

EXHIBIT "F"
Phase 2 Land Use

(attached)

**TEHALEH PHASE 2 LAND USE DESIGNATIONS AND CLASSIFICATIONS,
USE TABLE AND USE DESCRIPTIONS**

1.10 LAND USE DESIGNATIONS AND CLASSIFICATIONS

1.10.010 PURPOSE

Land Use in Tehaleh is organized within four general Land Use Designations: Residential, Employment, Public Facilities and Parks and Open Space. Within these designated areas of the master plan there are specific Land Use Classifications that further describe expected development and the preservation of open space and natural areas. The Land Use Designations and Classifications are described below. Following this narrative, the Tehaleh Use Table then identifies the land use types from Pierce County Code allowed in each Land Use Classification. The definitions of land use types and associated levels referenced in the land use table are described in Chapter 18A.33 which is included after the use table.

1.10.020 LAND USE DESIGNATIONS AND LAND USE CLASSIFICATIONS

A. Residential Designation

1. **Purpose.** The primary purpose of the Residential Designation is to provide areas for residential development of various types and densities.
2. **Description.** The Residential Designation has two Land Use Classifications - Residential and Multi-Family. In addition to residential uses, the Residential Land Use Classifications allow some Civic, Utility and Commercial land uses based on certain restrictions and in some cases Administrative or Conditional Use Permits.
 - a. **Residential (Detached).** The Residential (Detached) Land Use Classification covers single family detached and two-family (duplex) housing both as general market and “age qualified” housing. Three to four unit housing and specialized housing such as nursing homes and senior housing are allowed with Administrative or Conditional Use Permits.
 - b. **Residential (Multi-Family).** The Residential (Multi-Family) Land Use Classification covers housing in buildings with three (3) or more units and/or detached cottages with densities as high as 25 units to the acre. Multi-Family development will include townhomes and garden style units. These unit types may be fee simple or condominium rental or for-sale homes. Condominium detached cottage developments would include homes with limited private space and generous common areas and would require a Conditional Use Permit in an area designated Multi-Family. Specialized housing such as nursing homes and senior housing are allowed with Administrative or Conditional Use Permits.

B. Employment Designation

1. **Purpose.** The primary purpose of the Employment Designations is to dedicate areas for the development of “job producing and/or supporting land uses”, some of which provide direct services to Tehaleh employees, residents, and/or both. Uses permitted within areas designated for Employment will work toward the goal of self-sufficiency and provide for a full range of employment and service needs within Tehaleh.

2. **Description.** The Employment Designation includes three Land Use Classifications – Business Park, Community Center and Neighborhood Center.
 - a. **Business Park.** Development in the Business Park Land Use 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 or Conditional Use permits.
 - b. **Community Center.** Development in the Community Center Land Use Classification will include commercial uses that are more land intensive than permitted in the Neighborhood Center. The 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.
 - c. **Neighborhood Center.** Development in the Neighborhood Center Land Use Classification will accommodate office, commercial retail and services, civic and Multi-Family 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 Administrative or Conditional Use Permits.

C. PUBLIC FACILITIES DESIGNATION

1. **Purpose.** The primary purpose of the Public Facilities Designation is to provide areas for civic, utility and other public uses that are permitted outright or based on certain restrictions and in some cases Administrative or Conditional Use permits.
2. **Description.** The Public Facilities Land Use Classification is intended to provide for the siting of utility and storm drainage infrastructure, public safety facilities, schools and other civic uses.

D. PARKS AND OPEN SPACE DESIGNATION

1. **Purpose.** The primary purpose of the Parks and Open Space Designation is to provide for the siting of major park facilities and the preservation of open space areas for the benefit of Tehaleh residents, employers, employees and visitors.
1. **Description.** Land Use Classifications within the Parks and Open Space Designation include major community and neighborhood parks and trails and wetlands, buffers/ alleés, and natural open space areas. Parks are a part of the built environment and may include a variety of use types whereas the open space classifications are primarily for preservation and passive recreation. Section 9 of the Project Master Plan describes the functions, allowed uses and conditions relating to Natural Open Space, Buffers and alleés.

