

STAFF REPORT

DATE: March 24, 2020

TO: Pierce County Planning Commission

FROM: Dan Cardwell, Supervisor, Long Range Planning

BY: Jessica M. Nappi, Senior Planner, Long Range Planning

SUBJECT: **Development Regulations: Rural Farm Zoning Use Category Amendments**
The Planning Commission will review and consider proposed plan amendments to Pierce County Code Title 18A affecting Rural Farm use categories in the following community plan areas: Pierce County (Outside Community Plan Areas), Gig Harbor Peninsula, Mid-County, and Upper Nisqually Valley.

NOTICE: Notice of the Planning Commission public hearing was published in the News Tribune on March 10, 2020.

SEPA: SEPA will be conducted pursuant to the State Environmental Policy Act, Pierce County Code Title 18D, and provisions of the Growth Management Act.

ATTACHMENTS:
Attachment A Proposed Amendments to Title 18A, “Development Regulations – Zoning”

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendments to Title 18A “Development Regulations – Zoning.” Staff finds that the proposed amendments would reduce and clarify allowed uses in accordance with a verbal agreement with the petitioner to settle the Growth Management Hearings Board Central Puget Sound Region Case No. 19-3-0017. The proposal is consistent with the Growth Management Act, VISION 2040, Countywide Planning Policies, and the Pierce County Comprehensive Plan. Furthermore, the proposal is more reflective of the rural character and provide for greater protection to agricultural activities within the associated community plans.

PROPOSAL

The proposal amends Title 18A to reduce and clarify the following allowed uses in the Rural Farm (RF) zoning for the following community plan areas: Pierce County (Outside Community Plan Areas)

(18A.17.020), Gig Harbor Peninsula (18A.23.020), Mid-County (18A.27.020), and Upper Nisqually Valley (18A.31.020).

- Remove Waste Disposal Facilities as a permitted use.
- Remove permitted Agricultural Supply Sales levels 2-4 as a permitted use. These levels allow for over 10,000 square feet in total floor area.
- Remove Lodging levels 3 and 5 as an allowed conditional use. These levels allow for lodging houses up to 20 guest rooms and retreat centers accordingly.
- Remove Transportation level 1 as a conditional permitted use. This level represents public or private parking lots and transfer centers not exceeding 1 acre in size.
- Remove Telecommunication Towers and Wireless Facilities level 4 as a conditional permitted use. This level represents towers with antenna or dishes over 150 feet.
- Correct the asterisk associated with the permitted Sewage Collection Facilities use category.

Note:

- Existing P* states: *“Permitted only as allowed by PCC 19A.30.010 C.”* The current reference to *PCC 19A.30.010 C* in an incorrect citation due to an oversight.
- With the repeal and adoption of the Comprehensive Plan in 2015, the correct citation would be Title 19A U-15.7. The correct citation for this asterisk should state: *“Permitted only as allowed by Title 19A Pierce County Comprehensive Plan Policy U-15.7 (Utilities Element: Sanitary Sewer Service and Wastewater Treatment).”*

U-15.7 states:

U-15.7 Sewer service cannot be provided outside the Urban Growth Areas unless:

- *U-15.7.1 Sewer service will remedy groundwater contamination and health problems, as determined by the local health department; and*
- *U-15.7.2 Extension/expansion is necessary to protect basic public health and safety, the environment, is financially supportable at rural densities, and cannot be used to permit urban development; or*
- *U-15.7.3 A formal binding agreement to service an approved planned development was made prior to the 1995 establishment of the Urban Growth Areas.*
- *U-15.7.4 The extension of public facilities and utilities is authorized to serve a school sited in a rural area pursuant to Additional Rural Policies - Schools in Rural Areas LU-78.5.*

BACKGROUND

On May 30, 2018, the Pierce County Council passed Ordinance No. 2018-39s in response to a legal challenge and subsequent settlement addressing the designation of Agricultural Resource Lands (ARL) under Central Puget Sound Growth Management Hearings Board (CPSGMHB) Case No. 17-3-0007. Through this settlement, some properties were removed from the ARL zone that were participating in the Agricultural Open Space Taxation Program as Farm and Agriculture and were replaced with the Rural Farm (RF) zone. This resulted in RF zoning in the areas of the County that previously did not have this zoning classification. Ordinance No. 2018-39s did not include corresponding changes to the development regulations use tables listing permitted uses for the new RF zones to the affected

community plan areas (Gig Harbor Peninsula, Mid-County, and Upper Nisqually Valley) and Pierce County-Outside Community Plan Areas. County staff later discovered this oversight. In an effort to implement the RF zone, staff reviewed the existing regulations and examined the allowed uses under the RF category in the other community plan areas and recommended uses that were consistent with the more permissive allowance County-wide. On September 3, 2019, the County adopted Ordinance No. 2019-53, which incorporated RF into these use tables as “technical amendments” to Title 18A PCC, Development Regulations – Zoning, to implement and to ensure consistency with the approved and unchallenged 2018 Comprehensive Plan Amendments. After the County adopted Ordinance No. 2019-53, a petition challenging the ordinance was timely filed with the Growth Management Hearings Board (CPSGMHB Case No. 19-3-0017). The petition alleges that the County has allowed more permissive uses than what it should have. More specifically, the petition states:

