

## STAFF REPORT

**DATE:** July 28, 2020

**TO:** Pierce County Planning Commission

**FROM:** Dan Cardwell, Supervisor, Long Range Planning

**BY:** Erik Jaszewski, Associate Planner, Long Range Planning

**SUBJECT:** **Enhanced Services Facilities, Group Homes, and Residential Care Facilities – Development Regulations Amendments.**  
The Planning Commission will review and consider proposed amendments to the development regulations in Pierce County Code Section 18.25.030, Title 18A, and Title 18J affecting unincorporated urban areas including the following community plan areas: Alderton-McMillin, Anderson and Ketron Islands, Browns Point/Dash Point, Graham, Frederickson, Gig Harbor Peninsula, Mid-County, Parkland-Spanaway-Midland, and South Hill. The proposed amendments concern Enhanced Services Facilities, Group Homes, and Residential Care Facilities.

**NOTICE:** Notice of the Planning Commission public hearing was published in the News Tribune on July 15, 2020.

**SEPA:** The Responsible Official conducted an environmental review of the proposed amendments and issued a Determination of Nonsignificance (DNS) on July 13, 2020.

**ATTACHMENTS:**

- Attachment A Proposed Amendments to Section 18.25.030, “Definitions”**
- Attachment B Proposed Amendments to Title 18A, “Development Regulations – Zoning”**
- Attachment C Proposed Amendments to Chapter 18J.15, “Countywide Design Standards and Guidelines”**
- Attachment D Map of Areas Proposed to Allow Enhanced Services Facilities**
- Attachment E Background on Enhanced Services Facilities**

## STAFF RECOMMENDATION

Staff recommends approval of the proposed amendments to Section 18.25.030, Title 18A, and Chapter 18J.15 as found in *Attachments A, B, and C*. Staff finds that the proposed amendments are consistent with the Growth Management Act, VISION 2040, Countywide Planning Policies, and the Pierce County Comprehensive Plan.

## BACKGROUND

The County is experiencing more interest from health service providers for locating new and emerging types of group homes, as well as behavioral health facilities called Enhanced Services Facilities (RCW 70.97).

The Growth Management Act requires every jurisdiction to allow the siting of group homes and licensed and certified health care facilities. The Federal Fair Housing Act and Washington Housing Protection Act bars jurisdictions from treating residential structures for the disabled any differently than similar residential structures occupied by a family or unrelated individuals.

A Group Home is a house where seven or more unrelated people live. These individuals generally live independently, but receive some help with daily living activities through ongoing care and support services.

Residential Care Facility is a newly proposed term that generally refers to a *multi-unit or multi-bed facility* (in contrast to group homes which comprise a single housekeeping unit) where people live and receive help with activities of daily living through ongoing care and support services.

An Enhanced Services Facility (ESF) is a type of residential behavioral health facility with up to 16 beds and providing some combination of medical or psychological treatment, supervision, meals, personal care, social or counseling services, and transportation. ESFs are licensed and regulated by Washington State Department of Social and Health Services (DSHS) pursuant to RCW 70.97.

ESFs admit residents who are 18 years or older who have some type of mental or behavioral health disorder or a chemical dependency disorder, and who exhibit serious challenging behaviors. These individuals have been discharged from a state mental hospital or a hospital's psychiatric unit having been found to be medically or psychiatrically stable, but would still require daily medical care or assistance. More information on ESFs may be found in *Attachment E*.

Because ESFs are not currently regulated by Pierce County's zoning and development regulations, the County Council enacted a six-month moratorium on locating Enhanced Services Facilities on September 24, 2019. On April 3, 2020, the moratorium was extended by the Council for another six months.

## APPROACH TO STAFF RECOMMENDATION

To determine which zones would be appropriate for each ESF level, 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, ESFs 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 specific ESF levels were appropriate in a certain zone by comparing it to similar allowed uses in that same zone.

This preliminary proposal was circulated as part of the virtual public outreach process that began on July 1, as described later in the staff report. Over the month of July, staff have refined the proposal based on public comments, stakeholder feedback, additional research, and recent legislative changes. The notable revisions are provided as follows, and the staff recommendation to the Planning Commission reflects these refinements.

