just add new acreage back in. They did what they did and now they are getting back what they had. Chad clarified they did not get credit for wooded areas. They can now receive credit for a pasture.

PUBLIC TESTIMONY

None

MOTION

A motion was made (Brown/Higley) to recommend approval of applications OS9-18, OS13-18, OS14-18, OS15-18, and OS17-18 as presented. Motion passed unanimously.

Agricultural Viability

Jeff Mann, Senior Planner, gave a PowerPoint presentation. Request is from County Council (Resolution 2018-117s). Amendments to allow for crop production, eliminate the maximum number of sleeping units per building for temporary farm worker housing when the housing complies with the requirements, and increase/clarify the replacement period for damaged structures within floodplain outside the floodway. Staff met with Agriculture Advisory Commission on Feb 27, 2019 to review those three items.

- Crop production: supported the changes
- Farm Worker Housing: supported the changes
- Structure Replacement in Flood Hazard Areas: didn't have much to add for this one

Jeff presented in detail the 3 different items and the purposed changes and gave the following recommendations:

- Staff recommends the creation of a new Crop Production Level 2 to allow production packaging and storage buildings up to 8,000 square feet with an Administrative Use Permit in the applicable Rural and Resource Zones. Staff also recommends to convert Crop Production-Level 2 into a new Level 3 allowing all sizes of Crop Production buildings.
- Staff recommends eliminating the maximum number of sleeping units per building for temporary farm worker housing found in 18A.36.060 A.18.a
- Staff recommends no changes to existing regulations regarding the replacement or timing of replacement of structures in the Floodway or Flood Fringe.

DISCUSSION

- Mr. Higley: Is there any connection to the City of Puyallup and taking over control of large processing structures being built out. ANSWER: I Don't think this would have any effect. That is an industrial zone.
- Mr. Brown: Conditional Use Permit is a public process, but we also have SEPA which is public process. Is there a need for both. Answer: The Conditional Use Permit is a compatibility review and so it SEPA. Both are looking for mitigation such as lighting, noise, setbacks, boundaries with sensitive uses around, access. You are right it is overlapping. It does run concurrently.
- Ms. Jerkovich: Is this applicable also to Marijuana crop production and packaging? Answer: No that is an entirely separate code under industrial land.
- Ms. Benson: A couple meetings ago we had a case with a man who had existing equipment on his property in a residential area. By making some changes this might help solidify response to future argument like that gentleman had. It will allow for some smaller buildings with lesser review.
- Ms. Benson: Was this city driven or council driven? Answer: it was council driven by a member of the council who is in charge of Agriculture Advisory Commission. We didn't see glaring problems in our review.
- Ms. Jerkovich-In getting rid of the maximum number of sleeping units, it seems like there needs to be some sort of control. What about Health Issues? Who monitors that? Answer:

The RCW is more relaxed. With ours they would still need to comply with our building code.

MOTION

A motion was made (Brown/Hanek) to approve recommendations to Title 18A to address Level 2 Crop Production, Farmworker Housing and Structure Replacement in Flood Hazard Areas as presented. Motion passed unanimously.

OTHER BUSINESS

Discussion regarding availability for upcoming Planning Commission Meetings for the Community Plan Updates

ADJOURN

The meeting adjourned at 11:18 am.

DRAFT

STAFF REPORT

DATE: May 28, 2019

TO: Pierce County Planning Commission

FROM: Dan Cardwell, Supervisor, Long Range Planning

BY: Erik Jaszewski, Associate Planner, Long Range Planning

SUBJECT: Proposed Amendments to Pierce County Code Title 18A Development Regulations to implement the 2019 Comprehensive Plan Amendments.

NOTICE: Notice of the Planning Commission public hearing was published in the News Tribune on May 14, 2019.

SEPA: The proposal is exempt from environmental review under SEPA in accordance with RCW 43.21C.450(1).

ATTACHMENTS:

- Attachment A** Proposed Amendments to Title 18A, “Development Regulations – Zoning”
- Attachment B** Revised Zoning Atlas Maps reflecting the 2019 Comprehensive Plan Urban Growth Area, Area-wide Map Amendments and Technical Amendments

STAFF RECOMMENDATION

Staff recommends approval.

2018-2019 DEVELOPMENT REGULATIONS UPDATE

Four development regulations amendments are proposed, as detailed in Attachment A:

1. Revise Rural Schools Siting Regulations;
2. Permit Food and Related Products Use Type in Village Center zone of Upper Nisqually Valley Community Plan;
3. Technical Amendment – Specify Allowed Uses for Rural Farm Zone in Rural and Resource Zones; and
4. Technical Amendment – Establish Residential Density and Urban Lot Dimensions for Moderate High Density Residential Zone in the Mid-County Community Plan

Revise Rural Schools Siting Regulations

What prompted the change?

The Comprehensive Plan was amended through Ordinance 2019-15s to clarify the circumstances in which schools are allowed in rural areas, require coordination between schools and Pierce County, and provide for the extension of public services to those schools. The Comprehensive Plan and proposed regulations would comply with Washington State RCW 36.70A.211, RCW 36.70A.212, and RCW 36.70A.213 which allows counties to authorize the extension of public facilities and utilities to serve schools sited in rural areas that serve both rural and urban areas.

Proposed Change

Revise Chapter 18A.43 Siting Rural Schools to specify the conditions under which schools may be allowed in rural areas with a Conditional Use Permit as shown in Attachment A.

Permit Food and Related Products Use Type in Village Center zone of Upper Nisqually Valley Community Plan

What prompted the change?

The Comprehensive Plan was amended through Ordinance 2019-15s to allow light industrial and resource-based manufacturing uses in the Village Center zone of the Upper Nisqually Valley Community Plan and encourage interpretive activities with such uses.

Accordingly, the proposed amendment to the development regulations allows the manufacturing of food and related products at an appropriate rural scale and consistent with community character. For any uses with total floor area exceeding 2,500 square feet but under 80,000 square feet, a Conditional Use Permit would be required. The amendment is consistent with Washington State RCW 36.70A.011 to create opportunities for business development that fits with the rural character and does not require an urban level of services.

Proposed Change

Update the Upper Nisqually Use Table Section 18A.31.020 Rural and Resource Zone Classifications to add Food and Related Products Use Types under 2,500 square feet total as a permitted use, and add Food and Related Products Use Types between 2,500 and 80,000 square feet as a conditionally permitted use as shown in Attachment A.

Technical Amendment – Specify Allowed Uses for Rural Farm Zone in Rural and Resource Zones

What prompted the change?

The Comprehensive Plan was amended through Ordinance 2018-39s to establish new criteria for the designation of Agricultural Resource Lands (ARL), resulting in some properties being removed from the ARL zone. For those removed properties that are participating in the Current Use Taxation Program as Farm and Agriculture, the Rural Farm zone was applied. However, some of the newly-designated Rural Farm properties are located in areas where allowed Use Types for the Rural Farm zone are not specified.

Proposed Change

Update the following Use Tables with rural and resource zones to add the Rural Farm zone and specify allowed uses as shown in Attachment A:

1. 18A.17.020 PIERCE COUNTY (OUTSIDE COMMUNITY PLAN AREAS)
2. 18A.23.020 GIG HARBOR PENINSULA
3. 18A.27.020 MID-COUNTY
4. 18A.31.020 UPPER NISQUALLY

Technical Amendment – Establish Residential Density and Urban Lot Dimensions for Moderate High Density Residential Zone in the Mid-County Community Plan

What prompted the change?

The Comprehensive Plan was amended through Ordinance 2015-40 to rezone a property in Mid-County as Moderate High Density Residential. A subsequent ordinance adopted corresponding development regulations for the MHR zone in Mid-County in Title 18A. However, residential densities and urban lot dimensions for the Mid-County MHR zone were not specified at the time.

Proposed Change

Update Table 18A.15.020-1 Urban Residential Density and Urban Lot Dimensions to establish requirements related to residential densities and lot dimensions for the MHR zone in the Mid-County Community Plan area.

2018-2019 COMPREHENSIVE PLAN AMENDMENTS – OFFICIAL ZONING ATLAS UPDATE

Update Pierce County Official Zoning Atlas

Update the Pierce County Official Zoning Atlas to implement the Urban Growth Area (UGA) and Area-wide Map amendments as approved through the Pierce County Council Ordinance 2019-15s. Maps are found in Attachment B.

Comprehensive Plan Amendment Application Number	Description of Implementing Zoning Change
UGA/PAA Amendment #891681	Reduce the City of Gig Harbor UGA, East Gig Harbor Area – Change designation and

Comprehensive Plan Amendment Application Number	Description of Implementing Zoning Change
	zoning of 298 parcels (230 acres total) from Urban to Rural
Map Amendment #891418	Rezone three parcels (3.9 acres total) from Neighborhood Center and Employment Center to better reflect current use and neighborhood zoning - Valley Avenue area, north of the City of Puyallup – Located in City of Puyallup UGA
Map Amendment #890881	Rezone one parcel (4.29 acres total) to Employment Center to better reflect current use and neighborhood zoning - Milwaukee Avenue area, north of the City of Puyallup – Located in City of Puyallup UGA
Map Amendment #891322	Rezone four parcels (27 acres total) as Parks and Recreation (PR)
Map Amendment #891875	Rezone four parks properties (35.6 acres total) as Parks and Recreation (PR)
Map Amendment #891909 (associated with Application #891941 and #891940)	Rezone seven parcels (32.9 acres total) as Rural Industrial Center (RIC) on the north end of the existing RIC – Alderton-McMillan Community Plan.
Map Amendment #891914 (associated with Application #891942)	Rezone two parcels (1.37 acres total) as Rural Neighborhood Center (RNC) at SR 162 and Pioneer Way E. – Alderton-McMillin Community Plan area.

