

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.

Title 18A
Development Regulations – Zoning

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NEW CHAPTER

Chapter 18A.44

ENHANCED SERVICES FACILITIES

Sections:

- 18A.44.010 Purpose.**
- 18A.44.020 Applicability.**
- 18A.44.030 Residential Care Facilities Level 3 and Level 4.**
- 18A.44.040 Residential Care Facilities Level 5.**
- 18A.44.050 Nuisance Abatement.**
- 18A.44.060 Severability.**

18A.44.010 Purpose.

The intent of this Chapter is to minimize incompatibilities between Enhanced Services Facilities and surrounding land uses, reduce the facilities' strain on public services and amenities, and protect the public health, safety and welfare, and public interest.

18A.44.020 Applicability.

The provisions of this Chapter apply to Enhanced Services Facilities, defined as Residential Care Facilities Levels 3 through 5.

18A.44.030 Residential Care Facilities Level 3 and Level 4.

The following provisions apply to Residential Care Facilities Level 3 and Level 4 licensed as Enhanced Services Facilities by the Washington State Department of Social Health Services.

- A. The applicant shall provide a plan demonstrating that the facility can appropriately meet the assessed needs of potential residents through appropriate staffing and reasonable accommodation and can provide for the protection of the public health, safety, and welfare.
- B. The facility shall comply with any applicable policies in the Pierce County Comprehensive Plan.
- C. The facility is required to obtain all necessary certificates and approvals from state and federal agencies prior to the issuance of a certificate of occupancy.
- D. The facility is limited to service only individuals who do not pose a direct threat and a significant risk to others, including where such threat and risk is eliminated through reasonable accommodation.
- E. **Conditional Use Permit.** For an enhanced services facility requiring a Conditional Use Permit, the facility shall be subject to any such conditions or terms as may be necessary to protect the public health, safety and welfare, and public interest. The facility shall be required to obtain a new conditional use permit with any change of ownership or management of the facility.

18A.44.040 Residential Care Facilities Level 5.

The following provisions apply to Residential Care Facilities Level 5 licensed as Enhanced Services Facilities by the Washington State Department of Social Health Services.

- A. The applicant shall provide a plan demonstrating that the facility can safely and appropriately meet the assessed needs of potential residents through appropriate staffing and reasonable accommodation and can provide for the protection of the public health, safety, and welfare. The plan shall demonstrate that any potential security issues are addressed.
- B. The facility shall comply with any applicable policies in the Pierce County Comprehensive Plan.
- C. The facility is required to obtain all necessary certificates and approvals from state and federal agencies prior to the issuance of a certificate of occupancy.
- D. **Conditional Use Permit.** The Conditional Use Permit shall be subject to any such conditions or terms as may be necessary to protect the public health, safety and welfare, and protect the public interest. The facility shall be required to obtain a new conditional use permit with any change of ownership or management of the facility.
- E. **Proximity to Sensitive Uses.** Residential Care Facilities Level 5 shall not be permitted within 1,000 feet of the perimeter grounds of the following entities:
 - 1. Elementary or secondary schools;
 - 2. Playground;
 - 3. Recreation center or facility;
 - 4. Child-care center;
 - 5. Public park;
 - 6. Public transit center;
 - 7. Library;
 - 8. Any parcel containing another Residential Care Facility Level 5 licensed by the Washington State Department of Social Health Services; or
 - 9. Religious assembly.Pierce County shall rely upon the definitions set forth in Chapter 314-55 WAC when identifying the entities listed above.

18A.44.060 Severability.

If any provision of this Chapter or its application to any person or circumstance is held illegal, invalid, or unenforceable, the remainder of the Chapter or the application of the provision to other persons or circumstances shall not be affected.

Chapter 18A.17

PIERCE COUNTY (OUTSIDE OF COMMUNITY PLAN AREAS) USE TABLE

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			

RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories

Group Home		C		C	C		
Mobile Home							
Mobile Home Park		C		P	P		
Multi-Family Housing		C1,3		P	P		
Nursing Homes Residential Care Facilities		CA1,C2,P3,C4		P1-4,C5	P1-3,C4		
Senior Housing		A		P	P		
Single-Family Detached Housing		P		A	P		
Two-Family Housing (Duplex)		P		A	P		

