

## REQUIRED FINDINGS

FOR YOUR APPLICATION TO BE APPROVED, THE FOLLOWING CRITERIA MUST BE MET BY YOUR PROPOSAL.

### ADMINISTRATIVE NONCONFORMING USE (Nonconforming Use Expansion less than 25%)

**PLEASE ADDRESS EACH CRITERIA AND SUBMIT WITH THE MASTER APPLICATION**

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

An Administrative Nonconforming Use Permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record.

- A. The proposed alteration, enlargement, expansion, or replacement of the nonconforming use is necessary to adapt the nonconforming use and associated structures to changes in technology, merchandising, or other generally recognized trends which affect the utility or structures or the applicant's ability to compete;
- B. The proposed alteration, enlargement, expansion, or replacement will not introduce any hazards or interfere with the potential development of nearby properties in accordance with present zoning regulations;
- C. The nonconforming use and associated structures will comply with the requirements of Section 18A.35.130 C.5.; [18A.35.130.C.5 – Compliance with Development Regulations. Any additions or expansions of nonconforming uses or nonconforming structures shall comply with the Development Standards in Chapter 18A.35 for the zone classification in which the nonconformity is located provided that portions of nonconformities that legally existed prior to adoption of this Section shall not be subject to this provision.]
- D. The proposed alteration, enlargement, expansion, or replacement will result in improvements in functionality or safety and in exterior appearance, screening, access or other features which will make the use or structure more compatible with allowed uses; and
- E. The proposed alteration, enlargement, expansion, or replacement is consistent with and furthers the goals of the Comprehensive Plan and will not detract from the intent of the Comprehensive Plan and any implementing regulation.
- F. If within an adopted community plan area, the applicable site design and landscape/planting standards as set forth in Title 18J shall be met for the entire site to achieve maximum screening and buffering.

Pierce County Development Center, 2401 South 35th Street, Tacoma, WA 98409

Hours: Mon-Fri, 8:00 AM to 4:30 PM, Wed 9:00 – 4:30. (253) 798-7200

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