

## APPENDIX H                      PIERCE COUNTY ZONING

This appendix includes definitions used for the permitting of solid waste and recycling land uses in the zoning code. It also includes tables illustrating the zoning for solid waste facilities as established in Pierce County Code, *Title 18A Development Regulations - Zoning* (August 1997). The tables illustrate zoning for both urban and rural areas of unincorporated Pierce County.

### I.        **Waste Disposal Facilities**

- **Landfill** --- "Landfill" shall mean a solid waste facility for the permanent disposal of solid wastes in or on the land and which needs a Solid Waste Permit under RCW 70.95.
- **Demolition Landfill** --- "Demolition Landfill" shall mean a solid waste facility for the permanent disposal of demolition wastes resulting from the demolition or razing of buildings, roads, and other man-made structures. Demolition waste consists of, but is not limited to, concrete, brick, bituminous concrete, wood and masonry, composition roofing and roofing paper, steel, and minor amounts of other materials. Plaster or other materials likely to produce leachate is not demolition waste.
- **Inert landfill** --- "Inert Landfill" shall mean a solid waste facility for the permanent disposal of inert materials which are non-combustible and non-dangerous wastes likely to retain their physical and chemical structure including resistance to biological and chemical attack from acidic rainwater.
- **Municipal Solid Waste (MSW) Landfill** --- "Municipal Solid Waste (MSW) Landfill" shall mean a solid waste facility for the permanent disposal of mixed household, commercial, or industrial waste from municipal sources delivered by hauling companies or self-hauled by residents or businesses.
- **Woodwaste Landfill** --- "Woodwaste Landfill" shall mean a solid waste facility with 2,000 cubic yards or more of capacity for the permanent disposal of woodwaste that does not contain chemical preservatives. This does not include woodwaste landfills on forest lands regulated under the Forest Practices Act but does include facilities which use woodwaste as a component of fill.
- **Special Waste Landfill** --- "Special Waste Landfill" shall mean a solid waste facility for the permanent disposal of one specific type of waste of limited, known and consistent composition such as an ash monofill, a landspreading disposal facility for biosolids, problem waste landfill, or any facility which is not previously defined but is permitted with a Solid Waste Permit as a "limited purpose landfill."
- **Waste-to-Energy (WTE) Facility** --- "Waste-to-Energy Facility" shall mean any solid waste facility designed as a combustion plant to dispose of solid waste or to recover energy in a useable form from mass burning, refuse-derived fuel incineration, pyrolysis or any other means of using the heat of combustion of solid waste and which requires a Solid Waste Permit under RCW 70.95.
- **Municipal Solid Waste-to-Energy Facility** --- "Municipal Solid Waste-to-Energy Facility" shall mean a combustion plant specializing in disposal of or energy recovery from mixed waste from municipal sources.

- Special Waste-to-Energy Facility --- "Special Waste-To-Energy Facility" shall mean a combustion plant designed to burn more than 12 tons per day and specializing in disposal of or energy recovery from a single type of waste of known and consistent composition, other than municipal waste, such as tires or infectious waste.

## **II. Waste Transfer Facilities**

- Waste Transfer Facility--- "Waste Transfer Facility" shall mean any solid waste facility where solid waste is collected or subjected to interim processing before being transported to a permanent disposal site.
- Drop-Box Transfer Station --- "Drop-Box Transfer Station" shall mean a solid waste facility needing a Solid Waste Permit which is used for placement of a detachable container including the area adjacent for necessary entrance and exit roads, unloading and turn-around areas. The facility normally serves the general public with loose loads and receives waste from off-site.
- Transfer Station --- "Transfer Station" shall mean a solid waste facility needing a Solid Waste Permit which is a permanent, fixed supplemental collection and transportation facility, used by person and route collection vehicles to deposit collected solid waste from off-site into a larger transfer vehicle for transport to a disposal facility. It may include baling or compaction activities or recycling facilities.
- Waste Separation and Recovery Facility --- "Waste Separation and Recovery Facility" shall mean a solid waste facility needing a Solid Waste Permit where mixed solid waste is collected and processed to segregate recyclable components from that portion of the waste stream which is to be permanently disposed. It may be referred to as a Materials Resource Recovery Facility (MRF) or as a "dirty MRF."
- Recycling Collection Site --- "Recycling Collection Site" shall mean a site with collection boxes or other containerized storage where citizens can leave materials for recycling.
- Moderate Risk Waste Fixed Facility --- "Moderate Risk Waste Fixed Facility" shall mean a solid waste facility needing a Solid Waste Permit which specializes in the collection of household hazardous waste for packaging for transport to a disposal facility or for recycling. It may collect limited amounts of hazardous waste from Small Quantity Generators (SQG's) who are businesses that generate hazardous waste in quantities below the threshold for regulation under Washington Dangerous Waste Regulations (RCW 70.105).
- Tire Pile --- "Tire Pile" shall mean a solid waste facility needing a Solid Waste Permit which stores more than 800 discarded tires.