1.10.030. Tehaleh Phase 2 Use Table

TEHALEH USE TABLE

TEHALEH LAND USE DESIGNATIONS <i>LAND USE CLASSIFICATIONS</i>	RESIDENTIAL		EMPLOYMENT			PUBLIC FACILITIES	PARKS & OPEN SPACE
	<i>Residential</i>	<i>Multi-Family</i>	<i>Business Park</i>	<i>Neighborhood Center</i>	<i>Community Center</i>	<i>Public Facilities</i> ⁽¹⁾	<i>Parks & Open Space</i> ⁽²⁾
LAND USE CATEGORIES / USE TYPES							
RESIDENTIAL USES							
Group Home	C	C					
Mobile Home							
Mobile Home Park							
Multi-Family	A 1,2	P		C 4; P 5	C 4; P 5		
Nursing Home	A	A		C	A		
Senior Housing	A 1,2; P 3	A 1-3		C	A		
Single Family Detached Housing	P	C					
Two Family Housing (Duplex)	P	A					
Zero Lot Line Single Family	P	A					
CIVIC USES							
Administrative Government Services			P	P	P	P	
Community and Cultural Services				P	P	P 1- 3,5,6	P 1,2,5; A 6,7 ⁽³⁾
Day Care Centers	A	A	P	P	P	P	
Education	P 1; A 2,3	P 1; A 2,3	A 3	P 1; A 2,3	P 1; A 2,3	P 1; A 2,3	
Health Services		C 1	P 1; C 2	P 1	P	P 2	
Postal Services			P	P 1	P	P 1	
Public Park Facilities	P 1,4	P 1,4	P 1,4	P 1,4	P 1,4	P 1,4	P
Public Safety Facilities	C 1		P 1,2	P 1	P 1,2	P 1,2	P 1 ⁽³⁾
Religious Assembly	A 1-3	A 1-3		P 1,2	P 1-3		
Transportation	P 1	P 1	P 1-3; C 4	P 1,2	P 1-3	P 1, 2; C 3, 4	P 1, 2
UTILITIES							
Data Center			P		A 1	P	
Electrical Facilities	P	P	P	P	P	P	C
Electrical Generation Facilities			P				
Natural Gas Facilities	P 1; C 3	P 1; C 3	P	P 1,2	P 1,2	P 1,2	
Organic Waste Processing Facilities			P 2-4			P	
Pipelines	P	P	P	P	P	P	P
Sewage Collection Facilities	P	P	P	P	P	P	P
Sewage Treatment Facilities			P			P	
Stormwater Facilities	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 1,2
Utility or Public Maintenance Facilities	P 1; C 2	P 1; C 2	P	P 1		P	P 1

TEHALEH LAND USE DESIGNATIONS <i>LAND USE CLASSIFICATIONS</i>	RESIDENTIAL		EMPLOYMENT			PUBLIC FACILITIES	PARKS & OPEN SPACE
	<i>Residential</i>	<i>Multi-Family</i>	<i>Business Park</i>	<i>Neighborhood Center</i>	<i>Community Center</i>	<i>Public Facilities</i> ⁽¹⁾	<i>Parks & Open Space</i> ⁽²⁾
LAND USE CATEGORIES / USE TYPES							
Waste Disposal Facilities						P	
Waste Transfer Facilities			P 1, 2, 4			P	
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
ESSENTIAL PUBLIC FACILITIES (RESERVED)							
OFFICE BUSINESS USES							
Administrative and Professional Offices			P	P	P		
Educational Services			P	P	P		
RESOURCE USES							
Agricultural Product Sales			P 5	P 4	P 4		
Agricultural Services			P				
Agricultural Supply Sales			P				
Agritourism			P	A 4	A 4		A 4
Animal Production, Boarding, and Slaughtering			C 1				
Crop Production	P 1	P 1	P 2	P 1	P 1		P 1 ⁽³⁾
Fish Processing, Hatcheries and Aquaculture			P				
Forestry	A 1	A 1	P	A 1	A 1	A 1	A 1 ⁽³⁾
Surface Mines			P 2				
COMMERCIAL USES							
Adult Business							
Amusement and Recreation	C 6	C 6	P	P 1- 3,5	P 1-5; C 7,8		C 7
Billboards							
Building Materials and Garden Supplies			P 5,6	P 1-3	P 1-6		
Bulk Fuel Dealers			P				
Business Services			P	P	P		
Buy-Back Recycling Center			P		P		
Commercial Centers				P 1; A 2	P 1,2; C 3		
Eating and Drinking Establishments		P 1 (w/ MF 5)	P 1	P	P		
Food Stores			P 1	P 1,2	P		
Lodging				P 2,3	P 2,3,5		
Mobile, Manufactured and Modular Home Sales					P		
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P 1	P 1	P 1	P 1-3	P	P 1	P 1 ⁽³⁾
Personal Services		P 1 (w/ MF 5)	P 1	P	P		
Pet Sales and Services			P 2	P	P		

