

EXHIBIT “I-2”

PHASE 1 ZONE CLASSIFICATION TABLES, USE DESCRIPTIONS AND ACCESSORY AND TEMPORARY USES

I.10 ZONE CLASSIFICATIONS

I.10.010 PURPOSE

Land Use in Tehaleh is regulated according to eight zone classifications that are unique to the Cascadia-Tehaleh EBPC PUD and based on the land use designations in Exhibit “C” to the Cascadia-Tehaleh Development Agreement and implement the Major Amendment to Phase 1 of the Cascadia-Tehaleh EBPC PUD.

I.10.020 CLASSIFICATIONS

A. Residential

1. **Purpose.** The primary purpose of the Residential Category is to provide areas for residential development of various types and at various densities.
2. **Description.** The Residential Category is broken into two zone classifications: Residential and Multifamily. The Residential classifications also allow for civic, utility and some commercial land uses based on certain restrictions and in some cases with Administrative Use or Conditional Use permit approval.
 - a. **Residential.** The Residential zone classification covers single family detached and two-family (duplex) housing both as general market and “age qualified” housing. Nursing homes, and three and four unit multi-family uses are allowed in some cases with Administrative or Conditional Use permits;
 - b. **Multi-Family.** The Multi-family zone classification covers housing in buildings with three (3) or more units with densities as high as 25 units to the acre. Specialized housing such as nursing homes and senior housing are allowed with Administrative and Conditional Use Permits.

B. Employment

1. **Purpose.** The primary purpose of the Employment Category is to provide areas for development of "job producing and/or supporting" land uses, some of which provide direct services to Tehaleh employees, residents and/or both. Uses permitted in the current employment zones and future employment zones shall work toward the goal of self-sufficiency and providing for a full range of employment and service needs within Tehaleh.

2. **Description.** The Employment Category is broken into two zone classifications which include Business Park and Neighborhood Center.
 - a. **Business Park.** Development in the Business Park zone classification will accommodate a variety of possible uses that could include light industrial, office, warehouse/distribution and other commercial goods/services enterprises to primarily serve the daily needs of businesses and employees in the business park. Resource, civic, and certain transportation and utility uses are allowed based on certain restrictions and in some cases with Administrative Use or Conditional Use permit approval.
 - b. **Neighborhood Center.** The Neighborhood Center zone classification will accommodate office, commercial retail and services, civic and multifamily land uses that are primarily of a size and nature that provide everyday services and goods and housing options to residents of Tehaleh. Resource, civic, transportation and utility uses are allowed based on certain restrictions and in some cases with Administrative Use or Conditional Use permit approval.
 - c. **Community Center.** The Community Center zone classification is directed to a customer base drawn from within and outside Tehaleh and will accommodate office, commercial retail and services, and civic uses at a scale which is compatible with surrounding residential areas of Tehaleh. The Community Center zone classification will include commercial uses that are more land intensive than permitted in the Neighborhood Center or Business Park zones.

C. Public Facilities

1. **Purpose.** The primary purpose of the Public Facilities Category is to provide for areas for development of parks and other public facilities. Civic and utility uses are permitted based on certain restrictions and in some cases with Administrative Use or Conditional Use permit approval.
2. **Description.** The Public Facilities Category is broken into two zone classifications which include Public Facilities and Parks.
 - a. **Public Facilities.** The Public Facilities classification is intended to provide for the siting of utility and storm drainage infrastructure, public safety facilities, schools, and other similar uses.
 - b. **Parks.** The Parks classification is intended to provide for the siting of major park facilities that provide a variety of recreational opportunities to the residents of Tehaleh and others where appropriate. Small neighborhood parks and trails are also allowed within other zone classifications.

D. Open Space

1. **Purpose.** The primary purpose of the Open Space Category is to provide for open space land uses. Utility uses are permitted based on certain restrictions and in some cases with Administrative Use or Conditional Use permit approval.

2. **Description.** The Open Space Category is broken into two zone classifications which include Buffers and Allees and Natural Open Space and Critical Areas.
 - a. **Buffers and Allees.** The Buffers and Allees zone classification is intended to provide for the siting of perimeter natural forested buffers around Tehaleh and along arterials and the designated allee system (i.e., multi-use forested corridors that allow for wildlife movements, trails for walking and equestrian purposes and other park uses within Tehaleh.
 - b. **Natural Open Space and Critical Areas.** The Natural Open Space and Critical Areas zone classification is intended to provide for natural open space parcels associated with wetlands, steep slopes, streams, lakes, etc.

I.10.030 Tehaleh Phase 1 Use Tables

TEHALEH PHASE I USE TABLE
(Table I.10.030)

USE CATEGORIES AND USE TYPES	RESIDENTIAL		EMPLOYMENT			PUBLIC FACILITIES		OPEN SPACE	
	Residential	Multi-Family	Business Park	Neighborhood Center	Community Center	Public Facilities	Parks	Buffers and Allees	Natural Open Space and Critical Area
RESIDENTIAL USE CATEGORY									
Group Home	C	C							
Mobil Home									
Mobil Home Park									
Multi-Family	A 1-2	P		C4;P5	C4; P5				
Nursing Home	A	A		C	A				
Senior Housing	A1-2, P3	A 1-3			A				
Single Family Detached Housing	P								
Two Family Housing (Duplex)	P	A							
CIVIC USE CATEGORY									
Administrative Government Services			P	P	P	P			
Community and Cultural Services				P	P	P 1- 3, 5, 6	P 1, 2, 5		
Day Care Centers	A	A	P	P	P	P			
Education	P 1; A 2- 3	P 1; A 2- 3		P 1; A 2- 3	P1;A2-3	P 1; A 2- 3			
Health Services			P1;C2	P 1	P	P 2			
Postal Services			P	P 1	P	P 1			

TEHALEH PHASE I USE TABLE
(Table I.10.030)

USE CATEGORIES AND USE TYPES	RESIDENTIAL		EMPLOYMENT			PUBLIC FACILITIES		OPEN SPACE	
	Residential	Multi-Family	Business Park	Neighborhood Center	Community Center	Public Facilities	Parks	Buffers and Allees	Natural Open Space and Critical Area
Public Park Facilities	P 1, 4	P 1, 4	P 1, 4	P 1, 4	P1,4	P 1, 4	P	P 4	P4
Public Safety Facilities	C1		P 1, 2	P 1	P1,2	P1	P 1		
Religious Assembly	A 1- 3	A 1-3		P 1,2	P1-3				
Transportation	P 1	P 1	P 1-3; C 4	P 1, 2	P1-3	P1, 2; C 3, 4	P 1, 2	P 1	
UTILITIES USE CATEGORY									
Electrical Facilities	P	P	P	P	P	P	C	C	P
Electrical Generation Facilities			P						
Natural Gas Facilities	P 1;C3	P 1;C3	P	P 1, 2	P1-2	P1-2			
Organic Waste Processing Facilities			P 2-4						
Pipelines	P	P	P	P	P	P	P	P	
Sewage Collection Facilities	P	P	P	P	P	P	P	P	
Sewage Treatment Facilities			P			P			
Stormwater Facilities	P	P	P	P	P	P	P	P	
Telecommunications Towers or Wireless Facilities	P 1; A 2-4	P 1; A 2-4	P	P	P	P	A 1	A 1	
Utility or Public	P1;C2	P1;C2	P	P 1		P	P 1	P 1	

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(Table I.10.030)

USE CATEGORIES AND USE TYPES	RESIDENTIAL		EMPLOYMENT			PUBLIC FACILITIES		OPEN SPACE	
	Residential	Multi-Family	Business Park	Neighborhood Center	Community Center	Public Facilities	Parks	Buffers and Allees	Natural Open Space and Critical Area
Maintenance Facilities									
Waste Disposal Facilities						P			
Waste Transfer Facilities			P 1, 2, 4						
Water Supply Facilities	P 1; A 2; C 3	P 1; A 2; C 3	P 1; A 2; C 3	P 1		P	P 1; A 2; C 3	P 1	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY (RESERVED)									
OFFICE BUSINESS USE CATEGORY									
Administrative and Professional Offices			P	P	P				
Educational Services			P	P	P				
RESOURCE CATEGORY									
Agricultural Product Sales			P 5	P 4	P4				
Agricultural Services			P						
Agricultural Supply Sales									
Animal Production,			C 1						

TEHALEH PHASE I USE TABLE
(Table I.10.030)

USE CATEGORIES AND USE TYPES	RESIDENTIAL		EMPLOYMENT			PUBLIC FACILITIES		OPEN SPACE	
	Residential	Multi-Family	Business Park	Neighborhood Center	Community Center	Public Facilities	Parks	Buffers and Allees	Natural Open Space and Critical Area
Boarding, and Slaughtering									
Crop Production	P 1	P 1	P 2	P 1	P1		P 1		
Fish Processing, Hatcheries and Aquaculture			P						
Forestry	A 1	A 1	P	A 1	A1	A 1	A 1		
Surface Mines			P2						
COMMERCIAL USE CATEGORY									
Adult Business									
Amusement and Recreation	C6	C6		P 1- 3, 5	P1-5;C7-8				
Billboards									
Building Materials and Garden Supplies			P5-6	P 1 -3	P1-6				
Bulk Fuel Dealers			P						
Business Services			P	P	P				
Buy-Back Recycling Center			P		P				
Commercial Centers				P 1; A 2	P1-2; C3				
Eating and Drinking Establishments		P 1 (in conjunction)	P1	P	P				

TEHALEH PHASE I USE TABLE
(Table I.10.030)

USE CATEGORIES AND USE TYPES	RESIDENTIAL		EMPLOYMENT			PUBLIC FACILITIES		OPEN SPACE	
	Residential	Multi-Family	Business Park	Neighborhood Center	Community Center	Public Facilities	Parks	Buffers and Allees	Natural Open Space and Critical Area
		with Residential Level 5)							
Food Stores			P1	P1-2	P				
Lodging				P 2,3	P2,3,5				
Mobile, Manufactured and Modular Home Sales					P				
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P 1	P 1	P1	P 1,2,3	P	P1	P1	P1	
Personal Services		P 1 (in conjunction with Residential Level 5)	P1	P	P				
Pet Sales and Services				P	P				
Rental and Repair Services			P	P	P				
Sales of General Merchandise				P 1-3;A4	P				
Storage and Moving			P1-2		P				

TEHALEH PHASE I USE TABLE
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USE CATEGORIES AND USE TYPES	RESIDENTIAL		EMPLOYMENT			PUBLIC FACILITIES		OPEN SPACE	
	Residential	Multi-Family	Business Park	Neighborhood Center	Community Center	Public Facilities	Parks	Buffers and Allees	Natural Open Space and Critical Area
Wholesale Trade			P		P				
INDUSTRIAL USE CATEGORY									
Basic Manufacturing			P						
Contractor Yards			P						
Food and Related Products			P	A2	P 1-4				
Industrial Services and Repair			P		P5				
Intermediate Manufacturing and Intermediate/Final Assembly			P		P1-3				
Motion Picture, Television and Radio Production Studies			P	P 1	P1				
Off-site Hazardous Waste Treatment and Storage Facilities			P						
Printing, Publishing and Related Industries			P	P 1	P1				
Recycling Processor			P						

TEHALEH PHASE I USE TABLE
(Table I.10.030)

USE CATEGORIES AND USE TYPES	RESIDENTIAL		EMPLOYMENT			PUBLIC FACILITIES		OPEN SPACE	
	Residential	Multi-Family	Business Park	Neighborhood Center	Community Center	Public Facilities	Parks	Buffers and Allees	Natural Open Space and Critical Area
Salvage Yards/Vehicle Storage			P						
Warehousing, Distribution and Freight Movement			P						

NOTES

- P** Permitted
- C** Requires Conditional Use Permit. If provided by a government entity to serve a specific public need identified in the adopted facility plan, a Public Facilities Permit is required.
- A** Requires Administrative Use Permit. If provided by a government entity to serve a specific public need identified in the adopted facility plan, a Public Facilities Permit is required.
- Number:** Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280 (Effective Date 7-16-12). When no number is present, all levels of the Use Type are allowed.
- Blank Space:** Not allowed in Classification.

I.20.....
..... USE CATEGORY DESCRIPTIONS, ACCESSORY USES, TEMPORARY USES

The following regulations apply to land use categories and types, accessory uses and temporary uses within the Cascadia-Tehaleh Employment Based Planned Community (EBPC) Planned Unit Development (PUD). The following regulations replace Chapter 18A.25 found in Exhibit "N" to this Development Agreement. , All other land use is regulated through Exhibit "N" , except where addressed in the Tehaleh Design Manual or the Development Agreement itself.

Chapter 18A.33
USE CATEGORY DESCRIPTIONS, ACCESSORY USES, TEMPORARY USES
(Effective July 16, 2012)

Sections:

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

18A.33.200 List of Categories.

Uses shown on the Use Tables are grouped into the eight major categories listed below. Each category includes a number of use types and associated levels. A description of all the use types by use category is provided in PCC 18A.33.210 to 18A.33.280. See PCC 18A.05.050 for interpretation of the use categories, types, and levels.

- 18A.33.210 Residential
- 18A.33.220 Civic
- 18A.33.230 Utilities
- 18A.33.240 Essential Public Facilities
- 18A.33.250 Office/Business
- 18A.33.260 Resource
- 18A.33.270 Commercial
- 18A.33.280 Industrial

(Ord. 2012-2s § 5 (part), 2012; Ord. 2004-52s § 3 (part), 2004)

18A.33.210 Residential Use Category – Description of Use Categories.

The Residential Use Category includes permanent or transient living accommodations for individuals, families, or people with special needs. The residential category has been separated into the following types based upon distinguishing features such as: type of structure; number, age and special needs of individuals who reside in the structure; and state and local licensing

requirements. See PCC 18A.33.300 D. for a list of uses allowed accessory to a residence subject to the General Provisions for Accessory Uses and Structures, PCC 18A.33.300 B.