## **III. Organic Waste Processing Facilities**

- Organic Waste Processing Facilities -- "Organic Waste Processing Facilities" shall mean any solid waste facility specializing in the controlled decomposition of organic solid waste and which requires a Solid Waste Permit under RCW 70.95.
- Municipal Solid Waste (MSW) Composting Facility --- "Municipal Solid Waste (MSW) Composting Facility" shall mean a solid waste facility specializing in the composting of mixed waste from municipal sources to reduce the waste for final disposal or to produce a marketable product.

- Composting Facility --- "Composting Facility" shall mean a solid waste facility specializing in the composting of one or more organics of a known and consistent composition, other than mixed municipal waste, to produce a marketable product for reuse or as a soil conditioner. Feedstocks may include, but are not limited to yardwaste, biosolids, or foodwaste.
- Soil Treatment Facility --- "Soil Treatment Facility" shall mean a solid waste facility which utilizes bioremediation, a thermal desorption process, or similar processes to treat petroleum contaminated soil or vactor waste for reuse or final disposal.

#### IV. Accessory Uses

- Solid Waste Surface Impoundment --- "Solid Waste Surface Impoundment" shall mean a solid waste facility which is a natural topographic depression, manmade excavation, or dike area formed primarily of earthen material that is designed to hold an accumulation of liquids or industrial sludges. This includes holding, storage, settling and aeration pits, and ponds, or lagoons which need a Solid Waste Permit.. It does not include injection wells or stormwater retention basins or impoundments for the storing of hazardous waste.
- Waste Piles --- "Waste Piles" shall mean any non-containerized accumulation of solid waste, not previously identified, that is used for treatment or storage and which needs a Solid Waste Permit.
- Small Composting Facility --- Facility which is 40 cubic yards or less and uses only one or two feedstocks and not mixed waste.<sup>1</sup>

#### V. Recycling Businesses

- Buy-Back Recycling Center --- "Buy-Back Recycling Center" shall mean any small business without industrial activity which collects, receives, or buys recyclable materials from household, commercial, or industrial sources for the purpose of sorting, grading, or packaging recyclables<sup>7</sup> for subsequent shipment and marketing.
- Recycling Processor --- "Recycling Processor" shall mean any large scale buy-back recycling business or other industrial activity which specializes in collecting, storing, and processing any waste, other than hazardous waste or municipal garbage, for reuse and which uses heavy mechanical equipment to do the processing. It may be a facility where commingled recyclables are sorted, baled or otherwise processed for transport off-site which is referred to as a "clean" materials resource recovery facility (MRF).

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<sup>1</sup> This ensures that home composting is allowed. Home composting facilities do not need a Solid Waste Permit.