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

Chapter 18A.10 ZONE CLASSIFICATIONS

18A.10.090 Rural and Resource Zone Classifications.

A. Rural Centers.

1. **Purpose.** To provide for commercial growth in rural areas and senior or group homes which could provide assisted living for persons who are elderly or disabled. The functions of Rural Centers include serving the retail and other commercial and business needs of the local communities, and providing employment opportunities including those related to tourism and natural resource-based industries at a scale and character appropriate to the rural environment.
2. **Description.** Rural Centers are concentrations of shopping, services, and employment in rural areas. Nine different Rural Centers zone classifications are recognized: Rural Activity Centers, Rural Industrial Centers, Rural Neighborhood Centers, and Rural Gateway Communities, Village Centers, Tourist Commercial, Village Residential, Essential Public Facility-Rural Airport South, and Essential Public Facility-Rural Airport North.
 - a. **Rural Activity Centers.** The Rural Activity Center (RAC) zone classification is a concentration of commercial and industrial businesses that provide goods, services, employment, group homes, and senior housing which meet the needs of a local rural community.
 - b. **Rural Gateway Communities.** The Rural Gateway Communities (GC) zone classification includes rural centers located near major recreational facilities, including the entrances to Mt. Rainier National Park, where commercial businesses that provide goods and services, including housing and lodging, meet the needs of a local rural community, visitors, and tourists.
 - c. **Rural Neighborhood Centers.** The Rural Neighborhood Center (RNC) zone classification includes areas which have established commercial uses that provide limited convenience shopping and services, meeting the daily needs of the surrounding rural area, immediate access onto state routes, major or secondary arterials.
 - d. **Village Centers.** The Village Center (VC) zone classification provides for a compact mix of commercial, civic, and residential uses connected by pedestrian facilities in areas which experience a tourist population such as communities adjacent to Mount Rainier National Park. The zone classification includes commercial and residential uses that provide commercial services and civic facilities to meet the daily needs of the surrounding rural residents and serve a tourist economy.
 - e. **Tourist Commercial.** The Tourist Commercial (TC) zone classification provides limited commercial opportunities that are only oriented to tourism

such as restaurants, lodging, and rental of recreational equipment. The zone classification is not intended to provide civic activities or meet the daily shopping needs of residents.

- f. **Village Residential.** The Village Residential (VR) zone classification allows for low density residential uses located within a reasonable walking distance of commercial amenities found in a Village Center. Typically, the Village Residential zone classification recognizes existing platting patterns.
- g. **Essential Public Facility-Rural Airport South and North.** The Rural Essential Public Facility-Rural Airport South and North (EPF-RAS and EPF-RAN) zone classification recognizes existing airports classified as essential public facilities in the rural area of the County. New uses are appropriate when consistent with an applicable community plan.
- h. **Rural Industrial Center.** The Rural Industrial Center (RIC) designation/zone allows light industrial uses that are related to food or agriculture or intermediate manufacturing and final assembly. It does not allow heavier industrial uses that produce substantial waste byproducts or wastewater discharge or noise impacts incompatible with a rural area.

B. Rural Residential.

- 1. **Purpose.** To provide for rural uses incorporating existing as well as historic patterns of settlement and character. Rural Residential areas function as a buffer between urbanized areas and resource land. They can supply lands that may be added to an urban growth area over time. The Rural Residential zones also allow for commercial and industrial uses related to and dependent upon natural resources and public and commercial recreational and associated uses related to the outdoors, along with rural residential, agricultural, and other resource uses.
- 2. **Description.** Eight Rural Residential zone classifications are recognized: Rural Separator, Rural 10, Rural 5, Rural 20, Rural 40, Rural Sensitive Resource, Rural Farm, and Park and Recreation.
 - a. **Rural Separator.** The Rural Separator (RSep) zone classification includes rural lands intended as a buffer or separation between urban zone classifications.
 - b. **Rural 10.** The Rural 10 (R10) zone classification is intended to provide for rural uses at a rural density.
 - c. **Rural 5.** The Rural 5 (R5) zone classification is intended to provide lands for rural uses at a rural density and provide a buffer between urban zone classifications and other lower density rural areas.
 - d. **Rural 20.** The Rural 20 (R20) zone classification is intended to provide for rural uses at a rural density and includes rural lands between the Rural 10 classification and the Rural 40 or Forest Lands classifications.
 - e. **Rural 40.** The Rural 40 (R40) zone classification is intended to provide for rural uses at the lowest rural density.
 - f. **Rural Sensitive Resource.** The Rural Sensitive Resource (RSR) zone classification is intended to provide low density rural residential development in order to protect environmentally sensitive areas such as stream corridors, aquifer recharge areas, and fish and wildlife habitat areas.

The RSR classification is applied to parcels that have at least 50 percent of the land area located within a designated open space corridor. Permitted and conditional uses employing low impact development techniques are compatible with the RSR zone. New development within the RSR classification shall utilize low impact development (LID) techniques as outlined in the Pierce County Stormwater Management and Site Development Manual.

- g. **Rural Farm.** The Rural Farm (RF) zone classification is intended to protect agricultural lands that may or may not have soils to qualify as Agricultural Resource Lands (ARL). The Rural Farm classification will reflect the properties that have historically been used for agricultural activities or zoned agriculture that have not been converted to more intensive and incompatible uses or that are currently being used for agricultural activities (which may include non-commercial agricultural or farming activities).
- h. **Park and Recreation.** The Park and Recreation designation is intended to recognize public and private parks, campgrounds, historical sites and other properties improved with park or recreational facilities. Passive or active recreational uses are encouraged. Conversion of lands classified as Park and Recreation to other uses is discouraged.

C. **Resource Lands.**

- 1. **Purpose.** To promote long-term commercially significant resource use.
- 2. **Description.** Three categories of Resource Lands are identified. Forest lands and Agricultural Resource Lands are recognized as zone classifications. Mineral Resource lands are recognized by an Overlay (See PCC 18A.10.100 E.).
 - a. **Agricultural Resource Lands.** The Agricultural Resource Lands (ARL) zone classification includes land primarily devoted to the commercial production of agricultural products and is applied to parcels outside of urban growth areas that meet certain criteria.
 - b. **Forest Lands.** The Forest Lands (FL) zone classification includes land primarily useful for growing trees for commercial purposes, and that has long-term commercial significance for growing trees commercially.

D. **Rural Planned Communities.**

- 1. **Purpose.** To integrate a mix of housing, jobs, services and recreation.
- 2. **Description.** There are two Rural Planned Community zone classifications: New Fully Contained Communities and Master Planned Resorts.
 - a. **New Fully Contained Communities.** The New Fully Contained Communities (NFCC) zone classification provides for self-contained planned unit developments which integrate a mix of housing, jobs, services and recreation and are proposed through the planned unit development (PUD) permit process. Upon adoption of a Plan Amendment and subsequent approval of the PUD permit, the proposal would be designated within an urban growth area.
 - b. **Master Planned Resorts.** The Master Planned Resorts (MPR) zone classification provides for a self-contained and fully integrated planned unit development outside an established Urban Growth Area, in a setting of

- significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor and outdoor recreation facilities.
3. **Permit Required.** Allowed uses in New Fully Contained Community and Master Planned Resort classifications are authorized through an approved planned unit development (PUD) permit (18A.75.050).
- E. **Other Zone Classifications.**
1. **Public Institution.** The Public Institution zone classification is the implementing zone for the Public Institution land use designation. It is intended to provide for the siting of public-owned facilities and institutions.
 2. **Park and Recreation.** The Park and Recreation zone classification is the implementing zone for the Park and Recreation land use designation. It is intended to provide for the siting of public and private-owned facilities and institutions providing park, recreation, open space, and other activities open to the public on an equal basis.
- F. **Specific Zone Classifications.** The land use designations identified through the Comprehensive Plan or Community Plan as identified below are implemented through specific zones:
1. Pierce County Comprehensive Plan (those rural areas for which a community plan has not been developed or updated since January 1, 1995). See the Use Tables in PCC 18A.17.020.
 - a. Rural 5: R5
 - b. Rural Separator: RSep
 - c. Rural 10: R10
 - d. Rural 20: R20
 - e. Rural 40: R40
 - f. Rural Activity Center: RAC
 - g. Rural Neighborhood Center: RNC
 - h. Gateway Community: GC
 - i. Agricultural Resource Lands: ARL
 - j. Forest Land: FL
 - k. Public Institution: PI
 - l. New Fully Contained Community: NFCC
 - m. Master Planned Resort: MPR
 - n. Park and Recreation: PR
 - o. Rural Farm: RF
 2. **Upper Nisqually Valley Community Plan.** See the Use Tables in PCC 18A.31.020.
 - a. Rural 10: R10
 - b. Rural 20: R20
 - c. Rural 40: R40
 - d. Gateway Community: VR, VC, TC
 - e. Agricultural Resource Lands: ARL
 - f. Forest Land: FL
 - g. Park and Recreation: PR