- A. **Fraternity and Sorority House.** Fraternity and Sorority House Use Type refers to living accommodations for unrelated individuals belonging to a fraternity or sorority who share a residential structure in affiliation with a school of higher education.
- B. **Group Home.** Group Home Use Type refers to living accommodations for seven or more unrelated individuals with special needs. Individuals may be provided with a combination of personal care, social or counseling services, and transportation. Examples of uses include group homes for the handicapped, including but not limited to, physically or mentally challenged individuals, boarding homes, foster homes, women's shelters, and chemical and alcohol rehabilitation facilities (other than addiction caused by current, illegal use of a controlled substance).
- C. **Mobile Home.** Mobile Home Use Type refers to factory-assembled single-wide structures which are equipped with the necessary service connections and serve as living accommodations for a family.
- D. **Mobile Home Park.** Mobile Home Park Use Type refers to developments maintained under single or multiple ownership with unified control, where two or more spaces or pads are provided solely for the placement of mobile or manufactured homes or recreational vehicles for permanent occupancy which serve as living accommodations for families. Mobile home parks do not include mobile home subdivisions or recreational vehicle parks.
- E. **Multi-Family Housing.** Multi-Family Housing Use Type refers to three or more joined dwelling units which provide living accommodations for families.
 - Level 1:** Three to four-unit multi-family buildings (tri- and four-plexes), with ground level access to each unit, also known as "attached single-family."
 - Level 2:** Three to four-unit multi-family buildings (tri- and four-plexes), with upper level access to some or all units.
 - Level 3:** Multi-family buildings with five or more units per building, with ground level access to each unit, also known as "attached single-family."
 - Level 4:** Multi-family buildings with five or more units per building, with upper level access to some or all units.
 - Level 5:** Multi-family component of mixed use developments in which residential units are located above the non-residential activity located on the first floor of the same building(s). The multi-family component of a mixed use development is not restricted to a specific number of units per building or development.
- F. **Nursing Home.** Nursing Home Use Type refers to multi-unit or multi-bed facilities that are licensed or approved to provide living accommodations, health care, and medical supervision for 24 or more consecutive hours for seven or more individuals.
- G. **Senior Housing.** Senior Housing Use Type refers to living accommodations where at least one member of the family or an individual is age 55 or over and no member of the household is under 18 years of age.

Level 1: Assisted living facilities that provide rooms, meals, personal care, supervision of self-administered medication, recreational activities, financial services, and transportation.

Level 2: A retirement community that includes a mix of living quarters where no more than 25 percent of the total units consist of independent units as described in Level 3 and subject to density requirements of the zone, and the remainder consist of assisted living facilities as described in Level 1.

Level 3: Housing types that consist of independent living and are comprised of grouped multi-family housing where elderly individuals or families reside and care for themselves. These housing types are subject to density requirements of the underlying zone.

H. **Two-Family Housing.** Two-Family Housing Use Type refers to residential dwelling units providing living accommodations for individual families in dwelling units that are attached in pairs of two. Two-family dwelling units include stick-built, modular, and manufactured homes. A two-family housing structure is commonly known as a "duplex."

I. **Single-Family Detached Housing.** Single-Family Detached Housing Use Type refers to residential dwelling units providing living accommodations for individual families in individual structures that are not attached to another dwelling unit by any means. Single-family dwelling units include stick-built, modular, and manufactured homes.

18A.33.220 Civic Use Category – Description of Use Categories.

Civic Use Category includes facilities or services that are strongly associated with public need or social importance such as educational, cultural, medical, protective, and governmental.

A. **Administrative Government Facilities and Services.** Administrative Government Facilities and Services Use Type refers to the executive, legislative, judicial, administrative, and regulatory activities of local, state, federal, and international governments that may perform public services and work directly with citizens. Typical uses include courthouses, human and social service offices, health offices, and government offices.

B. **Day-Care Centers.** Day-Care Centers Use Type refers to the commercial use of a building or any portion thereof for the care of individuals needing supervision and care on a less than 24-hour basis. The term shall also include facilities commonly known as pre-schools. Also see PCC 18A.33.300 G.11. regarding development standards for home-based day-care facilities.

Level 1: Day-care Centers licensed for fewer than 25 children.

Level 2: Day-care Centers licensed for 25 or more children.

C. **Community and Cultural Services.** Community and Cultural Services Use Type refers to establishments primarily engaged in the provision of services that are strongly associated with community, social, or public importance. Typical uses include libraries, museums, art galleries, senior centers, community centers, performing arts theaters, community clubs and organizations, boys and girls clubs, granges and grange halls, wedding facilities, blood banks, organizational camps, food banks, fraternal organizations, cemeteries and associated services, and shelters for the homeless. Community facilities should be located in areas with direct access to major thoroughfares, per Section 19A.30.180 A.3. New Community facilities in Rural

Residential zones shall be consistent with standards for Local Areas of More Intense Rural Development. Also see Essential Public Facilities, Residential, and Commercial Use Categories.

Table 18A.33.220-1. Community and Cultural Services Use Type – Description of Levels				
Level	Location of activity	Total indoor floor area	Size of property	Typical uses and other requirements
Level 1	Indoor	Up to 8,000 square feet	NA	Those facilities serving the neighborhood or small community. Restricted to indoor activities only. Examples include, but are not limited to: Senior centers, blood banks, food banks, indoor wedding facilities, community centers, grange halls, etc.
Level 2	Indoor	Over 8,000 and up to 30,000 square feet	NA	Level 1 uses and those facilities serving specific needs of the community. Restricted to indoor activities only. Examples include, but are not limited to: libraries, art galleries, performing arts theaters, community services, shelters for the homeless, etc.
Level 3	Indoor	More than 30,000 square feet	NA	Level 1 and 2 uses which exceed building size requirements of those levels, specifically large indoor only facilities serving the community and cultural needs of the larger community or region. Examples include, but are not limited to: museums, regional libraries, etc.
Level 4	Indoor/ Outdoor	Up to 4,000 square feet	NA	Outdoor wedding event facilities which host small scale events of limited duration and meet the criteria of Section 18A.35.170*. <i>*PCC 18A.35.170 was repealed by Ordinance No. 2010-70s. See PCC 18J.15.190.</i>
Level 5	Indoor/ Outdoor	Up to 30,000 square feet	NA	Level 1 and 2 uses which include an outdoor element. Specifically those facilities serving the needs of the community. Examples include, but are not limited to: cemeteries and associated facilities and services, community theaters and museums with an outdoor element, boys and

Table 18A.33.220-1. Community and Cultural Services Use Type – Description of Levels				
Level	Location of activity	Total indoor floor area	Size of property	Typical uses and other requirements
				girls clubs, etc.
Level 6	Indoor/ Outdoor	N/A	N/A	Uses exceeding the size limitations of levels 1-5, generally those which serve the larger community and region. Examples include, but are not limited to: organizational camps, regional museums and theaters, etc.
Level 7	Indoor/ Outdoor	N/A	N/A	Organizational Camps as defined by Chapter 18.25

D. **Education.** Education Use Type refers to educational services provided by public, private, or parochial institutions. Typical uses include elementary, junior, and senior high schools, community colleges, public and private colleges, universities, and private colleges not otherwise considered business or trade schools. Educational facilities may accommodate other civic uses during the standard school day or when facilities are not in use such as, but not limited to: religious services, recreation, social services, daycare facilities, and recreational or educational programs for students and the greater community. The General Provisions for Accessory Uses and Structures in PCC 18A.33.300 shall apply to a use accessory to an Education Use. Also see Office/Business Use Category and Educational Services Use Type. Refer to PCC 18A.33.300 E.2.b. for regulations of minor annual building construction on school sites.

Level 1: Primary and secondary educational facilities, limited to grades K through 8, e.g., associated daycare, Headstart and preschool programs, kindergarten, and elementary, intermediate, middle and junior high schools.

Level 2: Secondary educational facilities limited to grades 9-12, i.e., high schools.

Level 3: Higher educational facilities such as community colleges, public and private colleges, and universities.

E. **Health Services.** Health Services Use Type refers to any health related facilities and services that are not listed elsewhere such as hospitals, surgical facilities, ambulance services, emergency medical facilities providing 24-hour walk-in services, and respite facilities for the elderly, terminally ill, or handicapped. Also see Office/Business Use Category – Administrative Professional Office Use Type for medical and dental offices.

Level 1: Medical and dental offices, emergency medical facilities providing 24-hour walk in service.

Level 2: Hospitals and institutional facilities. Such facilities may involve surgical and medical procedures as well as mental health related care.

F. **Postal Services.** Postal Services Use Type refers to mailing services provided by the United States Postal Service and including branch post offices, contract stations, terminals, and distribution centers. Also see Commercial Use Category – Business

Services Use Type, and Industrial Use Category – Warehouse and Distribution Use Type for courier and parcel delivery.

Level 1: Postal facilities serving neighborhoods, such as contract stations or branch offices.

Level 2: Postal facilities serving a region, such as distribution centers and terminals.

- G. **Public Park Facilities.** Public Park Facilities Use Type refers to publicly owned or non-profit recreational areas and recreation facilities open to the general public on an equal basis, with or without fee. Typical facilities include local parks, county parks, regional parks, special use facilities, linear parks/trails, resource conservancy parks, fairgrounds, zoos and cemeteries. These facilities may offer open space, arboretums, small or special landscaped areas, community gardens, skate parks, sports fields, tennis courts, golf courses, batting cages, equestrian facilities, community centers, and swimming pools. Rest areas associated with major transportation routes would also fall into this category. Central office, storage and maintenance facilities which provide service and support to one or more public park facilities are allowed in this category. Public parks shall be allowed to include civic, resource, utility, office, business and commercial uses that are accessory and incidental to park and recreation uses. Examples of such uses would be: a snack bar or other food service, a golf merchandise sales shop associated with a golf course, or veterinary services associated with livestock or equestrian events operating during such activities. Caretaker residences and employee housing are also allowed when such a use is required for the proposed facility. Hours of operation for accessory uses shall be commensurate with the principal use and the General Provisions for Accessory Uses and Structures in PCC 18A.33.300 shall apply. Also see Commercial Category – Amusement and Recreation Use Type for other types of recreation.

Level 1: Local Parks. Local Parks such as playfields, neighborhood parks, and small community parks have limited facilities and typically include a playground, sports field, tennis or basketball courts, internal pathway, and supporting amenities.

Level 2: County Parks and rest areas associated with a major transportation route. County Parks are large community parks that support a wide range of recreation interests, attract residents from nearby communities, provide active and passive recreation opportunities and may also incorporate natural open space.

Level 3: Regional Parks. Regional Parks attract visitors from throughout the region and which may provide access to significant ecological, cultural, historical features or unique facilities.

Level 4: Linear Parks/Trails and Resource Conservancy Parks. Linear Parks/Trails and Resource Conservancy Parks include built or natural corridors which provide recreation or non-motorized transportation linkages within the county or green buffers between communities. Recreational use is generally passive and trail-related and may include supporting facilities, such as viewing areas, play areas, picnic tables, or trailheads.

- H. **Religious Assembly.** Religious Assembly Use Type refers to religious services involving public assembly such as that which customarily occurs in synagogues, temples, and churches. These uses allow for associated daycare, housing, and educational facilities when clearly secondary to the principal use.
- Level 1:** Total floor area up to 10,000 square feet.
 - Level 2:** Total floor area over 10,000 and up to 30,000 square feet.
 - Level 3:** Total floor area over 30,000 square feet.
- I. **Public Safety Services.** Public Safety Services Use Type refers to public safety and emergency services such as police and fire protection services, correctional facilities, and animal control facilities such as the dog pound or humane society.
- Level 1:** Safety services requiring locations throughout the County such as police and fire.
 - Level 2:** Animal control services, such as dog pounds or humane society facilities.
 - Level 3:** Correctional facilities.
- J. **Transportation.** Transportation Use Type refers to the provision of public or semi-public transportation services. Typical uses include parking garages, park-and-ride lots, commercial parking lots, bus shelters, bus stations, bus transfer centers, passenger rail stations, ferry docks, and other types of public and quasi-public transportation facilities.
- Level 1:** Transportation uses serving residential neighborhoods such as bus shelters.
 - Level 2:** Public or private parking lots and transfer centers not exceeding 1 acre in size.
 - Level 3:** Transportation uses serving communities and regions, such as passenger rail stations, parking facilities, school bus yards, bus barns, weigh stations, bus stations, transfer centers, and ferry docks.
 - Level 4:** Airports, heliports, landing fields, and associated hangars and fueling facilities, excluding emergency medical helicopter landings, which are permitted in all zones.

18A.33.230 Utilities Use Category – Description of Use Categories.

Utilities Use Category refers to facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunication services, for the collection of stormwater, and for the collection and disposal of sewage and refuse.

- A. **Telecommunication Towers or Wireless Facilities.** Telecommunication towers or wireless facilities use type refers to facilities used in the transmission of information by radio, electromagnetic, or other similar means. These types of facilities also include central office switching units, remote switching units, telecommunications radio relay stations, and ground-level equipment structures or utility power poles that have been modified or replaced at an increased height for the purposes of accommodating wireless communications.
- Level 1:** Antennas or dishes attached to the roof or sides of a building, water tank, or a similar structure or the modification of existing telecommunication towers to accommodate co-location with additional antennas or dishes and associated equipment structures. The following

types of antenna(s) are limited as follows: an omnidirectional or whip antenna no more than 7 inches in diameter and extending no more than 16 feet above the structure to which it is attached; or a panel antenna no more than 16 square feet, extending above the structure to which it is attached by no more than 16 feet.

Level 2: Monopole towers with associated antennas or dishes not exceeding 60 feet in height. This level includes any utility power pole that has been modified or replaced at an increased height for the purposes of accommodating wireless communications.

Level 3: Monopole towers with associated antennas or dishes over 60 feet in height and not exceeding 150 feet in height. This level includes any utility power pole that has been modified or replaced at an increased height for the purposes of accommodating wireless communications.

Level 4: Telecommunication towers with associated antenna or dishes over 150 feet in height. This level includes any utility power pole that has been modified or replaced at an increased height for the purposes of accommodating wireless communications.

B. Electrical Facilities. Electrical Facilities Use Type refers to above-ground electrical transmission lines of an operating voltage of greater than 55 kV, and above-ground substations and switching stations. Electrical facilities are utility facilities that provide service in urban and rural areas. Also, see PCC 18A.05.025, Exempted Uses.