1. The Level 5 Enhanced Services Facility has been removed. This level would have allowed for residents who posed a direct threat and a substantial risk of harm. Recent changes to State law in SHB 2448 (effective June 11, 2020) deleted related admissions criteria which allowed for persons with “aggressive, threatening, or assaultive behaviors...” and persons with “a history of offenses against a person...”, among other requirements.

Furthermore, if a court finds an individual to pose a threat to themselves or others due to exhibited symptoms of mental illness, the individual would be civilly committed to hospital or treatment settings under the Involuntary Treatment Act (ITA). According to the Washington Department of Social and Health Services, any individuals civilly committed under ITA would not be permitted to reside in an ESF.

2. Level 3 ESFs and Level 4 ESFs would only be permitted to include residents who have been assessed as medically and psychiatrically stable, which mirrors new provisions in State law SHB 2448.
3. A maximum of one Enhanced Services Facility would be allowed per site.

## VIRTUAL PUBLIC OUTREACH

An online open house was held from June 1, 2020 through July 27, 2020. The online open house provided members of the public with informational materials on the proposal, a method to ask questions and submit formal comments, a list of frequently asked questions, a way to subscribe for updates, and the schedule for public meetings on the proposal.

Over 2,000 people (including many organizations) were notified of the opportunity to participate in the online open house. The online open house webpage was linked from multiple Pierce County websites. A County news release was published on July 1, 2020. Pierce County’s social media sites were updated. Emails were sent to local mental and behavioral healthcare service providers, local fire districts and school districts, local childcare operators, local community groups, Washington Department of Social and Health Services, affected Land Use Advisory Commission (LUAC) members, Pierce County Planning Commission members, Pierce County Human Services, Pierce County Prosecutor’s Office, Pierce County Sheriff, and members of the public who expressed interest. Stakeholders in the building and development industry were also notified.

In addition to the online open house, a virtual, joint Land Use Advisory Commission meeting was held on July 8, 2020 comprising four of the affected LUACs: Frederickson, Gig Harbor Peninsula, Parkland-Spanaway-Midland, and South Hill. Approximately 32 individuals were in attendance.

In all, over 239 people visited the website and online open house as of July 21, 2020.

## PROPOSAL

The proposed amendments would establish areas where the Enhanced Services Facilities use levels would be allowed and would apply certain Development Regulations to such facilities related to landscaping, parking, design, operations, location, and permitting. Additionally, the amendments would clarify the kinds of Group Homes that are allowed in Pierce County. Finally, the proposed amendments comprise technical changes for code consistency including, but not limited to, the creation of a new Residential Care Facilities zoning use type that includes the use levels of Enhanced Services Facilities, nursing homes, assisted living facilities, and memory care facilities.

The amendments would affect the Alderton-McMillin, Anderson and Ketron Islands, Browns Point/Dash Point, Graham, Frederickson, Gig Harbor, Mid-County, Parkland-Spanaway-Midland, South Hill community plan areas, as well as areas outside designated community plan areas.

## RESIDENTIAL CARE FACILITIES

The proposal would create a new use type for multi-unit or multi-bed facilities that provide ongoing care and living accommodations, called Residential Care Facilities. The existing Nursing Home use type would be moved into a use level under Residential Care Facilities. The Assisted Living Facility use level would be moved from the Senior Housing use type to the Residential Care Facility use type as Level 1; a new use level called Memory Care Facilities would also be included in Level 1 as clarification.

The renaming and recategorization of the above uses necessitate other technical changes throughout the Development Regulations for consistency.

With only one exception, the technical changes would preserve zoning permissions and development regulations as-is: Assisted Living Facilities would be allowed in the same zones as today, as would Nursing Homes, and Memory Care Facilities. The one change that results from recategorization is that a different parking minimum would apply to assisted living facilities: the existing parking minimum is one space per 2 bedrooms, but the proposed minimum would be one space per four beds plus one space per 2 employees.

## ENHANCED SERVICES FACILITIES

The new Enhanced Services Facilities use would be added to the Residential Care Facilities use as Levels 3 through 4 in Chapter 18A.33. The proposal would specify zones where each level of ESF uses would be allowed, either as outright permitted (P) or conditionally permitted (C).