- h. Rural Farm: RF
- 3. **Gig Harbor Peninsula Community Plan.** See the Use Tables in PCC 18A.23.020.
 - a. Rural 5: R5
 - b. Rural 10: R10
 - c. Rural Sensitive Resource: RSR
 - d. Rural Neighborhood Center: RNC
 - e. Essential Public Facility-Rural Airport South: EPF-RAS
 - f. Essential Public Facility-Rural Airport North: EPF-RAN
 - g. Park and Recreation: PR
 - h. Rural Farm: RF
- 4. **Graham Community Plan.** See the Use Tables in PCC 18A.24.020.
 - a. Rural 5: R5
 - b. Rural 10: R10
 - c. Rural 20: R20
 - d. Rural Sensitive Resource: RSR
 - e. Rural Farm: RF
 - f. Rural Activity Center: RAC
 - g. Rural Neighborhood Center: RNC
 - h. Agricultural Resource Lands: ARL
 - i. Forest Land: FL
 - j. Park and Recreation: PR
- 5. **Mid-County Community Plan.** See the Use Tables in PCC 18A.27.020.
 - a. Rural Separator: RSep
 - b. Rural Neighborhood Center: RNC
 - c. Agricultural Resource Lands: ARL
 - d. Park and Recreation: PR
 - e. Rural Farm: RF
- 6. **Key Peninsula Community Plan.** See the Use Tables in PCC 18A.26.020.
 - a. Rural 10: R10
 - b. Rural Sensitive Resource: RSR
 - c. Rural Farm: RF
 - d. Park and Recreation: PR
 - e. Rural Activity Center: RAC
 - f. Rural Neighborhood Center: RNC
 - g. Agricultural Resource Lands: ARL
 - h. Park and Recreation: PR
- 7. **Alderton-McMillin Community Plan:** See the Use Tables in PCC 18A.18.020.
 - a. Rural Neighborhood Center: RNC
 - b. Rural 10: R10
 - c. Rural 20: R20
 - d. Rural 5: R5
 - e. Rural Industrial Center: RIC
 - f. Rural Farm: RF
 - g. Agricultural Resource Lands: ARL

- h. Park and Recreation: PR
- 8. **Anderson and Ketron Islands Community Plan.** See the Use Tables in PCC 18A.19.020.
 - a. Rural Neighborhood Center: RNC
 - b. Rural 10: R10
 - c. Rural Farm: RF
 - d. Agricultural Resource Lanes: ARL
 - e. Park and Recreation: PR

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

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	
MH R	Moderate High Density Residential (All County except where listed below)	4	10	15	N/A	N/A	N/A
	Mid-County	12	20	25	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

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

18A.17.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020)					
	Rural Residential					
	R10: Rural 10 R20: Rural 20		R40: Rural 40 R5: Rural 5 RF: Rural Farm			
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home	C	C	C			
Mobile Home	P	P	P			
Mobile Home Park						
Multi-Family Housing						
Nursing Homes						
Senior Housing						
Single-Family Detached Housing	P	P	P			
Two-Family Housing (Duplex)	P	P	P			
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						

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 RF: Rural Farm			
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]
Administrative Government Svcs.						
Community and Cultural Services	P2,3;C1	P2;C1	P2;C1			
Day-Care Centers	P1;C2	P1;C2				
Education	RS	RS	P5			
Health Services						
Postal Services						
Public Park Facilities	P1,2,4;C3	P1,2,4;C3	P1,2,4;C3			
Public Safety Services	P1	P1				
Religious Assembly	P1;C2,3	P1;C2,3				
Transportation	C1-3	C1-3	C1			
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.						
Electrical Facilities	P	P	P			
Electrical Generation Facilities	C	C				

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 RF: Rural Farm			
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]
Natural Gas Facilities	P1;C3,4	P1;C3,4	P1;C3,4			
Organic Waste Processing Facilities	C	C	P2;C1,3			
Pipelines	P	P	P			
Sewage Collection Facilities	P*	P*	P*			
Sewage Treatment Facilities						
Surface Water Management Activities	P	P	P			
Telecommunication Towers or Wireless Facilities	P1;PL2;C3,C5	P1;C2	P1;C2,3,4			
Utility and Public Maintenance Facilities	P1;C2	P1;C2	P1;C2			
Waste Disposal Facilities	C1-3,5	C1-3,5	C1-3,5			
Waste Transfer Facilities	P1;C2	P1;C2				
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3			

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 RF: Rural Farm			
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]
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						
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.						
Agritourism	P	P	P			
Agricultural Services	C	C	P			
Agricultural Supply Sales			P1-4			
Animal Production, Boarding and Slaughtering	P1;C2	P1;C2	P			
Craft Distilleries	C	C	C			
Crop Production	P1;C2	P1;C2	P			
Fish Processing, Hatcheries and Aquaculture	P	P	P			
Forestry	P1	P1	P1,C2			

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 RF: Rural Farm			
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]
Surface Mines	C	C	C			
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.						
Adult Business						
Amusement and Recreation	C3,6	C3,6				
Billboards						
Building Materials and Garden Supplies						
Business Services						
Commercial Centers						
Eating and Drinking Establishments						
Lodging	C1,5	C1	C3;P4;C5			
Mobile, Manufactured and Modular Home Sales						

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 RF: Rural Farm				
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service						
Rental and Repair Services						
Sales of Merchandise and Services						
Storage and Moving						
Wholesale Trade						
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.						
Basic Manufacturing						
Contractor Yards	C					
Food and Related Products			P2			
Industrial Services and Repair						
Intermediate Manufacturing and Intermediate/Final Assembly						

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 RF: Rural Farm			
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]
Off-site Hazardous Waste Treatment and Storage Facilities						
Recycling Collection and Processing Facilities						
Salvage Yards/Vehicle Storage						
Warehousing, Distribution and Freight Movement	C4					

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					
			RF:	Rural Farm					
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR	RF
Telecommunication Towers or Wireless Facilities	P1	PUD1,2	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2	P1;C2,3,4
Utility or Public Maintenance Facilities		PUD	C	C	C		P1;C2		P1;C2
Waste Disposal Facilities				C1,2,3					C1-3,5
Waste Transfer Facilities	P1	PUD1	P1	P1;C2,4	P1;C2,4		P		
Water Supply Facilities	P1;A2;C3	PUD	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]									

GIG HARBOR PENINSULA									
Rural and Resource Zone Classifications (Table 18A.23.020)									
Use Categories and Use Types	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:	Agricultural Resource Lands				
				PR:	Park and Recreation				
				RF:	Rural Farm				
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR	RF
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.									
Administrative and Professional Offices									
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.									
Agritourism	P1		C	C1;P2	C	C	P		P
Agricultural Services			C	C	C	C	P		P
Agricultural Supply Sales			C1-4	C1-4			P1		P1-4

		GIG HARBOR PENINSULA Rural and Resource Zone Classifications (Table 18A.23.020)							
		Rural Centers			Rural Residential, Resource Lands and Other Zones				
Use Categories and Use Types	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:	Agricultural Resource Lands				
				PR:	Park and Recreation				
			RF:	Rural Farm					
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR	RF

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

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		RSep: Rural Separator	
			PR: Park and Recreation		RF: Rural Farm	
RNC	[Rsvd]	ARL	PR	RSep	RF	
RESIDENTIAL USE CATEGORY: See 18A.33.210 for Description of Residential Use Categories.						
Group Home	C		C		C	C
Mobile Home						P
Mobile Home Park						
Multi-Family Housing						
Nursing Homes	P					
Senior Housing	P					
Single Family Detached Housing	P		P		P	P
Two-Family Housing (Duplex)	P					P
CIVIC USE CATEGORY: See 18A.33.220 for Description of Civic Use Categories.						

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 RF: Rural Farm	
	RNC	[Rsvd]	ARL	PR	RSep	RF
Administrative Government Svcs.	P					
Community and Cultural Services	P1,2		C6		P2	P2;C1
Day-Care Centers	P				P1	
Education	RS				RS;P5	P5
Health Services	P1					
Postal Services	P1					
Public Park Facilities	P1,4		P1,4	P1,2,4;C3	P1,2,4;C3	P1,2,4;C3
Public Safety Services	P1			P1	P1	
Religious Assembly	P				(3)P1;C2-3	
Transportation	P1;C2,3					C1
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	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 RF: Rural Farm	
	RNC	[Rsvd]	ARL	PR	RSep	RF
Natural Gas Facilities	P1,2;C3		P1;C3,4		P1;C3	P1;C3,4
Organic Waste Processing Facilities			P2;C1,3			P2;C1,3
Pipelines	P		P		P	P
Sewage Collection Facilities						P*
Sewage Treatment Facilities						
Surface Water Management Activities	P		P	P	P	P
Telecommunication Towers or Wireless Facilities	P1;C2		P1;C2	P1;C2	P1;C2	P1;C2,3,4
Utility or Public Maintenance Facilities	P					P1;C2
Waste Disposal Facilities			C1-3			C1-3,5

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 RF: Rural Farm	
	RNC	[Rsvd]	ARL	PR	RSep	RF
Waste Transfer Facilities			P1			
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					
RESOURCE USE CATEGORY: See 18A.33.260 for Description of Resource Use Categories.						
Agritourism	P		P		P	P
Agricultural Services	P		P		P	P
Agricultural Supply Sales	P1		P1		P1	P1-4
Animal Production, Boarding and Slaughtering			P		P1;C2	P

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 RF: Rural Farm	
	RNC	[Rsvd]	ARL	PR	RSep	RF
Craft Distilleries	C		C		C	C
Crop Production	P1		P		P1;C2	P
Fish Processing, Hatcheries and Aquaculture			P		P	P
Forestry	P1;C2		P1,3		P1,3;C2	P1,C2
Surface Mines	C		C		C	C
COMMERCIAL USE CATEGORY: See 18A.33.270 for Description of Commercial Use Categories.						
Adult Business						
Amusement and Recreation	P1				C6	
Billboards						
Building Materials and Garden Supplies	P1,2,5				P1	
Business Services						
Commercial Centers						

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 RF: Rural Farm	
	RNC	[Rsvd]	ARL	PR	RSep	RF
Eating and Drinking Establishments	P1,3					
Lodging					C1	C3;P4;C5
Mobile, Manufactured and Modular Home Sales						
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2					
Rental and Repair Services	P1					
Sales of Merchandise and Services	P1					
Storage and Moving	C1					
Wholesale Trade						
INDUSTRIAL USE CATEGORY: See 18A.33.280 for Description of Industrial Use Categories.						

