

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

***Title 18A***

***PIERCE COUNTY DEVELOPMENT REGULATIONS - ZONING***

**CHAPTERS:**

- 18A.05 INTRODUCTION.**
- 18A.15 DEFINITIONS.**
- 18A.17 PIERCE COUNTY (OUTSIDE COMMUNITY PLAN AREAS) USE AND DENSITY AND DIMENSION TABLES.**
- 18A.20 BROWNS POINT/DASH POINT USE AND DENSITY AND DIMENSION TABLES.**
- 18A.22 FREDERICKSON USE AND DENSITY AND DIMENSION TABLES.**
- 18A.23 GIG HARBOR PENINSULA USE AND DENSITY AND DIMENSION TABLES.**
- 18A.24 GRAHAM USE AND DENSITY AND DIMENSION TABLES.**
- 18A.27 MID-COUNTY USE AND DENSITY AND DIMENSION TABLES.**
- 18A.28 PARKLAND-SPANAWAY-MIDLAND USE AND DENSITY AND DIMENSION TABLES.**
- 18A.29 SOUTH HILL USE AND DENSITY AND DIMENSION TABLES.**
- 18A.31 UPPER NISQUALLY USE AND DENSITY AND DIMENSION TABLES.**
- 18A.33 ZONE CLASSIFICATIONS.**
- 18A.35 DEVELOPMENT STANDARDS.**
- 18A.75 USE PERMIT PROCEDURES.**
- 18A.85 GENERAL PROVISIONS.**
- 18A.95 REZONE PROCEDURES.**

**Chapter 18A.05**

**INTRODUCTION**

**Sections:**

- 18A.05.010 Title.**
- 18A.05.020 Purpose.**
- 18A.05.030 Interpretation and Application.**
- 18A.05.035 Recognition of Previously Granted Permits and Approvals.**
- 18A.05.040 Severability.**
- 18A.05.080 Brief User's Guide.**

**18A.05.080 Brief User's Guide.**

- A. **Chapters.** The Pierce County Development Regulations - Zoning, Title 18A, contains the following Chapters:

- 18A.05 Introduction. Establishes the purpose, title and basic rules for using the Pierce County Development Regulations - Zoning.
- 18A.15 Definitions. See Chapter 18.25 for a complete list of defined terms.
- 18A.17 Pierce County (Outside Community Plan Areas) Uses and Density/Dimension Tables.
- 18A.18 Alderton-McMillin Use and Density/Dimension Tables.
- 18A.20 ~~Brown's Browns~~ Point/Dash Point Use and Density/Dimension Tables.  
[Reserved]
- 18A.22 Frederickson Uses and Density and Dimension Tables.
- 18A.23 Gig Harbor Peninsula Use and Density/Dimension Tables.
- 18A.24 Graham Use and Density/Dimension Tables.
- 18A.26 Key Peninsula Use and Density/Dimension Tables.
- 18A.27 Mid-County Use and Density/Dimension Tables.
- 18A.28 Parkland-Spanaway-Midland Uses and Density and Dimension Tables.
- 18A.29 South Hill Uses and Density and Dimension Tables.
- 18A.31 Upper Nisqually Uses and Density and Dimension Tables.
- 18A.33 Zone Classifications. Lists and describes the zoning classifications and categorization of uses.
- 18A.35 Development Standards. Provides development standards, such as density, setbacks, height, lot width, landscaping, buffering, parking, access, and other standards to cover general and specific uses; also covers home occupations, accessory dwelling units, adult entertainment, transfer of development rights, and sign standards.
- 18A.45 [Reserved]
- 18A.75 Use Permit Procedures. Establishes the permit processes and criteria for permits provided by this Title; e.g., Administrative Use Permits,

Nonconforming Use Permits, Conditional Use Permits, Planned Unit  
Development Permits, and variances.

- 18A.85 General Provisions. Outlines application requirements, review procedures for permits, appeals, amendments, and enforcement provisions.
- 18A.95 Rezone Procedures. Provides the process for rezone permits.