Further, the amendments would apply minimum requirements related to landscape buffers in Section 18J.15.040, parking in Chapter 18A.35 (one space per 4 beds plus one space per 2

employees), and design in Section 18J.15.185. A new Chapter 18A.44 would be created for ESFs that would require the following standards:

1. 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.
2. The facility shall comply with any applicable policies in the Pierce County Comprehensive Plan.
3. 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.
4. The facility shall be limited to service only individuals who do not pose a direct threat and a significant risk to others, and who have been assessed as medically and psychiatrically stable.
5. No more than one Enhanced Services Facility shall be permitted per site.
6. 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.

Finally, the proposal would make technical changes throughout the Development Regulations to reflect the proposed changes, including defining ESFs in Section 18.25.030.

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### Level 3 Enhanced Services Facilities: 0-6 Beds

The proposal would permit Level 3 ESFs outright in urban single-family residential zones, urban multifamily residential zones, and urban commercial and mixed-use zones. The specific zones are listed here. *Attachment D* provides a simplified map of where ESFs are proposed to be allowed.

#### Permitted:

- Moderate Density Single-Family (MSF)
- Single-Family (SF)
- High Density Single-Family (HSF)
- High Density Residential (HRD)
- Moderate-High Density Residential (MHR)
- Mixed Use Districts (MUD)
- Major Urban Centers (MUC)
- Community Centers (CC)
- Activity Centers (AC)
- Neighborhood Centers (NC) in Parkland-Spanaway-Midland, South Hill, Browns Point/Dash Point, and outside community plan areas
- Public Institution (PI)
- Residential/Office-Civic (ROC)

- Community Employment (CE) in Gig Harbor
- Commercial Mixed Use District (CMUD)
- Office-Residential Mixed Use District (OMUD)
- Residential/Office-Civic (ROC)
- Urban Village (UV)

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#### Level 4 Enhanced Services Facilities: 7-16 Beds

The proposal would permit Level 4 ESFs conditionally in urban single-family residential zones and urban multifamily residential zones. Level 4 ESFs would be permitted outright in urban commercial and mixed-use zones. The specific zones are listed here. *Attachment D* provides a simplified map of where ESFs are proposed to be allowed.

#### **Conditionally Permitted:**

- Moderate Density Single-Family (MSF)
- Single-Family (SF)
- High Density Single-Family (HSF)
- High Density Residential (HRD)
- Moderate-High Density Residential (MHR)

#### **Permitted:**

- Mixed Use Districts (MUD)
- Major Urban Centers (MUC)
- Community Centers (CC)
- Activity Centers (AC)
- Neighborhood Centers (NC) in Parkland-Spanaway-Midland, South Hill, Browns Point/Dash Point, and outside community plan areas
- Public Institution (PI)
- Residential/Office-Civic (ROC)
- Community Employment (CE) in Gig Harbor
- Commercial Mixed Use District (CMUD)
- Office-Residential Mixed Use District (OMUD)
- Residential/Office-Civic (ROC)
- Urban Village (UV)

## GROUP HOMES

The proposed amendments to Chapter 18A.33 would clarify that the group home use type comprises a single housekeeping unit rather than multiple standalone units. Additionally, the amendments would provide more specific defining characteristics for improved application of zoning and other development regulations. Specific examples of group home types would also be added.

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

**18.25.030 Definitions.**

“Enhanced Services Facility” means a residential facility with up to 16 beds, licensed by the State of Washington under RCW 70.97, providing living accommodations and ongoing treatment and support services to adults with mental disabilities and/or chemical dependency disorder. Residents require some assistance with daily living activities or medical or mental health care. Residents have been determined by the State to be inappropriate for placement in other licensed care facilities due to mental and/or behavioral health issues.

"Group home" means 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).