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 RF: Rural Farm	
	RNC	[Rsvd]	ARL	PR	RSep	RF
Basic Manufacturing						
Contractor Yards					A*	
Food and Related Products						P2
Industrial Services and Repair						
Intermediate Manufacturing and Intermediate/Final Assembly						
Off-site Hazardous Waste Treatment and Storage Facilities						
Recycling Collection and Processing Facilities	P1,2					
Salvage Yards/Vehicle Storage						

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 RF: Rural Farm	
	RNC	[Rsvd]	ARL	PR	RSep	RF
Warehousing, Distribution and Freight Movement						

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 RF: Rural Farm				FL: Forest Land ARL: Agricultural Resource Lands PR: Park and Recreation		
	VC	TC	VR	R10	R20	R40	RF	FL	ARL	PR
Community and Cultural Services	P1-4	P2,3;C4,5		P2;C1,3	P2;C1,3	P2;C1,3	P2;C1		C6	
Day-Care Centers	P		A1	P1;C2	P1;C2	P1;C2				
Education	RS;P4,5		RS	RS	RS	RS	P5			
Health Services	P1									
Postal Services	P1									
Public Park Facilities	P1,2,4		P1,2,4;C3	P1,2,4;C3	P1,2,4;C3	P1,2,4	P1,2,4;C3	P	P1,4	P1,2,4;C3
Public Safety Services	P1		P1	P1	P1	P1		P1		P1
Religious Assembly	P		P1,2	P1;C2,3	P1;C2,3	P1;C2,3				
Transportation	P1;C2,3		A1	C	C	C	C1	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	P	
Electrical Generation Facilities				C	C	C		C		
Natural Gas Facilities	P1,2;C3			P1;C3,4	P1;C3,4	P1;C3,4	P1;C3,4	P1;C3,4	P1;C3,4	
Organic Waste Processing Facilities				C1,2,3	C1,2,3	C1,2,3	P2;C1,3	C1,2,3	P2;C1,3	

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 RF: Rural Farm				FL: Forest Land ARL: Agricultural Resource Lands PR: Park and Recreation		
	VC	TC	VR	R10	R20	R40	RF	FL	ARL	PR
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	P1									
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.										
Agritourism	P			P	P	P	P	P	P	
Agricultural Services				C	C	C	P		P	
Agricultural Supply Sales	P1-4						P1-4			
Animal Production, Boarding and Slaughtering			P1	P1;C2	P1;C2	P1;C2	P		P	
Craft Distilleries	C	C	C	C	C	C	C	C	C	
Crop Production				P1;C2	P1;C2	P1;C2	P	P1	P	
Fish Processing, Hatcheries and Aquaculture				P	P	P	P	P	P	
Forestry				P1	P1	P1	P1,C2	P1;C2	P1	

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 RF: Rural Farm				FL: Forest Land ARL: Agricultural Resource Lands PR: Park and Recreation		
	VC	TC	VR	R10	R20	R40	RF	FL	ARL	PR
Intermediate/Final Assembly										
Off-site Hazardous Waste Treatment and Storage Facilities										
Recycling Collection and Processing Facilities	P1,2									
Salvage Yards/Vehicle Storage										
Warehousing, Distribution and Freight Movement					C4					

Chapter 18A.43 SITING RURAL SCHOOLS

Sections:

18A.43.010 Purpose.

18A.43.020 Location Standards.

18A.43.030 Coordination Standards.

18A.43.040 Extension of Public Services and Facilities.

18A.43.010 Purpose.

The intent of this Chapter is to establish regulations to allow new ~~or expansion of~~ primary and secondary educational facilities (Kindergarten through twelfth grades) in rural areas ~~only when the facilities are developed to primarily serve rural student populations or provide rural-dependent educational activities~~ provided they are in character with the surrounding rural areas.

18A.43.020 Location Standards.

New Educational facilities (not exempted by PCC 18A.05.025 C.) may be allowed through Chapter 18A.17 PCC, Use Category and Use Type Tables, in the rural area through a Conditional Use Permit under the following conditions stated in this Section. Replacement, expansion, and/or modernization of existing schools or placement of portable classrooms are permitted outright with applicable permits.

- A. ~~Demonstration that the following conditions exist~~A school district shall demonstrate that:
 1. ~~A new educational facility is necessary to primarily serve the district's projected rural student population; or~~
 2. ~~Expansion of an existing school or site is necessary to primarily serve the district's projected rural student population. Expansion means the enlargement of a school site or the construction of improvements which are necessary to increase student enrollment capacity; or~~
 3. ~~The proposed education facilities are necessary to enhance a specific rural curriculum or to provide opportunities for rural dependent educational activities including, but not limited to, forestry, agriculture and marine biology.~~
- B. ~~If an applicant provides evidence that conditions as described in PCC 18A.43.020 A.1. through A.3 exist, a new school or an expansion of an existing school or school site may be permitted in the rural area through a Conditional Use Permit subject to the following standards:~~
 1. The location of the proposed facility meets Comprehensive Plan policies addressing schools outside of the urban growth area;
 2. The applicant has demonstrated that the proposed facility is harmonious with the existing rural character of the area; and
 3. The school district has made a finding that the new school is necessary to accommodate the district's need, which cannot otherwise be reasonably accommodated on an existing site.

3. ~~The applicant has provided documentation concluding the identified needs cannot be met within an incorporated area or an urban growth area. This documentation shall include the following:~~
 - a. ~~An inventory of developable land within the attendance boundary of the educational facility;~~
 - b. ~~Rural student population projections;~~
 - c. ~~School district facility capacity and needs analysis;~~
 - d. ~~Evidence that demonstrates that land suitable to site a school or education facility is unavailable within an incorporated area or an urban growth area or that the available property or property location does not serve the identified need. Documentation of "need" shall include:~~
 - (1) ~~Rural student population forecasts;~~
 - (2) ~~Educational program requirements;~~
 - (3) ~~Transportation Plan needs and local transportation network;~~
 - (4) ~~The attendance boundary for the proposed school facility.~~

18A.43.030 Coordination Standards.

- A. Planning and Public Works shall confirm that each school district siting new schools in rural areas has participated in the County's periodic Comprehensive Plan updates as required by RCW.70A.130(1)(b) prior to recommending approval of any Conditional Use Permit to request to site a new school in the rural area.

18A.43.040 Extension of Public Services and Facilities

- A. The extension of public facilities and utilities to serve a school sited in a rural area may be authorized as a component of the Conditional Use Permit, if the school district provides documentation of the following:
 1. An adopted policy by the school district board of directors addressing the school service area and facility needs and educational program requirements;
 2. The school district's determination, with the concurrence of the County Council and the legislative authorities of any affected cities, that the district's proposed site is suitable to site the school and any associated recreational facilities, which cannot otherwise be reasonably collocated on an existing school site, taking into consideration the policy from A.1. and the extent to which vacant or developable land within the growth area meets facility needs and educational program requirements; and
 3. The County and any affected cities agree to the extension of public facilities and utilities to serve the school sited in a rural area that serves urban and rural students at the time of concurrence as referenced in A.2.
- B. For sanitary sewer lines extended beyond the Urban Growth Area to serve a school, as permitted under 18A.43.040 A, private properties may connect to the sewer line if
 1. The property has a failing onsite sanitary sewer system; or
 2. The property owner requests connection provided:

- a. The property is located no further from the public facility or utility than the distance that, if the property were within the urban growth area, the property would be required to connect to the public facility or utility;
- b. The property may only develop at existing zoning densities; and
- c. There may be no request to expand the Urban Growth Boundary;

