

STAFF REPORT

DATE: January 28, 2020

TO: Pierce County Planning Commission

FROM: Dan Cardwell, Supervisor, Long Range Planning

BY: Erik Jaszewski, Associate Planner, Long Range Planning

SUBJECT: **Solar Energy – Development Regulations Amendments.**
The Planning Commission will review and consider proposed amendments to Title 18A “Development Regulations - Zoning” and Chapter 18J.15 “Countywide Design Standards and Guidelines” to clarify solar energy uses in the Development Regulations, expand the areas in which solar energy facilities are allowed, and apply size, height, landscape buffer, and location restrictions.

NOTICE: Notice of the Planning Commission public hearing was published in the News Tribune on January 14, 2020.

SEPA: The Responsible Official conducted an environmental review of the proposed amendments and issued a Determination of Nonsignificance (DNS) on January 8, 2020.

ATTACHMENTS:

- Attachment A Proposed Amendments to Title 18A, “Development Regulations - Zoning”**
- Attachment B Proposed Amendments to Chapter 18J.15, “Countywide Design Standards and Guidelines”**
- Attachment C Existing Areas Zoned for Solar Energy (Map); Proposed Areas Zoned for Solar Energy (Map)**

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendments to Title 18A “Development Regulations - Zoning” and Chapter 18J.15 “Countywide Design Standards and Guidelines.” Staff finds that the proposed amendments are consistent with the Growth Management Act, VISION 2040, Countywide Planning Policies, and the Pierce County Comprehensive Plan.

PROPOSAL

The proposal amends Title 18A and Chapter 18J.15 to clarify solar energy uses in the Development Regulations, expands the areas in which solar energy facilities are allowed, and applies size, height, and location restrictions. The proposal is intended to support continued development of solar energy and solar thermal facilities.

SOLAR AS AN ACCESSORY USE

Accessory to a Residence or Residential Subdivision

The proposal would amend the list of residential accessory uses (PCC 18A.37) to clarify that solar energy and solar thermal equipment is a permitted use when accessory—or secondary—to a residence. In addition, such equipment would be considered a permitted accessory use if it is located on a standalone piece of land in a residential subdivision if it primarily serves those surrounding residences (such as through a homeowner’s association).

With permitting solar as an accessory use in residential areas, some new rules are proposed. First, a small property (less than ½ acre) could only have roof-mounted solar equipment. Larger properties could have solar equipment installed in any manner, but any ground-mounted equipment couldn’t exceed twenty (20) feet in height.

All solar equipment accessory to a residential use must comply with height limits and side setbacks for the underlying zone. However, the proposal would make limited exceptions for solar equipment (PCC 18A.15.040.B.2.e) to allow projections into setbacks if the equipment is under six feet tall.

Rooftop and ground-mounted solar equipment may also be subject to screening standards provided in PCC 18J.15.090 and PCC 18J.15.155.

Accessory to All Other Uses

The proposal would amend the list of general accessory uses (PCC 18A.36) to clarify that solar energy and solar thermal equipment is a permitted use when accessory—or secondary—to another non-residential use (such as on the roof of a big-box retail store).

All solar equipment accessory to a primary use must comply with height limits and side setbacks for the underlying zone. However, the proposal would make limited exceptions for solar equipment (PCC 18A.15.040.B.2.e) to allow 10-foot projections above height limits, as well as projections into setbacks if the equipment is under six feet tall.

Rooftop and ground-mounted solar equipment may also be subject to screening standards provided in PCC 18J.15.090 and PCC 18J.15.155.

SOLAR AS A PRIMARY USE

To determine which zones would be appropriate for solar energy as a primary use, a multi-step process was followed. First, other jurisdictions’ zoning tables were surveyed to provide an initial framework for what types of zones might be appropriate. Second, zones that currently allow solar energy facilities under the generic Electrical Generation Facilities Level 2 label were preserved as-is—

meaning the proposal would not make zoning for solar any more restrictive than today. Third, solar energy facilities were added as a newly allowed use to certain zones based on Comprehensive Plan policies and Community Plan policies. Finally, where minimal guidance was provided by adopted policies, a determination was made as to whether solar energy was appropriate in a certain zone by comparing it to similar allowed uses in that same zone.

Small Solar Facilities

Small-scale solar facilities **under one acre in coverage area** would be allowed with an Administrative Use Permit in single-family residential zones, specifically in the following zones:

- Single-Family (SF)
- Residential Resource (RR)
- Moderate Density Single-Family (MSF)

Currently, solar facilities are not allowed in these zones.

To accomplish this, Pierce County Code Chapters 18A.17 to 18A.33 would be amended to add a new use level (**Level 2**) under the Electrical Generation Facilities Use Category.

All solar facilities must comply with height limits and side setbacks for the underlying zone. However, the proposal would make limited exceptions for solar equipment (PCC 18A.15.040.B.2.e) to allow 10-foot projections above height limits, as well as projections into setbacks if the equipment is under six feet tall.

The proposal would also apply landscape buffering to solar facilities, requiring planting of trees and shrubs along the property perimeter with varying vegetative density depending on neighboring uses.

Medium Solar Facilities in Mixed-Use Commercial Zones

Medium-scale solar facilities comprising **five acres or less in coverage area** would be allowed with an Administrative Use Permit in mixed-use commercial zones:

- Mixed Use District (MUD)
- Activity Center (AC)
- Community Center (CC)
- Residential/Office-Civic (ROC)
- Major Urban Center (MUC)
- Mixed Use District (MUD)
- Activity Center (AC)
- Community Center (CC)
- Residential/Office-Civic (ROC)
- Major Urban Center (MUC)
- Employment Service (ES)
- Research-Office (RO)
- Commercial Mixed Use District (CMUD)
- Office-Residential Mixed Use District (OMUD)
- and Urban Village (UV)

To accomplish this, Pierce County Code Chapters 18A.17 to 18A.33 would be amended to add a new use level (**Level 3**) under the Electrical Generation Facilities Use Category.

All solar facilities must comply with height limits and side setbacks for the underlying zone. However, the proposal would make limited exceptions for solar equipment (PCC 18A.15.040.B.2.e) to allow 10-

foot projections above height limits, as well as projections into setbacks if the equipment is under six feet tall.

The proposal would also apply landscape buffering to solar facilities, requiring planting of trees and shrubs along the property perimeter with varying vegetative density depending on neighboring uses.

Medium Solar Facilities in Multifamily Residential, Neighborhood Commercial, Rural Commercial and Other Zones

Medium-scale solar facilities comprising **five acres or less in coverage area** would be allowed with a Conditional Use Permit in multifamily residential zones, neighborhood commercial zones, rural commercial zones, and other zones. The zones included are:

- High Density Residential (HRD)
- Public Institution (PI)
- Rural Activity Centers (RAC)
- Rural Neighborhood Centers (RNC)
- Neighborhood Centers (NC)
- Rural Industrial Centers (RIC)
- Moderate-High Density Residential (MHR)
- Village Residential (VR)
- Village Center (VC)

To accomplish this, Pierce County Code Chapters 18A.17 to 18A.33 would be amended to add a new use level (**Level 3**) under the Electrical Generation Facilities Use Category.

All solar facilities must comply with height limits and side setbacks for the underlying zone. However, the proposal would make limited exceptions for solar equipment (PCC 18A.15.040.B.2.e) to allow 10-foot projections above height limits, as well as projections into setbacks if the equipment is under six feet tall.