C. Electrical Generation Facilities. Electrical Generation Facilities Use Type refers to facilities that generate or cogenerate electric energy by, or as a resource for, utilities engaged in the transmission and distribution of electricity to the public. Electrical generation facilities include wind farms, hydropower facilities, thermal generation facilities such as cogeneration and combustion turbines, and other facilities employed to generate electric energy by or as a resource for utilities.

Level 1: Generation of electricity from landfill gas if the Tacoma-Pierce County Health Department determines this method as a Best Available Control Technology for the control of odor and air emissions from a permitted landfill located within an Essential Public Facility – Solid Waste Facility Overlay (EPF-SWFO) as set forth in PCC 18A.10.100 H.

Level 2: All other electrical generation facilities.

D. Natural Gas Facilities. Natural Gas Facilities Use Type refers to facilities engaged in the distribution and storage of natural gas. Natural gas gate stations, natural gas storage facilities, and interim propane storage systems fall within this use type.

Level 1: Interim propane storage facilities.

Level 2: Natural gas storage for transportation.

Level 3: Natural gas gate stations.

Level 4: Natural gas storage facilities.

Level 5: Natural gas storage for transportation, sale and distribution as an accessory use, not to exceed 1,200 gallons.

Level 6: Conversion of landfill gas to a usable fuel product if the Tacoma-Pierce County Health Department determines this method as a Best Available Control Technology for the control of odor and air emissions from a permitted landfill located within an Essential Public Facility – Solid

Waste Facility Overlay (EPF-SWFO) as set forth in PCC 18A.10.100 H.

- E. **Organic Waste Processing Facilities.** Organic Waste Processing Facilities Use Type refers to any solid waste facility specializing in the controlled decomposition of organic solid waste and which meets requirements of solid waste regulations for the type of feedstock it is composting or treating. Typical uses include composting facilities and soil treatment facilities.
 - Level 1:** Contaminated soil treatment facilities.
 - Level 2:** Composting facility designed to handle more than 40 cubic yards.
 - Level 3:** MSW composting facility.
 - Level 4:** Street or stormwater maintenance facility.
- F. **Pipelines.** Pipelines Use Type refers to facilities engaged in the transmission of water, petroleum, oil, or natural gas.
- G. **Sewage Collection Facilities.** Sewage Collection Facilities Use Type refers to facilities used to collect sewage, including but not limited to, wastewater transfer facilities, odor control structures, pump stations, and lift stations. (Also see PCC 18A.05.025, Exempted Uses).
- H. **Sewage Treatment Facilities.** Sewage Treatment Facilities Use Type refers to facilities used to treat any liquid or waterborne waste of domestic origin or a combination of domestic, commercial, or industrial origin, and which by its design requires the presence of an operator for its operation, including alternative treatment works and package treatment plants. Also included are all of the various types of associated equipment, structures, and operations as they are currently constructed and operating or will result from technology; including, but not limited to, administrative offices, storage, laboratories, public walkways, recreational and educational uses, and parking lots. It shall not include any facility used exclusively by a single-family residence, septic tanks with subsoil absorption, industrial pretreatment facilities, privately owned treatment plants for industrial wastewater, or wastewater collection systems.
- I. **Stormwater Facilities.** Stormwater Facilities Use Type includes a conveyance, system of conveyances, or stormwater control facilities (including roads with drainage systems, catch basins, curbs, and gutters), ditches, man-made channels, storm drains, retention/detention facilities, and infiltration facilities which are designed or used for collection, storage, conveyance, and treatment of stormwater.
- J. **Waste Disposal Facilities.** Waste Disposal Facilities Use Type refers to permanent disposal sites for solid waste. Typical uses include inert or limited purpose landfills, MSW, landfills, and waste-to-energy facilities handling municipal solid waste (MSW).
 - Level 1:** Inert landfills.
 - Level 2:** Inert landfills as accessory uses to mineral extraction sites.
 - Level 3:** Limited purpose landfills.
 - Level 4:** Special Waste-to-Energy Facilities designed to burn more than 12 tons per day.
 - Level 5:** MSW landfill, special incinerator ash landfill, any landfill not previously identified, and MSW waste-to-energy facility.
 - Level 6:** Municipal Solid Waste (MSW) landfill located within an Essential Public Facility-Solid Waste Facility Overlay (EPF-SWFO) as set forth in PCC 18A.10.100 H.

- K. Waste Transfer Facilities.** Waste Transfer Facilities Use Type refers to solid waste facilities where solid waste is collected or subjected to interim processing before being transported to a permanent disposal site or for reuse. Typical uses include recycling collection sites, drop-box transfer stations, transfer stations with or without recyclables recovery facilities, moderate-risk waste facilities, and tire piles.
- Level 1:** Recycling collection sites.
 - Level 2:** Drop-box transfer stations.
 - Level 3:** Tire piles.
 - Level 4:** Transfer stations with or without recyclables recovery facilities (MRF) and Moderate-Risk Waste Facilities.
- L. Water Supply Facilities.** Water Supply Facilities Use Type refers to potable water production and treatment facilities, water storage facilities and reservoirs, wellheads, booster stations, and pump stations.
- Level 1:** Wellheads, pump stations, water storage facilities, and water treatment facilities which do not exceed a cumulative building footprint of 10,000 square feet nor exceed the building height for the zone except those water treatment facilities that propose to use gaseous chlorine or sodium hydroxide system.
 - Level 2:** Wellheads, pump stations, water storage facilities, and water treatment facilities which exceed the building height of the zone and do not exceed a cumulative building footprint of 10,000 square feet and do not exceed 60 feet in height except those water treatment facilities that propose to use gaseous chlorine or sodium hydroxide system.
 - Level 3:** All water storage or treatment facilities that exceed 10,000 square feet or exceed 60 feet in height or propose to use gaseous chlorine or sodium hydroxide system.
- M. Utility or Public Maintenance Facilities.** Utility or Public Maintenance Facilities Use Type refers to facilities for open and enclosed storage and maintenance of vehicles, equipment, or related materials used in a utility or public facility activity.

Table 18A.33.230-1. Utility or Public Maintenance Facilities Use Type – Description of Levels			
Level	Total floor area	Use of outdoor areas	Limitations on vehicle size
Level 1	Up to 1,000 square feet	No outdoor storage of equipment, materials or vehicles allowed	NA
Level 2	Greater than 1,000 square feet	Outdoor storage of equipment, materials, or vehicles allowed	Maximum of 20,000 pounds gross vehicle weight for each vehicle
Level 3	Greater than 1,000 square feet	Outdoor storage of equipment, materials, or vehicles allowed	No limit on vehicle size

18A.33.240 Essential Public Facilities Category – Description of Use Categories.

Essential public facilities are defined as facilities that are "typically difficult to site, such as airports, state education facilities, state or regional transportation facilities as defined in RCW

47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020." (RCW 36.70A.200(1), Siting of Essential Public Facilities – Limitation on liability).

18A.33.250 Office/Business Use Category – Description of Use Categories.

Office/Business Category includes establishments serving businesses or individuals with a wide variety of services such as providing advice, reports, marketing, financial needs, engineering, research, management, and related services that are necessary to conduct personal or professional business.

- A. **Administrative and Professional Offices.** Administrative and Professional Offices Use Type refers to offices, private firms, or organizations which provide professional or administrative services to individuals or businesses. Typical uses include employment services, property management services, title companies, law offices, engineering/surveying consulting firms, architecture and landscape architecture firms, advertising and public relations firms, medical and dental offices, diagnostic testing services, advertising agencies, travel agencies, talent agencies, insurance offices, real estate offices, investment brokers, financial planners, banking services with or without drive through facilities, offices for non-profit and quasi-public agencies, firms involved in the development of high technology in an office setting which does not require industrial processes for research purposes, and other business offices customarily associated with professional or administrative office services.

Level 1: Offices with a maximum floor area ratio of .75:1.

Level 2: Offices with a maximum floor area ratio of 2:1.

Level 3: Offices with a maximum floor area ratio of more than 2:1.

Level 4: Office buildings with a maximum size of 5,000 square feet.

Level 5: Office buildings with footprints of more than 20,000 square feet and 2 stories or more in height.

- B. **Educational Services.** Educational Services Use Type refers to educational services provided by public or private organizations or individuals with the primary purpose of preparing students for jobs in a trade or a profession. Typical uses include commercial/vocational schools, beauty and barber schools, business schools, aircraft training schools, and conservatories of art, music, or drama. For truck/tractor and trailer driving schools, refer to Section 18A.33.270 M., Motor Vehicle and Related Equipment Sales/Rentals and Repair Services, Level 4.

Level 1: Total floor area up to 5,000 square feet, located on a parcel or combination parcels not exceeding 2 acres in size and abutting a State Highway that is not designated as a limited access highway.

Level 2: All other Educational Services except educational extension facilities and services (see Level 3).

Level 3: Educational extension facilities and services such as the Washington State University Puyallup Research and Extension Center.

18A.33.260 Resource Use Category – Description of Use Categories.

Resource Use Category includes the production or sale of plant and animal products and other resource-based industries such as forestry, mining, aquaculture, or the sale of products associated with resource-based industry.

- A. **Agricultural Product Sales.** Agricultural Product Sales Use Type refers to uses which involve the primary sale of locally grown agricultural products. Prior to issuance of a building permit, a Memorandum of Agreement shall be executed which shall describe the conditions of approval.

Table 18A.33.260-1. Agricultural Product Sales Use Type –				
Description of Levels				
Level	Primary activity	Total floor area	Use of outdoor areas	Other requirements
Level 1	Sale of goods such as produce, nursery items, plants, eggs, wine, arts and crafts, dairy products, and limited accessory retail products. Examples include produce stands, horticultural nurseries, wineries, micro-breweries, and greenhouses.	Not to exceed 2,000 sf of total retail floor area.	Outside storage and display of products must be limited in scope and properly screened.	A minimum of 2 acres, in contiguous ownership and/or lease, shall be in agriculture production. At least 25 percent of total floor area must be dedicated to products grown, raised or harvested onsite or by the owner, at least 50 percent of total floor area must be dedicated to products grown, raised or harvested in Pierce County, and 90 percent of total floor area must be dedicated to products grown, raised or harvested in the State of Washington. No more than 10 percent of the total floor area may contain other accessory retail products (e.g., value-added products, bakery items, concessions, products sold on consignment and handcrafted items.)
Level 2	Sale of goods such as produce, nursery items, plants, eggs, wine, arts and crafts, dairy products and	Not to exceed 4,000 sf of total retail floor area.	Outside storage and display of products must be limited in	A minimum of 10 acres, in contiguous ownership and/or lease, shall be in agriculture production. From May through October, at least 25 percent

Table 18A.33.260-1. Agricultural Product Sales Use Type –				
Description of Levels				
Level	Primary activity	Total floor area	Use of outdoor areas	Other requirements
	limited accessory retail products. Examples include produce stands, horticultural nurseries, wineries, micro-breweries, greenhouses, farm bakeries, snack bars, and primary processing facilities.		scope and properly screened.	of total floor area must be dedicated to products grown, raised or harvested onsite or by the owner, at least 50 percent of total floor area must be dedicated to products grown, raised or harvested in Pierce County, and 90 percent of total floor area must be dedicated to products grown, raised or harvested in the State of Washington. No more than 20 percent of the total floor area may contain other accessory retail products (e.g., value-added products, concessions, products sold on consignment and handcrafted items.)
Level 3	Sales of goods such as produce, nursery items, plants, eggs, wine, arts and crafts, dairy products, and limited accessory retail products. Examples include produce stands, horticultural nurseries, wineries, micro-breweries, greenhouses, farm bakeries, snack bars, and primary processing facilities.	Not to exceed 7,500 sf of total retail floor area.	Outside storage and display of products must be limited in scope and properly screened.	A minimum of 20 acres, in contiguous ownership and/or lease, shall be in agriculture production. From May through October, at least 25 percent of total floor area must be dedicated to products grown, raised or harvested onsite or by the owner, at least 50 percent of total floor area must be dedicated to products grown, raised or harvested in Pierce County, and 90 percent of total floor area must be dedicated to products grown, raised or harvested in the State of

Table 18A.33.260-1. Agricultural Product Sales Use Type – Description of Levels				
Level	Primary activity	Total floor area	Use of outdoor areas	Other requirements
				Washington. No more than 20 percent of the total floor area may contain other accessory retail products (e.g., value-added products, concessions, products sold on consignment and handcrafted items.)
Level 4	Sale of produce, shrubbery, plants, eggs, wine, arts and crafts, and dairy products in a farmers market format.	Not to exceed 10,000 sf of total retail floor area.	Permitted	Maximum size, including parking, shall not exceed 2 acres.
Level 5	Sales of nursery items, plants, and limited accessory retail products. Examples include horticultural nurseries and greenhouses.	Not to exceed 2,500 sf of total retail floor area. Greenhouse space used primarily for growing plants shall be excluded.	Outside storage and display of plant materials and nursery materials is permitted. Outdoor display of accessory retail products must be limited in scope and totally screened from adjacent properties.	Total land area devoted to the use shall not exceed 10 acres. Not more than 30 percent of the total floor area may contain other accessory retail products. Products may be grown, raised or harvested on or off-site.

B. Agricultural Supply Sales. Agricultural Supply Sales Use Type refers to uses which involve the sales of agricultural supplies, including feed, grain, fertilizers, and farming equipment.

Table 18A.33.260-2. Agricultural Supply Sales Use Type – Description of Levels				
Level	Primary activity	Total floor area	Use of outdoor areas	Other requirements
Level 1	Retail sale of feed, grain, fertilizers, and small farming equipment sales and service.	Up to 10,000 square feet	For display and storage as an accessory use	Accessory uses may also include retail sales of fencing, small domestic pets and livestock and livestock and pet supplies and equipment.
Level 2	Same as Level 1	Over 10,000 and up to 30,000 square feet	Same as Level 1	Same as Level 1
Level 3	Same as Level 1	Over 30,000 and up to 80,000 square feet	Same as Level 1	Same as Level 1
Level 4	Same as Level 1	Over 80,000 square feet	Same as Level 1	Same as Level 1
Level 5	Sales of large farming equipment sales and services for items such as tractors and combines.	Up to 30,000 square feet	Display of farming equipment for sales and parking area for services.	Service area parking shall be located in the rear or side of the building and screened from the street and adjacent properties.
Level 6	Same as level 5	Over 30,000 and up to 80,000 square feet	Display of farming equipment for sales and parking area for services.	Same as Level 5
Level 7	Same as level 5	Over 80,000 square feet	Display of farming equipment for sales and parking area for services.	Same as Level 5

C. **Agricultural Services.** Agricultural Services Use Type refers to businesses that support the agricultural industry and operate primarily outside an office setting. Typical uses

include soil preparation and soil testing services, farm and farm labor management services, landscape and crop fertilizing and spraying services, livestock veterinary services, and other commercial services which typically provide the personnel and equipment necessary to maintain agricultural productivity.