Amendments To Official Zoning Atlas

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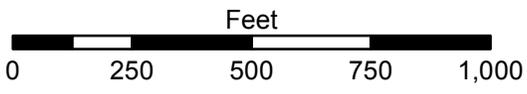
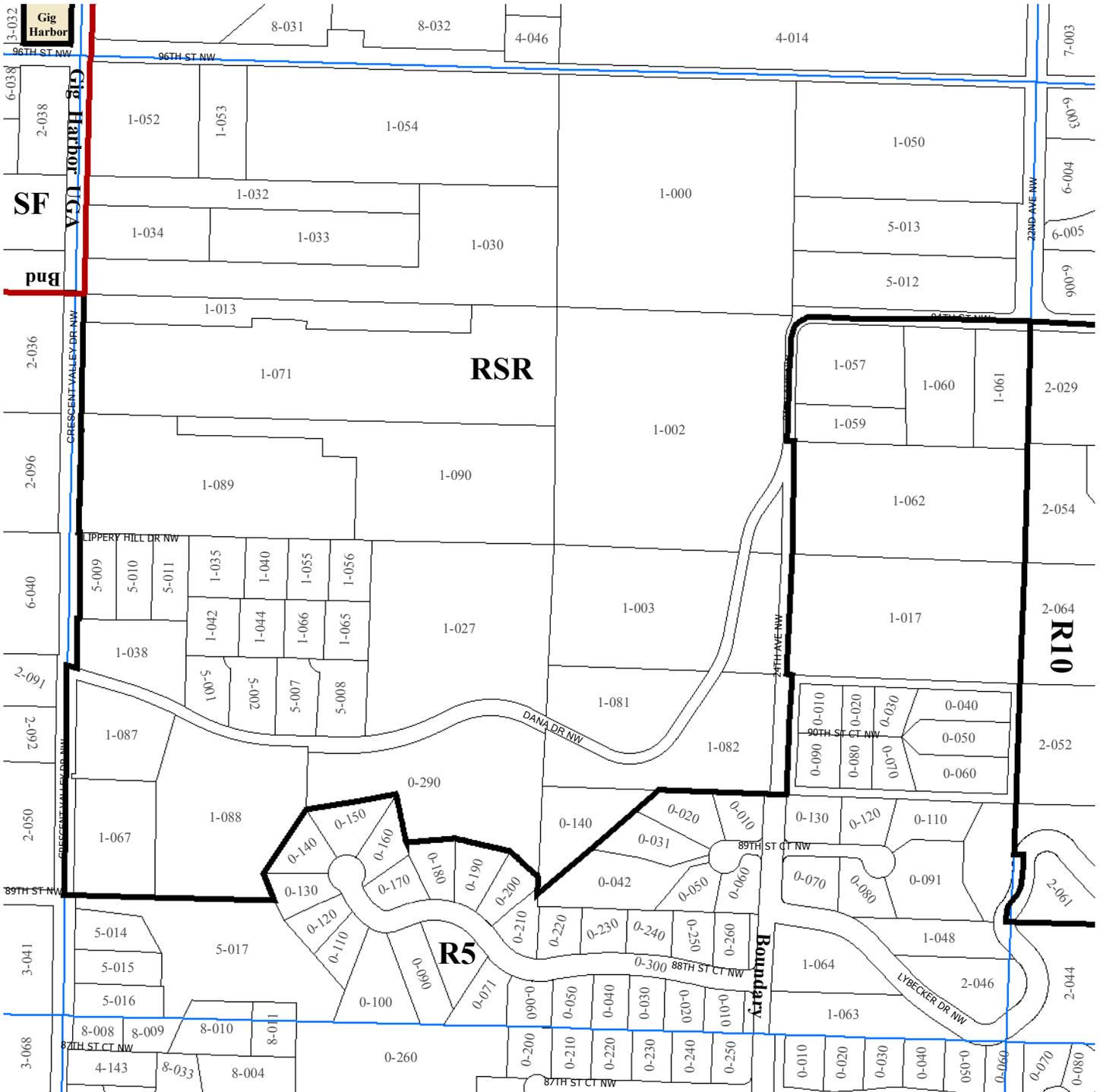
SW26 / T20N / R1W		
Date	Revision	By
5/1/1996	Ord.# 96-18s	CL
4/10/1997	Ord.# 96-137s	CL
2/1/2005	Ord.# 2004-87s	CL
6/1/2008	Ord.#2008-15s	DM
5/1/2014	Ord. #2013-59	AP
X/X/2019	Ord. #2019-XX	AP
Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95		

SW15 / T22N / R1E		
Date	Revision	By
5/1/1996	Ord.# 96-18s	CL
2/1/2005	Ord.# 2004-87s	CL
2/1/2005	Ord.# 2005-9	CL
6/1/2008	Ord.#2008-15s	DM
5/1/2013	Ord.#2013-59	AP
X/X/2019	Ord. #2019-XX	AP
<p>Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95</p>		

SE16 / T22N / R1E		
Date	Revision	By
5/1/1996	Ord.# 96-18s	CL
2/1/2005	Ord.# 2004-87s	CL
2/1/2005	Ord.# 2005-9	CL
6/1/2008	Ord.#2008-15s	DM
5/1/2014	Ord.#2013-59	AP
X/X/2019	Ord. #2019-XX	AP
<p>Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95</p>		

Pierce County Zoning

Gig Harbor Community Plan



Dept. of Planning & Land Services

Plot Date: April 17, 2019

QUARTER SECTION TOWNSHIP RANGE

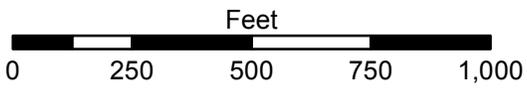
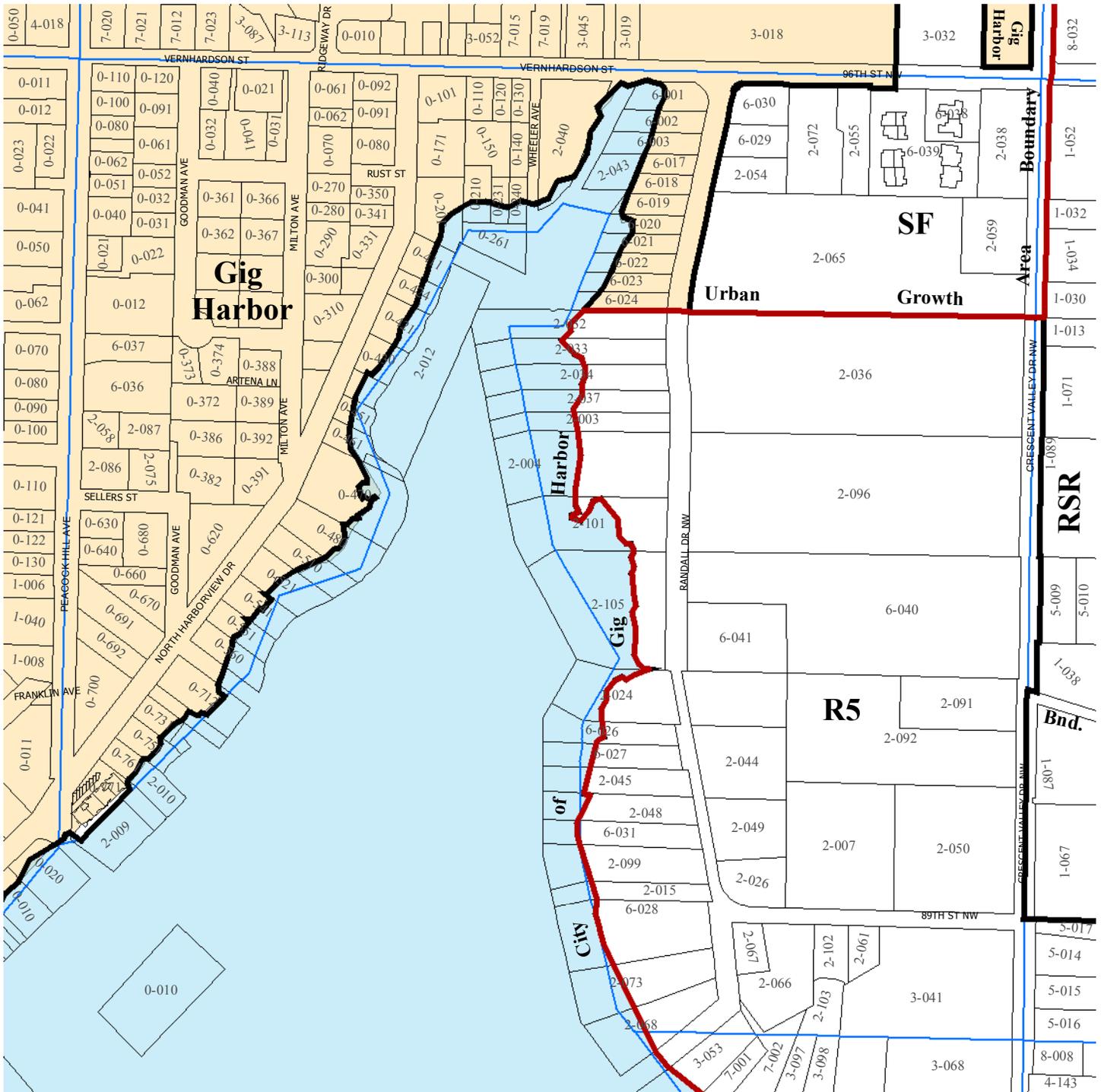
NE 05 - 21 - 02E



NE5 / T21N / R2E		
Date	Revision	By
5/1/1996	Ord.# 96-18s	CL
12/1/2002	Ord.# 2002-113s	CL
6/1/2010	Ord.# 2010-13s	AP
6/30/2016	Ord.# 2015-40	AP
X/X/2019	Ord.# 2019-XX	AP
<p>Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95</p>		

Pierce County Zoning

Gig Harbor Community Plan



Dept. of Planning & Land Services

Plot Date: April 17, 2019

QUARTER SECTION TOWNSHIP RANGE



NW 05 - 21 - 02E

NW5 / T21N / R2E		
Date	Revision	By
12/1/2002	Ord.# 2002-113s	CL
4/1/2012	Ord.# 2012-10	AP
X/X/2019	Ord.# 2019-XX	AP
Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95		