The proposal would also apply landscape buffering to solar facilities, requiring planting of trees and shrubs along the property perimeter with varying vegetative density depending on neighboring uses.

Any Size Solar Facilities in Rural Zones

Currently electrical generation facilities (including solar facilities) of any size are allowed with a Conditional Use Permit in most rural zones, among a few others. The proposal would clarify that solar facilities **of any size coverage area** would be permitted under that use, retaining the requirement for a Conditional Use Permit. The proposal would clarify that solar facilities are conditionally allowed in the following zones:

- Employment Center (EC)
- Forest Lands (FL)
- Rural 5 (R5)
- Rural 10 (R10)
- Rural Separator (RSep)
- Rural 20 (R20)
- Rural 40 (R40)
- Rural Sensitive Resource (RSR) in Graham Community Plan area
- RSR in Key Peninsula Community Plan area.

In addition, the proposal would expand zones where solar facilities are conditionally allowed to the Rural Farm (RF) zone, the RSR zone in the Gig Harbor Community Plan area, the Essential Public

Facility – Rural Airport South (EPF-RAS), and the Essential Public Facility – Rural Airport North (EPF-RAN).

To accomplish this, Pierce County Code Chapters 18A.17 to 18A.33 would be amended to add a new use level (**Level 4**) under the Electrical Generation Facilities Use Category.

All solar facilities must comply with height limits and side setbacks for the underlying zone. However, the proposal would make limited exceptions for solar equipment (PCC 18A.15.040.B.2.e) to allow 10-foot projections above height limits, as well as projections into setbacks if the equipment is under six feet tall.

The proposal would also apply landscape buffering to solar facilities, requiring planting of trees and shrubs along the property perimeter with varying vegetative density depending on neighboring uses.

SOLAR FACILITIES ON AND AROUND AIRPORTS

Solar facilities using photovoltaic panels or mirror concentration systems may be perceived as attracting birds or causing light reflection and glare. While research is mixed on this topic, such potential issues would be of greatest concern around active airports.

Pierce County regulates development activities on and around airports through a combination of Zoning Development Regulations and Airport Overlay Development Regulations (Title 18A). Airports governed by either of these regulations include:

- Thun Field (EC zone, Area of Influence Overlay)
- Tacoma Narrows (EPF-RAN and EPF-RAS zones, Rural Airport Overlay)
- Shady Acres (MSF zone, Small Airports Overlay)
- Spanaway Field (ROC zone)
- Eatonville Airport (Small Airports Overlay)
- McChord Air Force Base (Accident Potential Zone Overlay)
- Swanson Field (Small Airports Overlay)

The proposal, as previously discussed, would change zoning on and around certain airports to allow certain size solar facilities with an Administrative Use Permit or Conditional Use Permit. As part of this permit, the airport must comply with any applicable Airport Overlay regulations in Chapter 18A.60. For example, the regulations in Chapter 18A.60 prohibit land uses that attract concentrations of birds or waterfowl, as well as prohibit land uses that emit light, glare, or reflection and interfere with a pilot's vision.

Furthermore, land uses on any active airport must be approved by the FAA to ensure compatibility with airport operations.

BACKGROUND

Small-scale residential rooftop and ground-mounted solar equipment is becoming increasingly financially viable in western Washington due to decreasing equipment costs and the ability to sell back excess power generated. Where private solar equipment is not practical, medium-scale “community solar” facilities allow a group of customers to pool their resources into a single shared

installation located nearby. The state is also experiencing increased development of utility-scale solar facilities, which add to the existing energy mix of large-scale electricity utilities.

To further encourage the use of solar energy, the state and Federal government provide a broad mix of solar energy incentives through rebates, grants, tax credits, and exemptions. However, existing zoning may hinder the development of solar power facilities. Solar power facilities are prohibited in much of unincorporated Pierce County. And where property owners may want to install rooftop or ground-mounted solar equipment, it's not clear whether it is permitted as an accessory use.

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

**Chapter 18A.15
DENSITY, SETBACKS, AND LOT DIMENSION**

Sections:

18A.15.010 General Provisions.

18A.15.020 Residential Density.

18A.15.030 Lot Dimension.

18A.15.040 Setback and Height.

18A.15.040 Setback and Height.

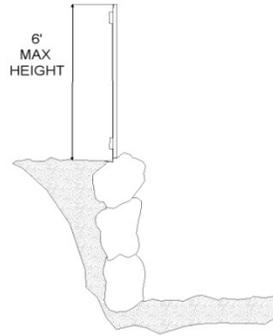
B. **Situational Setback and Height Provisions.** This subsection provides setback and height provisions in lieu of those set forth in Tables 18A.15.040-1 and -2. These provisions are applicable, unless the setback or height has already been altered through a variance, Planned Development District (PDD) or Conditional Use Permit (CP) process; in which case further exceptions, reductions or deviations shall not be allowed unless another variance is approved.

2. All Yards.

- a. **Wetland/Fish and Wildlife Habitat Areas.** For sites that contain wetlands and/or fish and wildlife habitat areas, see Title 18E PCC for additional buffer and setback provisions that may be applicable.
- b. **Pipestem Lots.** Pipestem lots shall have setbacks of 15 feet from all property lines in a rural or resource zone except for lots of one-half acre in size or less which may use a setback of 10 feet from all property lines and 10 feet from all property lines in an urban zone, for both principal and accessory structures. Garages shall be set back such that a 25-foot driveway/approach to the garage can be accommodated on site.
- c. **Shared Access Facility.** If the only access to a lot is a shared access facility, the lot shall be considered a pipestem for the purpose of setbacks. Setbacks from a shared access facility, for lots not using the shared access facility for access, shall be the applicable interior setback. If a shared access facility is used to provide vehicle access to a non-residential project, the structure setback to the shared access facility shall be zero.
- d. **Fences and Retaining Walls.** Fences and retaining walls may be erected within required setbacks to a maximum height of 6 feet, or a maximum height of 8 feet for security fencing necessary for a Utility Use, Industrial Use, or an Agricultural Use; provided all applicable sight distance requirements of Title 17B PCC are met.
 - (1) The height of a fence shall be measured from a point on the ground immediately adjacent to the fence to the top of the fence. The height of a

fence located on a rockery, retaining wall, or berm shall be measured from the ground on the high side of the rockery, retaining wall, or berm to the top of the fence. The top of a fence shall include all attachments, ornamentation, and security devices such as barbed wire. See Figure 18A.15.040-3.

FIGURE 18A.15.040-3



- e. **Projections.** The following projections into required setbacks are allowed individually or together, but in no case shall the building or structure be allowed closer than 3 feet to the property line, except as allowed in Tables 18A.15.040-1 and -2.
- (1) Fireplace structures, bay or garden windows, stair landings, ornamental features, or similar structures may project into any setback; provided such projections are:
 - (a) Limited to two per required yard;
 - (b) Not wider than 10 feet;
 - (c) Not more than 2 feet into an interior or rear setback; and
 - (d) Not more than 3 feet into a front setback.
 - (2) Uncovered decks and patios which do not exceed 30 inches from finished lot grade may project into any setback; provided such projections do not extend more than 5 feet into a front setback.
 - (3) Wheelchair ramps may project into any required setback.
 - (4) Eave overhangs may project 2 feet into any required setback.
 - (5) Church spires, belfries, domes, chimneys, antennas, satellite dishes, ventilation stacks or similar structures, may project beyond the height limit; provided the structure is set back 1 additional foot for every foot said structure exceeds the height limitation in the underlying zone classification.
 - (6) Rooftop mechanical equipment, ~~to include~~ not including solar energy equipment, may project 10 feet above the height limit of the zone; provided all equipment is set back 10 feet from the edge of the roof. See also PCC 18J.15.155 for mechanical equipment screening design standards which may apply.