- D. **Animal Production, Boarding, and Slaughtering.** Animal Production and Slaughtering Use Type refers to uses which involve the commercial raising of animals, the production of animal products, such as eggs or dairy products, the boarding of animals, and the slaughtering and processing of animals.

Level 1: Animal Production, Boarding, and Slaughtering uses which involve the commercial raising or boarding of animals or production of animal products, such as eggs or dairy products produced on-site, on an agricultural or commercial basis, but excluding the slaughtering and processing of animals unless conducted in a mobile slaughter unit which is operated in accordance with State and Federal regulations. Examples include grazing, ranching, dairy farming, commercial stables, riding academies, and breeding and boarding kennels.

Level 2: Animal Production, Boarding, and Slaughtering uses which involve the slaughtering of animals to be sold to others or to be used in making meat products on the same premises. Examples include fat rendering, meat packing plants, poultry slaughter and processing, slaughter houses.

- E. **Crop Production.** Crop Production Use Type refers to uses which involve the raising and harvesting of row crops, field crops, or tree crops on an agricultural or commercial basis, including packing, primary processing, and storage facilities. For the purposes of this Use Type, primary processing means performing service on crops subsequent to their harvest with the intent of preparing them for market or further processing. This Use Type does not include the processing of agricultural products described under the "Food and Related Products Use Type" of the Industrial Category.

Level 1: Crop Production uses which involve the raising and harvesting of crops together with the storage, primary processing and preserving of those agricultural products on an agricultural or commercial basis. Examples include grain and vegetable crops, fruit trees, and horticultural nurseries.

Level 2: Crop Production uses which involve the primary processing, packaging, and storage of agricultural products. Examples include fruit and vegetable packing and shipment plants, warehouses, fruit and vegetable cold storage plants, and other uses involved in the harvesting and primary processing of locally grown agricultural products.

Level 3: Crop Production uses which involve the raising and harvesting of row crops, field crops, or tree crops on an agricultural or commercial basis on parcels not to exceed 5 acres in size. Examples include grain and vegetable crops, fruit trees, and horticultural nurseries.

- F. **Fish Processing, Hatcheries and Aquaculture.** Fish Processing, Hatcheries and Aquaculture Use Type refers to uses which involve the production, processing or sales of finfish, shellfish, or other aquatic or marine products within a confined space and under controlled feeding, sanitation, harvesting, or processing procedures. Examples

include salmon farms, oyster growing operations, geoduck growing operations, and fish hatcheries.

Level 1: Raising or production of finfish, shellfish, or other aquatic or marine animal or plant species, but not including processing of aquatic or marine products as either a primary use or accessory use.

Level 2: Processing or sales of finfish, shellfish or other aquatic or marine products.

G. **Forestry.** Forestry Use Type refers to uses which involve commercial harvesting of forest products, primary manufacturing of wood products, and scientific research related to management of forest lands.

Level 1: Forestry Use Types which involve commercial harvesting of forest products and scientific research related to management of forest lands. Examples include timber harvesting, gathering of forest products (e.g., bark, berries, mushrooms), silvicultural, and environmental research facilities.

Level 2: Forestry Use Types which involve the manufacturing of lumber and basic wood materials; (examples include saw, lath, shingle, planing, plywood, drying kilns, and veneer mills) or involve processing of the lumber or wood materials into a consumer good. Examples include cabinets or other finished products made mainly from wood.

Level 3: Christmas tree farms not to exceed 5 acres in size.

H. **Surface Mines.** Surface Mines Use Type refers to uses which involve the mining of naturally-occurring minerals, including metallic minerals, coal, nonmetallic minerals, and oil and gas, together with allied uses of rock crushing, screening, asphalt processing, and other auxiliary uses as approved by the Examiner. Examples include gold mines, coal mines, sand and gravel pits, rock quarries, and oil and gas extraction.

Level 1: Surface mines located within an existing Mineral Resource Overlay (MRO) as set forth in PCC 18A.10.100 E.

Level 2: New surface mines or proposed expansions of surface mines not located within a Mineral Resource Overlay (MRO) as set forth in PCC 18A.10.100 E.

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.

A. **Adult Business.** Adult Business Use Type refers to establishments which provide entertainment, devices or services that are sexually explicit in nature and generate social impacts, thus, locationally sensitive to other uses. Examples include adult arcades, adult bookstores, adult cabarets, adult motion picture theaters, adult novelty stores, escort services, massage parlors, and public bathhouses.

B. **Amusement and Recreation.** Amusement and Recreation Use Type refers to establishments or places of business primarily engaged in the provision of sports, entertainment, or recreational services to the general public or members. Examples

include marinas, video arcades, teen clubs, athletic clubs, swimming pools, billiard parlors, bowling alleys, ice or roller skating rinks, indoor movie theaters, drive-in theaters, miniature golf courses, golf courses, outdoor performance centers, sports arenas, and race tracks. Also see Lodging Use Type, Commercial Use Category, for camp sites and recreational vehicle parks.

Table 18A.33.270-1. Amusement and Recreation Use Type – Description of Levels				
Level	Location of activity	Total floor area	Size of property	Typical uses and other requirements
Level 1	Indoor	Up to 5,000 square feet	NA	Video arcades, martial arts studios, dance studios, billiard parlors, etc.; Not including Dance Halls
Level 2	Indoor	Over 5,000 and up to 30,000 square feet	NA	Level 1 uses; Children-oriented amusement centers with multiple activities, mini-golf, batting cages, climbing walls, skateboard facilities, teen clubs, bowling alleys, live performance theatres, athletic clubs, dance halls as regulated per Chapter 5.32 PCC, etc.
Level 3	Greater than 75 percent outdoor	NA	On a lot or combination of lots up to 3 acres	Batting cages, driving ranges, mini-golf, climbing walls, swimming pools, marinas, etc. Accessory uses include parking lots, landscaped areas, restrooms, maintenance buildings, concession stands, equipment rental stands, etc.
Level 4	Indoor	Over 30,000 and up to 80,000 square feet	NA	Level 1 and 2 uses; Tennis courts, swimming pools, movie theatre complexes, sports arenas, ice rinks, skating rinks, soccer facilities, performing arts centers, etc.
Level 5	Indoor	Up to 5,000 square feet	NA	Rental of recreational sports equipment only.
Level 6	Greater than 75 percent outdoor	NA	NA	Publicly or privately owned golf courses. Accessory uses include driving ranges, parking areas, pro-shop, clubhouse, and food and beverage service.

Table 18A.33.270-1. Amusement and Recreation Use Type – Description of Levels				
Level	Location of activity	Total floor area	Size of property	Typical uses and other requirements
Level 7	Greater than 75 percent outdoor	NA	On a lot or combination of lots greater than 3 acres	Level 3 uses; Outdoor performance centers, racetracks, motor-tracks, outdoor sports arenas, drive-in theatres, recreational fishing ponds, etc. Accessory uses include parking lots, landscaped areas, restrooms, maintenance buildings, concession stands, equipment rental stands, etc.
Level 8	Primarily indoor	Greater than 80,000 square feet	NA	Level 4 uses; Indoor sports arenas, large multiplex movie theatre complexes, etc. Accessory uses include parking lots, restrooms, food and beverage service.

- C. **Billboards.** Billboards Use Type refers to an advertising mechanism conveyed on a preprinted or hand painted changeable sign which directs attention to businesses, commodities, services, or facilities which are not sold, manufactured, or distributed from the property on which the sign is located.
- D. **Building Materials and Garden Supplies.** Building Materials and Garden Supplies Use Type refers to establishments primarily engaged in selling lumber and other building materials, paint, glass, and wallpaper, hardware, nursery stock, and lawn and garden supplies. Establishments primarily selling these products for use exclusively by businesses or to other wholesalers or primarily selling plumbing, heating and air-conditioning equipment, and electrical supplies are classified in the Wholesale Trade Use Type, Commercial Use Category.

Table 18A.33.270-2. Building Materials and Garden Supplies Use Type – Description of Levels				
Level	Primary activity	Total floor area	Use of outdoor areas	Other requirements
Level 1	Retail sale of basic hardware lines, such as tools, builders' hardware, paint, and glass.	Up to 5,000 square feet	For display and storage as an accessory use	Accessory uses include retail sales of nursery, lawn and garden supplies and lumber
Level 2	Same as Level 1	Over 5,000 and up to 10,000 square feet	Same as Level 1	Same as Level 1
Level 3	Same as Level 1	Over 10,000	Same as Level 1	Same as Level 1

Table 18A.33.270-2. Building Materials and Garden Supplies Use Type – Description of Levels				
Level	Primary activity	Total floor area	Use of outdoor areas	Other requirements
		and up to 30,000 square feet		
Level 4	Sales of lumber and a general line of building materials, nursery, lawn, and garden supplies to the public	Over 30,000 and up to 80,000 square feet	Same as Level 1	General line of building materials may include rough and dressed lumber, flooring, molding, doors, frames, roofing, siding, shingles, wallboards, paint, brick, tile, and cement.
Level 5	Outdoor retail sales of landscape materials, such as bark, crushed rock, soil, sand, plant materials, etc.	NA	See primary activity; may include storage of delivery trucks	Located on a lot or combination of lots not exceeding 2 acres in size. No more than 2 delivery trucks, up to 20,000 pound gross vehicle weight, can be kept on-site.
Level 6	Same as Level 5.	NA	See primary activity; may include storage of delivery trucks	Located on a lot or combination of lots exceeding 2 acres in size.

E. **Bulk Fuel Dealers.** Bulk Fuel Dealers Use Type refers to establishments that sell fuels to businesses and households for transportation, heating, and business purposes. Fuel dealers store or sell materials that are flammable, explosive, or toxic. Examples include propane gas sales, heating oil dealers, liquefied petroleum gas dealers, coal, wood, or other fuel dealers.

Level 1: All bulk fuel dealers.

Level 2: Retail sales to residential and commercial end users of solid heating fuels and liquid heating fuels/oils (not to exceed 1,200 gallons) as an accessory use to an allowed commercial use. In the South Hill Community Plan area, see 18J.50.035 A. for specific location and fencing standards that apply.

F. **Business Services.** Business Services Use Type refers to uses primarily engaged in providing services to business establishments on a contract or fee basis. Examples include courier services, parcel delivery services, FAX services, telegraph services, reproduction services, commercial art and photography services, stenographic services, and janitorial services.

Level 1: Total floor area up to 2,500 square feet, with no outdoor storage of vehicles.

Level 2: Total floor area of 2,500-5,000 square feet; may include outdoor storage of vehicles.

Level 3: Total floor area exceeds 5,000 square feet; may include outdoor storage of vehicles.

G. **Buy-Back Recycling Center.** Buy-Back Recycling Center Use Type refers to any small-scale business without industrial activity consisting of buildings with a cumulative gross floor area less than 5,000 square feet or an outdoor storage area less than 20,000 square feet which collects, receives, or buys recyclable materials from household, commercial, or industrial sources for the purpose of sorting, grading, or packaging recyclables for subsequent shipment and marketing. All materials stored outside must be containerized. Examples of buy-back recycling centers include small scale glass or aluminum buy-back centers. Uses such as automotive part rebuilding and/or salvage or reusable camera reloading are not considered buy-back recycling centers (also see to the Industrial Use Category for Recycling Processor Use Type).

H. **Commercial Centers.** Commercial Centers Use Type refers to any lot or combination of lots with a store or variety of stores, offices, and services integrated into a complex utilizing uniform parking facilities. A variety of goods are sold or services provided at these centers ranging from general merchandise to specialty goods and foods. Commercial centers can be grouped into three levels:

Level 1: Any store or commercial center containing a variety of stores with a cumulative floor area over 40,000 square feet and up to 80,000 square feet. Flea Markets or Swap meets with up to 80,000 of sales area.

Level 2: Any store or commercial center containing a variety of stores with a cumulative floor area over 80,000 square feet and up to 200,000 square feet.

Level 3: Any commercial center containing a store or variety of stores with a cumulative floor area greater than 200,000 square feet.

I. **Eating and Drinking Establishment.** Eating and Drinking Establishment Use Type refers to establishments that sell prepared food, beer, wine and/or liquor and may also provide music. Examples include espresso stands, fast food restaurants, full service restaurants, taverns, and brewpubs.

Level 1: Espresso stands with or without drive-through facilities, no preparation of meals allowed; and not exceeding 400 square feet in structure size.

Level 2: Fast food restaurants with drive-through facilities.

Level 3: Full service restaurants or cafes which may or may not serve beer, wine and/or liquor with a meal. This level of restaurant shall not have a separate lounge area for patrons 21 years of age or older.

Level 4: Restaurant, tavern or brewpub that serves beer, wine or liquor. This level of restaurant, tavern or brewpub will have a separate lounge area for patrons 21 years of age or older or in some cases be entirely restricted to patrons 21 years of age or older.

Level 5: Cabarets refer to any restaurant, barroom, tavern, cocktail lounge or other facility where food and/or beverages are available for purchase and where dancing occurs regardless of whether such dancing is to live entertainment or prerecorded transmissions. For Adult Cabarets, see 18A.33.270 A., Adult Business.