**“NEW CHAPTER”**

***Chapter 18A.20***

***BROWNS POINT/DASH POINT USE AND DENSITY AND DIMENSION TABLES***

**Sections:**

- 18A.20.005**    **Applicability.**
- 18A.20.010**    **Urban Zone Classifications.**
- 18A.20.030**    **Density and Dimension.**

**18A.20.005**    **Applicability.**

This Chapter provides the Use Tables and Density and Dimension Tables for the Browns Point/Dash Point Community Plan area. (See the Mid-County Community Plan Area Map.)

**18A.20.010 Urban Zone Classifications.**

Use Categories And Use Types	BROWNS POINT/DASH POINT Urban Zone Classifications (Table 18A.20.010)		
	Urban Residential		Urban Center
	SF: Single- Family	[Reserved]	Neighborhood Center
	SF		NC
<b>RESIDENTIAL USE CATEGORY</b>			
Fraternity or Sorority House			
Group Home	C		C
Mobile Home			
Mobile Home Park			
Multi-Family Housing			P5
Nursing Homes	C		P
Senior Housing	A		P
Two-Family Housing			A
Single-Family Detached Housing	P		A
<b>CIVIC USE CATEGORY</b>			
Administrative Government Svcs.			P
Day-Care Centers	C		P
Community and Cultural Svcs.	P1;C2,3		P1,2;C,3
Education	A		A1,2;C3
Health Services			P1
Postal Services			P1
Recreation, non-profit	P1,4;A2;C3;PFP3		P1,4
Religious Assembly	P1;C2,3		P
Public Safety Services	C1		P1
Transportation	P1		P1,2;C3,4; PFP3,4
<b>UTILITIES USE CATEGORY</b>			
Electrical Facilities	P		P
Electrical Generation Facilities			
Natural Gas Facilities	P1;C3		P1,2;C3
Organic Waste Processing Facilities			
Pipelines	P		P
Sewage Collection Facilities	P		P
Sewage Treatment Facilities	C;PFP		C;PFP
Stormwater Facilities	P		P
Telecommunication Towers or Wireless Facilities	P1;C2		P1;PL2

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
EBPC Employment Based Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 B. and 18A.33.180	A Requires administrative review.
MRO Mineral Resource Overlay, see 18A.33.160 C.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	BROWNS POINT/DASH POINT Urban Zone Classifications (Table 18A.20.010)		
	Urban Residential		Urban Center
	SF: Single- Family	[Reserved]	Neighborhood Center
	SF		NC
Waste Disposal Facilities	C2;PFP2		
Waste Transfer Facilities	P1;C2;PFP2		P1;C2;PFP2
Water Supply Facilities	P1;C2;PFP2		P1;C2;PFP2
Utility or Public Maintenance Facilities	P1;C2,3; PFP2,3		P1;C2,3; PFP2,3
<b>ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]</b>			
<b>OFFICE/BUSINESS USE CATEGORY</b>			
Administrative and Professional Offices			P1,4
Educational Services			P2
<b>RESOURCE USE CATEGORY</b>			
Agricultural Product Sales			P1,5
Agricultural Supply Sales			
Agricultural Services			
Animal Production, Boarding and Slaughtering			
Crop Production			
Fish Processing, Hatcheries and Aquaculture			
Forestry			P1
Surface Mines			
<b>COMMERCIAL USE CATEGORY</b>			
Adult Business			
Amusement and Recreation			P1-3
Billboards			
Building Materials and Garden Supplies			P1,2
Bulk Fuel Dealers			
Business Services			P
Buy-Back Recycling Center			P
Commercial Centers			P1
Eating and Drinking Establishments			P1-3;C4
Food Stores			P1,2
Lodging			

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
EBPC Employment Based Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 B. and 18A.33.180	A Requires administrative review.
MRO Mineral Resource Overlay, see 18A.33.160 C.	Number Refers to level of Use Type allowed, see Sections 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.