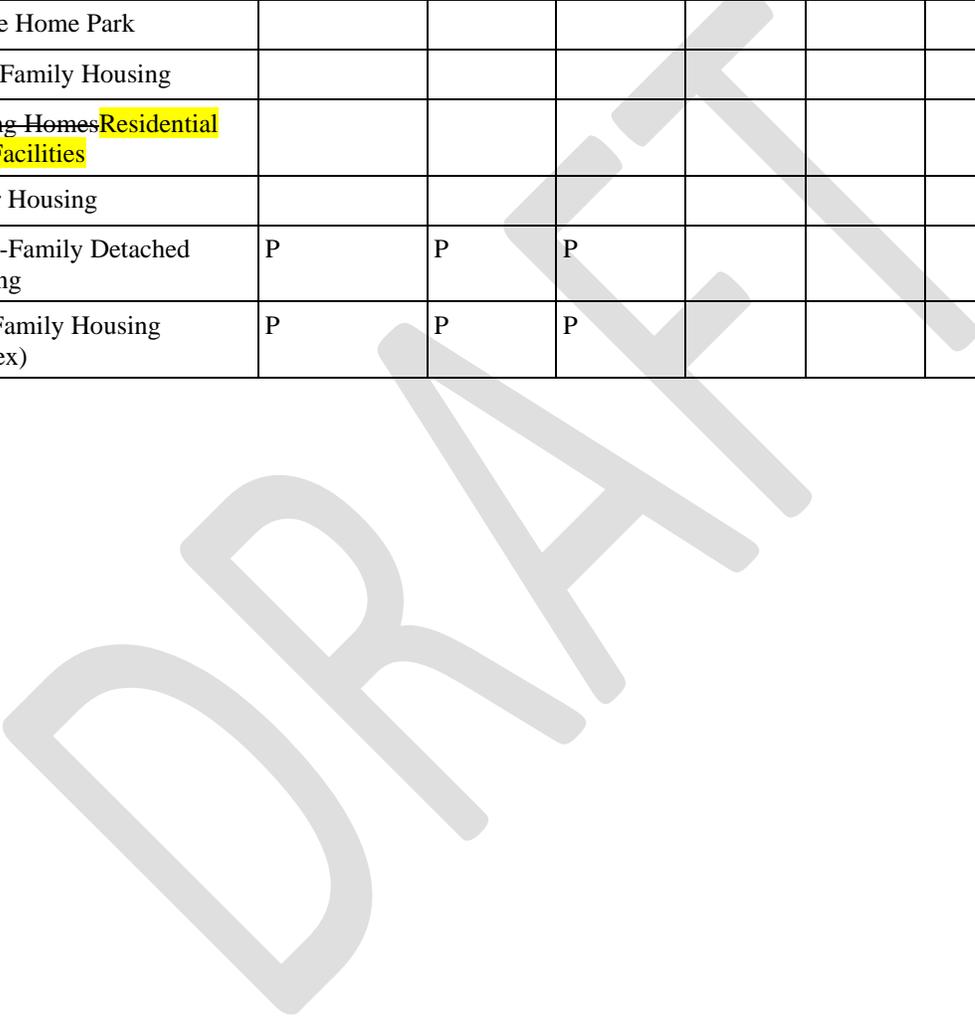
Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)							
	Urban Centers and Employment Centers					Other Zones		
	MUC: Major Urban Center	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	EC: Employment Center	CE: Community Employment	PR: Park and Recreation	PI: Public Institution
	MUC	CC	AC	NC	EC	CE	PR	PI
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.								
Group Home	C	C	C	C				C
Mobile Home								
Mobile Home Park								
Multi-Family Housing	P	P	P	P				
Nursing Homes Residential Care Facilities	P1-4,C5	P1-4,C5	P1-4,C5	P1-4,C5				C2,P3-4,C5
Senior Housing	P	P	P	P				
Single-Family Detached Housing	A	A	A	A				
Two-Family Housing (Duplex)	A	A	A	A				

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 GC: Gateway Community RNC: Rural Neighborhood Center					FL: Forest Lands ARL: Agricultural Resource Lands PI: Public Institution PR: Park and Recreation			
	RAC	GC	RNC	[Rsvd]	[Rsvd]	FL	ARL	PI	PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.									
Group Home	C	C	C			C	C	C	
Mobile Home	P	P	P			P	P		
Mobile Home Park									
Multi-Family Housing									
Nursing Homes Residential Care Facilities	P1-2	P1-2	P1-2					C2	
Senior Housing	P	P	P						
Single Family Detached Housing	P	P	P			P	P		
Two-Family Housing (Duplex)	P	P	P			P	P		