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**

**Chapters:**

- 18A.05 INTRODUCTION.**
- 18A.10 ZONE CLASSIFICATIONS.**
- 18A.12 MARIJUANA-RELATED USES.**
- 18A.15 DENSITY, SETBACKS, AND LOT DIMENSION.**
- 18A.17 PIERCE COUNTY (OUTSIDE COMMUNITY PLAN AREAS) USE TABLE.**
- 18A.18 ALDERTON-McMILLIN USE TABLE.**
- 18A.19 ANDERSON AND KETRON ISLANDS USE TABLE.**
- 18A.20 BROWNS POINT/DASH POINT USE TABLE.**
- 18A.22 FREDERICKSON USE TABLE.**
- 18A.23 GIG HARBOR PENINSULA USE TABLE.**
- 18A.24 GRAHAM USE TABLE.**
- 18A.26 KEY PENINSULA USE TABLE.**
- 18A.27 MID-COUNTY USE TABLE.**
- 18A.28 PARKLAND-SPANAWAY-MIDLAND USE TABLE.**
- 18A.29 SOUTH HILL USE TABLE.**
- 18A.31 UPPER NISQUALLY USE TABLE.**
- 18A.33 USE CATEGORY DESCRIPTIONS.**
- 18A.35 PARKING.**
- 18A.36 ACCESSORY DEVELOPMENT – GENERAL.**
- 18A.37 ACCESSORY DEVELOPMENT – RESIDENTIAL.**
- 18A.38 TEMPORARY DEVELOPMENT.**
- 18A.40 EVENTS.**
- 18A.42 ADULT BUSINESSES.**
- 18A.43 SITING RURAL SCHOOLS.**
- 18A.44 ENHANCED SERVICES FACILITIES**
- 18A.50 OPEN SPACE LANDS.**
- 18A.55 BILLBOARDS.**
- 18A.60 AIRPORT OVERLAYS.**
- 18A.65 AFFORDABLE HOUSING INCENTIVES.**
- 18A.68 MULTI-FAMILY HOUSING INCENTIVE AREAS.**
- 18A.70 NONCONFORMING DEVELOPMENT.**
- 18A.75 USE PERMITS.**
- 18A.85 GENERAL PROVISIONS.**
- 18A.95 REZONE PROCEDURES.**
- 18A.100 DEVELOPMENT AGREEMENTS.**

**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.44.060 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. An affidavit from the applicant shall be required attesting to compliance with these provisions.

- 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 shall be limited to service only individuals who do not pose a direct threat and a significant risk to others, and who have been assessed as medically and psychiatrically stable.
- E. No more than one Enhanced Services Facility shall be permitted per site.
- F. **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.44.060 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.**

<b>Use Categories and Use Types</b>	<b>PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)</b>						
	<b>Urban Residential</b>			<b>Urban Districts</b>			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	MUD: Mixed Use District	HRD: High Density Residential District	[Reserved]	[Reserved]
		<b>MSF</b>		<b>MUD</b>	<b>HRD</b>		
<b>RESIDENTIAL USE CATEGORY:</b> 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		C1, C2, P3, C4		P1-4,	P1-3, C4		
Senior Housing		A		P	P		
Single-Family Detached Housing		P		A	P		
Two-Family Housing (Duplex)		P		A	P		

<b>Use Categories and Use Types</b>	<b>PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)</b>							
	<b>Urban Centers and Employment Centers</b>					<b>Other Zones</b>		
	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
	<b>MUC</b>	<b>CC</b>	<b>AC</b>	<b>NC</b>	<b>EC</b>	<b>CE</b>	<b>PR</b>	<b>PI</b>
<b>RESIDENTIAL USE CATEGORY:</b> 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	P1-4	P1-4	P1-4				C2,P3-4
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	
<b>RESIDENTIAL USE CATEGORY:</b> 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]			
<b>RESIDENTIAL USE CATEGORY:</b> See PCC 18A.33.210 for Description of Residential Use Categories.										
Group Home	C	C	C							
Mobile Home	P	P	P							
Mobile Home Park										

<b>Use Categories and Use Types</b>	<b>PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020)</b>						
	<b>Rural Residential</b>						
	R10: Rural 10 R20: Rural 20			R40: Rural 40 R5: Rural 5 RF: Rural Farm			
	<b>R10, R20, R40</b>	<b>R5</b>	<b>RF</b>	<b>[Rsvd]</b>	<b>[Rsvd]</b>	<b>[Rsvd]</b>	<b>[Rsvd]</b>
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.**

<b>Use Categories and Use Types</b>	<b>ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)</b>						
	<b>Urban Residential</b>			<b>Employment Centers and Other Zones</b>			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	EC: Employment Center	[Reserved]	[Reserved]	PR: Park and Recreation
		<b>MSF</b>		<b>EC</b>			<b>PR</b>
<b>RESIDENTIAL USE CATEGORY:</b> 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		C1,C2,P3,C4					
Senior Housing		A					
Single-Family Detached Housing		P					
Two-Family Housing (Duplex)		P					