Use Categories And Use Types	BROWNS POINT/DASH POINT Urban Zone Classifications (Table 18A.20.010)		
	Urban Residential		Urban Center
	SF: Single- Family	[Reserved]	Neighborhood Center
	SF		NC
Mobile, Manufactured and Modular Home Sales			
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service			P1-3
Personal Services			P1
Pet Sales and Services			P1
Rental and Repair Services			P1
Sales of General Merchandise			P1-3
Storage			
Wholesale Trade			
INDUSTRIAL USE CATEGORY			
Basic Manufacturing			
Contractor Yards			
Food and Related Products			
Industrial Services and Repair			
Intermediate Manufacturing and Intermediate/Final Assembly			
Motion Picture, Television and Radio Production Studios			
Off-site Hazardous Waste Treatment and Storage Facilities			
Printing, Publishing and Related Industries			
Recycling Processor			
Salvage Yards/Vehicle Storage			
Warehousing, Distribution and Freight Movement			

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see 18A.33.100 E.	P Permitted.
EBPC Employment Based Planned Community, see 18A.33.100 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see 18A.33.160 B. and 18A.33.180	A Requires administrative review.
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	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see Section 18A.35.140 D.

**18A.20.030 Density and Dimension.**

A. **Purpose.** The purpose of this Section is to establish density and dimensional standards for development. These standards are established to provide flexibility in project design and promote high density development in urban areas when utilizing incentives.

B. **Tables.**

1. **Interpretation of Tables.** The density and dimension tables are arranged in a matrix format on Table 18A.20.030 B.2.-1. Development standards are listed down the left side of the table and the zones are listed across the top. The matrix cells contain the applicable requirements of the zone. The footnotes in the matrix identify specific requirements applicable to a specific use or zone. A blank box indicates that the cell is not applicable.
2. **Density and Dimension Tables.**

Density and Dimension	BROWNS POINT/DASH POINT Urban Zone Classifications (Table 18A.20.030 B.2.-1)	
	Urban Residential and Urban Centers	
	SF	NC
	Single Family	Neighborhood Center
	SF	NC
Base Density (du/ac) (1)(11)(12)	4	16
Maximum Density (du/ac) (11)(12)	4	25(2)
Minimum Density (du/ac) (3)(12)	4	4
Minimum Street Frontage		
Minimum Lot Size (sq ft)	6000	
Average Lot Size (sq ft)		
Minimum Lot Width	60'	
Minimum Setback, State Highways and Major Arterials (13)(9)	25'	25'
Minimum Setback, Other Roads (13)	25'(59)	25'
Maximum Setback		
Minimum Setback, Rear (13)	10'	0' (58)
Minimum Setback, Interior (13)	5'	0' (58)
Height	35'(16)	(14)
Maximum Gross Floor Area (sq ft)		

3. **Footnotes to Tables.** This subsection pertains to the parenthetical numbers in Table 18A.20.030 B.2.-1.
- (1) **Base Density.** These densities may be achieved outright by following the development standards of Chapter 18A.35, Development Standards, and any applicable Design Standards and Guidelines in Title 18J.
  - (2) **Maximum Density.** In an MSF classification sanitary sewers are required to achieve the maximum density. In all other classifications maximum densities shall be achieved through one of the following methods: the application of density incentives and exceptions (18A.35.020 C.), planned development districts, Small Lot Design Standards (Chapter 18J.17 PCC), or planned unit developments. An applicant may plan for maximum density through shadow platting (see also 18J.15.020 F.).
  - (3) **Minimum Density.** If a lot is more than 300 feet from a sewer hookup and within a zoning classification with a minimum density of four dwelling units per acre, the minimum density requirement shall not apply, provided that only one lot of the proposed short plat or subdivision may exceed 12,500 square feet in size. If a lot is more than 300 feet from a sewer hookup and within a zoning classification with minimum densities of 6 or more dwelling units per acre, the minimum density requirement shall not apply, provided that only one lot of the proposed short plat or subdivision may exceed 7,260 square feet in size. (See Figure 6, Section 18A.35.020)
  - (9) **State Highways, Major Arterials, and All Other Roads.** These setbacks are minimum requirements abutting the specific right-of-way classification except that when abutting State Highways or rights-of-way that have been identified for improvement in the County Six-Year Road Plan, or most current version thereof, the minimum setback shall be 25 feet.
  - (11) **Allowable Dwelling Units - Calculating.** Within urban zone classifications, the allowable number of dwelling units shall be calculated by multiplying the net developable acreage of the site by the allowed density in dwelling units/acres. The number of dwelling units allowed shall be adjusted accordingly if a site-specific evaluation (i.e., wetland analysis, geotechnical report, etc.) changes the net developable acreage. Within rural zone classifications, the allowable number of dwelling units shall be calculated by multiplying the gross site acreage by the allowed density in dwelling units/acres. The result of these calculations shall equal the number of dwelling units allowed. If a calculation results in a partial dwelling unit, the partial dwelling unit shall be rounded to the nearest whole number. Less than .5 shall be rounded down. Greater than or equal to .5 shall be rounded up.  
Examples:  
 $9.2 \text{ acres} \times 4 \text{ du/acre} = 36.8$  (rounded to 37 allowable dwelling units)

