

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

**18J.15**  
**COUNTYWIDE DESIGN STANDARDS AND GUIDELINES**

**18J.15.085 Exterior Illumination.**

- A. **Applicability.** The provisions of the Section apply to:
1. New residential developments, civic, commercial and industrial uses; and
  2. Multi-family, civic, commercial or industrial expansion greater than 60 percent of the building value, excluding any interior improvements to an existing structure. The 60 percent calculation is cumulative for the project site, and over time, calculated based on the "Building Valuation Data" table compiled by the International Code Council and published in the Building Safety Journal, as used by the Building Official. Only the area associated with expansion will be subject to the standards.
- B. **Exemptions.** [Reserved]
- C. **Design Objective.** Provide safe and visible public areas exterior lighting that accents and complements the space and/or building architectural details. Promote compatibility between land uses by reducing light impacts on users of the site and surrounding areas. Avoid and minimize glare and light trespass beyond the illuminated area.
- D. **Standards – ~~Parking and Pedestrian Area~~ Exterior Illumination.**
1. Light sources (light bulb) shall be hidden from public view except for streetlights and holiday decorator lights.
  2. Illumination level of 1 footcandle shall be provided in all pedestrian areas, including building entries, along walkways, parking areas, and other public areas.
  3. ~~Except for intermittent security lighting on motion detectors, all lights more than 7 feet above the ground shall be downward directional lighting.~~ The fixture's housing must be totally opaque. Clear or refractive lenses shall not extend below the housing.
  4. ~~Illumination shall not cast beyond the premises it is intended to illuminate.~~
  5. Illumination of landscaped areas shall be prohibited unless lighting is part of the landscape area immediately around the building or the area is intended for recreational use.
  6. Large areas shall be illuminated with multiple low-intensity light sources rather than single high-intensity light sources.
  7. Pole lights shall be no taller than 2035 feet above a 36 inch base in parking lots and traffic areas and no taller than 12 feet in pedestrian areas.
  7. Exterior building illumination shall be of an indirect source.
  8. The following outdoor lighting equipment is prohibited:
    - a. Translucent panels or other features illuminated from behind;

- b. Lighting that flashes, chases, changes color, or changes intensity for any purpose other than serving as a safety light; and
  - c. Laser lighting.
9. All building mounted floodlights shall be directed downward and shielded from above in such a manner that the bottom edge of the shield shall be at or below the light source.
  10. Light fixtures used to illuminate the building that are not affixed to the building shall be screened or hidden from view with plant materials.
  11. The design and placement of exterior lighting shall be integrated with the architectural design of the building.
  12. Exterior lighting shall be designed to prevent light trespass into the sky and adjacent properties through methods that may include, but are not limited to, light shielding, downward directional lighting, or specialized fixture optics. Illumination shall not cast beyond the premises it is intended to illuminate.
  13. Support and mounting systems for luminaires shall not allow post-installation adjustments that could cause the luminaire to be aimed upward or otherwise defeat compliance with these standards.
  14. The correlated color temperature of all outdoor lighting shall be 3000 Kelvin maximum or lower with tolerance within the ANSI standards.
  15. The brightness of a light source shall be minimized to the level necessary for its specific application.

**E. ~~Standards – Exterior Building Illumination.~~**

- ~~1. Exterior building illumination, if proposed, shall be of an indirect source.~~
- ~~2. All lights, other than street lights, shall be shielded from the sky and adjacent properties and structures, either through cut-off or downward directional lighting, or optics within the fixture.~~
- ~~3. Translucent panels or other features illuminated from behind are prohibited.~~
- ~~4. All building mounted floodlights shall be shielded from above in such a manner that the bottom edge of the shield shall be at or below the light source.~~
- ~~5. Light fixtures used to illuminate the building that are not affixed to the building shall be screened or hidden from view with plant materials.~~
- ~~6. The design and placement of exterior lighting shall be integrated with the architectural design of the building.~~
- ~~7. Illumination used to highlight building elements shall be of an indirect source and not affect neighboring residences.~~

**FE. Guidelines – Exterior Illumination.**

1. Avoid colored lighting on buildings except during holiday periods.
2. Avoid lighting large areas with a single source.
3. Fixture designs for commercial and civic uses of an industrial or utility appearance should be avoided.
4. Lighting shall be limited to illumination of surfaces intended for pedestrians, vehicles or key architectural features.
5. Recessed spot lighting may supplement indirect lighting where more direct lighting is desired.

6. Lighting should be lamped to prevent spillage onto neighboring parcels (light trespass), energy waste and glare.
7. All non-essential lighting should be turned off after business hours. Sensor activated lights are encouraged for security purposes.