<b>Zoning for Solid Waste or Recycling Facilities in Pierce County Development Regulations<sup>2</sup></b>		1/98
<b>FACILITY OR BUSINESS</b>	<b>URBAN ZONES</b>	<b>LAND USE PERMIT PROCESS</b>
<b>Organic Waste Processing Facilities</b>		
<b>Soil Treatment Facilities</b> (Such as a petroleum-contaminated soils or vactor waste facility)	<b>Employment Center<sup>3</sup></b> Not allowed in other commercial or residential zones.	<ul style="list-style-type: none"> <li>Privately owned facility is permitted outright.<sup>4</sup></li> <li>Publicly-owned facility requires a Public Facility Permit (PFP).<sup>5</sup></li> </ul>
<b>Composting Facility<sup>6</sup> ---</b> 40 cubic yards or larger		
<b>MSW Composting Facility</b>		<ul style="list-style-type: none"> <li>Requires a Public Facility Permit (PFP) with a public hearing.</li> </ul>
<b>Small-scale Composting Facility -</b> less than 40 cubic yards	<b>All zones ---</b> allowed in all, including residential	<ul style="list-style-type: none"> <li>Allowed as an accessory use.</li> </ul>
<b>Waste Transfer Facilities</b>		
<b>Recycling Collection Sites</b>	<b>All zones ---</b> allowed in all, including residential	<ul style="list-style-type: none"> <li>Permitted outright</li> </ul>
<b>Drop-Box Transfer Station</b>	<b>All zones ---</b> allowed in all, including residential	<ul style="list-style-type: none"> <li>Either a Conditional Use Permit (CUP) or a Public Facility Permit (PFP).</li> </ul>
<b>Transfer Station, Waste Separation Recovery Facility,<sup>7</sup> and Moderate Risk Waste Facility</b>	<b>Employment Center</b> Not allowed in other commercial or residential zones.	<ul style="list-style-type: none"> <li>Either a Conditional Use Permit (CUP) or a Public Facility Permit (PFP).</li> </ul>
<b>Tire Piles ---</b> Piles of 800 tires or larger and / or those requiring a Solid Waste Permit.	<b>Employment Center</b> Not allowed in other commercial or residential zones.	<ul style="list-style-type: none"> <li>Requires a Conditional Use Permit (CUP).</li> </ul>

<sup>2</sup> Definitions used for the purposes of land use permitting are those identified in the Pierce County Code, Title 18A

<sup>3</sup> The Employment Center zone is for industrial and heavy commercial uses.

<sup>4</sup> A facility that is “permitted outright” must meet development and other permit or building standards but does not require a public hearing review process.

<sup>5</sup> A Public Facility Permit (PFP) or a Conditional Use Permit (CUP) requires a public hearing review process. The two permits are similar but there are additional factors to be considered related to the PFP.

<sup>6</sup> A “Composting Facility” is one that does not compost mixed municipal solid waste.

<sup>7</sup> A Waste Separation Recovery Facility is a “dirty MRF” as described in Chapter 6 of the *Tacoma-Pierce County Solid Waste Management Plan*. It is a facility where recyclables are separated from mixed municipal solid waste.

Pierce County Zoning	URBAN ZONES	LAND USE PERMIT PROCESS
<b>Waste Disposal Facilities</b>		
<b>Inert Landfill</b>	<b>Residential --- Moderate Density Single Family</b>	<ul style="list-style-type: none"> <li>Allowed as an accessory use to a mineral extraction site through either a Conditional Use Permit (CUP) or a Public Facility Permit (PFP).</li> </ul>
	<b>Employment Center</b>	<ul style="list-style-type: none"> <li>Permitted outright or as an accessory use to mineral extraction sites.</li> </ul>
<b>Woodwaste or Demolition Landfill</b>		<ul style="list-style-type: none"> <li>Privately-owned facility is permitted outright.</li> <li>Publicly-owned facility requires a Public Facility Permit (PFP).</li> </ul>
<b>MSW, Ash, or "Limited Purpose" Landfill</b>		<ul style="list-style-type: none"> <li>Requires a Public Facility Permit (PFP)</li> </ul>
<b>Special Waste-to-Energy Facility<sup>8</sup></b> burning more than 12 tons per day.		<ul style="list-style-type: none"> <li>Permitted outright.</li> </ul>
<b>Waste-to-Energy Facility ---</b> of less than 12 tons per day.	<b>All zones</b>	<ul style="list-style-type: none"> <li>Allowed as an accessory use.</li> </ul>
<b>MSW Waste-to-Energy Facility</b>	<b>Employment Center</b>	<ul style="list-style-type: none"> <li>Requires a Public Facility Permit (PFP).</li> </ul>
<b>Recycling Businesses</b>		
<b>Buy-Back Recycling Center</b> (Small-scale recycling business)	<b>Employment Center</b> <b>Urban Centers ---</b> all commercial zones Mixed Use District	<ul style="list-style-type: none"> <li>Permitted outright</li> </ul>
<b>Recycling Processor</b> (Industrial type/ size business)	<b>Employment Center</b> Not allowed in other commercial or residential zones.	<ul style="list-style-type: none"> <li>Permitted outright</li> </ul>
<b>Other facilities that are required to meet standards of the Minimum Functional Standards WAC 173-304</b>		
<b>Solid Waste Surface Impoundments</b>	<b>All zones --- Urban or Rural</b>	<ul style="list-style-type: none"> <li>Permitted as an accessory use to the principal use of the property.</li> </ul>
<b>Waste Piles authorized by a Solid Waste Permit</b>		

<sup>8</sup> A "Special Waste-to-Energy Facility" does not burn municipal solid waste (MSW).