- (7) Solar energy and solar thermal equipment less than six feet in height may project into setbacks, but in no case shall the equipment be allowed closer than 5 feet to the property line. Solar equipment not associated with a single-family or duplex residence may project 10 feet above the height limit of the zone; provided all equipment is set back 10 feet from the edge of the roof. See also PCC 18J.15.155 for mechanical equipment screening design standards which may apply.

**Chapter 18A.17
PIERCE COUNTY (OUTSIDE OF COMMUNITY PLAN AREAS) USE TABLE**

- Sections:**
18A.17.005 **Applicability.**
18A.17.010 **Urban Zone Classifications.**
18A.17.020 **Rural and Resource Zone Classifications.**

18A.17.010 **Urban Zone Classifications.**

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)						
	Urban Residential			Urban Districts			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	MUD: Mixed Use District	HRD: High Density Residential District	[Reserved]	[Reserved]
		MSF		MUD	HRD		
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Generation Facilities		A2		A3	C3		

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)							
	Urban Centers and Employment Centers					Other Zones		
	MUC : Major Urban Center	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	EC: Employment Center	CE: Community Employment	PR: Park and Recreation	PI: Public Institution
MUC	CC	AC	NC	EC	CE	PR	PI	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.								
Electrical Generation Facilities	A3	A3	A3	C3	C		C3	C3

18A.17.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020)									
	Rural Centers					Resource Lands and Other Zones				
	RAC:	Rural Activity Center				FL:	Forest Lands			
	GC:	Gateway Community				ARL:	Agricultural Resource Lands			
	RNC:	Rural Neighborhood Center				PI:	Public Institution			
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.										
Electrical Generation Facilities	C3		C3			C		C3	C4	

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020)									
	Rural Residential									
	R10: Rural 10					R40: Rural 40				
	R20: Rural 20					R5: Rural 5				
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.										
Electrical Generation Facilities	C	C	C4							

**Chapter 18A.18
ALDERTON-McMILLIN USE TABLE**

- Sections:**
18A.18.005 **Applicability.**
18A.18.010 **Urban Zone Classifications.**
18A.18.020 **Rural and Resource Zone Classifications.**

18A.18.010 **Urban Zone Classifications.**

ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)							
Use Categories and Use Types	Urban Residential			Employment Centers and Other Zones			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	EC: Employment Center	[Reserved]	[Reserved]	PR: Park and Recreation
		MSF		EC			PR
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Generation Facilities		A2		C			C3

18A.18.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	ALDERTON-McMILLIN Rural and Resource Zone Classifications (Table 18A.18.020)							
	Rural Centers		Resource Lands and Other Zones		Rural Residential			
	RIC: Rural Industrial Center NC: Rural Neighborhood Center		ARL: Agricultural Resource Lands PR: Park and Recreation		R10: Rural 10 R20: Rural 20 RF: Rural Farm R5: Rural 5			
	RIC	RNC	ARL	PR	R10	R20	RF	R5
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.								
Electrical Generation Facilities	C3	C3		C4	C	C	C4	C

**Chapter 18A.19
ANDERSON AND KETRON ISLANDS USE TABLE**

- Sections:**
18A.19.005 **Applicability.**
18A.19.020 **Rural and Resource Zone Classifications.**

18A.19.020 **Rural and Resource Zone Classifications.**

Use Categories and Use Types	ANDERSON AND KETRON ISLANDS Rural and Resource Zone Classifications (Table 18A.19.020)					
	ANDERSON ISLAND				KETRON ISLAND	
	Rural Centers	Rural Residential and Other Zones		Resource Lands	Rural Centers	Rural Residential
	RNC: Rural Neighborhood Center	R10: Rural 10 RF: Rural Farm		ARL: Agricultural Resource Land	RNC: Rural Neighborhood Center	R10: Rural 10
	RNC	R10	RF	ARL	RNC	R10
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.						
Electrical Generation Facilities	C3	C	C4		C3	C

**Chapter 18A.20
BROWNS POINT/DASH POINT USE TABLE**

- Sections:**
18A.20.005 **Applicability.**
18A.20.010 **Urban Zone Classifications.**

18A.20.010 **Urban Zone Classifications.**

Use Categories and Use Types	BROWNS POINT/DASH POINT Urban Zone Classifications (Table 18A.20.010)		
	Urban Residential		Urban Center
	SF: Single-Family	[Reserved]	NC: Neighborhood Center
	SF		NC
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.			
Electrical Generation Facilities	A2		C3

**Chapter 18A.22
FREDERICKSON USE TABLE**

Sections:
18A.22.005 **Applicability.**
18A.22.010 **Urban Zone Classifications.**

18A.22.010 Urban Zone Classifications.

FREDERICKSON Urban Zone Classifications (Table 18A.22.010)							
Urban Residential							
Use Categories and Use Types	MHR: Moderate- High Density Residential	MSF: Moderate Density Single- Family	SF: Single- Family	RR: Residential Resource	[Reserved]	[Reserved]	[Reserved]
	MHR	MSF	SF	RR			
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Generation Facilities	C3	A2	A2	A2			

FREDERICKSON Urban Zone Classifications (18A.22.010)							
Use Categorie s and Use Types	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use Distric t	ROC: Residentia l/ Office- Civic	PR: Park and Recreatio n	EC: Employe ment Center	CE: Community Employme nt	ES: Employe ment Service	[Reserved]
	MUD	ROC	PR	EC	CE	ES	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Generatio n Facilities	A3	A3	C3	C		A3	

**Chapter 18A.23
GIG HARBOR PENINSULA USE TABLE**

- Sections:**
18A.23.005 **Applicability.**
18A.23.010 **Urban Zone Classifications.**
18A.23.020 **Rural and Resource Zone Classifications.**

18A.23.010 **Urban Zone Classifications.**

Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Residential				Urban Employment Centers		
	MSF: Moderate Density Single- Family	SF: Single- Family	[Reserved]	[Reserved]	CE: Community Employment	PI: Public Institution	[Reserved]
	MSF	SF			CE	PI	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Generation Facilities	A2	A2				C3	

Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Centers and Other Zones						
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	MUD: Mixed Use District	PR: Park and Recreation		
	CC*	AC**	NC	MUD	PR		
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Generation Facilities	A3	A3	C3	A3	C3		

18A.23.020 Rural and Resource Zone Classifications.

GIG HARBOR PENINSULA Rural and Resource Zone Classifications (Table 18A.23.020)											
Use Categories and Use Types	Rural Centers			Rural Residential, Resource Lands and Other Zones							
	RNC:	Rural Neighborhood Center		R10:	Rural 10						
	EPF- RAS:	Essential Public Facility- Rural Airport South		R5:	Rural 5					RSR:	Rural Sensitive Resource
	EPF- RAN:	Essential Public Facility- Rural Airport North		ARL:	Agricultural Resource Lands						
				PR:	Park and Recreation						
			RF:	Rural Farm							
	RNC	EPF- RAS	EPF- RAN	R10	R5	RSR	ARL	PR	RF		
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.											
Electrical Generation Facilities	C3	C4	C4	C4	C4	C4		C4	C4		

**Chapter 18A.24
GRAHAM USE TABLE**

- Sections:**
18A.24.005 **Applicability.**
18A.24.010 **Urban Zone Classifications.**
18A.24.020 **Rural and Resource Zone Classifications.**

18A.24.010 Urban Zone Classifications.