17 acres x 1 du/5 acres = 3.4 (rounded to 3 allowable dwelling units)

15 acres x 1 du/10 acres = 1.5 (rounded to 2 allowable dwelling units)

- (12) On a lot containing both residential and non-residential uses, the density shall be based only on that portion of the lot not utilized by the non-residential use, including parking and storage associated with the non-residential use. If the residential development is located within the same structure as the non-residential use, the entire lot may be used to calculate density.
- (13) Landscape buffer requirements of Section 18A.35.030 may result in setbacks greater than indicated in Tables 18A.35.020 B.2.-1.
- (14) No building height shall exceed 35 feet above the elevation of East Side Drive (SR-509). Height is measured to the peak of the roofline. Please refer Browns Point-Dash Point Design Standards for details. As the grade of East Side Drive changes, the 35 foot height will be measured from that portion of the road grade that is perpendicular to the new construction to ensure a gradual and subtle transition in building height commensurate to the existing road grade. (Refer to diagram) (Exceptions include street lighting or power poles).

No structures shall exceed 40 feet in height at the required setback line, however, heights may be increased by one additional foot for each additional foot of setback from the property line from the portion of the building with increased height. Under no circumstance can a structure exceed 60 feet in height.

- (16) In the Browns Point-Dash Point Community Plan area height is measured from existing grade and to the peak of the roofline. Please refer Browns Point-Dash Point Design Standards for details. Application of this standard is not intended to trigger an Administrative Design Review process.
- (58) **Transitional Areas, Setbacks.** All new multi-family or commercial buildings shall be setback a minimum of 30 feet from SF classifications along interior and rear property lines.
- (59) The minimum setback may be reduced to 20 feet provided the garage is setback an additional 5 feet from the front of the structure.

**Chapter 18A.33**

**ZONE CLASSIFICATIONS**

**Sections:**

**Division I. Purpose and Interpretation**

- 18A.33.010 Purpose.**
- 18A.33.020 List of Zone Classifications.**
- 18A.33.030 Zoning Atlas.**
- 18A.33.050 Interpretation of Uses and Use Tables.**
- 18A.33.070 Exempted Uses.**

**Division II. Zone Classifications**

- 18A.33.100 Urban Zone Classifications.**
- 18A.33.150 Rural and Resource Zone Classifications.**
- 18A.33.160 Overlays.**
- 18A.33.180 Airport Overlay Zone Classification.**
- 18A.33.190 Military Lands.**

**Division III. Description of Use Categories**

- 18A.33.200 List of Categories.**
- 18A.33.210 Residential Use Category - Description of Use Categories.**
- 18A.33.220 Civic Use Category - Description of Use Categories.**
- 18A.33.230 Utilities Use Category - Description of Use Categories.**
- 18A.33.240 Essential Public Facilities Category - Description of Use Categories.**
- 18A.33.250 Office Business Use Category - Description of Use Categories.**
- 18A.33.260 Resource Use Category - Description of Use Categories.**
- 18A.33.270 Commercial Use Category - Description of Use Categories.**
- 18A.33.280 Industrial Use Category - Description of Use Categories.**
- 18A.33.285 Single-Family Detached Use Exception.**
- 18A.33.290 Rural Zone Use Exception.**

**Division IV. Accessory Uses**

- 18A.33.300 Accessory Uses.**
- 18A.33.400 Temporary Uses.**

**18A.33.100 Urban Zone Classifications.**

G. **Specific Zone Classifications.** The land use designations identified through the Comprehensive Plan or Community Plan as identified below may be used to implement particular zones.