TEHALEH LAND USE DESIGNATIONS <i>LAND USE CLASSIFICATIONS</i>	RESIDENTIAL		EMPLOYMENT			PUBLIC FACILITIES	PARKS & OPEN SPACE
	<i>Residential</i>	<i>Multi-Family</i>	<i>Business Park</i>	<i>Neighborhood Center</i>	<i>Community Center</i>	<i>Public Facilities</i> ⁽¹⁾	<i>Parks & Open Space</i> ⁽²⁾
LAND USE CATEGORIES / USE TYPES							
Rental and Repair Services			P	P	P		
Sales of General Merchandise				P 1-3; A 4	P		
Storage and Moving			P 1,2		P		
Wholesale Trade			P		P		
INDUSTRIAL USES							
Basic Manufacturing			P				
Contractor Yards			P				
Food and Related Products			P	A 2	P 1-4		
Industrial Services and Repair			P		P 5		
Intermediate Manufacturing and Intermediate/Final Assembly			P	A 1	P 1-3		
Motion Picture, Television and Radio Production Studies			P	P 1	P 1		
Off-site Hazardous Waste Treatment and Storage Facilities			P				
Printing, Publishing and Related Industries			P	P 1	P 1		
Recycling Processor			P				
Salvage Yards/Vehicle Storage			P				
Distribution and Freight Movement			P		A 1		

Notes:

- (1) Public Facilities Category includes the following Classifications: Schools, Master Stormwater Drainage Facilities, and Public Facilities. Uses shown in the column apply to all three Classifications.
- (2) Parks and Open Space Category includes the following Classifications: Community Parks, Wetlands, Buffers/Allees, and Natural Open Spaces. Uses in the column apply to all unless Note (3) is indicated.
- (3) Permitted only in Community Parks Classification
- P means Permitted Outright
- A means an Administrative Use Permit is required. If provided by a government entity to serve a specific public need identified in the adopted facility plan, a Public Facilities Permit is required.
- C mean a Conditional Use Permit is required. If provided by a government entity to serve a specific public need identified in the adopted facility plan, a Public Facilities Permit is required.
- # refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.

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Chapter 18A.33

USE CATEGORY DESCRIPTIONS

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.33.285 ~~Single-Family Detached Use Exception.~~ Not applicable to Tehaleh
- 18A.33.290 ~~Rural Zone Use Exception.~~ Not applicable to Tehaleh
- 18A.33.295 ~~South Hill EC Use Exception.~~ Not applicable to Tehaleh

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.36.070 for a list of uses allowed accessory to a residence subject to the General Provisions for Accessory Uses and Structures, PCC 18A.36.060.

- 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 primarily 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; provided that multi-family units located on the first floor shall not occupy more than 15 percent of the total gross floor area of the first floor nor exceed ten units and all first floor units are located to the rear of the building.
- 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.

(Ord. 2013-85 § 1 (part), 2013; Ord. 2013-30s2 § 5 (part), 2013; Ord. 2012-42s § 1 (part), 2012; Ord. 2012-2s § 5 (part), 2012; Ord. 2010-7 § 2 (part), 2010; Ord. 2007-109s § 3 (part), 2007; Ord. 2006-53s § 1 (part), 2006; Ord. 2004-52s § 3 (part), 2004)

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.36.070 J. 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 PCC 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 PCC 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 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.36.060 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.05.025 C. 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.36.060 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.