Use Categories and Use Types	GRAHAM Urban Zone Classifications (Table 18A.24.010)					
	Urban Residential		Urban Districts		Urban Employment Centers and Other Zones	
	MHR: Moderate High Density Residential	SF: Single- Family	MUD: Mixed Use District	[Reserved]	CE: Community Employment	PR: Park and Recreation
	MHR	SF	MUD	[Rsvd]	CE	PR
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.						
Electrical Generation Facilities	C3	A2	A3			C3

18A.24.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Centers			Resource Lands		
	RAC:	Rural Activity Center		FL:	Forest Lands	
	RNC:	Rural Neighborhood Center		ARL:	Agricultural Resource Lands	
			PR:	Park and Recreation		
	RAC	RNC	[Reserved]	FL	ARL	PR
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.						
Electrical Generation Facilities	C3	C3		C4		C4

Use Categories And Use Types	GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020)						
	Rural Residential						
	R10:	Rural 10			RF:	Rural Farm	
	R20:	Rural 20			R5:	Rural 5	
RSR:	Rural Sensitive Resource						
	R10	R20	RSR	RF	R5	[Reserved]	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Generation Facilities	C2-5	C2-5	C1,2	C4	C		

**Chapter 18A.26
KEY PENINSULA USE TABLE**

- Sections:**
18A.26.005 **Applicability.**
18A.26.020 **Rural and Resource Zone Classifications.**

18A.26.020 **Rural and Resource Zone Classifications.**

Use Categories and Use Types	KEY PENINSULA Rural and Resource Zone Classifications (Table 18A.26.020)							
	Rural Centers		Resource Lands		Rural Residential and Other Zones			
	RAC:	Rural Activity Center	ARL:	Agricultural Resource Lands	R10:	Rural 10		
	RNC:	Rural Neighborhood Center			RSR:	Rural Sensitive Resource		
				RF:	Rural Farm			
				PR:	Park and Recreation			
	RAC	RNC	ARL	[Rsvd]	R10	RSR	RF	PR
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.								
Electrical Generation Facilities	C3	C3			C	C	C4	C4

**Chapter 18A.27
MID-COUNTY USE TABLE**

- Sections:**
18A.27.005 **Applicability.**
18A.27.010 **Urban Zone Classifications.**
18A.27.020 **Rural and Resource Zone Classifications.**

18A.27.010 Urban Zone Classifications.

Use Categories and Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)							
	Urban Residential			Urban Centers			Employment Centers and Other Zones	
	RR: Residential Resource MHR: Moderate High Density Residential SF: Single Family			CC: Community Center NC: Neighborhood Center MUD: Mixed Use District			CE: Community Employment PR: Park and Recreation	
	RR	MHR	SF	CC	NC	MUD	CE	PR
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.								
Electrical Generation Facilities	A2	C3	A2	A3	C3	A3		C3

18A.27.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	MID-COUNTY Rural and Resource Zone Classifications (Table 18A.27.020)					
	Rural Centers		Resource Lands and Other Zones		Rural Residential	
	RNC: Rural Neighborhood Center		ARL: Agricultural Resource Lands PR: Park and Recreation		RSep: Rural Separator RF: Rural Farm	
	RNC	[Rsvd]	ARL	PR	RSep	RF
UTILITIES USE CATEGORY: See 18A.33.230 for Description of Utilities Use Categories.						
Electrical Generation Facilities	C3			C4	C	C4

**Chapter 18A.28
PARKLAND-SPANAWAY-MIDLAND USE TABLE**

Sections:
18A.28.005 **Applicability.**
18A.28.010 **Urban Zone Classifications.**

18A.28.010 Urban Zone Classifications.

PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)							
Urban Residential							
Use Categories and Use Types	MHR: Moderate- High Density Residential	MSF: Moderate Density Single- Family	SF: Single- Family	RR: Residential Resource	HSF: High Density Single- Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
UTILITIES USE CATEGORY: See 18A.33.230 for Description of Utilities Use Categories.							
Electrical Generation Facilities	C3	A2	A2	A2			

PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)							
Urban Districts and Other Zones							
Use Categorie s and Use Types	MUD: Mixed Use Distric t	CMUD: Commercia l Mixed Use District	OMUD: Office- Residentia l Mixed Use District	[Reserved]	ROC: Residential / Office- Civic	[Reserved]	PR: Park and Recreatio n
	MUD	CMUD	OMUD		ROC		PR
UTILITIES USE CATEGORY: See 18A.33.230 for Description of Utilities Use Categories.							
Electrical Generation Facilities	A3	A3	A3		A3		C3

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	CC: Communit y Center	AC: Activit y Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research - Office	[Reserved]
	CC	AC	NC		CE	RO	
UTILITIES USE CATEGORY: See 18A.33.230 for Description of Utilities Use Categories.							
Electrical Generatio n Facilities	A3	A3	C3			A3	

**Chapter 18A.29
SOUTH HILL USE TABLE**

Sections:
18A.29.005 **Applicability.**
18A.29.010 **Urban Zone Classifications.**

18A.29.010 Urban Zone Classifications.

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010)						
	Urban Residential				Employment Centers		
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	EC: Employment Center	ES: Employment Service
	MHR	MSF	RR	HSF		EC	ES
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Generation Facilities	C3	A2	A2			C	A3

Use Categories and Use Types	SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Districts and Other Zones						
	MUD: Mixed Use District	HRD: High Density Residential District	ROC: Residential / Office- Civic	[Reserved]	[Reserved]	[Reserved]	PR: Park and Recreation
	MUD	HRD	ROC				PR
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Generation Facilities	A3	C3	A3				C3

Use Categories and Use Types	SOUTH HILL						
	Urban Zone Classifications (Table 18A.29.010)						
	Urban Centers						
	[Reserved]	CC: Communit y Center	AC: Activit y Center	NC: Neighborhood Center	UV: Urban Villag e	[Reserved]	[Reserved]
		CC	AC	NC	UV		
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Generation Facilities		A3	A3	C3	A3		

**Chapter 18A.31
UPPER NISQUALLY USE TABLE**

Sections:

- 18A.31.005** **Applicability.**
- 18A.31.020** **Rural and Resource Zone Classifications.**

18A.31.020 **Rural and Resource Zone Classifications.**

UPPER NISQUALLY										
Rural Zone Classifications (Table 18A.31.020)										
Use Categories and Use Types	VC: Village Center TC: Tourist Commercial			R10: Rural 10 R20: Rural 20 R40: Rural 40 RF: Rural Farm				FL: Forest Land ARL: Agricultural Resource Lands PR: Park and Recreation		
	VC	TC	VR	R10	R20	R40	RF	FL	ARL	PR
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.										
Electrical Generation Facilities	C3		C3	C	C	C	C4	C		C4

Chapter 18A.33
USE CATEGORY DESCRIPTION

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.**
- 18A.33.295 South Hill EC Use Exception.**

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, and 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 collocation 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 seven 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, or stealth, camouflaged, or concealed monopole towers with associated antennas or dishes not exceeding 150 feet in height and meeting the criteria for a camouflaged or concealed design in PCC 18J.15.270 G. 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.
- Level 5:** Telecommunication towers with associated antenna or dishes over 150 feet in height, that are used for: (1) emergency services including, but not limited to, fire, police, and ambulance services; and (2) public utility services including, but not limited to, electric, water and wastewater. 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, solar energy facilities, solar thermal 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:** A solar energy facility or solar thermal facility that has a total coverage area of one acre or less.
- Level 3:** A solar energy facility or solar thermal facility that has a total coverage area of five acres or less.
- Level 4:** A solar energy facility or solar thermal facility of any size.
- Level 25:** 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 including compression and liquification.