Pierce County Zoning

Gig Harbor Community Plan



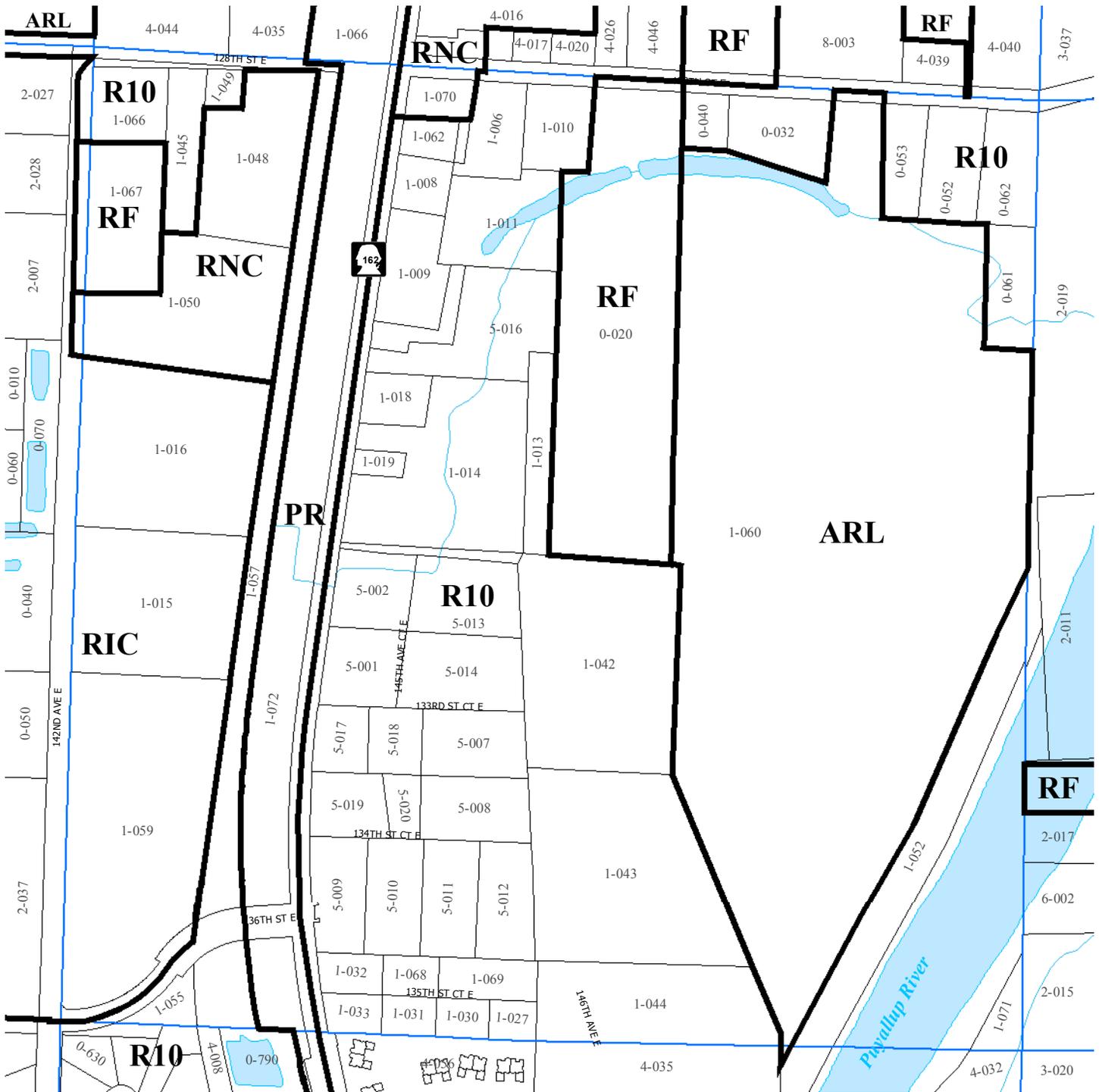
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Date	Revision	By
12/1/2002	Ord.# 2002-113s	CL
4/1/2012	Ord.# 2012-10	AP
X/X/2019	Ord.# 2019-XX	AP
Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95		

SE5 / T21N / R2E		
Date	Revision	By
5/1/1996	Ord.# 96-18s	CL
12/1/2002	Ord.# 2002-113s	CL
4/1/2012	Ord.# 2012-10	AP
6/30/2016	Ord.# 2015-40	AP
X/X/2019	Ord.# 2019-XX	AP
<p>Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95</p>		

NE8 / T21N / R2E		
Date	Revision	By
5/1/1996	Ord.# 96-18s	CL
12/1/2002	Ord.# 2002-113s	CL
4/1/2012	Ord.# 2012-10	AP
6/30/2016	Ord.# 2015-40	AP
X/X/2019	Ord.# 2019-XX	AP
Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95		

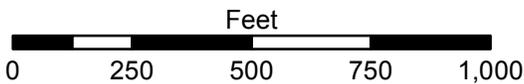
Pierce County Zoning

Alderton-McMillin Community Plan



Dept. of Planning & Land Services

Plot Date: April 17, 2019



QUARTER SECTION TOWNSHIP RANGE

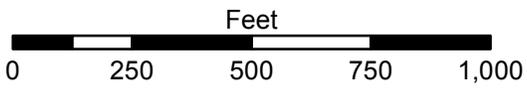
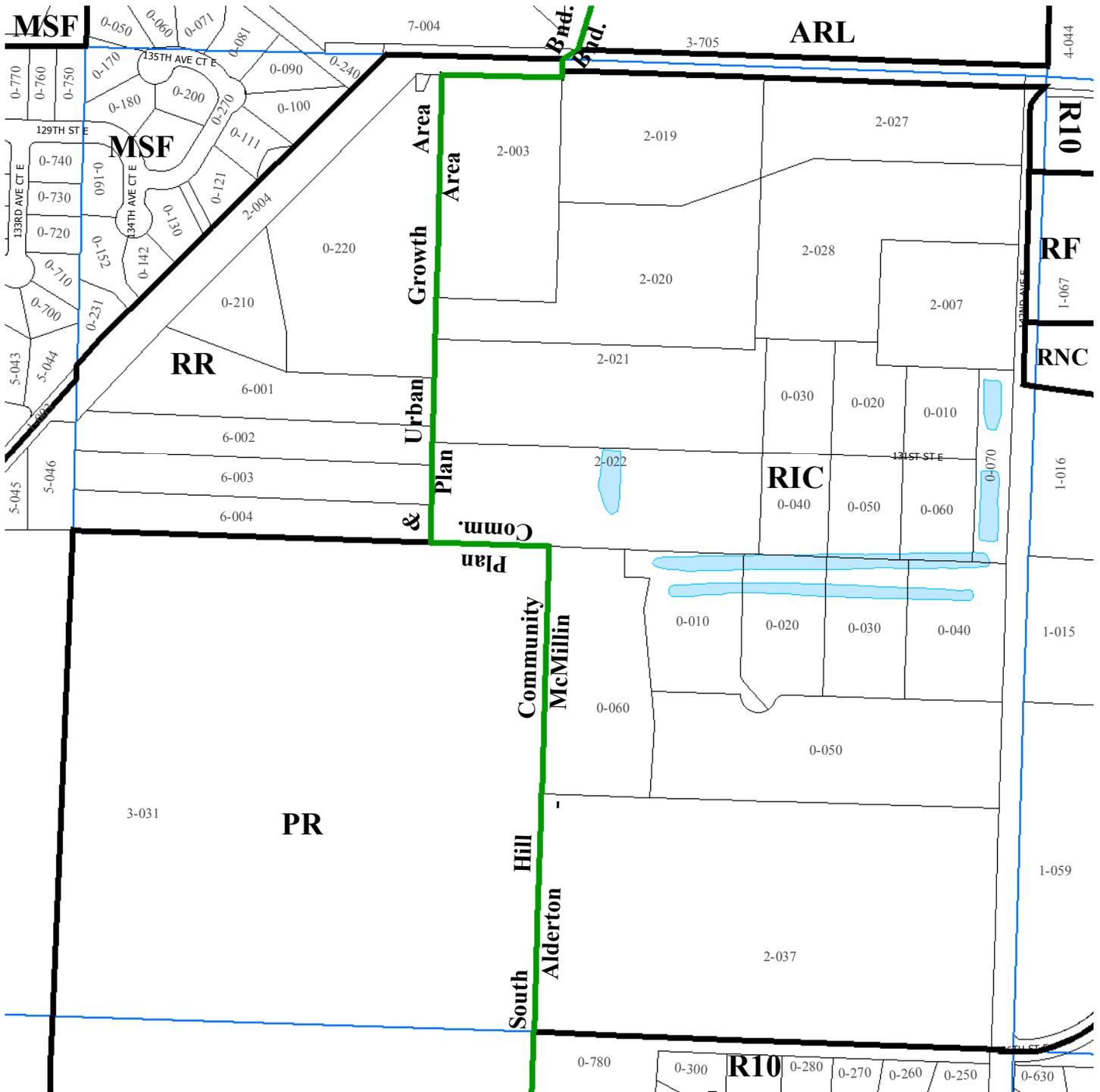
NE 13 - 19 - 04E



NE13 / T19N / R4E		
Date	Revision	By
2/1/2005	Ord.# 2004-87s	CL
6/1/2008	Ord.# 2007-41s2	AP
6/1/2008	Ord# 2008-26s	DM
6/1/2010	Ord.#2010-13s	AP
9/1/2018	Ord.# 2018-39s	AP
X/X/2019	Ord.# 2019-XX	AP
<p>Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95</p>		