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 R20: Rural 20				R40: Rural 40 R5: Rural 5 RF: Rural Farm			
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]	
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.								
Group Home	C	C	C					
Mobile Home	P	P	P					

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 R20: Rural 20		R40: Rural 40 R5: Rural 5 RF: Rural Farm				
	R10, R20, R40	R5	RF	[Rsvd]	[Rsvd]	[Rsvd]	[Rsvd]
Mobile Home Park							
Multi-Family Housing							
Nursing Homes Residential Care Facilities							
Senior Housing							
Single-Family Detached Housing	P	P	P				
Two-Family Housing (Duplex)	P	P	P				



Chapter 18A.18

ALDERTON-McMILLIN USE TABLE

18A.18.010 Urban Zone Classifications.

Use Categories and Use Types	ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)						
	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
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home		C					
Mobile Home							
Mobile Home Park		C					
Multi-Family Housing		C1,3					
Nursing Homes Residential Care Facilities		A1,C2,P3,C4					
Senior Housing		A					
Single-Family Detached Housing		P					
Two-Family Housing (Duplex)		P					

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 RNC: 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
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.								
Group Home		C	C		C	C	C	C
Mobile Home		P	P		P	P	P	P
Mobile Home Park								
Multi-Family Housing								
Nursing Homes Residential Care Facilities		P1-2						
Senior Housing		P						
Single Family Detached Housing		P	P		P	P	P	P
Two-Family Housing (Duplex)		P	P		P	P	P	P

Chapter 18A.19

ANDERSON AND KETRON ISLANDS USE TABLE

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
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home	C	C	C	C	C	C
Mobile Home	P	P	P	P		
Mobile Home Park						
Multi-Family Housing						
Nursing Homes Residential Care Facilities	PI-2				PI-2	
Senior Housing	P				P	
Single-Family Detached Housing	P	P	P	P	P	P
Two-Family Housing (Duplex)	P	P	P	P	P	P

Chapter 18A.20

BROWNS POINT/DASH POINT USE TABLE

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
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.			
Group Home	C		C
Mobile Home			
Mobile Home Park			
Multi-Family Housing			P5
Nursing Homes Residential Care Facilities	C1,C2,P3,C4		P1-4,C5
Senior Housing	A		P
Single-Family Detached Housing	P		A
Two-Family Housing (Duplex)			A

Chapter 18A.22

FREDERICKSON USE TABLE

18A.22.010 Urban Zone Classifications.

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (Table 18A.22.010)						
	Urban Residential						
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	SF: Single-Family	RR: Residential Resource	[Reserved]	[Reserved]	[Reserved]
	MHR	MSF	SF	RR			
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home	C	C	C	C			
Mobile Home							
Mobile Home Park		C					
Multi-Family Housing	P	C1,3					
Nursing Homes Residential Care Facilities	P1-3,C4	A1,C2,P3,C4	A1,C2,P3,C4	A1			
Senior Housing	P	A	A	A			
Single-Family Detached Housing	(1)	P	P	P			
Two-Family Housing (Duplex)		P		P			

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office-Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Rsvd]
	MUD	ROC	PR	EC	CE	ES	
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home	C						
Mobile Home							
Mobile Home Park							
Multi-Family Housing	P	P					
Nursing Homes Residential Care Facilities	P2-4,C5	P1-4,C5					
Senior Housing		P					
Single-Family Detached Housing	(1)	(1)		(1)	(1)		
Two-Family Housing (Duplex)		P					

Chapter 18A.23

GIG HARBOR PENINSULA USE TABLE

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	[Rsvd]	[Rsvd]	CE: Community Employment	PI: Public Institution	[Rsvd]
	MSF	SF			CE	PI	
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home	C	C				C	
Mobile Home							
Mobile Home Park	P						
Multi-Family Housing							
Nursing Homes Residential Care Facilities	C2,P3,C4	P3,C4			C1-2,P3-4,C5	C2,P3-4,C5	
Senior Housing					C		
Single-Family Detached Housing	P	P					
Two-Family Housing (Duplex)	P						

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
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.					
Group Home				C	
Mobile Home					
Mobile Home Park					
Multi-Family Housing	C	P1,2		P	
Nursing Homes Residential Care Facilities	P3-4,C5	P3-4,C5		P1-4,C5	
Senior Housing				P	
Single-Family Detached Housing	C	P		P	
Two-Family Housing (Duplex)	C	P		P	