- 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.
- 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. **Surface Water Management Activities.** Surface Water Management Activities Use Type includes activities undertaken to reduce flooding, protect water quality and preserve natural drainage courses. The activities and uses include stormwater facilities, flood plain reconnection, channel restoration, flood management actions, levees/revetments, and associated habitat restoration activities.
- 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.
- Level 1:** Total enclosed floor area up to 1,000 heated square feet or up to 4,000 unheated square feet.
 - Level 2:** Total enclosed floor area greater than 1,000 square feet.

Chapter 18A.36
ACCESSORY DEVELOPMENT – GENERAL

Sections:

- 18A.36.010 Purpose.**
- 18A.36.020 General Provisions for Accessory Uses and Structures.**
- 18A.36.030 Cargo Container Storage.**
- 18A.36.040 Mobile Food Service.**
- 18A.36.050 Cafeteria.**
- 18A.36.060 General Accessory Use List.**
- 18A.36.070 Accessory Uses in Agricultural Resource Lands.**

18A.36.020 General Provisions for Accessory Uses and Structures.

- A. In all zones, there shall be no limit as to the number of accessory uses allowed on a lot provided:
 - 1. ~~The use is not prohibited from locating in the zone classification;~~
 - 2. The use meets all applicable development regulations; and
 - 3. The use is accessory to a lawfully established principal use.
- B. All accessory uses must be customarily incidental and subordinate to the principal building or use of the lot upon which it is located.
- C. At such time as the principal use or structure is discontinued, all accessory uses and structures to the principal use or structure shall also be discontinued or removed.
- D. Where there is a question regarding the inclusion or exclusion of a particular accessory use within any zone classification, the Director shall have the authority to make the final determination. The determination shall be based upon the general standards of this Section and an analysis of the compatibility of the use or structural size and placement with consideration of the predominant surrounding land use pattern and with the permitted principal uses of the zone classification.

18A.36.060 General Accessory Use List.

- A. The following uses may be allowed accessory to principal uses found in one or more use categories.
 - 1. Antennae and satellite dishes for private telecommunication services;
 - 2. Decks and patios;
 - 3. Storage of equipment used for on-site landscape and grounds maintenance;
 - 4. Food service facilities for use primarily by employees with no exterior advertisement of the facility;
 - 5. Incidental storage of equipment, raw materials and finished products sold or manufactured on site and storage of agricultural products produced on site;
 - 6. Non-commercial recreational facilities and areas (indoor or outdoor), including swimming pools, for exclusive use by employees, or patrons, depending upon the principal land use;
 - 7. On-site hazardous waste treatment and storage;

8. Private docks and mooring facilities;
9. Retaining walls, free-standing walls, and fences;
10. Small-scale composting facility which meets State and local solid waste regulations;
11. Solid waste impoundments;
12. Waste-to-energy facilities designed to burn less than 12 tons per day;
13. **Employee Housing.**
 - a. Dwelling units used exclusively for agricultural workers on the same site as the commercial agricultural activity. This housing is distinguished by shared kitchen/dining areas as well as shared restroom/shower facilities. Each unit requires internal building access. Any provisions for cooking facilities within an individual sleeping unit are prohibited;
 - b. Dwelling units used exclusively for caretaker or superintendent and their family on the same site as the commercial or industrial use;
14. Wind power electrical generation equipment meeting the following standards in all categories except residential. See PCC 18A.37.090 for standards specific to residential use:
 - a. Non-turbine/generators are permitted subject to the following standards:
 - (1) Noise generation:
 - (a) Noise generated from the unit may not exceed 57 dBA (sound pressure level in decibels) at the adjacent property lines when adjacent to residential use or urban or rural residential zoning;
 - (b) Noise generated from the unit may not exceed 60 dBA at the adjacent property lines when adjacent to urban or rural commercial uses or zoning; and
 - (c) Noise generated from the unit may not exceed 65 dBA at the adjacent property lines when adjacent to urban or rural industrial uses or zoning.
 - (2) Support structures are permitted and must comply with the development standards;
 - (3) Must be in compliance with applicable county, state and federal regulations; and
 - (4) Must comply with all bulk requirements of the zone classification to include, but not limited to, height and setbacks.
 - b. Freestanding wind turbine/generators are permitted subject to the provided standards:
 - (1) Noise generation:
 - (a) Noise generated from the unit may not exceed 57 dBA (sound pressure level in decibels) at the adjacent property lines when adjacent to residential use or urban or rural residential zoning;
 - (b) Noise generated from the unit may not exceed 60 dBA at the adjacent property lines when adjacent to urban or rural commercial uses or zoning; and
 - (c) Noise generated from the unit may not exceed 65 dBA at the adjacent property lines when adjacent to urban or rural industrial uses or zoning.
 - (2) The rated capacity may not exceed 10 kilowatts, except when documentation is submitted to the Planning and Public Works Department

- justifying the need for greater kilowatt generators whose primary use is electricity generation to be used on the project site;
- (3) Support structures are permitted and must comply with the development standards;
 - (4) Setback requirement that is consistent with zoning or 50 foot minimum setback to center of turbine/generator, whichever is greater;
 - (5) Height requirement that is consistent with the zoning; or 50 foot setback increases for every foot greater than maximum height stipulated by the Zoning Code, but not to exceed a maximum height of 100 feet;
 - (6) The outer and innermost guy wires must be clearly visible through the use of covers, flagging or other methods to a height of 6 feet above the guy wire anchors;
 - (7) The guy wire anchors must be a minimum of 20 feet from all property lines; and
 - (8) Must be in compliance with applicable county, state and federal regulations.
15. Maintenance of the equipment, vehicles, and machinery used to support a principal use; and
16. Personal hobby activities, limited to uses and activities permitted to take place within a residence or residential accessory structure per appropriate building and fire codes.
- a. Personal hobby activities shall be undertaken for personal use only and shall not be used to generate income of any sort.
 - b. Personal hobby activities may not include uses that together would constitute a dwelling unit.
17. Solar Energy Equipment and Solar Thermal Equipment

Chapter 18A.37
ACCESSORY DEVELOPMENT – RESIDENTIAL

Sections:

- 18A.37.010 Purpose.**
- 18A.37.020 General Provisions for Residential Accessory Uses and Structures.**
- 18A.37.030 Accessory Use List.**
- 18A.37.040 Bed and Breakfast (B&B) and Short-Term Vacation Rentals (VR).**
- 18A.37.050 Cargo Container Storage.**
- 18A.37.060 Animals.**
- 18A.37.070 Motor Tracks.**
- 18A.37.080 Vehicle Parking.**
- 18A.37.090 Wind Power.**
- 18A.37.100 Day Care.**
- 18A.37.110 Home Occupation.**
- 18A.37.120 Accessory Dwelling Unit (ADU).**
- 18A.37.130 Solar Energy.**

18A.37.130 Solar Energy.