Pierce County Zoning

South Hill & Alderton-McMillin Community Plans



Dept. of Planning & Land Services

Plot Date: April 17, 2019

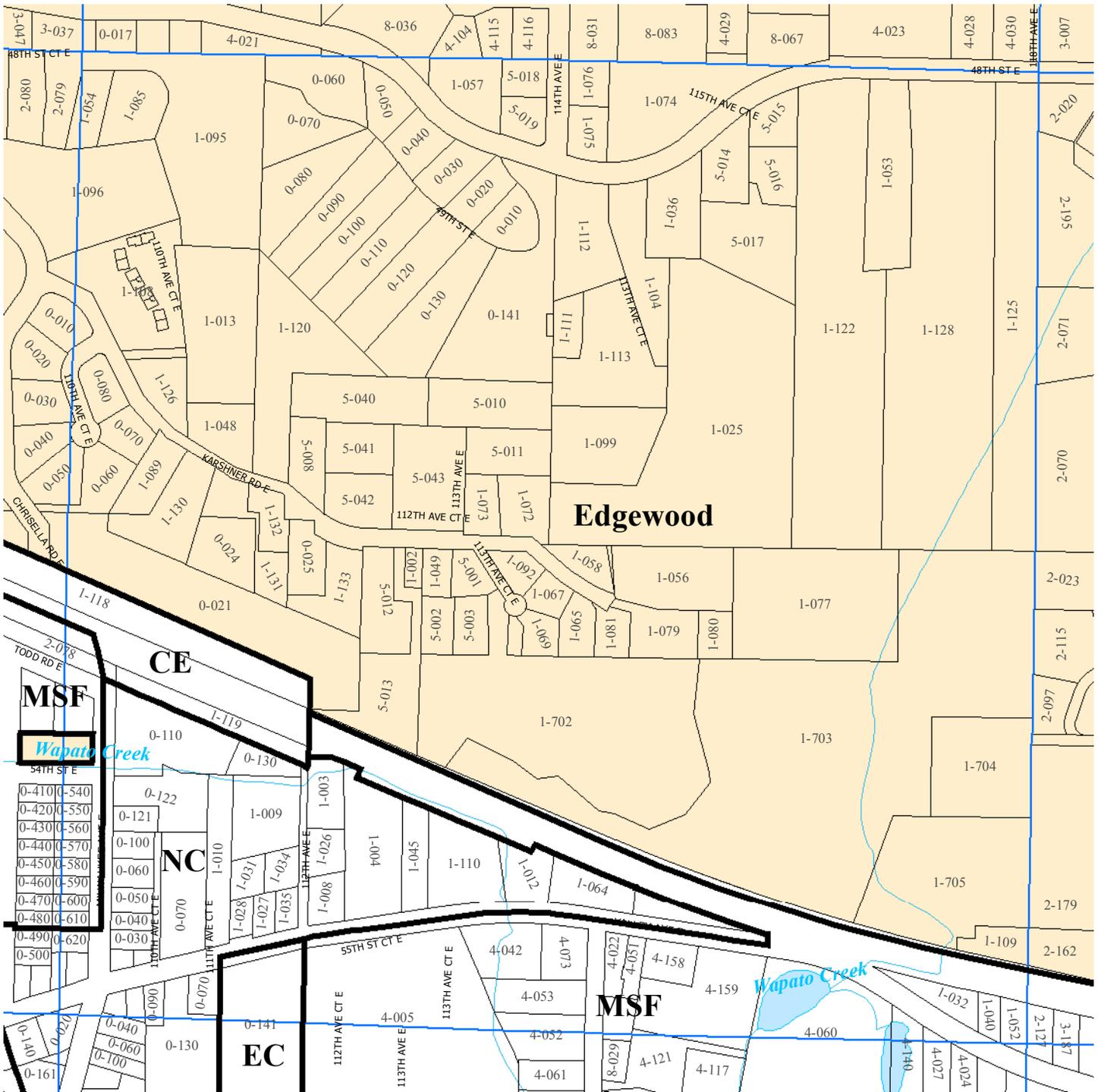
QUARTER SECTION TOWNSHIP RANGE

NW 13 - 19 - 04E



NW13 / T19N / R4E		
Date	Revision	By
5/1/1996	Ord.# 96-18s	CL
4/1/2002	Ord.# 2002-11s	CL
6/16/2003	Ord.# 2003-11s	CL
2/1/2005	Ord.# 2004-87s	CL
6/1/2008	Ord.# 2008-26s	DM
9/11/2017	Ord.# 2017-43s	AP
X/X/2019	Ord.# 2019-XX	AP
<p>Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95</p>		

Pierce County Zoning



Edgewood

CE

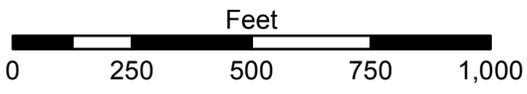
MSF

Wapato Creek

NC

MSF

EC



Dept. of Planning & Land Services

Plot Date: April 17, 2017

QUARTER SECTION TOWNSHIP RANGE

NE 22 - 20 - 04E

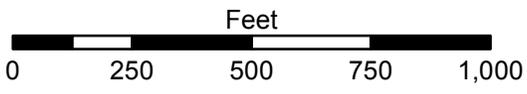
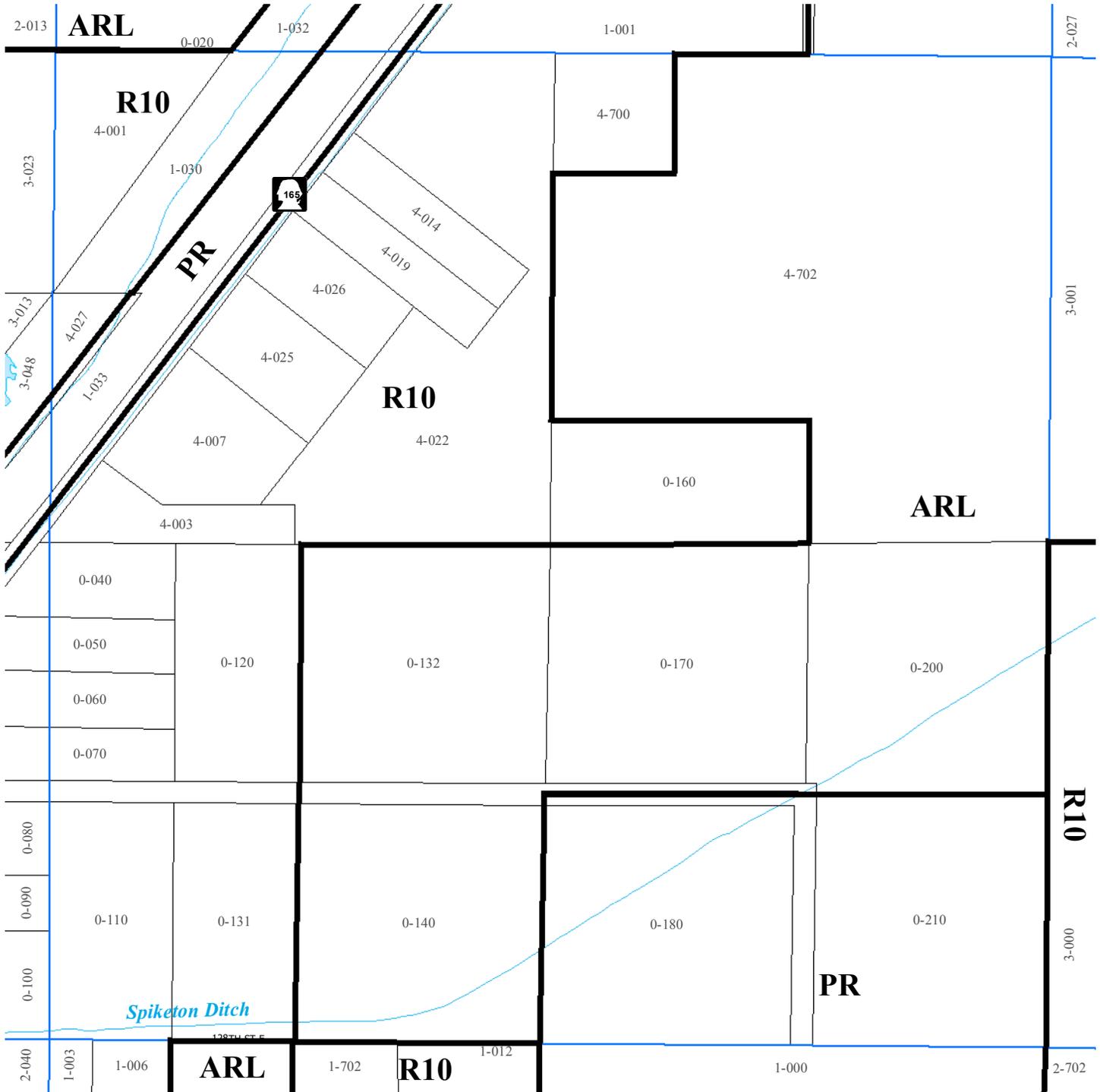


NE22 / T20N / R4E		
Date	Revision	By
2/20/1996	Ord.# 95-149s2	CL
3/1/2006	Ord.# 2006-9s	CL
X/X/2019	Ord.#2019-XX	AP
Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95		

SE22 / T20N / R4E		
Date	Revision	By
2/20/1996	Ord.# 95-149s2	CL
4/10/1997	Ord.# 96-137s	CL
3/30/1998	Ord.# 98-4	CL
6/5/2000	Ord.# 2000-17	CL
X/X/2019	Ord.#2019-XX	AP
Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95		

NW31 / T20N / R5E		
Date	Revision	By
2/1/2005	Ord.# 2004-87s	CL
6/1/2008	Ord# 2008-26s	DM
X/X/2019	Ord.# 2019-XX	AP
Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95		