**18J.15.190 Outdoor Event Facilities.**

- A. **Applicability.** These standards apply to outdoor event facilities permitted through PCC 18A.33.220 C.
- B. **Design Objective.** Provide design standards to ensure outdoor event facilities are located and developed in a manner that protects the health, safety, general welfare and convenience of the citizens of Pierce County.
- C. **Standards.**
  1. **Hours of Operation.** Hours of operation shall be limited from sunrise to sunset (outdoor events only), except where specifically addressed in a use permit decision.
  2. **Lighting.** Exterior lighting shall be directed and shielded in a manner which minimizes its visibility at the site's boundaries. Exterior lighting shall not be used in such a manner that it produces glare on public streets and neighboring residential properties. Any temporary lighting associated with a specific event shall comply with these standards and shall be removed within 24 hours of the end of the event. All exterior lighting shall comply with the standards in PCC 18J.15.085 D.
  3. **Noise.** Noise originating from the site shall be buffered to the maximum extent possible and be minimized to serve the needs of the facility while limiting impacts to adjacent parcels.
    - a. A noise study shall be provided recommending wattage/decibel maximums for any sound equipment proposed to be utilized outdoors.
    - b. A noise attenuating barrier described in PCC 18J.15.070 may be required to attenuate noise from an outdoor event at the discretion of the Hearing Examiner or Director.
  4. **Buffers and Screening.** Adequate buffering addressing noise, lighting, parking areas, and other identified impacts is required at varying levels depending upon adjacent uses, adjacent zoning, and type of impact. Interior and exterior buffers are required depending upon proposed on-site and off-site impacts. These standards are in addition to the landscaping standards of PCC 18J.15.040.
    - a. **Interior.**
      - (1) Any outdoor storage areas, maintenance or mechanical equipment or other equipment deemed by the Planning Director or Hearing Examiner to need screening must be screened from view by a sight obscuring enclosure such as fencing, landscaping, or a combination thereof.
      - (2) Loading areas should be located to the side or rear of buildings, or use areas to minimize views of this activity and shall be screened from adjacent properties and streets.

- b. **Exterior.** A site obscuring fence, wall or landscape buffer shall be provided around the perimeter of either the entire parcel or proposed use area, where appropriate, proposed to accommodate outdoor events located adjacent to an existing residential use, public or private right-of-way, access easement, or any parcel within an Urban Residential or Rural Residential zone classification. (See PCC 18A.10.080 and 18A.10.090 for a complete list of zone classifications.)
- (1) Any landscaping proposed to be utilized for screening shall be a minimum of 30 feet in width and shall provide a complete visual screen within three years.
  - (2) One access, not wider than 30 feet, will be allowed to cut through the designated visual screening buffer area, unless documentation for the need for multiple accesses is submitted to the Planning and Public Works Department. Access points shall be the minimum number and width necessary to serve the site.
  - (3) No clearing of existing vegetation or trees within 30 feet of the parcel boundary for the life of the approved project, except for those trees defined by Chapter 18.25 PCC as Dangerous, Diseased or Hazard trees, noxious weeds on the State of Washington Noxious Weed List (WAC 16-750), or invasive species as identified and approved from removal by Pierce County.
  - (4) If existing vegetation is not adequate to accomplish the required buffer, supplemental plantings shall be utilized. Irrigation must be provided meeting the standards set forth in PCC 18J.15.110.
5. **Setbacks.** All outdoor events shall maintain a minimum 50 foot setback from parcel boundaries adjacent to an existing residential use, public or private right-of-way, access easement, or any parcel within an Urban Residential or Rural Residential zone classification. (See PCC 18A.10.080 and 18A.10.090 for a complete list of zone classifications.) The minimum setback for outdoor event activities may be reduced to 35 feet when noise attenuating measures described in PCC 18J.15.070 are implemented, except where the zone classification requires a larger building setback, in which case all events shall maintain that setback designated for building setback, whichever is greater.
6. **Occupancy.** The facility shall establish a maximum occupancy to provide for safe access to and use of the facility. Parking requirements shall be based upon maximum occupancy to ensure that parking impacts to neighboring parcels are not created. If the facility cannot provide adequate parking, sanitary facilities, emergency access, and overall public safety, maximum occupancy shall be reduced. Maximum occupancy may not be exceeded in any case for any event without the approval of the Temporary Use Permit, Chapter 18A.38 PCC.
7. **Parking Areas.** Parking shall be per Chapter 18A.35 PCC. If Chapter 18A.35 PCC does not include a level that encompasses the types of events proposed to be held on the project site, the applicant shall provide a parking study detailing the

types of events the facility may be utilized for and recommending adequate minimum and maximum parking areas for the specific facility.

8. **Outdoor Receptions.** Outdoor receptions or parties shall be prohibited in Rural 5 zone classifications. No amplified noise shall be permitted at outdoor events in the Rural 5 zone classification except during an outdoor wedding ceremony for the wedding march music, recited vows, etc.
9. **Access.** Facilities generating traffic at a level which requires a traffic study are required to be accessed via a public roadway, state highway, or other roadway or access, such as a private road, serving only the project site.