- J. **Food Stores.** Food Stores Use Type refers to stores primarily engaged in the retail sale of a variety of canned and dry foods, fresh fruits and vegetables, or meats, poultry, and fish, and may include a variety of disposable non-food products. Examples include meat and fish markets, vegetable markets, retail bakeries, dairy stores, and grocery stores.
- Level 1:** Total floor area up to 5,000 square feet.
 - Level 2:** Total floor area over 5,000 and up to 40,000 square feet.
 - Level 3:** Total floor area over 40,000 square feet and up to 80,000 square feet.
- K. **Lodging.** Lodging Use Type refers to establishments that provide lodging services. Examples include hotels, motels, master planned resorts, and retreat centers.
- Level 1:** Camp sites and recreational vehicle parks.
 - Level 2:** Hotels and motels.
 - Level 3:** Hotels and motels with a maximum of 20 guest rooms.
 - Level 4:** Employee Housing.
 - Level 5:** Retreat Centers.
 - Level 6:** Campgrounds and camp sites, not including recreational vehicle parks.
- L. **Mobile, Manufactured, and Modular Homes Sales.** Mobile, Manufactured, and Modular Homes Sales Use Type refers to those establishments that store and sell pre-manufactured homes. The primary purpose is to provide sites for marketing and distribution.
- M. **Motor Vehicles and Related Equipment Sales/Rental/Repair and Services.** Motor Vehicles and Related Equipment Sales/Rental/Repair and Services Use Type refers to establishments or places of business engaged in the sales, leasing, or service of automobiles, trucks, motorcycles, recreational vehicles, and boats; or heavy equipment and supplies related to motor vehicles; and self-moving or commercial moving services.
- Level 1:** Electric vehicle battery exchanges and charging stations.
 - Level 2:** Gasoline service stations together with accessory automobile repair and convenience shopping, car washes with a one car capacity, and express lube/oil shops that do not keep vehicles onsite for repairs.
 - Level 3:** Automotive repair shops and car washes. Typical uses include general repair shops, transmission and engine rebuild shops, muffler shops, glass repair shops, automobile upholstery services, and lube/oil shops. On-site rental and lease of motor vehicles is permitted as an accessory use to automotive repair shops provided the number of vehicles available for rent or lease shall not exceed 10 at any given time.
 - Level 4:** Same uses as Level 2, except this level allows for motor vehicles sales as an accessory use provided the number of vehicles for sale on-site does not exceed 15 at any given time.
 - Level 5:** On-site sales, lease, or rental of automobiles, trucks not exceeding three tons of vehicle weight, and recreational vehicles.
 - Level 6:** Sales, lease, or rental of heavy truck and heavy equipment exceeding three tons of vehicle weight, supplies intended for outdoor use, and truck service stations. Typical use includes truck stops primarily designed for the service and fueling of heavy trucks and tractor trailer sales. Other activities include automobile body repair and paint facilities.

- Level 7:** On-site lease or rental of automobiles, trucks not exceeding three tons of vehicle weight, and recreational vehicles.
 - Level 8:** Aircraft sales, lease or rental.
 - Level 9:** Boat repair and sales facilities.
 - Level 10:** On-site sales, lease or rental of automobiles, trucks and accessories provided the number of vehicles on-site does not exceed 40 at any given time. In the South Hill Community Plan area, see 18J.50.035 B. for specific setback, fencing and landscaping standards that apply.
- N. **Personal Services.** Personal Services Use Type refers to uses primarily engaged in providing services to individuals. These services meet the needs on a daily, weekly, monthly, or less frequent basis. Examples include coin-operated laundries, dry cleaning drop-off/pick-up establishments, dry cleaners, beauty shops, barber shops, clothing alterations, tanning salons, travel agencies, funeral services, photographic studios, carpet and upholstery cleaners, taxi services, and personal improvement services.
- Level 1:** Total floor area up to 2,500 square feet and does not involve outdoor storage of vehicles.
 - Level 2:** Total floor area exceeding 2,500 square feet and up to 5,000 square feet; may include outdoor storage of vehicles.
 - Level 3:** Total floor area exceeding 5,000 square feet; may include outdoor storage of vehicles.
- O. **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.
- P. **Rental and Repair Services.** Rental and Repair Services Use Type refers to establishments primarily engaged in the provision of repair services or closely related uses. Typical uses include upholstery shops, appliance repair shops, small engine and power tool rental and repair such as lawn mowers and chainsaws, vacuum cleaner repair, medical equipment rental and repair services, rental furnishings, and instrument repair services. Refer to Motor Vehicles and Related Equipment Sales/Rental/Repair and Services Use Type for automotive repair. Also see Personal Services Use Type for clothing alterations.
- Level 1:** Establishments that do not involve outdoor storage.
 - Level 2:** Establishments that involve outdoor storage of equipment.
- Q. **Sales of General Merchandise.** Sales of General Merchandise Use Type refers to establishments that sell general merchandise including apparel and accessories, pharmaceuticals, optical goods, furniture and home furnishings, computers, and

electronics. Also see Building Materials and Garden Supplies Use Type for establishments primarily engaged in selling lumber and other building materials, paint, glass, wallpaper, hardware, nursery stock, and lawn and garden supplies.

Level 1: Total floor area up to 5,000 square feet.

Level 2: Total floor area over 5,000 and up to 15,000 square feet.

Level 3: Total floor area over 15,000 and up to 30,000 square feet.

Level 4: Total floor area over 30,000 square feet and up to 80,000 square feet.

- R. **Storage and Moving.** Storage and Moving Use Type refers to businesses engaged in the storage of items for personal and business use and transportation of personal and business items between locations. This use type includes storage of vehicles, boats and recreational vehicles only when stored for personal use and not for sale, repair or maintenance purposes. Examples of Personal Storage uses include mini-warehousing, temporary storage of personal or business items by a moving and storage company, and boat storage yards. For maintenance or repair of recreational vehicles or boats, also see the Motor Vehicles and Related Equipment Sales/Rental/Repair and Services Use Type. In the South Hill Community Plan area, see Section 18J.50.035 C. for specific setback, fencing and landscaping standards that apply.

Table 18A.33.270-4. Storage and Moving – Description of Levels			
	Total Use Area	Outdoor Use Allowed	Building Standards
Level 1	Total use area consists of a lot or combination of lots less than one acre in size.	Yes	N/A
Level 2	Total use area consists of a lot or combination of lots of 1 to 4 acres in size.	Yes	N/A
Level 3	Total use area consists of a lot or combination of lots more than 4 acres in size.	Yes	N/A
Level 4	N/A	No	Entirely enclosed storage buildings not to exceed a building footprint of 25,000 square feet.
Level 5	N/A	No	Entirely enclosed storage buildings in excess of 25,000 square feet.

- S. **Wholesale Trade.** Wholesale Trade Use Type refers to establishments primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying for or selling merchandise to such individuals or companies. Typical Wholesale Trade establishments include wholesale merchants or jobbers and cooperative buying associations. Typical wholesale Trade businesses are electrical distributors, plumbing

supplies, heating and air-conditioning equipment supplies, lumber and construction materials supplies, professional and commercial equipment supplies.

Level 1: Establishments with total floor area of 10,000 square feet or less and indoor storage only.

Level 2: Establishments with total floor area of more than 10,000 to 80,000 square feet and with indoor or outdoor storage.

18A.33.280 Industrial Use Category – Description of Use Categories.

Industrial Use Categories include the on-site production, processing, storage, movement, servicing, or repair of goods and materials. The harvesting and extraction of raw materials; e.g., agricultural, forest, mineral, etc., is not included within the Industrial Use Categories but is found within the Resource Use Category. The Industrial Use Categories typically have one or more of the following characteristics: relatively large acreage requirements, create substantial odor or noise, create heavy traffic passenger vehicle and/or truck volumes, employ relatively large numbers of people, and/or create visual impacts incompatible with residential development.

A. **Basic Manufacturing.** Basic Manufacturing Use Type refers to uses that involve the primary processing of a raw or initially-processed material into a product that requires additional processing, manufacture, or assembly in order to become a consumer good.

Examples include:

1. the production of basic chemicals;
2. petroleum and natural gas storage;
3. the manufacture of castings and other basic metal products and the manufacture of nails, spikes, and insulated wire and cable;
4. the tanning, curing, or storage of raw hides or skins;
5. the manufacture of cement, ready-mix concrete, cut stone, and crushed rock and other primary products from materials taken principally from the earth in the form of stone, clay, and sand;
6. the manufacture of asphalt and asphalt reclamation processes;
7. soil remediation facilities;
8. saw, lath, shingle, planing, plywood and veneer mills engaged in producing lumber and basic wood materials;
9. the manufacture of pulps from woods and other cellulose fibers and from rags;
10. petroleum and natural gas refining and processing; and
11. the smelting and refining of ferrous and non-ferrous metals from ore or scrap, rolling, drawing, and alloying metals.

B. **Contractor Yards.** Contractor Yards Use Type refers to an area for construction or contracting business offices, interior or outdoor storage, repair, or maintenance of heavy equipment, vehicles, or construction supplies and materials. See Section PCC 18J.15.220 for construction and contractor facility standards.

Level 1: Contractor Yards that include an outdoor storage area of less than or equal to 2 acres.

Level 2: Contractor Yards with outdoor storage areas greater than 2 acres in size.

E. **Food and Related Products.** Food and Related Products Use Type refers to uses which involve the processing of non-animal food materials, raw milk, ice manufacturing, and other food products manufacturing, processing, storage and packaging. Examples

include: bakeries which distribute products to many retail outlets, creameries and other dairy products manufacturing without on-site dairy animals, soft drink bottling plants, feed and cereal mills, flour mills, vegetable oil manufacturing, refining or storage, yeast plants, and starch, glucose and dextrine manufacturing, and dry pet food, lard, pickles, sauerkraut, and vinegar manufacturing, sugar refining, breweries and distilleries. This Use Type does not include any food processing in which animals, slaughtered or live, are processed on site. Those uses are found under the Animal Production, Boarding, and Slaughtering Use Type.

Table 18A.33.280-1. Food and Related Products Use Type – Description of Levels				
Level and primary activity	Employees	Total Floor Area	Vehicles	Storage
Level 1: Food processing and packaging facilities	Up to 6	Up to 2,000 square feet	No more than 3 vehicles up to 10,000 gross vehicle weight each, and No more than 1 vehicle in excess of 10,000 gross vehicle weight	No exterior storage
Level 2: Breweries and wineries	NA	NA	NA	NA
Level 3: Food processing and packaging facilities	No limit	Up to 5,000 square feet	No more than 3 vehicles up to 10,000 gross vehicle weight each, and No more than 1 vehicle in excess of 10,000 gross vehicle weight	No exterior storage
Level 4: Food processing and packaging facilities	No limit	Up to 5,000 square feet	No more than 3 vehicles up to 10,000 gross vehicle weight each, and No more than 1 vehicle in excess of 10,000 gross vehicle weight	Exterior storage allowed
Level 5: Food processing and packaging facilities	No limit	Up to 80,000 square feet	No limit	No exterior storage
Level 6: Food processing and packaging facilities	No limit	Up to 80,000 square feet	No limit	Exterior storage allowed

Table 18A.33.280-1. Food and Related Products Use Type – Description of Levels				
Level and primary activity	Employees	Total Floor Area	Vehicles	Storage
Level 7: Food processing and packaging facilities	No limit	Greater than 80,000 square feet	No limit	Exterior storage allowed

D. **Industrial Services and Repair.** Industrial Services and Repair Use Type refers to businesses that support industrial and commercial uses by repairing equipment or vehicles and/or providing other services integral to the functioning of the industrial or commercial use.

Level 1: Uses involving the repair of medium and large sized products (e.g., ships, boats, and trucks exceeding three tons of vehicle weight) with all repair activities taking place inside a building.

Level 2: Uses involving the repair of medium and large sized products (e.g., ships, boats, and trucks exceeding three tons of weight) with repair activities taking place outside a building.

Level 3: Uses providing large scale or bulk services to commercial and industrial businesses but not directly to the consumer (e.g., clothes cleaning plants, bulk laundries, diaper services, power laundries, linen supply, dry cleaning plants, industrial launderers, other laundry and garment services).

Level 4: Industrial services related strictly to industrial uses (e.g., assaying, towing and tugboat services, water transportation services, and industrial wastewater treatment facilities).

Level 5: Industrial services related strictly to bio-tech or high tech research (e.g., physical and biological research testing laboratories, computer-related testing laboratories, environmental research facilities, etc.).

Level 6: Aircraft repair and maintenance services.

E. **Intermediate Manufacturing and Intermediate/Final Assembly.** Intermediate Manufacturing and Intermediate/Final Assembly Use Type refers to uses that involve intermediate processing of semi-processed material into a consumer good and to uses that involve the assembly of semi-processed and/or intermediate processed products into a consumer good. This Use Type refers to the production, manufacture, fabrication or assembly of one or more of the following product types:

1. clothing and fabricated products;
2. products manufactured by predominately chemical processes and which are to be used for ultimate consumer or industrial consumption;
3. products manufactured by predominately chemical processes and which are to be used in further manufacture of other products;
4. electronic computers, computer hardware components and related equipment, and other machinery, apparatus and supplies for the generation, storage, transmission, transformation, and utilization of electrical energy;
5. industrial and commercial machinery and equipment;

6. finished products made entirely or mainly from wood for use in construction;
7. paper and paperboard and its conversion into other paper-based products;
8. ferrous and non-ferrous metal products and a variety of metal and wire products manufacturing;
9. products manufactured or assembled from plastic resins and from natural, synthetic, or reclaimed rubber;
10. paving and roofing materials, compounding lubricating oils and greases, rubber reclaiming, manufacture of synthetic rubber;
11. instruments for measuring, testing, analyzing and controlling, optical instruments and lenses, surveying and drafting instruments, medical instruments and equipment, photographic equipment, watches and clocks, and supplies associated with the previous products;
12. glass and glass products, clay products, pottery, concrete and gypsum products, abrasive and asbestos products, and other secondary products from materials taken principally from the earth in the form of stone, clay and sand;
13. woven and knit fabrics, and carpets and rugs from yarn;
14. dyeing, finishing, coating, waterproofing, and other treating of fiber, yarn, and fabrics;
15. felt, lace goods, non-woven fabrics, and miscellaneous textiles;
16. equipment for transportation of people or cargo by land, air, rail, or water; and
17. other manufacturing and/or assembly processes in which processed or semi-processed materials are made or assembled into consumer products.