- A. Solar energy equipment and solar thermal equipment may be allowed as an accessory use on a lot; provided that the equipment primarily serves the residence.
- B. Solar energy equipment and solar thermal equipment may be allowed as an accessory use on a subdivision tract; provided that the equipment primarily serves the residences within the subdivision.
- C. Solar energy equipment and solar thermal equipment shall be subject to the following restrictions, in addition to any applicable development regulations:
 - 1. For lots less than one-half acre, only roof-mounted solar equipment is allowed;
 - 2. For lots one-half acre or greater or for subdivision tracts of any size, solar equipment is allowed provided that any ground-mounted installation does not exceed 20 feet in height;
 - 3. The equipment must comply with height limits and side setbacks for the underlying zone, with certain projections only allowed into setbacks pursuant to 18A.15.040.B.2.e.7

**Chapter 18A.60
AIRPORT OVERLAYS**

18A.60.090 Rural Airport Overlay.

B. **Restriction on Uses Permitted.** The following uses shall be permitted in the Rural Airport Overlay pursuant to the process described in Table 18A.60.090-1.

Table 18A.60.090-1. Rural Airport Overlay	
Use Category and Use Type	Permit Process
Residential Use Category	
Single-family Detached Housing	P
Civic Use Category	
Community and Cultural Services	C1
Public Safety Services	C1
Recreation, Non-Profit	P1;C2,3,4
Transportation	P1;C2,3
Utilities Use Category	
Telecommunication Towers or Wireless Facilities	P1;C2,3
Electrical Facilities	P
Electrical Generation Facilities	C
Natural Gas Facilities	P1,2;C3,4
Organic Waste Processing Facilities	C
Pipelines	P
Sewage Collection Facilities	P*
Stormwater Facilities	P
Waste Transfer Facilities	P1
Water Supply Facilities	P1;C2
Utilities or Public Maintenance Facilities	C
Resource Use Category	
Agritourism	C
Agricultural Supply Sales	C1

Table 18A.60.090-1. Rural Airport Overlay	
Use Category and Use Type	Permit Process
Agricultural Services	C
Animal Production, Boarding and Slaughtering	P1
Crop Production	P1
Forestry	P1
Surface Mines	C
Commercial Use Category	
Amusement and Recreation	C4,5,6
Building Materials and Garden Supply	C5
Lodging	C1
Industrial Use Category	
Contractor Yards	C

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

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

18J.15.040 Landscape Buffers

Table 18J.15.040-1: Perimeter Landscape Buffering: Minimum Landscape Levels						
Existing Uses Proposed Uses	Detached Single- Family/Two- Family Use Type	Attache d Single- Family/ Multi- Family Use Type	Mobil e Home Parks Use Type	Senior Housing/Nursin g Homes Use Type	Fraternity and Sorority House/Grou p Home Use Types	Civic/Utilit y Use Category
Single-Family/Two-Family Developments		L2 or F1	n/a	L1	L1	L1 (1)
Multi-Family Use Type	L3		L1	L2	L1	L2 (1)
Mobile Home Parks Use Type	L2	L2		n/a	n/a	L2 (1)
Senior Housing/ Nursing Home Use Types	L2	L1	L1		L2	L1 (1)
Fraternity Sorority House/Group Home Use Types	L2	n/a	n/a	L2		L1 (1)
Civic/Utility Use Category	(3)	(3)	(3)	(3)	(3)	(3)
Office/Business Use Category	L3	L3	L3	L3	L3	L1 (1)
Resource Use Category	(4)	(4)	(4)	(4)	(4)	(4)

Table 18J.15.040-1: Perimeter Landscape Buffering: Minimum Landscape Levels						
Existing Uses Proposed Uses	Detached Single- Family/Two- Family Use Type	Attache d Single- Family/ Multi- Family Use Type	Mobil e Home Parks Use Type	Senior Housing/Nursin g Homes Use Type	Fraternity and Sorority House/Grou p Home Use Types	Civic/Utilit y Use Category
Commercial Use Category / Solar Facility Use Type	L3	L3	L3	L3	L3	L1 (1)
Industrial Use Category	L3	L3	L3	L3	L3	L1 (1)

Table 18J.15.040-1: Perimeter Landscape Buffering: Minimum Landscape Levels (continued)						
Existing Uses Proposed Uses	Office/ Business Use Category	Resource Use Category	Commercial Use Category / Solar Facility Use Type	Industrial Use Category	Arterials	Rural SR and Highways
Single- Family/Two- Family Developments	L2 or F1	L2 or F1 (2)	L2 or F1	L3 or F1	L3 (5)	L4
Multi-Family Use Type	L2	L2 (2)	L2	L3	L2	L4
Mobile Home Parks Use Type	L2 or F1	L2 or F1 (2)	L2 or F1	L3	L2	L4
Senior Housing/ Nursing Home Use Types	L2	L2 (2)	L2	L3	L2	L4
Fraternity/Sorority House Use Type	L2 or F1	L2 or F1 (2)	L2 or F1	L3	L2	L4
Civic/Utility Use Category	(3)	(3)	(3)	(3)	(3)	(3)
Office/Business Use Category		n/a	n/a	n/a	L2	L4
Resource Use Category	(4)	(4)	(4)	(4)	(4)	(4)

Table 18J.15.040-1: Perimeter Landscape Buffering: Minimum Landscape Levels (continued)						
Existing Uses Proposed Uses	Office/ Business Use Category	Resource Use Category	Commercial Use Category / Solar Facility Use Type	Industrial Use Category	Arterials	Rural SR and Highways
Commercial Use Category / Solar Facility Use Type	n/a	n/a		n/a	L2	L4
Industrial Use Category	L2	n/a	L2		L3	L4

Footnotes:

- (1) This landscape level applies only to the following Civic and Utility Use Types: Administrative Governmental Facilities and Services, Community and Cultural Services, Health Services, Day-Care Center, Education, Postal Services/Transportation (Levels 2 and 3 only), Utility or Public Maintenance Facilities, Public Safety Services, Public Park Facilities (Levels 2 and 3 only), Religious Assembly, Communication or Cellular Facilities, Electrical Facilities, Electrical Generation Facilities, Natural Gas Facilities, Water Supply Facilities, Sewage Collection Facilities and Sewage Treatment Facilities.
- (2) This landscape level applies only to the following Resource Use Types: Agricultural Supply or Product Sales, Agricultural Services, Animal Production, Boarding and Slaughtering, Fish Processing, Hatcheries and Aquaculture, Forestry (Level 2 only), Surface Mines and Crop Production (Level 2 only).
- (3) Refer to Table 18J.15.040-2 for landscape buffering requirements for proposed Civic and Utility Use Types.
- (4) Refer to Table 18J.15.040-3 for landscape buffering requirements for proposed Resource Use Types.
- (5) Not applicable on arterials outside of Community Plan Areas.