18A.23.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	GIG HARBOR PENINSULA Rural and Resource Zone Classifications (Table 18A.23.020)								
	Rural Centers			Rural Residential, Resource Lands and Other Zones					
	RNC: Rural Neighborhood Center EPF-RAS: Essential Public Facility— Rural Airport South EPF-RAN: Essential Public Facility— Rural Airport North			R10: Rural 10 R5: Rural 5 RSR: Rural Sensitive Resource ARL: Agricultural Resource Lands PR: Park and Recreation RF: Rural Farm					
	RNC	EPF-RAS	EPF-RAN	R10	R5	RSR	ARL	PR	RF
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.									

Use Categories and Use Types	GIG HARBOR PENINSULA Rural and Resource Zone Classifications (Table 18A.23.020)								
	Rural Centers			Rural Residential, Resource Lands and Other Zones					
	RNC: Rural Neighborhood Center EPF-RAS: Essential Public Facility— Rural Airport South EPF-RAN: Essential Public Facility— Rural Airport North			R10: Rural 10 R5: Rural 5 RSR: Rural Sensitive Resource ARL: Agricultural Resource Lands PR: Park and Recreation RF: Rural Farm					
	RNC	EPF- RAS	EPF- RAN	R10	R5	RSR	ARL	PR	RF
Group Home				C	C		C		C
Mobile Home									P
Mobile Home Park									
Multi-Family Housing									
Nursing Homes Residential Care Facilities									
Senior Housing									
Single Family Detached Housing				P	P	P	P		P
Two-Family Housing (Duplex)				P	P	P	P		P

Chapter 18A.24

GRAHAM USE TABLE

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
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home	P		P			
Mobile Home						
Mobile Home Park	P					
Multi-Family Housing	P1-4		P5			
Nursing Homes Residential Care Facilities	P1-3,C4	P1-3,C4	P2-4,C5			
Senior Housing	P	P				
Single-Family Detached Housing	P	P				
Two-Family Housing (Duplex)	P					

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 RNC: Rural Neighborhood Center			FL: Forest Lands ARL: Agricultural Resource Lands PR: Park and Recreation		
	RAC	RNC	[Reserved]	FL	ARL	PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home	P	P				
Mobile Home					P	
Mobile Home Park						
Multi-Family Housing						
Nursing Homes Residential Care Facilities	P2	P2				
Senior Housing						
Single Family Detached Housing				P	P	
Two-Family Housing (Duplex)						

Use Categories And Use Types	GRAHAM					
	Rural and Resource Zone Classifications (Table 18A.24.020)					
	Rural Residential					
	R10: Rural 10 R20: Rural 20 RSR: Rural Sensitive Resource			RF: Rural Farm R5: Rural 5		
	R10	R20	RSR	RF	R5	[Reserved]
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home						
Mobile Home	P	P	P	P	P	
Mobile Home Park						
Multi-Family Housing						
Nursing Homes Residential Care Facilities						
Senior Housing						
Single Family Detached Housing	P	P	P	P	P	
Two-Family Housing (Duplex)					P	

Chapter 18A.26

KEY PENINSULA USE TABLE

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 RNC: Rural Neighborhood Center		ARL: Agricultural Resource Lands		R10: Rural 10 RSR: Rural Sensitive Resource RF: Rural Farm PR: Park and Recreation			
	RAC	RNC	ARL	[Rsvd]	R10	RSR	RF	PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.								
Group Home	C	C	C		C	C	C	C
Mobile Home	P	P	P		P	P	P	P
Mobile Home Park								
Multi-Family Housing	C							
Nursing Homes Residential Care Facilities	P1-2	P1-2						
Senior Housing	P	P						
Single Family Detached Housing	P	P	P		P	P	P	P
Two-Family Housing (Duplex)	P	P	P		P	P	P	P

Chapter 18A.27

MID-COUNTY USE TABLE

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
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.								
Group Home	C	C	C	C	C	C		
Mobile Home		C						
Mobile Home Park		C				P		
Multi-Family Housing		P		P	P1,3,5	P		
Nursing Homes Residential Care Facilities		P1-3,C4	P3,C4	P1-4,C5	P1-4,C5	P3-4,C5		
Senior Housing		P		P	P			
Single-Family Detached Housing	P	P	P	P	P	P	(1)	
Two-Family Housing (Duplex)		P		P	P	P		

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	
RESIDENTIAL USE CATEGORY: See 18A.33.210 for Description of Residential Use Categories.						
Group Home	C		C		C	C
Mobile Home						P
Mobile Home Park						
Multi-Family Housing						
Nursing Homes Residential Care Facilities	P1-2					
Senior Housing	P					
Single Family Detached Housing	P		P		P	P
Two-Family Housing (Duplex)	P					P

Chapter 18A.28

PARKLAND-SPANAWAY-MIDLAND USE TABLE

18A.28.010 Urban Zone Classifications.