Table 18A.33.280-2. Intermediate Manufacturing and Intermediate/Final Assembly Use Type – Description of Use Levels				
Level	Employees	Total Floor Area	Vehicles	Exterior Storage
Level 1	Up to 6	Up to 2,000 square feet	No more than 3 vehicles up to 10,000 gross vehicle weight each, and No more than 1 vehicle in excess of 10,000 gross vehicle weight	No exterior storage
Level 2	No limit	Up to 5,000 square feet	No more than 3 vehicles up to 10,000 gross vehicle weight each, and No more than 1 vehicle in excess of 10,000 gross vehicle weight	No exterior storage
Level 3	No limit	Up to 5,000 square feet	No more than 3 vehicles up to 10,000 gross vehicle weight each, and No more than 1 vehicle in excess of 10,000 gross vehicle weight	Exterior storage allowed
Level 4	No limit	Up to 80,000 square feet	No limit	No exterior storage
Level 5	No limit	Up to 80,000 square feet	No limit	Exterior storage

Table 18A.33.280-2. Intermediate Manufacturing and Intermediate/Final Assembly Use Type – Description of Use Levels				
Level	Employees	Total Floor Area	Vehicles	Exterior Storage
				allowed
Level 6	No limit	Greater than 80,000 square feet	No limit	Exterior storage allowed

F. **Motion Picture/Television and Radio Production Studios.** Motion Picture/Television and Radio Production Studios Use Type refers to uses engaged in the production and distribution of motion pictures, production and distribution of television segments, radio and television production of commercial spots, and other related activities.

Level 1: Facilities with a total floor area up to 10,000 square feet.

Level 2: Facilities with a total floor area exceeding 10,000 square feet.

G. **Off-Site Hazardous Waste Treatment and Storage Facilities.** Off-Site Hazardous Waste Treatment and Storage Facilities Use Type refers to facilities that treat and store hazardous waste generated off-site and are authorized pursuant to Chapter 70.105 RCW. All contiguous land and structures used for recycling, reusing, reclaiming, transferring, storing, or treating hazardous wastes are included.

H. **Printing, Publishing, and Related Industries.** Printing, Publishing, and Related Industries Use Type refers to uses engaged in printing by one or more common processes, such as letterpress, lithography, or screen; services for the printing trade, such as bookbinding and platemaking; and publishing newspapers, books, and periodicals.

Level 1: Floor area devoted to printing/pressing operation not exceeding 5,000 square feet.

Level 2: Floor area devoted to printing/pressing operation in excess of 5,000 square feet.

I. **Recycling Processor.** Recycling Processor Use Type refers to industrial activities which specializes in collecting, storing, and processing any waste, other than hazardous waste or municipal garbage, for reuse and which may use heavy mechanical equipment to do the processing. Examples include facilities where commingled recyclables are sorted, baled, or otherwise processed for transport off-site, where asphalt, concrete, rubber and other such materials are recycled, and large scale buy back recycling facilities. Also see the Commercial Use Category for Buy-Back Recycling Center Use Type.

J. **Salvage Yards/Vehicle Storage.** Salvage Yards/Vehicle Storage Use Type refers to uses that involve: the salvage of wrecked vehicles, vehicle parts and appliances; and the storage of vehicles.

Level 1: Salvage Yards dealing with salvage of wrecked motor vehicles, vehicle parts, and appliances in which all vehicles and merchandise are stored within an enclosed building(s).

Level 2: Salvage Yards dealing with salvage of wrecked motor vehicles, vehicle parts, and appliances in which vehicles and merchandise are stored in an outdoor storage area.

Level 3: Vehicle Storage. The area for vehicle storage shall be no more than 10,000 square feet for storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreational vehicles. The area for vehicle storage shall be fenced. It does not include parking lots or the storage of vehicles for repair, sale, or the sale of vehicle parts.

Level 4: Vehicle Storage areas of more than 10,000 square feet for storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreational vehicles. The area for vehicle storage shall be fenced. It does not include parking lots or the storage of vehicles for repair, sale, or the sale of vehicle parts.

K. Warehousing, Distribution, and Freight Movement. Warehousing, Distribution, and Freight Movement Use Type refers to the large scale warehousing and distribution of manufactured or processed products for one or more businesses, the large scale distribution of raw, manufactured, or processed products for one or more businesses at a central location, and the central dispatch and servicing of a delivery truck fleet, where no reloading (transfer facility), warehousing, or consolidation of materials takes place on site.

Table 18A.33.280-3. Warehousing, Distribution and Freight Movement Use Type – Description of Levels				
Level	Products transported or stored	Where stored	Size of property	Examples of uses and locations
Level 1	Manufactured or processed products	Within a building served by loading docks	On a lot or combination of lots not exceeding 2 acres	Grocery chain distribution centers, trucking fleet dispatch and service facilities, parcel delivery distribution centers. Often in close proximity to marine ports.
Level 2	Same as Level 1	Inside a building with loading docks or in outdoor storage areas	On a lot or combination of lots not exceeding 2 acres	Grocery chain distribution centers, parcel delivery distribution centers; trucking fleet dispatch and service facilities, storage of fabricated concrete blocks or finished lumber storage yards. Often in close proximity to marine ports.
Level 3	Same as Level 1	Within a building served by loading docks	On a lot or combination of lots from 2 to 5 acres in size	Grocery chain distribution centers, trucking fleet dispatch and service facilities, parcel delivery distribution centers. Often in close proximity to marine ports.

Table 18A.33.280-3. Warehousing, Distribution and Freight Movement Use Type – Description of Levels

Level	Products transported or stored	Where stored	Size of property	Examples of uses and locations
Level 4	Same as Level 1	Inside a building with loading docks or in outdoor storage areas	On a lot or combination of lots from 2 to 5 acres in size	Grocery chain distribution centers, parcel delivery distribution centers; trucking fleet dispatch and service facilities, storage of fabricated concrete blocks, finished lumber storage yards, new automobile storage areas. Often in close proximity to marine ports.
Level 5	Same as Level 1	Inside a building with loading docks or in outdoor storage areas	On a lot or combination of lots exceeding 5 acres in size	Grocery chain distribution centers, parcel delivery distribution centers; trucking fleet dispatch and service facilities, storage of fabricated concrete blocks, finished lumber storage yards, new automobile storage areas. Often in close proximity to marine ports.
Level 6	Raw materials, semi-processed materials, or fully processed materials	Inside a building with loading docks	On a lot or combination of lots not exceeding 5 acres in size	Raw log storage, shipping container yards. Usually located in close proximity to rail lines, marine ports, airports, or regional highways.
Level 7	Same as Level 6	Inside a building with loading docks or in outdoor storage areas	On a lot or combination of lots not exceeding 5 acres in size	Raw log storage, shipping container yards. Usually located in close proximity to rail lines, marine ports, airports, or regional highways.
Level 8	Same as Level 6	Inside a building with loading docks or outdoor storage areas	On a lot or combination of lots exceeding 5 acres in size	Raw log storage, shipping container yards. Usually located in close proximity to rail lines, marine ports, airports, or regional highways.

Table 18A.33.280-3. Warehousing, Distribution and Freight Movement Use Type – Description of Levels

Level	Products transported or stored	Where stored	Size of property	Examples of uses and locations
Level 9	High and low level explosive materials and blasting agents as defined by the Bureau of Alcohol, Tobacco and Firearms	Inside a building with loading docks or in secure outdoor storage areas	On parcels large enough to meet federal standards regarding setbacks, buffers and separation, and not less than 10 acres in size	Located in large secluded areas away or buffered from living and critical areas and accessible to major arterials, rail lines or airports.

18A.33.300 Accessory Uses and Structures.

- A. **Purpose.** The purpose of this Section is to identify certain uses and structures that may be established accessory to a principal use and establishes standards and conditions for regulating these uses and structures.
- B. **General Provisions for Accessory Uses and Structures.**
 - 1. In all zones, there shall be no limit as to the number of accessory uses allowed on a lot provided:
 - a. The use is not prohibited from locating in the zone classification;
 - b. The use meets all applicable development regulations; and
 - c. The use is accessory to a lawfully established principal use, except that structures typically accessory to a residence, such as garages, green houses and storage buildings, may be permitted without a principal use up to a maximum of 576 total square feet. Fences and retaining walls shall not be considered a principal use and shall not be limited to the 576 square feet maximum when no principal use is located on-site.
 - 2. In residential zones, on lots of less than 1 acre in size, detached accessory structures shall not exceed 2,000 total square feet, except that the area of a detached Accessory Dwelling Unit (ADU) shall not apply.
 - 3. All accessory uses must be customarily incidental and subordinate to the principal building or use of the lot upon which it is located.
 - 4. At such time as the principal use or structure is discontinued, all accessory uses and structures to the principal use or structure shall also be discontinued or removed.
 - 5. Where there is a question regarding the inclusion or exclusion of a particular accessory use within any zone classification, the Director shall have the authority to make the final determination. The determination shall be based upon the general standards of this Section and an analysis of the compatibility of the use or structural size and placement with consideration of the predominant surrounding land use pattern and with the permitted principal uses of the zone classification.
- C. **Cargo Container Storage.**

1. Schools and public safety facilities shall be permitted to utilize a cargo container or containers for the storage of emergency equipment necessary to meet federal requirements or regulations when a Level F1 Fence, per PCC 18J.15.040 H.5., or Level L2 landscape buffer, per PCC 18J.15.040 H.2., surrounds the cargo container(s), except when the cargo container is not visible off site or from any parking lot open to the public.
 2. Industrial sites and animal and crop production use types may contain cargo containers used for the storage of materials associated with the use on the site. They may not be used for the storage of hazardous materials.
 3. Religious Assembly uses and Community Service uses such as food banks shall be permitted to utilize a cargo container or containers for storage purposes when a Level F1 Fence, per PCC 18J.15.040 H.5., or Level L2 landscape buffer, per PCC 18J.15.040 H.2., surrounds the cargo container(s), except when the cargo container is not visible off site or from any parking lot open to the public, additional fencing and landscaping is not required.
- D. Mobile Food Service.**
1. Mobile food service, i.e., espresso trucks and lunch wagons, are permitted in commercial and industrial zone classifications and shall not be subject to the off-street parking standards of Chapter 18A.35 PCC or design standards of Chapter 18J.15 PCC unless they exceed more than two hours per day per site.
- E. Cafeteria.**
1. Within commercial buildings which are established with a principal use, other than eating and drinking establishment, eating facilities such as cafeterias, espresso bars, cafes, and delis that do not serve alcohol, do not have drive-through facilities, and are no larger than 1,500 square feet shall be permitted.
 2. Within the EC and CE zones, cafeterias, espresso bars, cafes, delis, and other eating establishments that are attached to or are a part of a building for another use allowed in the zone, do not serve alcohol and do not have drive-through facilities shall be allowed. The part of the structure used for this purpose shall not exceed 15 percent of the square footage of the structure.
- F. General Accessory Use List.** The following uses may be allowed accessory to principal uses found in one or more use categories.
1. Antennae and satellite dishes for private telecommunication services;
 2. Decks and patios;
 3. Storage of equipment used for on-site landscape and grounds maintenance;
 4. Food service facilities for use primarily by employees with no exterior advertisement of the facility;
 5. Incidental storage of equipment, raw materials and finished products sold or manufactured on site and storage of agricultural products produced on site;
 6. Non-commercial recreational facilities and areas (indoor or outdoor), including swimming pools, for exclusive use by employees, patrons, or residents, depending upon the principal land use;
 7. On-site hazardous waste treatment and storage;
 8. Private docks and mooring facilities;
 9. Retaining walls, free-standing walls, and fences;

10. Small-scale composting facility handling less than 40 cubic yards and which meets State and local solid waste regulations;
11. Solid waste impoundments;
12. Waste-to-energy facilities designed to burn less than 12 tons per day;
13. Dwelling units used exclusively for caretakers or superintendents and their families and housing for agricultural workers on the same site as the commercial agricultural activity; and
14. Wind power electrical generation equipment meeting the following standards in all categories except residential. See PCC 18A.33.300 G.10. for standards specific to residential use:
 - a. Non-turbine/generators are permitted subject to the following standards:
 - (1) Noise generation:
 - (a) Noise generated from the unit may not exceed 57 dBA (sound pressure level in decibels) at the adjacent property lines when adjacent to residential use or urban or rural residential zoning;
 - (b) Noise generated from the unit may not exceed 60 dBA at the adjacent property lines when adjacent to urban or rural commercial uses or zoning; and
 - (c) Noise generated from the unit may not exceed 65 dBA at the adjacent property lines when adjacent to urban or rural industrial uses or zoning.
 - (2) Support structures are permitted and must comply with the development standards;
 - (3) Must be in compliance with applicable county, state and federal regulations; and
 - (4) Must comply with all bulk requirements of the zone classification to include, but not limited to, height and setbacks.
 - b. Freestanding wind turbine/generators are permitted subject to the provided standards:
 - (1) Noise generation:
 - (a) Noise generated from the unit may not exceed 57 dBA (sound pressure level in decibels) at the adjacent property lines when adjacent to residential use or urban or rural residential zoning;
 - (b) Noise generated from the unit may not exceed 60 dBA at the adjacent property lines when adjacent to urban or rural commercial uses or zoning; and
 - (c) Noise generated from the unit may not exceed 65 dBA at the adjacent property lines when adjacent to urban or rural industrial uses or zoning.
 - (2) The rated capacity may not exceed 10 kilowatts, except when documentation is submitted to the Planning and Land Services Department justifying the need for greater kilowatt generators whose primary use is electricity generation to be used on the project site.
 - (3) Support structures are permitted and must comply with the development standards;
 - (4) Setback requirement that is consistent with zoning or 50 foot minimum setback to center of turbine/generator, whichever is greater;

- (5) Height requirement that is consistent with the zoning; or 50 foot setback increases for every foot greater than maximum height stipulated by the Zoning Code, but not to exceed a maximum height of 100 feet;
 - (6) The outer and innermost guy wires must be clearly visible through the use of covers, flagging or other methods to a height of 6 feet above the guy wire anchors;
 - (7) The guy wire anchors must be a minimum of 20 feet from all property lines; and
 - (8) Must be in compliance with applicable county, state and federal regulations.
15. Maintenance of the equipment, vehicles, and machinery used to support a principal use.