1. Pierce County Comprehensive Plan (those urban areas for which a community plan has not been developed or updated since January 1, 1995.) See the Use Tables in 18A.17.010.
  - a. Employment Center: EC
  - b. Major Urban Center: MUC
  - c. Community Center: CC
  - d. Activity Center: AC
  - e. Neighborhood Center: NC
  - f. Mixed Use District: MUD
  - g. High Density Residential District: HRD
  - h. High Density Single-Family: HSF
  - i. Moderate Density Single-Family: MSF
  - j. Public Institution: PI
  - k. Employment Based Planned Community: EBPC
  - l. Master Planned Community: MPC
2. Parkland-Spanaway-Midland Communities Plan. See the Use Tables in 18A.28.010.
  - a. Employment Center: CE and RO
  - b. Community Center: CC, ROC, and MHR
  - c. Activity Center: AC
  - d. Neighborhood Center: NC, ROC, and MHR
  - e. Mixed Use District: MUD, CMUD, OMUD, ROC, and MHR
  - f. High Density Residential District: ROC and MHR
  - g. High Density Single-Family: HSF
  - h. Moderate Density Single-Family: MSF, SF, and RR
3. Gig Harbor Peninsula Community Plan. See the Use Tables 18A.23.010.
  - a. Employment Center: CE and PI
  - b. Community Center: CC
  - c. Activity Center: AC
  - d. Neighborhood Center: NC
  - e. High Density Single-Family: HSF
  - f. Moderate Density Single-Family: MSF and SF
4. Frederickson Community Plan. See the Use Tables in 18A.22.010.
  - a. Employment Center: EC, CE, and ES
  - b. Mixed Use District: MUD
  - c. High Density Residential: MHR and ROC
  - d. High Density Single-Family: HSF
  - e. Moderate Density Single-Family: MSF, SF, and RR
5. South Hill Community Plan. See the Use Tables in 18A.29.010.
  - a. Employment Center: EC
  - b. Community Center: CC

- c. Activity Center: AC
  - d. Neighborhood Center: NC and ROC
  - e. Mixed Use District: MUD
  - f. High Density Residential District: HRD and MHR
  - g. High Density Single-Family: HSF
  - h. Moderate Density Single-Family: MSF and RR
  - i. Urban Village: UV
- 6. Mid-County Community Plan. See the Use Tables in 18A.27.010.
    - a. Employment Center: EC
    - b. Community Center: CC
    - c. Neighborhood Center: NC
    - d. Moderate Density Single-Family: SF and RR
  - 7. Graham Community Plan. See the Use Tables in 18A.24.010.
    - a. Employment Center: CE
    - b. Mixed Use District: MUD, MHR
    - c. Moderate Density Single-Family: SF
  - 8. Alderton-McMillin Community Plan. See the Use Tables in 18A.18.010.
    - a. Employment Center: EC
    - b. Moderate Density Single-Family: SF
  - 9. Browns Point/Dash Point Community Plan. See the Use Tables in 18A.20.010.
    - a. Neighborhood Commercial: NC
    - b. Moderate Density Single Family: SF

**18A.33.270 Commercial Use Category - Description of Use Categories.**

Commercial activities include the provision of services and the sale, distribution, or rental of goods that benefit the daily needs of the general public which are not otherwise classified as civic, office, or industrial activities. The Commercial Use Category has been separated into the following types based upon distinguishing features such as: nature of business activity and type of goods or products sold or serviced. Any store or variety of stores exceeding 40,000 square feet shall be considered a Commercial Centers Use Type.

- P. **Pet Sales and Service.** Pet Sales and Services Use Type refers to places of business primarily engaged in the retail sale, production, and services associated with small animals and household pets. Examples include pet stores, dog bathing and clipping salons, pet grooming shops, pet training centers, and veterinary hospitals for small animals and pets. Indoor boarding of animals is permitted when associated with the permitted use. See the Resource Use Category - Agricultural Services Use Type, for regulations pertaining to large animal veterinary services. Also see Resource Use Category - Animal Production, Boarding and Slaughtering Use Type for breeding and boarding kennels.

**Level 1:** Retail and Service establishments are always located completely indoors and are less than 2,500 square feet in total floor area.

**Level 2:** Retail and Service establishments exceeding 2,500 square feet of total floor area and which may involve accessory outdoor facilities.