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	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		
RESIDENTIAL USE CATEGORY: See 18A.33.210 for Description of Residential Use Categories.							
Group Home	C	C	C	C			
Mobile Home							
Mobile Home Park	C	C					
Multi-Family Housing	P	C1,3					
Nursing Homes Residential Care Facilities	P1-3,C4	CA1,C2,P3,C4	CA1,C2,P3,C4		P3,C4		
Senior Housing	P	A	A				
Single-Family Detached Housing	P	P	P	P	P		
Two-Family Housing (Duplex)	P	P					

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Districts and Other Zones						
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office- Residential Mixed Use District	[Rsvd]	ROC: Residential/ Office-Civic	[Rsvd]	PR: Park and Recreation
	MUD	CMUD	OMUD		ROC		PR
RESIDENTIAL USE CATEGORY: See 18A.33.210 for Description of Residential Use Categories.							
Group Home	C				C		
Mobile Home							
Mobile Home Park	P		P				
Multi-Family Housing	P	P5	P		A		
Nursing Homes Residential Care Facilities	P3-4,C5	P3-4,C5	P3-4,C5		A1-2,P3-4,C5		
Senior Housing					A		
Single-Family Detached Housing	P		P				
Two-Family Housing (Duplex)	P		P		A		

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Centers				Employment Centers		
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research- Office	[Reserved]
	CC	AC	NC		CE	RO	
RESIDENTIAL USE CATEGORY: See 18A.33.210 for Description of Residential Use Categories.							
Group Home	C	C	C				
Mobile Home							
Mobile Home Park							
Multi-Family Housing	P5	P1-4	A1,2,5				
Nursing Homes Residential Care Facilities	P1-4,C5	P1-4,C5	A1-2,P3-4,C5				
Senior Housing	P	P	A				
Single-Family Detached Housing	P						
Two-Family Housing (Duplex)	P	P	A*				

Chapter 18A.29

SOUTH HILL USE TABLE

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
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home	C	C	C	C			
Mobile Home	P						
Mobile Home Park	C						
Multi-Family Housing	P1-4	C1					
Nursing Homes Residential Care Facilities	P1-3,C4	C A1,C2,P3,C4		P3,C4			
Senior Housing	P	A	C2 1				
Single-Family Detached Housing	P	P	P	P			
Two-Family Housing (Duplex)		P	P				

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
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home		C					
Mobile Home							
Mobile Home Park		C					
Multi-Family Housing	P	P	P5				
Nursing Homes Residential Care Facilities	P3-4,C5	P1-3,C4	P1,P3-4,C5				
Senior Housing		P	P				
Single-Family Detached Housing		P	P				
Two-Family Housing (Duplex)		P	P				

Use Categories and Use Types	SOUTH HILL						
	Urban Zone Classifications (Table 18A.29.010)						
	Urban Centers						
	[Reserved]	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
	CC	AC	NC	UV			
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home		C	C		C		
Mobile Home							
Mobile Home Park							
Multi-Family Housing		P	P3-5	P5	P3-5		
Nursing Homes Residential Care Facilities		P1-4,C5	P1-4,C5	P1-4,C5	P1-4,C5		
Senior Housing		P	P	P	P		
Single-Family Detached Housing		A		P			
Two-Family Housing (Duplex)		P	P		P		

Chapter 18A.31

UPPER NISQUALLY USE TABLE

18A.31.020 Rural and Resource Zone Classifications.