**18A.18.020 Rural and Resource Zone Classifications.**

<b>Use Categories and Use Types</b>	<b>ALDERTON-McMILLIN Rural and Resource Zone Classifications (Table 18A.18.020)</b>							
	<b>Rural Centers</b>		<b>Resource Lands and Other Zones</b>		<b>Rural Residential</b>			
	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
<b>RESIDENTIAL USE CATEGORY:</b> 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.**

<b>Use Categories and Use Types</b>	<b>ANDERSON AND KETRON ISLANDS Rural and Resource Zone Classifications (Table 18A.19.020)</b>					
	<b>ANDERSON ISLAND</b>				<b>KETRON ISLAND</b>	
	<b>Rural Centers</b>	<b>Rural Residential and Other Zones</b>		<b>Resource Lands</b>	<b>Rural Centers</b>	<b>Rural Residential</b>
	RNC: Rural Neighborhood Center	R10: Rural 10 RF: Rural Farm		ARL: Agricultural Resource Land	RNC: Rural Neighborhood Center	R10: Rural 10
	<b>RNC</b>	<b>R10</b>	<b>RF</b>	<b>ARL</b>	<b>RNC</b>	<b>R10</b>
<b>RESIDENTIAL USE CATEGORY:</b> 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	P1-2				P1-2	
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.**

<b>Use Categories and Use Types</b>	<b>BROWNS POINT/DASH POINT Urban Zone Classifications (Table 18A.20.010)</b>		
	<b>Urban Residential</b>		<b>Urban Center</b>
	SF: Single-Family	[Reserved]	NC: Neighborhood Center
	SF		NC
<b>RESIDENTIAL USE CATEGORY:</b> 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
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.**

<b>Use Categories and Use Types</b>	<b>FREDERICKSON Urban Zone Classifications (Table 18A.22.010)</b>						
	<b>Urban Residential</b>						
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	SF: Single-Family	RR: Residential Resource	[Reserved]	[Reserved]	[Reserved]
	<b>MHR</b>	<b>MSF</b>	<b>SF</b>	<b>RR</b>			
<b>RESIDENTIAL USE CATEGORY:</b> 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	CA1,C2,P3,C4	CA1,C2,P3,C4	A1			
Senior Housing	P	A	A	A			
Single-Family Detached Housing	(1)	P	P	P			
Two-Family Housing (Duplex)		P		P			

<b>Use Categories and Use Types</b>	<b>FREDERICKSON Urban Zone Classifications (18A.22.010)</b>						
	<b>Urban Districts and Other Zones</b>			<b>Urban Employment Centers</b>			
	MUD: Mixed Use District	ROC: Residential/ Office- Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Rsvd]
	<b>MUD</b>	<b>ROC</b>	<b>PR</b>	<b>EC</b>	<b>CE</b>	<b>ES</b>	
<b>RESIDENTIAL USE CATEGORY:</b> 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	P1-4					
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.**

<b>Use Categories and Use Types</b>	<b>GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)</b>						
	<b>Urban Residential</b>				<b>Urban Employment Centers</b>		
	MSF: Moderate Density Single- Family	SF: Single- Family	[Rsvd]	[Rsvd]	CE: Community Employment	PI: Public Institution	[Rsvd]
	<b>MSF</b>	<b>SF</b>			<b>CE</b>	<b>PI</b>	
<b>RESIDENTIAL USE CATEGORY:</b> 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	C2,P3-4	
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
<b>RESIDENTIAL USE CATEGORY:</b> 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	P3-4		P1-4	
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
<b>RESIDENTIAL USE CATEGORY:</b> See PCC 18A.33.210 for Description of Residential Use Categories.									
Group Home				C	C		C		C

<b>Use Categories and Use Types</b>	<b>GIG HARBOR PENINSULA Rural and Resource Zone Classifications (Table 18A.23.020)</b>								
	<b>Rural Centers</b>			<b>Rural Residential, Resource Lands and Other Zones</b>					
	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
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
<b>RESIDENTIAL USE CATEGORY:</b> 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			
Senior Housing	P	P				
Single-Family Detached Housing	P	P				
Two-Family Housing (Duplex)	P					