“...the proposed new uses within the Rural Farm designation inconsistent with the Comprehensive Plan Goals LU-64 and LU-79 and implementing Policies, and RCW 36.70A.070(5) because:

- a) They do not provide the protection to agricultural activities afforded by the Agricultural Resource Land designation (Goals LU-80 through LU-90 and implementing Policies)?*
- b) They fail to protect the Rural Character by allowing some uses of unlimited size, and some not allowed in other rural land designations?”*

The proposal is a means to settle CPSGMHB Case No. 19-3-0017. The County has met with the Petitioners’ representative and discussed the proposed changes. Petitioners support this approach.

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

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 Centers					Resource Lands and Other Zones			
	RAC: Rural Activity Center GC: Gateway Community RNC: Rural Neighborhood Center					FL: Forest Lands ARL: Agricultural Resource Lands PI: Public Institution PR: Park and Recreation			
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.									
Group Home	C	C	C			C	C	C	
Mobile Home	P	P	P			P	P		
Mobile Home Park									
Multi-Family Housing									
Nursing Homes	P	P	P					C	
Senior Housing	P	P	P						
Single Family Detached Housing	P	P	P			P	P		
Two-Family Housing (Duplex)	P	P	P			P	P		
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

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 GC: Gateway Community RNC: Rural Neighborhood Center					FL: Forest Lands ARL: Agricultural Resource Lands PI: Public Institution PR: Park and Recreation			
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR
Public Safety Services	P1,2	P1	P1			P1		P1;C3	P1
Religious Assembly	P	P	P						
Transportation	P1;C2,3	P1;C2,3	P1;C2,3			C3		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						C			
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1,2;C3			P1;C3,4	P1;C3,4	P1-3	
Organic Waste Processing Facilities	P1,2;C3					C	C1-3	P	
Pipelines	P	P	P			P	P	P	P
Sewage Collection Facilities	P*	P*	P*			P*		P	P*
Sewage Treatment Facilities	C	C						C	
Surface Water Management Activities	P	P	P			P	P	P	P
Telecommunication Towers or Wireless Facilities	P1;PL2	P1;PL2	P1;PL2			P1-3;C4	P1;C2,3	P1;C2,3	P1;C2
Utility or Public Maintenance Facilities	P	P	P			P1;C2		P	
Waste Disposal Facilities						C1-3,5	C1-3,5	C	
Waste Transfer Facilities	P1;C2	P1;C2	P1;C2,4			P1;C2		P1;C2-4	
Water Supply Facilities	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.									

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020)								
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	RAC: Rural Activity Center GC: Gateway Community RNC: Rural Neighborhood Center					FL: Forest Lands ARL: Agricultural Resource Lands PI: Public Institution PR: Park and Recreation			
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR
Administrative and Professional Offices	P	P	P						
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;C2						P	P	
Craft Distilleries	C	C	C			C	C		
Crop Production	P1;A2;C3	P1	P1			P1	P	P	
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		
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.									
Adult Business									
Amusement and Recreation	P1	P1-3;C4	P1						
Billboards									
Building Materials and Garden Supplies	P1,2	P1,2	P1,2						
Business Services	P	P							
Commercial Centers	P1								
Eating and Drinking Establishments	P	P	P						
Lodging	P1,2	P1,2;C5				C1			

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	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR
Mobile, Manufactured and Modular Home Sales									
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2,4	P1,2	P1,2						
Rental and Repair Services	P1	P1	P1						
Sales of Merchandise and Services	P3	P3	P1						
Storage and Moving	P1		C1						
Wholesale Trade									
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.									
Basic Manufacturing									
Contractor Yards	P1								
Food and Related Products	C2								
Industrial Services and Repair									
Intermediate Manufacturing and Intermediate/Final Assembly	C1								
Off-site Hazardous Waste Treatment and Storage Facilities									
Recycling Collection and Processing Facilities	P1,2	P1,2	P1,2						
Salvage Yards/Vehicle Storage	C3								
Warehousing, Distribution and Freight Movement									

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	GC: Gateway Community					ARL: Agricultural Resource Lands			
RNC: Rural Neighborhood Center					PI: Public Institution				
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR

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 Title 19A Pierce County Comprehensive Plan Policy U-15.7 (Utilities Element: Sanitary Sewer Service and Wastewater Treatment) 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.