Use Categories and Use Types	UPPER NISQUALLY									
	Rural Zone Classifications (Table 18A.31.020)									
	VC: Village Center TC: Tourist Commercial VR: Village Residential			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
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.										
Group Home			C	C	C	C	C	C	C	
Mobile Home			P	P	P	P	P	P	P	
Mobile Home Park	C									
Multi-Family Housing	P									
Nursing Homes Residential Care Facilities	P1-2		P1							
Senior Housing	P		P							
Single Family Detached Housing	P	P	P	P	P	P	P	P	P	
Two-Family Housing (Duplex)	P	P	P	P	P	P	P	P	P	

Chapter 18A.33

USE CATEGORY DESCRIPTIONS

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.37.030 for a list of uses allowed accessory to a residence subject to the General Provisions for Accessory Uses and Structures, PCC 18A.37.020.

- A. **Group Home.** Group Home Use Type refers to living accommodations for seven or more unrelated individuals ~~with special needs~~ (excluding live-in support staff) living as a single housekeeping unit, who need help with activities of daily living through occasional care and support services that are incidental and subordinate to the residence. Individuals may be provided with a combination of services such as medical or psychological treatment, supervision, training, personal care, social or counseling services, and transportation. Examples of uses include, but are not limited to, group homes for the ~~handicapped including, but not limited to, physically or mentally challenged individuals~~ disabled, and any other homes for the disabled which must be accommodated where similar residential structures for families are allowed pursuant to State and Federal law, boarding homes, foster homes, women's domestic violence shelters, and ~~chemical and alcohol rehabilitation facilities~~ homes for individuals who are undergoing or have completed substance abuse treatment (other than addiction caused by current, illegal use of a controlled substance). This Use Type differs from the Residential Care Facility due to its residential setting and low level of care and support services. This Use Type shall not include correctional facilities, secure community transition facilities regulated under RCW 71.09, or hospitals.
- B. **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.
- C. **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 (motorhome/travel trailer – See PCC 18.25.030, Definitions – Recreational Vehicle) for permanent occupancy which serve as living accommodations for families. Mobile home parks do not include mobile home subdivisions or recreational vehicle parks.
- D. **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.
- E. **Nursing Home Residential Care Facility.** Nursing Home Residential Care Facility Use Type refers to multi-unit or multi-bed facilities that with living accommodations for individuals who need help with activities of daily living through ongoing care and support services. Residential Care Facilities are licensed or approved to provide living accommodations, health care, and medical supervision for 24 or more consecutive hours for seven or more individuals regulated by the state for such a purpose. Ongoing care and support services, provided on-site and/or off-site, may include medical or psychological treatment, supervision, meals, personal care, social or counseling services, and transportation. This Use Type differs from the Group Home use type due to its more apartment-like size and higher level of care and support services. This Use Type differs from the Health Services Use type as Health Services Uses are for a shorter-term stay. This Use Type shall not include correctional facilities, secure community transition facilities regulated under RCW 71.09, or hospitals and institutional facilities. Residential Care Facilities Levels 3-5 are subject to the additional requirements in Chapter 18A.44.
- Level 1:** Memory care facilities and assisted living facilities providing individuals of any age help with daily living activities.
- Level 2:** Nursing homes providing full-time care and support to individuals with complex medical needs.
- Level 3:** Enhanced Services Facilities comprising up to 6 beds, as licensed under RCW 70.97, and which exclude individuals who may pose a direct threat and a significant risk to others, including where such threat and risk can be eliminated through reasonable accommodation.
- Level 4:** Enhanced Services Facilities comprising 7 to 16 beds, as licensed under RCW 70.97, and which exclude individuals who may pose a direct threat and a significant risk to others, including where such threat and risk can be eliminated through reasonable accommodation.
- Level 5:** Enhanced Services Facilities comprising up to 16 beds, as licensed under RCW 70.97.
- F. **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. A covenant describing the conditions of approval,

including age restrictions, shall be recorded with the Pierce County Auditor on the Title of each Senior Housing parcel.

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

Level 21: 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 32 and subject to density requirements of the zone, and the remainder consist of assisted living facilities ~~as described in Level 1~~ for individuals aged 55 or over.

Level 32: Housing types that consist of independent living and are comprised of grouped attached housing where elderly individuals or families reside and care for themselves. These housing types are subject to density requirements of the underlying zone except as allowed under PCC 18A.15.020 A.7.

G. **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."

H. **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.

Chapter 18A.35

PARKING

18A.35.040 Parking.