Pierce County Zoning



Dept. of Planning & Land Services

Plot Date: April 17, 2019

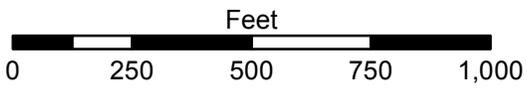
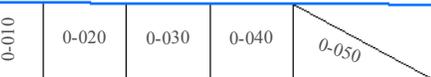
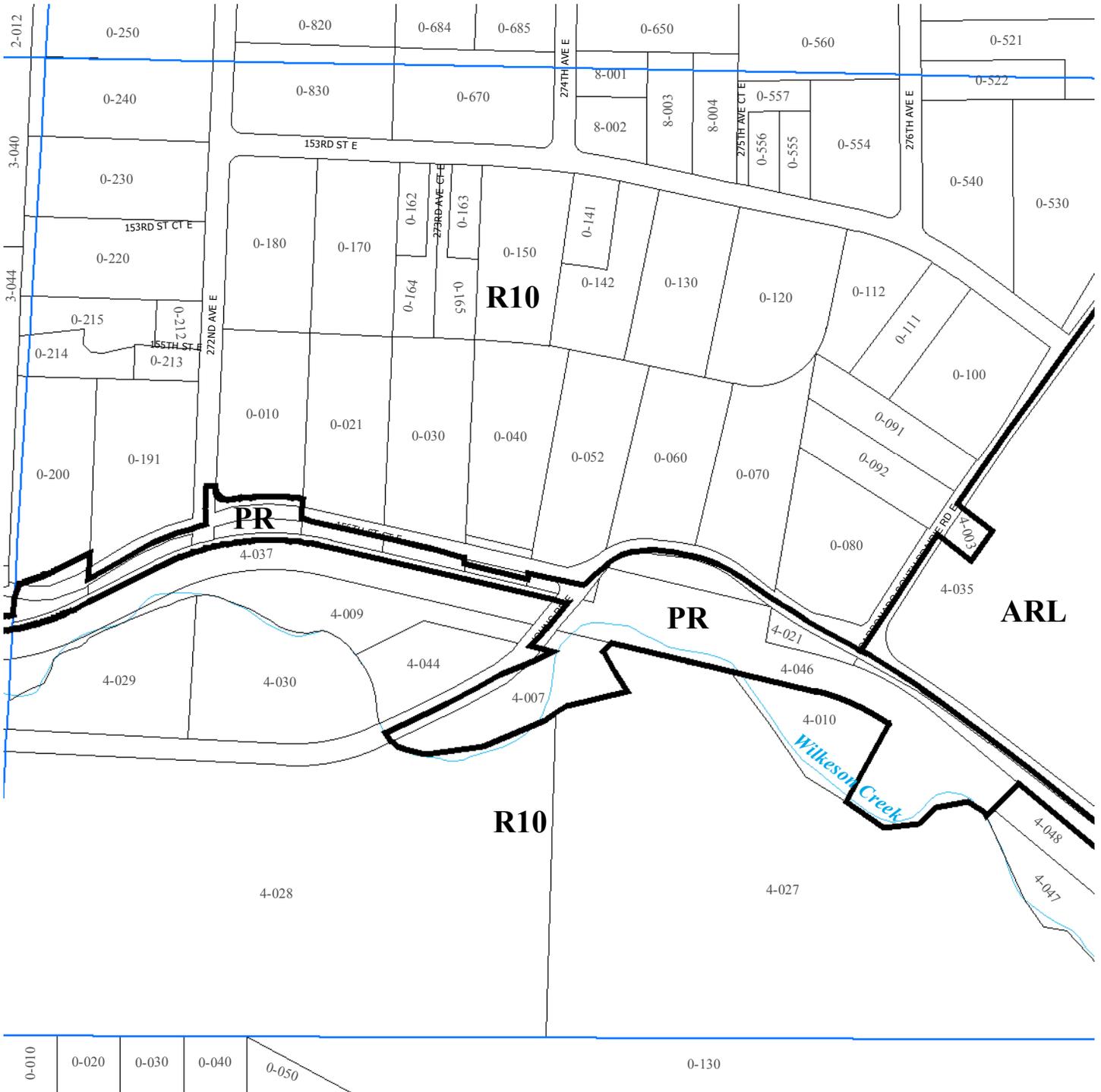
QUARTER SECTION TOWNSHIP RANGE

SE 09 - 19 - 06E



SE9 / T19N / R6E		
Date	Revision	By
2/20/1996	Ord.# 95-149s2	CL
2/1/2005	Ord.# 2004-87s	CL
2/1/2005	Ord.# 2005-9	CL
6/1/2010	Ord.# 2010-13s	AP
9/1/2018	Ord.# 2018-39s	AP
X/X/2019	Ord.# 2019-XX	AP
<p>Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95</p>		

Pierce County Zoning



Dept. of Planning & Land Services

Plot Date: April 17, 2019

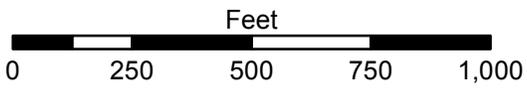
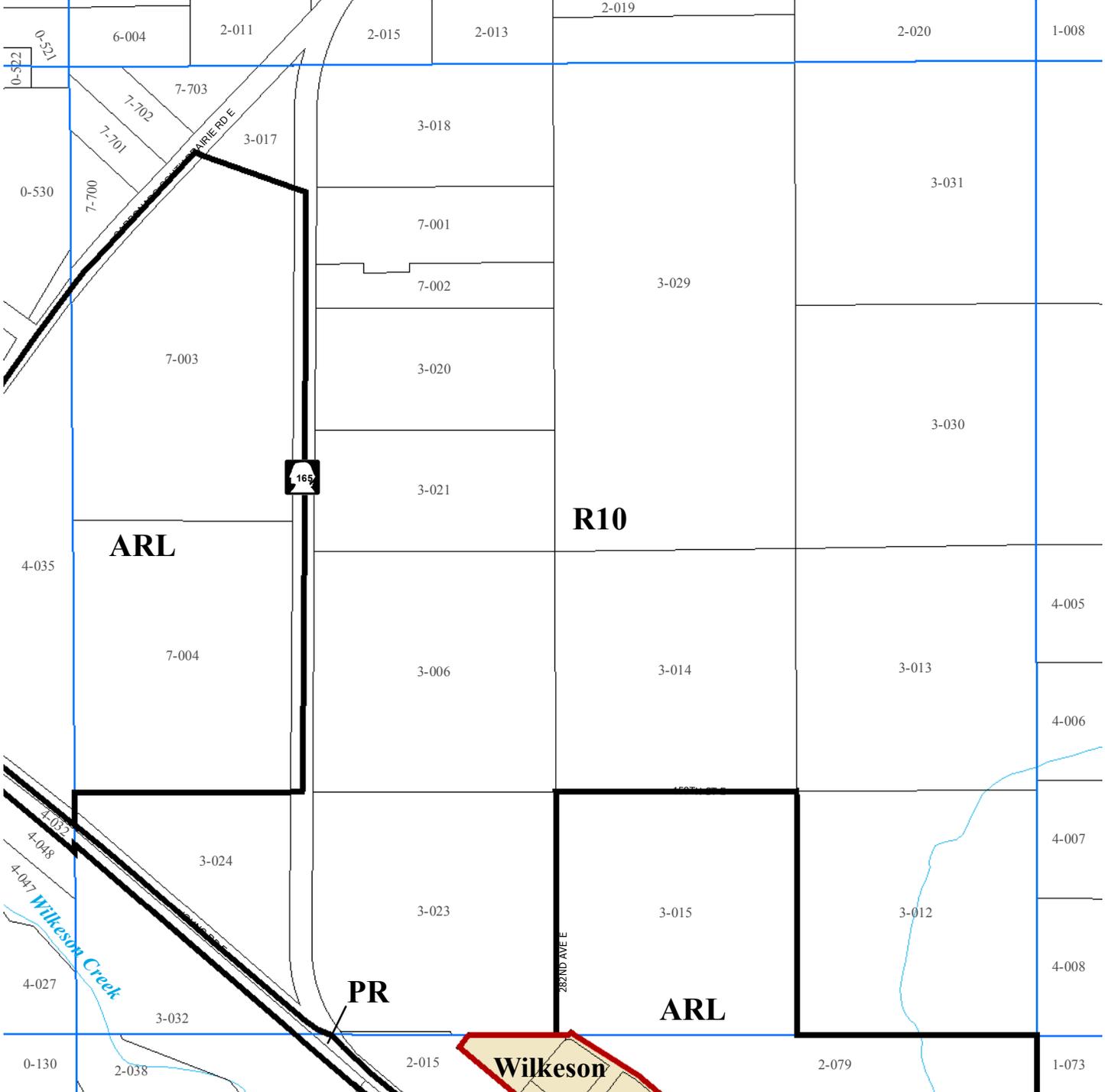
QUARTER SECTION TOWNSHIP RANGE

SE 20 - 19 - 06E



SE20 / T19N / R6E		
Date	Revision	By
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4/1/2012	Ord.# 2012-10	AP
10/23/2012	Ord.# 2012-78	AP
9/1/2018	Ord.# 2018-39s	AP
X/X/2019	Ord.# 2019-XX	AP
<p>Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95</p>		

Pierce County Zoning



Dept. of Planning & Land Services

Plot Date: April 17, 2019

QUARTER SECTION TOWNSHIP RANGE

SW 21 - 19 - 06E



SW21 / T19N / R6E		
Date	Revision	By
9/1/2018	Ord.# 2018-39s	AP
X/X/2019	Ord.# 2019-XX	AP
Adopted by Pierce County Council, Ord. # 95-79s; Effective 7/21/95		