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						
	RF: Rural Farm							
	R10, R20, R40	R5	RF	[Rsvd]	[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.								
Administrative Government Svcs.								

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]	[Rsvd]
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					
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; C2-4 C2,3				
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				
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [RESERVED]							

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]	[Rsvd]
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 P1				
Animal Production, Boarding and Slaughtering	P1;C2	P1;C2	P				
Craft Distilleries	C	C	C				
Crop Production	P1;A2;C3	P1;A2;C3	P				
Fish Processing, Hatcheries and Aquaculture	P	P	P				
Forestry	P1	P1	P1;C2				
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]	[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							
Off-site Hazardous Waste Treatment and Storage Facilities							
Recycling Collection and Processing Facilities							
Salvage Yards/Vehicle Storage							
Warehousing, Distribution and Freight Movement	C4						

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 Title 19A Pierce County Comprehensive Plan Policy U-15.7 (Utilities Element: Sanitary Sewer Service and Wastewater Treatment) 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.23

GIG HARBOR PENINSULA USE TABLE

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:	Agricultural Resource Lands						
			PR:	Park and Recreation						
			RF:	Rural Farm						
RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR	RF		
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										
Multi-Family Housing										
Nursing Homes										
Senior Housing										
Single Family Detached Housing				P	P	P	P		P	
Two-Family Housing (Duplex)				P	P	P	P		P	
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		P2;C1	
Day-Care Centers	C			C1	C1	C1				
Education		PUD4,5		RS	RS				P5	
Health Services										
Postal Services	C1									

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:	Agricultural Resource Lands					
			PR:	Park and Recreation					
			RF:	Rural Farm					
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR	RF
Public Park Facilities	C1	PUD	P1;C2-4	P1;C2-4	P1;C2-4	P1;C2-4	P1,4	P1,2,4;C3	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	C1,2	C1				€1
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.									
Electrical Facilities	P	P	P	P	P	P	P	P	P
Electrical Generation Facilities									
Natural Gas Facilities	P1	PUD	P1,2;C3,4	P1,2;C3,4	P1,2;C3,4	P1;C3	P1;C3,4		P1;C3,4
Organic Waste Processing Facilities			C	C			C2		P2;C1,3
Pipelines	P	P	P	P	P	P	P	P	P
Sewage Collection Facilities	P*	P*	P*	P*	P*	P*		P*	P*
Sewage Treatment Facilities									
Surface Water Management Activities	P	P	P	P	P	P	P	P	P
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 C2-4
Utility or Public Maintenance Facilities		PUD	C	C	C		P1;C2		P1;C2
Waste Disposal Facilities				C1,2,3					€1-3,5
Waste Transfer Facilities	P1	PUD1	P1	P1;C2,4	P1;C2,4		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	EPF-RAS: Essential Public Facility-Rural Airport South	EPF-RAN: Essential Public Facility-Rural Airport North	R10: Rural 10	R5: Rural 5	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		
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	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										
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 P1-4
Animal Production, Boarding and Slaughtering			P1	P1	P1	C1	P			P
Craft Distilleries	C	C	C	C	C	C	C			C
Crop Production	P1		P1	P1	P1	C1	P			P
Fish Processing, Hatcheries and Aquaculture			C	C	C	C	P			P
Forestry			P1	P1	P1	P1	P1			P1;C2
Surface Mines			C	C			C			C
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.										
Adult Business										
Amusement and Recreation			C6	C3,6						
Billboards										

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:	Agricultural Resource Lands						
			PR:	Park and Recreation						
			RF:	Rural Farm						
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR	RF	
Building Materials and Garden Supplies	P1		C5	C5						
Business Services										
Commercial Centers										
Eating and Drinking Establishments	P1,3	PUD3								
Lodging		PUD2	C1	C1					C3 ; P4 C5	
Mobile, Manufactured and Modular Home Sales										
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1	PUD4,6								
Rental and Repair Services										
Sales of Merchandise and Services	P1									
Storage and Moving										
Wholesale Trade										
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.										
Basic Manufacturing										
Contractor Yards			C	C						
Food and Related Products						C1,2			P2	
Industrial Services and Repair		PUD								
Intermediate Manufacturing and										

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	RSR:	Rural Sensitive Resource	ARL:	Agricultural Resource Lands	PR:
EPF-RAN:	Essential Public Facility-Rural Airport North		RF:	Rural Farm						
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR	RF	
Intermediate/Final Assembly										
Off-site Hazardous Waste Treatment and Storage Facilities										
Recycling Collection and Processing Facilities										
Salvage Yards/Vehicle Storage										
Warehousing, Distribution and Freight Movement										