G. Residential Accessory Use List. The following structures and uses may be allowed accessory to a residence.

- 1. Carports or garages for the sole use of occupants of premises and their guests, attached or detached (without fee to guests), for storage of motor vehicles, boats, recreational vehicles, and/or planes;
- 2. Greenhouse for private and non-commercial use;
- 3. Storage buildings for yard maintenance equipment and household goods;
- 4. Agricultural activities, such as gardens and orchards for private, non-commercial use;
- 5. Bed and Breakfast House. A Bed and Breakfast shall be allowed within a legally established and occupied principal single-family dwelling when the following criteria are met:
 - a. Not more than five guest rooms are provided;
 - b. Not more than ten travelers are lodged at any time;
 - c. Lodging for each guest does not exceed two weeks; and
 - e. Compensation of any kind is paid for the lodging.
- 6. Animals, subject to the following requirements:
 - a. Animal enclosures such as but not limited to cages, barns, stables, and coops shall be setback 45 feet from any adjacent property line except kennels or catteries which shall be setback 75 feet from any adjacent property lines.
 - b. Any combination of five dogs or cats that individually exceed seven months of age are permitted. Any combination of six or more dogs or cats that individually exceed seven months of age are permitted pursuant to PCC 18A.33.260 D., Animal Production, Boarding and Slaughtering.
 - c. No person shall have, maintain, or possess any wolf, fox, chimpanzee, or other exotic, vicious, or poisonous animal or reptile except as set forth in Chapter 6.16 PCC.
 - d. Urban Area Requirements.
 - (1) For lots less than 1 acre, livestock are not permitted and no more than 6 poultry, peacocks, or rabbits and similar small animals in any combination are allowed.
 - (2) For lots from 1 acre to less than 5 acres, livestock shall not exceed 2 animals which are 12 months or more of age and no more than 12 poultry, peacocks, or rabbits and similar small animals in any combination are permitted per acre.

- (3) For lots 5 acres or greater in size, there shall be no restriction on the number of livestock and small animals kept.
- e. Rural Area Requirements.
 - (1) For lots less than one-half acre in size livestock are not permitted and no more than 12 poultry, peacocks, or rabbits and similar small animals in any combination are allowed.
 - (2) For lots one-half acre or greater in size, there shall be no restriction on the number of livestock or small animals kept.
7. Motor tracks subject to the following restrictions:
 - a. Rural zones only;
 - b. Parcels must be equal to or exceed 5 contiguous acres in size;
 - c. Track shall be within an area not to exceed 2 acres in size;
 - d. No portion of the usable track may be within 50 feet of any property line and no closer than 250 feet to a principal residential structure on any abutting property.
 - e. The track shall only be utilized during daylight hours; no earlier than 8 a.m. and no later than 6 p.m. year round;
 - f. Use of the track is limited to the occupant(s) of the single-family residence.
8. **Vehicle for Commercial Use.** The parking of one vehicle up to 18,000 pounds gross vehicle weight used by the resident for commercial purposes may be allowed provided the vehicle is parked wholly within the driveway or another location specifically designed to accommodate vehicle parking. The allowable gross vehicle weight shall increase to 30,000 pounds for lots which are greater than 5 acres in size when located within a rural zone classification..
9. The vehicle may exceed 18,000 gross vehicle weight if under contract with local authorities, such as the Sheriff and/or State Patrol, to provide assistance to automobile accidents or provide assistant during inclement weather conditions.
10. Wind power electrical generation equipment meeting the following standards shall be allowed accessory to a single-family residence:
 - a. The equipment may not exceed more than one unit which is detached from the principal residence, and shall have a total rating of less than 50kW under normal wind conditions.
 - b. All equipment shall comply with setbacks of the zone classification.
 - c. Height limits shall not apply.
 - d. Minimum distance between the ground and any protruding blades shall not be less than 15 feet as measured from the lowest point of the arc of the blades.
 - e. The outer and innermost guy wires must be clearly visible through the use of covers, flagging or other methods to a height of 6 feet above the guy wire anchors.
 - f. Guy wire anchors must be a minimum of 10 feet from all property lines.
 - g. Must be in compliance with applicable county, state and federal regulations.
 - h. Equipment shall not be installed along the major axis of an existing microwave communications link where the operation system is likely to produce an unacceptable level of electromagnetic interference, unless the applicant provides sufficient evidence satisfactory to the Planning Director indicating that the degree of expected interference is insignificant.

- i. All equipment shall be located and installed in compliance with the guidelines of the Federal Aviation Regulations if located on property adjacent to an airport runway approach or clearance zone.
 - j. The equipment shall not create a negative impact on neighborhood character or impede views of Mt. Rainier.
 - k. Noise generated at any property line shall not exceed that allowed under Chapter 8.76 PCC.
 - l. In urban zones, power lines for a detached unit shall be located underground.
11. Home-Based Day-Care facilities operate from a residence and are required to comply with the following standards:
- a. Outdoor recreation shall be enclosed by a Department of Social and Health Services (DSHS) approved fence; and
 - b. Play equipment shall not be located in any required front or interior yard setback area.
 - c. The maximum number of individuals receiving daycare services at the facility shall not exceed 12 individuals.
12. Home Occupation and Cottage Industry provided the following standards are met.
- a. **General Standards.** These general standards apply to all home occupation and cottage industries:
 - (1) The activity shall not create noticeable glare, noise, odor, vibration, smoke, dust, heat, or cause interference with radio or television receivers at or beyond the property lines;
 - (2) Activities shall be performed completely inside the residence, an accessory structure, or a combination of the two;
 - (3) Structures used for a cottage industry shall comply with building and fire code requirements for permits, occupancy, and inspection.
 - (4) The activity shall be clearly incidental and secondary to the residential use of the property and shall not change the residential character of the dwelling or neighborhood;
 - (5) Manufacturing shall be limited to the small-scale assembly of already manufactured parts but does not preclude production of small, individually handcrafted items, furniture, or other wood items;
 - (6) Customers and clients are allowed between the hours of 6 a.m. and 9 p.m. and sales in connection with the home occupation are limited to merchandise handcrafted on site or items accessory to a service (i.e., hair care products for beauty salon);
 - (7) Signage is regulated by Title 18B PCC, Signs and Billboards;
 - (8) Off-street parking shall include one space per non-resident employee and one for each related vehicle (unless the employee drives the cottage industry vehicle only) in addition to the parking required for the single-family residence according to PCC 18A.35.040, Off-Street Parking; and
 - (9) Use of hazardous materials or equipment must comply with the requirements of the Uniform Building Code and the Uniform Fire Code.
 - b. Home Occupations may be allowed in urban and rural zones with issuance of a Home Occupation Permit and compliance with the following standards in addition to the general standards:

- (1) The home occupation shall be limited to an area not more than 500 square feet or a size equivalent to 50 percent of total floor area of the living space within the residence, whichever is less;
 - (2) Only the resident can perform the home occupation;
 - (3) One vehicle up to 18,000 gross vehicle weight is allowed;
 - (4) There shall be no outside display or storage of materials, merchandise, or equipment;
- c. Cottage Industry Level I may be allowed in urban and rural zones with approval of an Administrative Use Permit (AUP) and compliance with the following standards:
- (1) The cottage industry shall be limited to 1,000 square feet or a size equivalent to 50 percent of total floor area of the living space within the residence, whichever is less; and
 - (2) Two non-resident employees are permitted;
 - (3) Two 18,000 gross vehicle weight vehicles are allowed.
 - (4) A Level 3 landscaping buffer shall be provided between cottage industry activities and neighboring residential dwellings. See PCC 18J.15.050 for landscape buffer standards.
- d. Cottage Industry Level II may be allowed in rural zones only upon issuance of a Conditional Use Permit (CUP) and compliance with the following standards:
- (1) The cottage industry shall be limited to 1,500 square feet or a size equivalent to 50 percent of total floor area of the living space within the residence, whichever is less. Properties which are 5 acres or greater may exceed this requirement at the Examiner's discretion;
 - (2) Four non-resident employees are allowed;
 - (3) Three 18,000 gross vehicle weight vehicles and one vehicle in excess of 18,000 gross vehicle weight are allowed;
 - (4) Activities and outside storage of materials and equipment are allowed provided the site is sufficiently screened;
 - (5) Activities involving outdoor events, such as wedding facilities, shall be limited to six outdoor events per year, with no more than one event per month; properties which are greater than 10 acres in size may exceed this standard at the Hearing Examiner's discretion;
 - (6) Outside material and vehicle storage shall be screened from neighboring residential dwellings with a Level 3 landscape buffer and F1 fencing. See PCC 18J.15.040 for landscape and fence buffer standards;
 - (7) A Level 3 landscape buffer shall be provided between cottage industry activities and neighboring residential dwellings. See PCC 18J.15.040 for landscape buffer standards.

13. Accessory Dwelling Unit (ADU).

- a. **General Standards.** The establishment of an ADU shall be subject to the following general requirements:
- (1) One ADU shall be allowed per lot of record as an accessory use in conjunction with any detached single-family structure in all zones. ADUs shall not be permitted on lots created under Chapter 18J.17 PCC, Small Lot Design. ADUs shall not be included in density calculations.

- (2) An ADU shall be converted to another permitted use or shall be removed if one of the two dwelling units is not owner occupied.
 - (3) An ADU shall be permitted as a second dwelling unit attached to, or detached from, the principal dwelling.
 - (4) A detached ADU may be any dwelling permitted in the applicable land use classification.
 - (5) New construction of a detached ADU or conversion of an existing detached structure to an ADU shall not be permitted within the required front, side, or rear yard setback. An exception to the required rear yard setback may be allowed if the rear yard abuts an alley.
 - (6) If an ADU is created by constructing a new detached structure, the building height of the ADU shall not be greater than the principal dwelling's building height, unless the ADU is above a detached garage.
- b. **Size.** An ADU shall be no greater than 1,000 square feet when located in an Urban Growth Area. When located outside an Urban Growth Area, the size may increase to 1,250 square feet.
- (1) The following areas shall be counted when calculating the size of an ADU: any area with a ceiling height of 7 feet or more; all bathroom and basement areas with a ceiling height of 6 feet, 8 inches or more; and any areas with sloped ceilings where 50 percent of said area has a ceiling height of 5 feet or more.
 - (2) When calculating the square footage of an attached ADU, all measurements shall be taken from the interior walls.
 - (3) When calculating the square footage of a detached ADU, all measurements shall be taken from the exterior walls and shall include each level of the structure, excluding only the garage, covered porches, and any levels not accessed by a permanent stairway structure.
- c. **Design.** The following standards shall apply when the separation between the principal dwelling and proposed accessory dwelling is less than 100 linear feet:
- (1) The entrance to an attached ADU shall not be directed toward any front yard unless utilizing an existing doorway.
 - (2) Detached ADUs shall be no closer to the front lot line than the front edge of the principal dwelling. This provision shall not apply to waterfront lots regulated pursuant to Pierce County Shoreline Management Regulations, Title 20 PCC.
- d. **Parking.** One off-street parking space shall be required for the ADU in addition to off-street parking required for the principal dwelling pursuant to PCC 18A.35.040, Off-Street Parking.
- e. **Application.** Any owner occupant seeking to establish an ADU shall apply for approval in accordance with established procedures. These procedures shall include:
- (1) The owner occupant shall apply for a Building Permit for an ADU. A complete application form must demonstrate that all size thresholds and design standards are met.

- (2) An affidavit affirming that the owner will occupy the principal dwelling or the ADU and agreeing to all the general requirements as provided in this Section is required.
- (3) Prior to issuance of Building Permits, the owner occupant shall record a notice on the property title acknowledging the existence of the ADU with the Pierce County Auditor. Such notice shall be in a form as specified by the Department and shall include as a minimum:
 - (a) the legal description of the property which has been approved for an ADU;
 - (b) the applicability of the restrictions and limitations contained in this Section;
 - (c) a copy of the County-approved floor/site plan; and
 - (d) the property owner's signature on the notice, which shall be notarized prior to recording the notice.

18A.33.400 Temporary Uses.

- A. **Purpose.** The purpose of this Section is to establish allowed temporary uses and structures, and provide standards and conditions for regulating such uses and structures.
- B. **Temporary Uses Allowed-Number of Days Allowed.** The numbers in this Table represent the cumulative number of days the specific temporary use may be allowed on an individual property within any 12-month period. It is the applicant's discretion as to how the days are utilized throughout the 12-month period. A temporary use as listed below shall not be subject to landscaping and parking provisions contained within Chapter 18A.35 of this regulation. Produce and flower sales that are considered a permanent use as described in 18A.33.260 A., Agricultural Product Sales, may be subject to landscaping and parking provisions when the time frames specified herein are exceeded.

TEMPORARY USES ALLOWED-NUMBER OF DAYS ALLOWED						
Table 18A.33.400 B.						
Temporary Use Types and Number of Days Allowed	Urban Centers	Urban Districts	Urban Residential	Ag FL	Rural Centers	Rural Residential
Produce (1)	120	120		120	120	120
Flowers (1)	30	30		30	30	30
Fireworks (1)(2)	14	14			14	
Christmas Trees (1)	45	45		45	45	45
Carnivals/Circuses (1)	14	14			14	
Community Festivals (1)	14	14	14	14	14	14
Garage Sales (3)	8	8	8	8	8	8
Parking Lot Sales (1)	14	14			14	
Camping and Recreational Vehicle Use (4)	120	120	120	120	120	120

TEMPORARY USES ALLOWED-NUMBER OF DAYS ALLOWED						
Table 18A.33.400 B.						
Temporary Use Types and Number of Days Allowed	Urban Centers	Urban Districts	Urban Residential	Ag FL	Rural Centers	Rural Residential
Temporary Public Events (exceeding 150 or more people) (5)	(refer to Temporary Public Events 18A.33.400 D.)					
Temporary Housing Communities	(refer to Temporary Housing Communities 18A.33.400 E.)					