(Ord. 2013-85 § 1 (part), 2013; Ord. 2013-30s2 § 5 (part), 2013; Ord. 2012-2s § 5 (part), 2012; Ord. 2010-70s § 11 (part), 2010; Ord. 2010-13s § 2 (part), 2010; Ord. 2009-18s3 § 2 (part), 2009; Ord. 2009-10 § 2 (part), 2009; Ord. 2008-39 § 4 (part), 2008; Ord. 2004-52s § 3 (part), 2004)

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 heated square feet or up to 4,000 unheated square feet	No outdoor storage of equipment, materials or vehicles allowed except for temporary seasonal storage of vehicles, equipment, and materials screened pursuant to PCC 18J.15.230 D.	Maximum of 60,000 pounds gross vehicle weight for each vehicle
Level 2	Greater than 1,000 square feet	Outdoor storage of equipment, materials, or vehicles allowed	Maximum of 60,000 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

(Ord. 2013-85 § 1 (part), 2013; Ord. 2013-30s2 § 5 (part), 2013; Ord. 2012-2s § 5 (part), 2012; Ord. 2010-13s § 2 (part), 2010; Ord. 2007-85s § 2 (part), 2007; Ord. 2007-109s § 3 (part), 2007; Ord. 2007-6 § 2 (part), 2007; Ord. 2006-53s § 1 (part), 2006; Ord. 2004-52s § 3 (part), 2004)

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). (Ord. 2012-2s § 5 (part), 2012; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

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 PCC 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.

(Ord. 2007-6 § 2 (part), 2007; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

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. Agritourism. Agritourism Use Type refers to uses which involve the sale of locally grown agricultural products and agriculturally-based operations or activities that bring visitors to an active farm or ranch. Agritourism includes a wide variety of activities including, but not limited to, corn mazes, harvesting fruit and vegetables, feeding animals, riding animals, lodging, farm gift shops, farm-related events, learning about farm practices, and produce stands. Agritourism may include tractor rides, but shall not involve motorized off-road vehicle racing or similar motor vehicle activities.

Table 18A.33.260-1. Agritourism Use Type – Description of Levels

Level	Agritourism Area	Retail Sales Area	Building Size (new and/or existing)	Local Products
Level 1	Up to one half acre of a project site may be used for agritourism activities as long as at least 2 acres on site are in agriculture production and/or operation, except that agritourism activities involving 1,000 or less square feet of floor area are not subject to the 2-acre agriculture production size.	Up to 2,000 square feet of the one half acre allowed for agritourism.	Up to 500 square feet.	At least 50 percent of products offered for sale must be produced in Pierce County, and 90 percent of products offered for sale must be produced in Washington State.

Table 18A.33.260-1. Agritourism Use Type – Description of Levels

Level	Agritourism Area	Retail Sales Area	Building Size (new and/or existing)	Local Products
Level 2	Up to one acre of a project site may be used for agritourism activities as long as at least 10 acres on site are in agriculture production and/or operation.	Up to 4,000 square feet of the one acre allowed for agritourism.	Up to 1,000 square feet.	From May through October, at least 25 percent of products offered for sale must be produced onsite or by the owner, at least 50 percent of products offered for sale must be produced in Pierce County, and 90 percent of products offered for sale must be produced in Washington State.
Level 3	Up to two acres of a project site may be used for agritourism activities as long as at least 20 acres on site remain in agriculture production and/or operation.	Up to 7,500 square feet of the two acres allowed for agritourism.	No building size limit.	From May through October, at least 25 percent of products offered for sale must be produced onsite or by the owner, at least 50 percent of products offered for sale must be produced in Pierce County, and 90 percent of products offered for sale must be produced in Washington State.
Level 4	Farmers market (sale of produce, shrubbery, plants, eggs, wine, arts and crafts, and dairy products).	Market size is not limited.	Up to 500 square feet.	At least 50 percent of products offered for sale must be produced in Pierce County, and 90 percent of products offered for sale must be produced in Washington State.
Level 5	Sales associated with horticultural nurseries and greenhouses on a project site of any size.	Up to 2,500 square feet, excluding greenhouse space used primarily for growing plants. Not more than 30 percent of the retail sales area may contain other related retail products.	No building size limit.	At least 50 percent of products offered for sale must be produced on site or by the owner in Pierce County, and 90 percent of products offered for sale must be produced in Washington State.

- 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.