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 Title 19A Pierce County Comprehensive Plan Policy U-15.7 (Utilities Element: Sanitary Sewer Service and Wastewater Treatment) 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.
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.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 PR: Park and Recreation		RSep: Rural Separator 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.						
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	

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		R-Sep: Rural Separator RF: Rural Farm	
	RNC	[Rsvd]	ARL	PR	R-Sep	RF
Transportation	P1;C2,3					€†
UTILITIES USE CATEGORY: See 18A.33.230 for Description of Utilities Use Categories.						
Electrical Facilities	P		P		P	P
Electrical Generation Facilities					C	
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 C2-4
Utility or Public Maintenance Facilities	P					P1;C2
Waste Disposal Facilities			C1-3			C1-3,5
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

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
Agricultural Supply Sales	P1		P1		P1	P1 P1-4
Animal Production, Boarding and Slaughtering			P		P1;C2	P
Craft Distilleries	C		C		C	C
Crop Production	P1		P		P1;A2;C3	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						
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						

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
INDUSTRIAL USE CATEGORY: See 18A.33.280 for Description of Industrial Use Categories.						
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						
Warehousing, Distribution and Freight Movement						

OTHER RURAL ZONE CLASSIFICATIONS	NOTES
AIR Airport Overlay, see PCC 18A.10.100.	P Permitted.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	P* Permitted only as allowed by Title 19A Pierce County Comprehensive Plan Policy U-15.7 (Utilities Element: Sanitary Sewer Service and Wastewater Treatment).
NFCC New Fully Contained Community, see PCC 18A.10.090 D.2.	C Requires Conditional Use Permit.
	A Requires Administrative Use Permit.
	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.
	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.
	(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.

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	

Chapter 18A.31

UPPER NISQUALLY USE TABLE

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 RF: Rural Farm				FL: Forest Land ARL: Agricultural Resource Lands PR: Park and Recreation		
	VC	TC	VR	R10	R20	R40	RF	FL	ARL	PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.										
Group Home			C	C	C	C	C	C	C	
Mobile Home			P	P	P	P	P	P	P	
Mobile Home Park	C									
Multi-Family Housing	P									
Nursing Homes	P									
Senior Housing	P		P							
Single Family Detached Housing	P	P	P	P	P	P	P	P	P	
Two-Family Housing (Duplex)	P	P	P	P	P	P	P	P	P	
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	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				

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
Transportation	P1;C2,3		A1	C	C	C	C	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	
Pipelines	P		P	P	P	P	P	P	P	
Sewage Collection Facilities	P*		P*	P*	P*	P*	P*	P*		
Sewage Treatment Facilities										
Surface Water Management Activities	P	P	P	P	P	P	P	P	P	P
Telecommunication Towers or Wireless Facilities	P1;C2		P1;C2	P1;PL2;C3	P1;PL2;C3	P1;PL2;C3	P1;C2,3 C2,3,4	P1-3;C4	P1;C2,3	P1;C2
Utility or Public Maintenance Facilities	P		P	P1;C2,3	P1;C2,3	P1;C2,3	P1;C2	P1;C2,3		
Waste Disposal Facilities				C1-3,5	C1-3,5	C1-3,5	C1-3,5	C1-3,5	C1-3,5	
Waste Transfer Facilities	P1;C2,4		P1;C2	P1;C2,4	P1;C2,4	P1;C2,4		P1;C2,4		
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	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.										

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
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 P1			
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;A2;C3	P1;A2;C3	P1;A2;C3	P	P1	P	
Fish Processing, Hatcheries and Aquaculture				P	P	P	P	P	P	
Forestry				P1	P1	P1	P1;C2	P1;C2	P1	
Surface Mines				C	C	C	C	C	C	
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.										
Adult Business										
Amusement and Recreation	P1;C2,3	P1		C3,6	C3,6	C3,6				
Billboards										
Building Materials and Garden Supplies	P1,2									
Business Services	P									
Commercial Centers										
Eating and Drinking Establishments	P3	P3								

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
Lodging	P2;A4;C5	P2;A4;C5		C1	C1	C1	C3 ; P4 C5	C1		
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	P3	P1								
Storage										
Storage and Moving										
Wholesale Trade										
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.										
Basic Manufacturing										
Contractor Yards				C	C	C				
Food and Related Products	P1;C2-3						P2			
Industrial Services and Repair										
Intermediate Manufacturing and Intermediate/Final Assembly										
Off-site Hazardous Waste Treatment and Storage Facilities										
Recycling Collection and	P1,2									

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
Processing Facilities										
Salvage Yards/Vehicle Storage										
Warehousing, Distribution and Freight Movement					C4					

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 Title 19A Pierce County Comprehensive Plan Policy U-15.7 (Utilities Element: Sanitary Sewer Service and Wastewater Treatment) 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>