Footnotes:

- (1) Occupying recreational vehicles in conjunction with this temporary use is limited to guard, caretaker, and similar functions which prohibit public entry into the vehicle. The number of days the recreational vehicle is allowed on the site shall be the same as the associated temporary use.
- (2) Actual number of days fireworks sales are allowed is subject to Chapter 5.08 PCC and Washington State requirements.
- (3) Garage sales are not subject to affidavit requirements of 18A.33.400 C.1.
- (4) Camping and recreational vehicles used for housing purposes must meet the standards set forth in 18A.33.400 A.-C. and F.5.
- (5) Events for any number of people which are not advertised as open to the public with or without a fee or events which are sponsored by tax-exempt organizations, public schools or municipal entities shall not be classified as Temporary Public Events and shall not be subject to the standards set forth in 18A.33.400 D. Examples of events that are exempt shall include, but not be limited to, the following:
 - a. Family reunions/picnics;
 - b. Weddings, Birthdays, Anniversaries;
 - c. Sporting of other fund raising events sponsored and held on school grounds;
 - d. Business or Corporate Retreats;
 - e. Organized religious events;
 - f. Events, uses or activities which have been authorized through an approved discretionary land use permit; or which are conducted in a public park or on public lands with approval of the local governing agencies; and
 - g. Parades.

C. Temporary Use/Duration and Frequency. Temporary uses shall be limited in duration and frequency as follows:

1. Any proponent of a temporary use shall file an affidavit with the Planning and Land Services Department which specifies the type of use, location, and specified days and hours of operation of the proposed temporary use. The affidavit form is available at the Department.

2. The duration of the temporary use shall include the days the use is being set up and established as well as when the event actually takes place.
 3. A parcel may host no more than three temporary uses within a calendar year, provided the time periods specified in 18A.33.400 B. are not exceeded. Multiple temporary uses may occur on a parcel concurrently provided the time periods in 18A.33.400 B. are not exceeded.
- D. **Temporary Public Events.** Public events are temporary activities lasting for more than one day that are not designed or intended to be a permanent use of a structure(s) or the land it occupies. Such events are open to the public with or without a fee for a specified period/duration which is prearranged with Pierce County and can accommodate 150 or more people at any given time. Any use/event which is advertised using any form of media, e.g., newspaper, internet, flyers, etc. is a public event. The following standards shall apply to a public event:
1. The event may run for up to three consecutive days not more than four times per year.
 2. The event shall comply with all conditions of approval as set forth under a Site Specific Information Letter (SSIL). Such conditions shall be based on expected or potential impacts of the event related to traffic, waste management, public health, noise effects on surrounding properties, public safety, and any other issues identified by the County.
 3. The event shall not be hosted on a parcel with any other temporary use(s) as allowed in PCC 18A.33.400 F.5.
 4. Issuance of a Site Specific Information Letter shall be required prior to set-up, construction or occupancy of any tents or other temporary structures or housing facilities on the lot, parcel, or tract of land hosting the event.
 5. Prior to issuance of the SSIL, any and all other local, state and federal regulatory agencies including but not limited to the Tacoma-Pierce County Health Department, P.C. Building Department, P.C. Sheriff's Department and the P.C. Fire Marshal's, fees, permits or conditions of approval shall be met by the applicant.
- E. **Temporary Housing Community.** A Temporary Housing Community is intended to provide temporary housing/shelter for more than a family as defined in PCC 18.25.030 and may house up to 60 adults no longer than 90 consecutive days. The following requirements must be met prior to permitting a Temporary Housing Community:
1. Must be confined to a single parcel of land.
 2. Shall house no more than 60 adults.
 3. The minimum distance between the Temporary Housing Community shall be no less than 1 linear mile between other similar operations.
 4. Shall not be located closer than 100 feet from any dwelling on adjacent parcels.
 5. Shall not be located closer than 1 linear mile from any public or private schools. However, this locational criteria shall not apply if such facilities already exist on the site or are planned as part of the temporary housing community.
 6. A site may only host one Temporary Housing Community per calendar year.
 7. Shall not be located closer than one-half mile from any group home, retirement home, senior center, licensed day care, or other vulnerable population. However, this locational criteria shall not apply if such facilities already exist on the site or are planned as part of the temporary housing community.

8. Issuance of a Site Specific Information Letter shall be required prior to set-up, construction or occupancy of any tents or other temporary structures or housing facilities on the lot, parcel, or tract of land hosting the event.
9. Set-up time for the host site shall not be included in the 90 days. Specified set-up times will be determined in the review of the Site Specific Information Letter.
10. The event shall comply with all conditions of approval as set forth under a Site Specific Information Letter. Such conditions shall be based on expected or potential impacts of the event related to traffic, waste management, public health, noise effects on surrounding properties, public safety, and any other issues identified by the County.
11. Prior to issuance of the SSIL, any and all other local, state and federal regulatory agencies, fees, permits or conditions of approval shall be met by the applicant as well as the following:
 - a. That adequate provisions have been made for on-site sanitary waste and potable water;
 - b. That provisions are made to ensure habitable conditions during inclement weather;
 - c. That the site is within reasonable walking distance (1/4 mile measured along sidewalks or roads) to public transportation;
 - d. That a security plan is in place and resources are available to implement it; and
 - e. That the sponsors have developed a transitional plan for relocation of the residents of the community.

F. Temporary Structure Standards.

1. **Temporary Construction Buildings.** Temporary structure for the housing of tools and equipment, or containing supervisory offices in connection with major construction projects, may be established and maintained during the progress of such construction on such projects, and shall be abated within 30 days after completion of the project or 30 days after cessation of work.
2. **Temporary Real Estate Office.** Temporary real estate sales offices may be located within Tehaleh subdivisions where homes are under construction and promoted for sale or rent. Such offices may be located in model homes or temporary facilities within multifamily projects. There shall be no restriction on the number of offices, as long as they are associated with the sales or rental efforts of builders active in Tehaleh.
3. **Temporary Housing Unit.** A temporary housing unit may be placed on a lot or tract of land in any zone for occupancy during the period of time necessary to construct a permanent use or structure on the same lot or tract or abutting property leased or owned by the applicant. Existing dwelling units may be converted to a temporary housing unit. A temporary housing unit is subject to the following:
 - a. The unit is removed from the site within 30 days after final inspection of the project, or within one year from the date the unit is first moved to the site, whichever may occur sooner.
 - b. The unit is not located in any required yard.
 - c. A temporary permit is issued by the Building Division prior to occupancy of the unit on the construction site.

4. **Temporary Housing Units – Mother-in-Law.** Temporary housing units are permitted in all zones as follows:
 - a. A temporary housing permit for a temporary housing unit may be issued by the Building Division if the applicant can satisfy the criteria set forth in subsection 18A.33.400 D.4.b. of this Section and attests by affidavit that:
 - (1) The information furnished with the application is true and correct.
 - (2) That the standards and conditions set forth in the permit will remain satisfied as long as the temporary housing unit remains on the site.
 - b. **Minimum standards for temporary housing units – mother-in-law.** The following are the minimum standards applicable to temporary housing units. Applications for a reduction of these standards may only be granted by the Examiner through the variance procedures set forth in Section 18A.75.040.
 - (1) The temporary housing unit shall be occupied by the parent or parents of the occupants of the dwelling, or not more than one individual who is a close relative of the occupants of the principal dwelling.
 - (2) An occupant of the temporary housing unit because of age, disability, prolonged infirmity, or other similar incapacitation is unable to independently maintain a separate type of residence without human assistance.
 - (3) The temporary housing unit must bear the HUD 3280 seal for mobile and manufactured homes or have a seal provided by the State of Washington and meet the current version of the ANSI recreational park trailer A119.5 standard of construction.
 - (4) In the event the Health Department requires the installation of separate water supply and/or sewerage disposal systems, said requirements shall not at a later time constitute grounds for the continuance or permanent location of a temporary housing unit beyond the length of time authorized in the permit or renewal of said permit.
 - (5) Prior to the issuance of a temporary housing permit, the County shall review the application and may require the installation of such fire protection/detection equipment as may be deemed necessary as a condition to the issuance of the temporary housing permit.
 - (6) The temporary housing unit shall be removed from the lot or tract of land not more than 30 days from the date the temporary permit expires or occupancy ceases.
 - c. **Renewals.** Temporary housing permits shall be valid for the period of time the parent or close relative resides in the temporary housing unit; provided, that after obtaining initial approval, annual renewals of the temporary housing permit must be obtained from the Building Official. When obtaining a renewal, the Building Official shall confirm by affidavit from the applicant that the requirements specified herein are satisfied. Application for renewals must be made 60 days before the expiration of the current permit. Renewals of said permits shall be automatically granted if the applicant is in compliance with the provisions herein and no notice of such renewal is required.
5. **Temporary Housing – Recreational Vehicle Use and Camping.** Recreational vehicles, tents, or travel trailers located on a lot of record may be temporarily

occupied for the time period noted in 18A.33.400 B., subject to compliance with the standards set forth in subsection 18A.33.400 F.5.a. of this Section. Recreational vehicles, travel trailers, and tents located within an approved recreational vehicle park are not subject to the standards set forth in subsection 18A.33.400 F.5.a. (See PCC 18J.15.210 for standards applicable to recreational vehicle parks.)

a. **Minimum Temporary Occupancy Standards.** Temporary occupancy of recreational vehicles, tents, and travel trailers is permitted in all zones when in compliance with the following standards:

- (1) Within the urban growth area, only those recreational vehicles, tents, or travel trailers located on a lot developed with a principal dwelling unit may be occupied for the temporary period noted in 18A.33.400 B. Provided that, however, urban lots located on a Shoreline of the State and within a Shoreline Environment that permits residential or recreational use, may host a recreational vehicle, travel trailer, or tent for the temporary period noted in 18A.33.400 B., whether the lot is developed or undeveloped. All other recreational vehicles, tents, or travel trailers on undeveloped lots located within the urban growth area shall not be occupied for any period of time.
- (2) Within the rural area, occupancy of recreational vehicles, tents, or travel trailers may be allowed regardless of whether or not a principal dwelling unit exists on the lot.
- (3) Recreational vehicles or travel trailers parked on a public or private roadway or the right-of-way or easement for that roadway shall not be occupied for temporary housing.
- (4) Recreational vehicles, travel trailers, or tents shall not be used as a permanent place of abode, or dwelling, for indefinite periods of time, except as stipulated in Section 18A.33.210 D. Occupancy of a recreational vehicle, travel trailer, or tent, or combination thereof, for more than 120 days in any 12-month period shall be conclusively deemed to be permanent occupancy.
- (5) A method of on-site sewage disposal which meets the requirements of the Tacoma-Pierce County Health Department is required. Prior to the approval of the temporary occupancy, approval of the method of on-site sewage disposal must be obtained from the health department.
- (6) An approved source of drinking water is required. Prior to the approval of the temporary occupancy, approval of the method of the drinking water supply must be obtained from the health department.
- (7) The recreational vehicle, travel trailer, or tent shall be removed from the lot or tract of land on which it is located within 14 days of the expiration of the temporary occupancy period.

b. **Renewals and Time Limitations.** An approval for the temporary occupancy of a tent, travel trailer, or recreational vehicle is valid for a maximum of 120 days when in compliance with subsection 18A.33.400 D.5.a. Extensions of this approval may be granted by the Director on a case-by-case basis, when needed in situations of undue hardship and provided that efforts to relocate or acquire permanent housing are underway. This time period shall be reduced accordingly by the length of time any other tent, travel trailer, or recreational vehicle was

occupied on the same lot as the subject request during the 12 months immediately prior to the request.

6. **Temporary Storage in Cargo Containers.** Cargo Containers may be placed in the following zones: Employment Center zones, to include Community Employment (CE), Employment Center (EC), and Employment Services (ES), and Urban Center zones, to include Community Center (CC) and Mixed Use District (MUD), when the following standards are complied with:
 - a. Materials stored within cargo containers must be directly related to an approved commercial and/or industrial use on-site;
 - b. No storage of hazardous materials may take place within cargo containers;
 - c. Cargo containers may not be rented for personal or commercial storage uses;
 - d. Cargo containers must be in compliance with bulk requirements of Development Regulations;
 - e. Cargo containers may not encumber required parking, aisle, or landscaping, and may not block Emergency Vehicle Access or established vehicle routes;
 - f. No more than five cargo containers may be used for storage associated with industrial uses at a time;
 - g. No more than two cargo containers may be used for storage associated with commercial uses at one time; and
 - h. Cargo containers may not be on any site in excess of 180 days within any 12-month period.

G. Public Nuisance Abatement.

1. Designated Public Nuisance Sites.

- a. Pierce County Solid Waste Division may arrange for the placement of machinery/equipment on designated public nuisance site or sites otherwise arranged by Pierce County as a temporary use. With authorization provided in either a Superior Court ordered Warrant of Abatement or from the Planning Director, temporary on-site activities and/or processes (i.e., waste staging, screening, processing, shredding, chipping, recycling, car crushing) will accommodate public nuisance abatement efforts.
- b. Designated property(s) and subsequent on-site activities/processing shall only occur on a temporary basis in order to abate public nuisances as defined in Chapter 8.08 PCC, Public Nuisances, and shall not exceed 180 days unless a time extension is granted. Time extensions may be granted by the Director on a case by case basis. Requests must be submitted in writing, provide justification for the extension, and specify the additional time needed.
- c. Designated property(s) as described shall not be exempt from applicable local, state or federal requirements related to public health and safety.

2. Emergency Proclamation/Declared Disaster.

- a. Pierce County may designate either private or public property with authorization of property owner or appropriate controlling agency for the purpose of temporarily receiving, staging and processing waste generated during or after an Executive/ State proclaimed Emergency or Federal declaration of Disaster. Designated property may be predetermined or selected at the time of the proclaimed/declared Emergency or Disaster to accommodate emergent debris

removal efforts posing an immediate threat to public health and safety or hindering recovery efforts.

- b. For the purpose of this Section, an Emergency proclamation or declaration of Disaster may be made by any of the following: Pierce County Executive, Pierce County Council, Washington State Governor or the President of the United States.
- c. Designated property shall only be utilized during, and immediately following a proclaimed Emergency or declared Disaster; not to exceed 180 days unless a time extension is granted. Time extensions may be granted by the Director on a case by case basis. Requests must be submitted in writing, provide justification for the extension, and specify the additional time needed. Every reasonable effort will be utilized to return the property to its pre-use condition within one year after on-site recovery operations cease.
- d. Designated property as described shall not be exempt from applicable local, state or federal requirements related to public health and safety.

REJ/

N:/current planning/planners/rjenkins/Cascadia/Tehaleh Development Agreement Review/Exhibit I-2 – Tehaleh Phase 1 Zone Classification Tables, Use Descriptions and Accessory and Temporary Uses.docx