(Ord. 2013-85 § 1 (part), 2013; Ord. 2013-30s2 § 5 (part), 2013; Ord. 2012-2s § 5 (part), 2012; Ord. 2010-70s § 11 (part), 2010; Ord. 2009-10 § 2 (part), 2009; Ord. 2008-26s § 1 (part), 2008; Ord. 2007-85s § 2 (part), 2007; Ord. 2007-109s § 3 (part), 2007; Ord. 2007-6 § 2 (part), 2007; Ord. 2006-53s § 1 (part), 2006; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

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, festival and event facilities, 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	Indoor or 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, restrooms, maintenance buildings, concession stands, equipment rental stands, etc.
Level 4	Indoor or outdoor	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	Indoor or outdoor	NA	NA	Publicly or privately owned golf courses. Accessory uses include driving ranges, parking areas, pro-shop, clubhouse, and food and beverage service.
Level 7	Indoor or 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, festival and event facility, paintball facilities, etc. Accessory uses include parking lots, restrooms, maintenance buildings, concession stands, equipment rental stands, etc.
Level 8	Indoor or outdoor	Greater than 80,000 square feet	NA	Level 4 uses; Indoor sports arenas, large multi-plex movie theatre complexes, etc. Accessory uses include parking lots, restrooms, food and beverage service.

*Net developable area shall be used to calculate size of property.

- 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. See also Chapter 18A.55 PCC, Billboards.

- 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 and up to 30,000 square feet	Same as Level 1	Same as Level 1
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. Adult Cabarets and other such businesses as outlined in Chapter 18A.42 PCC are not included in this use type.
- 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 sleeping accommodations, whether with or without meals, furnished for hire to transient guests. Examples include lodging houses, employee housing, camping, and retreat centers. For Bed and Breakfast, see PCC 18A.36.070 E.
- Level 1:** Camp sites and recreational vehicle parks.
 - Level 2:** Lodging house.
 - Level 3:** Lodging house with up to 20 guest rooms.
 - Level 4:** Employee Housing. Employee housing has shared kitchen/dining areas as well as shared restroom/shower facilities. No more than 20 individual sleeping units per building shall be allowed, with each unit requiring internal building access. Any provision for cooking facilities within an individual sleeping unit is prohibited.
 - Level 5:** Retreat Centers. Retreat Centers may accommodate each visitor for no longer than 10 consecutive days and for no more than 50 visitors at any one time.
 - 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. Personal hobby activities may occur within storage units when additional parking is provided for units that could accommodate such use, pursuant to Table 18A.35.040-1. 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 PCC 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.

(Ord. 2013-85 § 1 (part), 2013; Ord. 2013-30s2 § 5 (part), 2013; Ord. 2012-2s § 5 (part), 2012; Ord. 2012-17 § 12, 2012; Ord. 2010-7 § 2 (part), 2010; Ord. 2009-18s3 § 2 (part), 2009; Ord. 2008-51s § 1 (part), 2008; Ord. 2008-15s § 1 (part), 2008; Ord. 2007-109s § 3 (part), 2007; Ord. 2006-53s § 1 (part), 2006; Ord. 2006-9s § 1 (part), 2006; Ord. 2005-84s § 2 (part), 2005; Ord. 2004-52s § 3 (part), 2004)

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 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.
- C. 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

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 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
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 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.
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.

(Ord. 2012-2s § 5 (part), 2012; Ord. 2005-84s § 2 (part), 2005; Ord. 2004-52s § 3 (part), 2004)

~~18A.33.285 – Single Family Detached Use Exception.~~

- ~~A. **Non Industrial Zones.** One single family detached dwelling unit may be erected upon an existing vacant parcel; provided said parcel existed as a legal lot of record prior to the effective date of the Frederickson Community Plan. The unit shall be required to comply with requirements for setback, height, and other requirements of the zone in which it is located.~~
- ~~B. **Industrial Zones.** Within the Frederickson and Mid-County Community Plan areas, a single family detached dwelling unit may be allowed on an existing vacant lot of record with the approval of an Administrative Use Permit when the following criteria are met:~~
 - ~~1. For the Frederickson Community Plan area, the subject parcel existed prior to January 1, 1995, and is not more than 2 acres in size;~~