Table 18J.15.040-2: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Civic and Utility Uses					
Existing Uses Proposed Uses	Detached Single- Family/Two- Family Use Types (4)	Attached Single- Family/Multi- Family Use Types (4)	Mobile Home Park Use Type	Senior Housing/Nursing Homes Use Types	Fraternity and Sorority House/ Group Home Use Types
Administrative Governmental Facilities and Services/Community and Cultural Services/ Health Services Use Types	L3	L3	L3	L3	L3
Day-Care Center Use Type	L3 or F1	L3 or F1	L3 or F1	L3 or F1	L3 or F1
Education Use Type	L2	L2	L2	L2	L1
Postal Services/ Transportation (Levels 2 and 3 only)/Utility or Public Maintenance Facilities Use Types	L3	L3	L3	L3	L3
Recreation, Non- Profit/ Religious Assembly Use Type	L2 (1)	L2 (1)	L2 (1)	L2 (1)	L2 (1)
Communication or Cellular Facilities/ Electrical Facilities/ Electrical Generation Facilities/Natural Gas Facilities/Sewage Collection Facilities/ Water Supply Facilities Use Types (6)	L3 (3)	L3 (3)	L3 (3)	L3 (3)	L3 (3)

Table 18J.15.040-2: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Civic and Utility Uses					
Existing Uses Proposed Uses	Detached Single- Family/Two- Family Use Types (4)	Attached Single- Family/Multi- Family Use Types (4)	Mobile Home Park Use Type	Senior Housing/Nursing Homes Use Types	Fraternity and Sorority House/ Group Home Use Types
Stormwater Facilities Use Types (above ground)	L2	L2	L2	L2	L2
Sewage Treatment Facilities Use Types	L3	L3	L3	L3	L3
Organic Waste Processing Facilities/Waste Disposal Facilities/ Waste Transfer Facilities Use Types	(5)	(5)	(5)	(5)	(5)

Table 18J.15.040-2: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Civic and Utility Uses (continued)							
Existing Uses Proposed Uses	Civic/Utility Use Category	Office/ Business Use Category	Resource Use Category	Commercial Use Category / Solar Facility Use Type	Industrial Use Category	Arterials	Rural SR and Highways
Administrative Governmental Facilities and Services/Community and Cultural Services/ Health Services Use Types	L1 (2)	n/a	n/a	n/a	n/a	L2	L4
Day-Care Center Use Type	L3 or F1	L3	n/a	L3	L3	L2	L4
Education Use Type	L3 or F1	L1	L1	L1	L3	L2	L4
Postal Services/ Transportation (Levels 2 and 3 only)/Utility or Public Maintenance Facilities Use Types	L1 (2)	n/a	n/a	n/a	n/a	L3	L4
Recreation, Non-Profit/ Religious Assembly Use Types	n/a	n/a	n/a	n/a	n/a	L2	L4
Communication or Cellular Facilities/ Electrical Facilities/ Electrical Generation Facilities/Natural Gas Facilities/Sewage Collection Facilities/ Water	L3 (3)	n/a	n/a	n/a	n/a	L3	L4

Table 18J.15.040-2: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Civic and Utility Uses (continued)							
Existing Uses Proposed Uses	Civic/Utility Use Category	Office/ Business Use Category	Resource Use Category	Commercial Use Category / Solar Facility Use Type	Industrial Use Category	Arterials	Rural SR and Highways
Supply Facilities Use Types (6)							
Stormwater Facilities Use Types (above ground)	n/a	n/a	n/a	n/a	n/a	L3	L4
Sewage Treatment Facilities Use Types	L3 (2)	L3	n/a	L3	n/a	L3	L4
Organic Waste Processing Facilities/ Waste Disposal Facilities/Waste Transfer Facilities Use Types	(5)	(5)	(5)	(5)	(5)	L3 (5)	L4 (5)

Footnotes:

- (1) Landscape level is required only along that portion of an interior lot line where parking spaces or aisles are located less than 15 feet from the interior property line.
- (2) Landscape level is required only if the abutting interior use is of an Education, Recreation, Non-profit, Religious Assembly or Community and Cultural Services Use Type.
- (3) Only the Vegetative Screen or Berm requirements of the L3 Landscape Level are required.
- (4) Buffering requirements for this use type shall include areas of subdivisions set aside for active and passive recreation.
- (5) Refer to Solid/Hazardous Waste Handling Facility standards of PCC 18J.15.240.
- (6) See PCC 18J.15.260 for additional exterior screening standards for water supply facilities.

Table 18J.15.040-3: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Resource Uses					
Existing Uses	Detached Single- Family/Two- Family Use Types (3)	Attached Single- Family/ Multi-Family Use Types (3)	Mobile Home Park Use Type	Senior Housing/Nursing Homes Use Types	Fraternity and Sorority House/Group Home Use Types
Proposed Uses					
Agricultural Product Sales Use Type	L3	L3	L3	L3	L3
Agricultural Supply Sales Use Type	L3	L3	L3	L3	L3
Agricultural Services Use Type	L3	L3	L3	L3	L3
Animal Production, Boarding and Slaughtering (Level 1)/ Fish Processing, Hatcheries and Aquaculture Use Types	L2	L2	L2	L2	L2
Animal Production, Boarding and Slaughtering (Level 2)/ Forestry (Level 2 only)/ Surface Mines Use Types	L3	L3	L3	L3	L3
Crop Production Use Type (Level 2 only)	L3	L3	L3	L3	L3

Table 18J.15.040-3: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Resource Uses (continued)							
Existing Uses Proposed Uses	Civic/Utilit y Use Category	Office/Busine ss Use Category	Resourc e Use Categor y	Commerci al Use Category / Solar Facility Use Type	Industri al Use Category	Arterial s	Rural SR and Highway s
Agricultura l Product Sales Use Type	L2 (1)	n/a	n/a	n/a	n/a	L2	L2
Agricultura l Supply Sales Use Type	L2 (1)	n/a	n/a	n/a	n/a	L3	L4
Agricultura l Services Use Type	L2 (1)	L2	n/a	L2	n/a	L3	L4
Animal Production, Boarding and Slaughterin g (Level 1)/ Fish Processing, Hatcheries and Aquacultur e Use Types	L2 (1)	L2	n/a	L2	n/a	L2	L2
Animal Production, Boarding and Slaughterin g (Level 2)/ Forestry (Level 2 only)/ Surface	L2 (1)	L3	L3 (2)	L3	n/a	L3	L4

Table 18J.15.040-3: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Resource Uses (continued)							
Existing Uses Proposed Uses	Civic/Utility Use Category	Office/Business Use Category	Resource Use Category	Commercial Use Category / Solar Facility Use Type	Industrial Use Category	Arterials	Rural SR and Highways
Mines Use Types							
Crop Production Use Type (Level 2 only)	L2 (1)	L2	L3 (2)	L2	n/a	L3	L4