Table 18A.35.040-1. Required Parking Spaces		
Land Use	Minimum Parking	Maximum Parking
Residential Use Category		
Single Family, Two Family, Mobile Home	2 per dwelling unit	
Multiple-family dwellings:		
Studio and one-bedroom units	1.5	per dwelling unit
Two-bedroom units	2 per dwelling unit	
Three- or more bedroom units	2.25	per dwelling unit
Community Residential Facilities (Fraternities, Group Homes, Senior Housing, etc.)	1 per 2 bedrooms	1 per two bedrooms
Nursing Homes Residential Care Facilities	1 per 4 beds + 1 per 2 employees on maximum shift	1 per 4 beds + 1 for each maximum shift employee
Civic Use Category		
Administrative Government Services, Community and Cultural Services, Postal Services, Public Safety Services, Transportation	1 per 400 square feet	1 per 300 square feet
Daycare centers, including dog daycare and adult daycare	2 loading plus 1 per each employee	8 plus 1 per each employee in a maximum shift
Religious Assembly	1 per 5 seats (18 inches of bench area equals 1 seat) in the principal place of assembly for worship, including balconies and choir lofts, plus 1 per 100 square feet of the principal place of assembly for worship.	1 per 4 seats (18 inches of bench area equals 1 seat) in the principal place of assembly for worship, including balconies and choir lofts, plus 1 per 50 square feet of the principal place of assembly for worship.
Hospitals and Institutions	1 per 4 beds plus 1 for each employee on a maximum shift	1 per 2 beds plus 1 for each employee on a maximum shift
Medical, Dental, Emergency Medical, Libraries, Museums, Art Galleries	1 per 250 square feet	
Elementary Schools, Middle and Junior High Schools	1 per employee	2 per employee

Table 18A.35.040-1. Required Parking Spaces		
Land Use	Minimum Parking	Maximum Parking
High Schools	1 per employee plus 1 per each 10 students	2 per employee plus 1 per each 5 students
University, vocational school, or other post-secondary school/ college	1 per 1,000 feet of floor area exclusive of dormitories plus 1 per 4 dorm rooms, or .3 per maximum student enrollment	.5 per maximum student enrollment
Office/Business Use Category		
Administrative and Professional offices (including banks), Educational Services	2 per 1,000 square feet	5 per 1,000 square feet
Resource Use Category		
Resource Uses: For retail or professional uses, see those parking categories for parking standards.	1 per 2 non-resident employees	1 per non-resident employee
Commercial Use Category		
Commercial Uses:	2 per 1,000 square feet	7 per 1,000 square feet
<p>Exceptions:</p> <p>Golf Courses (public and private): Clubhouses, restaurants and other facilities shall be calculated separately by use.</p> <p>Eating and Drinking Establishments</p> <p>Drive-up facilities: Drive-up facilities shall be calculated in addition to required parking for primary use.</p> <p>Mortuaries or funeral homes</p> <p>Pleasure craft moorages</p> <p>Lodging: Additional facilities such as conference rooms, banquet areas, or restaurants shall be calculated separately by use.</p>	<p>2 per hole and 1 per designated driving station on driving range</p> <p>1 per 250 square feet</p> <p>4 vehicle queue per drive-up facility provided</p> <p>1 per 4 seats (18 inches of bench area equals 1 seat) within chapel or other indoor assembly area</p> <p>1 per each 3 moorage stalls</p> <p>1 per 2 units plus 1 per resident manager unit</p>	<p>6 per hole and 2 per designated driving station on driving range</p> <p>1 per 100 square feet</p> <p>10 vehicle queue per drive-up facility provided</p> <p>2 per 4 seats (18 inches of bench area equals 1 seat) within chapel or other indoor assembly area</p> <p>1 per each 2 moorage stalls</p> <p>1.5 per unit plus 1 per resident manager unit</p>

Table 18A.35.040-1. Required Parking Spaces		
Land Use	Minimum Parking	Maximum Parking
Stadiums, auditoriums, theaters	1 per 4 seats (18 inches of bench area equals 1 seat), or for unseated venue, 1 per 4 occupants per Fire Marshal determination of maximum occupancy	1.5 per 4 seats (18 inches of bench area equals 1 seat) or 1.5 per 4 occupants per Fire Marshal determination of maximum occupancy
Storage	1 per 100 storage units plus 1 per resident or employee, plus 1 space for each unit that could accommodate personal hobby activities	4 per 100 storage units plus 1 per resident or employee
Bowling Alleys	2.5 per alley	4 per alley
Industrial Use Category		
Industrial Uses	1 per 1,000 square feet or 1 per each 3 employees on a maximum shift	

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