Pierce County Zoning	RURAL ZONES	LAND USE PERMIT REVIEW
<b>Organic Waste Processing Facilities</b>		
<b>Soil Treatment Facilities</b> (Such as a petroleum-contaminated soils or vector waste facility)	<b>Rural Activity Center</b>	<ul style="list-style-type: none"> <li>Privately-owned - permitted outright.</li> <li>Publicly-owned facility requires a Public Facility Permit (PFP)</li> </ul>
	<b>Residential --- all zones;</b> <b>Forest Lands</b>	<ul style="list-style-type: none"> <li>Either a Conditional Use Permit (CUP) or a Public Facility Permit (PFP)</li> </ul>
	<b>Agricultural</b>	<ul style="list-style-type: none"> <li>Requires a Public Facility Permit</li> </ul>
<b>Composting Facility ---</b> 40 cubic yards or larger	<b>Rural Activity Center</b>	<ul style="list-style-type: none"> <li>Privately-owned - permitted outright.</li> <li>Publicly-owned facility requires a Public Facility Permit (PFP).</li> </ul>
	<b>Residential --- all zones;</b> <b>Forest Lands</b>	<ul style="list-style-type: none"> <li>Either a Conditional Use Permit (CUP) or a Public Facility Permit (PFP).</li> </ul>
	<b>Agricultural Land</b>	<ul style="list-style-type: none"> <li>Privately-owned - permitted outright.</li> <li>Publicly-owned facility requires a Public Facility Permit (PFP).</li> </ul>
<b>MSW Composting Facility</b>	<b>Rural Activity Center;</b> <b>Residential --- all zones;</b> <b>Forest Lands; Agriculture</b>	<ul style="list-style-type: none"> <li>Requires a Public Facility Permit (PFP)</li> </ul>
<b>Small-scale Composting Facility -</b> less than 40 cubic yards	<b>All zones</b>	<ul style="list-style-type: none"> <li>Allowed as an accessory use.</li> </ul>
<b>Waste Transfer Facilities</b>		
<b>Recycling Collection Sites</b>	<b>All zones, except Agriculture</b>	<ul style="list-style-type: none"> <li>Permitted outright.</li> </ul>
<b>Drop-Box Transfer Station, Transfer Station, Waste Separation Recovery Facility, and Moderate Risk Waste Facility</b>	<b>Rural Activity Center;</b> <b>Gateway Community;</b> <b>Residential --- all zones;</b> <b>Forest Land</b>	<ul style="list-style-type: none"> <li>Requires either a Conditional Use Permit (CUP) or a Public Facility Permit (PFP)</li> <li>Not allowed in Agriculture zone</li> </ul>
	<b>Rural Neighborhood Center</b>	<ul style="list-style-type: none"> <li>Requires a Public Facility Permit (PFP).</li> </ul>
<b>Tire Piles</b>		Not allowed
<b>Waste Disposal Facilities</b>		
<b>Inert Landfill; Woodwaste or Demolition Landfill; MSW, Ash, or "Limited Purpose" Landfill; MSW Waste-to-Energy Facility</b>	<b>Residential --- all zones</b> <b>Forest Lands, Agriculture</b> Not allowed in rural commercial.	<ul style="list-style-type: none"> <li>Requires either a Conditional Use Permit (CUP) or a Public Facility Permit (PFP).</li> </ul>
<b>Special Waste-to-Energy Facility</b>		Not allowed
<b>Recycling Businesses</b>		
<b>Buy-Back Recycling Center</b>	<b>Rural Center --- all commercial zones</b>	<ul style="list-style-type: none"> <li>Permitted outright.</li> </ul>
<b>Recycling Processor</b>		Not allowed.