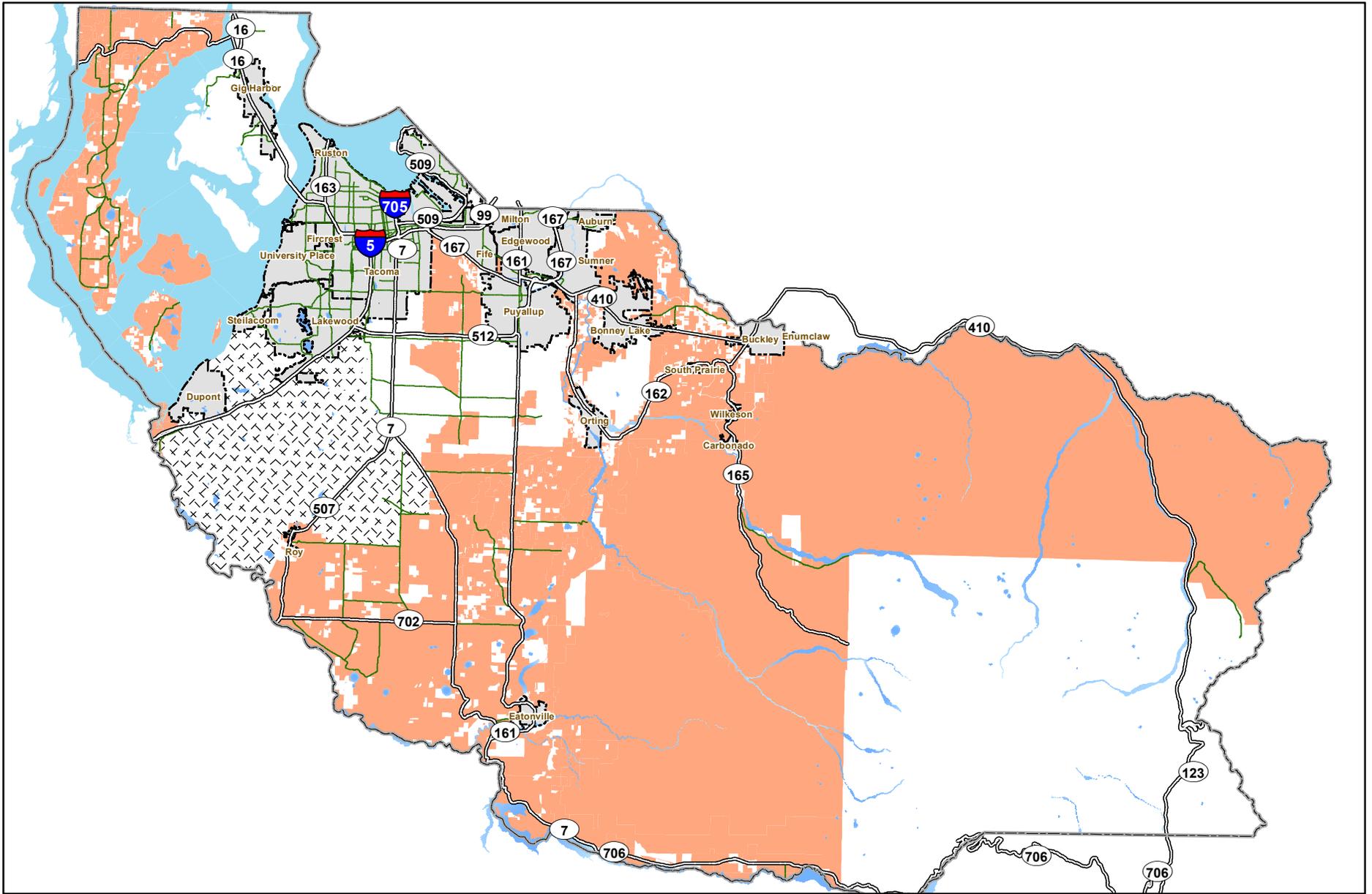
Footnotes:

- (1) This landscape level is required only if the abutting interior use is of an Education, Recreation, Non-profit, Religious Assembly or Community and Cultural Services Use Type.
- (2) This landscape level is required only along that portion of an interior lot line where enclosures or buildings are located less than 35 feet from the interior property line.
- (3) Buffering requirements for this use type shall include areas of subdivisions set aside for active and passive recreation.



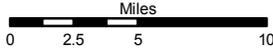
Attachment C Existing and Proposed Areas Zoned for Solar Energy (Maps)

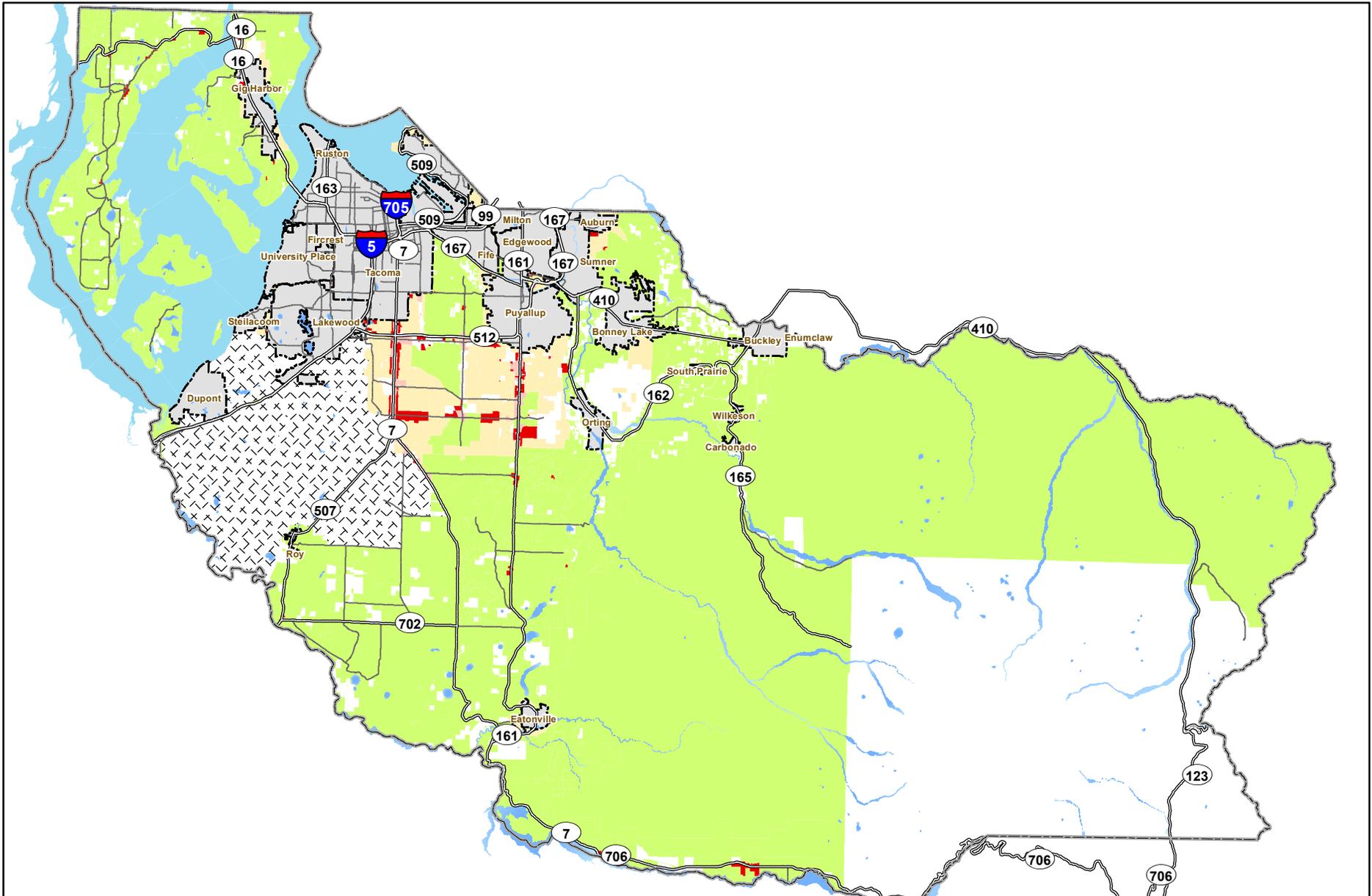
This page intentionally left blank



**Existing Areas Zoned
for Solar Energy**

- Solar Facilities Allowed
- JBLM/Camp Murray
- Municipal Area

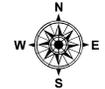
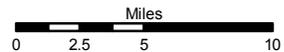




Solar Facilities Would Be Allowed*

 <1 Acre Facility – Administrative Use Permit	 JBLM/Camp Murray
 <5 Acre Facility – Administrative Use Permit	 Municipal Area
 <5 Acre Facility – Conditional Use Permit	
 Any Size Facility – Conditional Use Permit	

Proposed Areas Zoned for Solar Energy



*The map does not reflect certain limitations provided in 18A.60