**18A.24.020 Rural and Resource Zone Classifications.**

<b>Use Categories and Use Types</b>	<b>GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020)</b>					
	<b>Rural Centers</b>			<b>Resource Lands</b>		
	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
<b>RESIDENTIAL USE CATEGORY:</b> 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)						

<b>Use Categories And Use Types</b>	<b>GRAHAM</b>					
	<b>Rural and Resource Zone Classifications (Table 18A.24.020)</b>					
	<b>Rural Residential</b>					
	R10: Rural 10 R20: Rural 20 RSR: Rural Sensitive Resource			RF: Rural Farm R5: Rural 5		
	<b>R10</b>	<b>R20</b>	<b>RSR</b>	<b>RF</b>	<b>R5</b>	<b>[Reserved]</b>
<b>RESIDENTIAL USE CATEGORY:</b> 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.**

<b>Use Categories and Use Types</b>	<b>KEY PENINSULA Rural and Resource Zone Classifications (Table 18A.26.020)</b>							
	<b>Rural Centers</b>		<b>Resource Lands</b>		<b>Rural Residential and Other Zones</b>			
	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
<b>RESIDENTIAL USE CATEGORY:</b> 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
<b>RESIDENTIAL USE CATEGORY:</b> 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	P1-4	P3-4		
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.**

<b>Use Categories and Use Types</b>	<b>MID-COUNTY</b>					
	<b>Rural and Resource Zone Classifications (Table 18A.27.020)</b>					
	<b>Rural Centers</b>		<b>Resource Lands and Other Zones</b>		<b>Rural Residential</b>	
	RNC: Rural Neighborhood Center		ARL: Agricultural Resource Lands PR: Park and Recreation		RSep: Rural Separator RF: Rural Farm	
<b>RNC</b>	<b>[Rsvd]</b>	<b>ARL</b>	<b>PR</b>	<b>RSep</b>	<b>RF</b>	
<b>RESIDENTIAL USE CATEGORY:</b> 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.**

<b>Use Categories and Use Types</b>	<b>PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)</b>						
	<b>Urban Residential</b>						
	MHR: Moderate-High Density Residential	MSF: Moderate Density Single-Family	SF: Single-Family	RR: Residential Resource	HSF: High Density Single-Family	[Reserved]	[Reserved]
	<b>MHR</b>	<b>MSF</b>	<b>SF</b>	<b>RR</b>	<b>HSF</b>		
<b>RESIDENTIAL USE CATEGORY:</b> 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	<del>C</del> A1,C2,P3,C4	<del>C</del> A1,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
<b>RESIDENTIAL USE CATEGORY:</b> 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	P3-4	P3-4		A1-2,P3-4		
Senior Housing					A		
Single-Family Detached Housing	P		P				
Two-Family Housing (Duplex)	P		P		A		

<b>Use Categories and Use Types</b>	<b>PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)</b>						
	<b>Urban Centers</b>				<b>Employment Centers</b>		
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research- Office	[Reserved]
	<b>CC</b>	<b>AC</b>	<b>NC</b>		<b>CE</b>	<b>RO</b>	
<b>RESIDENTIAL USE CATEGORY:</b> 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	P1-4	A1-2,P3-4				
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.**

<b>Use Categories and Use Types</b>	<b>SOUTH HILL</b>						
	<b>Urban Zone Classifications (Table 18A.29.010)</b>						
	<b>Urban Residential</b>					<b>Employment Centers</b>	
	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
<b>MHR</b>	<b>MSF</b>	<b>RR</b>	<b>HSF</b>		<b>EC</b>	<b>ES</b>	
<b>RESIDENTIAL USE CATEGORY:</b> 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	<del>C</del> A1,C2,P3,C4		P3,C4			
Senior Housing	P	A	C2 <del>1</del>				
Single-Family Detached Housing	P	P	P	P			
Two-Family Housing (Duplex)		P	P				

<b>Use Categories and Use Types</b>	<b>SOUTH HILL Urban Zone Classifications (Table 18A.29.010) Urban Districts and Other Zones</b>						
	MUD: Mixed Use District	HRD: High Density Residential District	ROC: Residential/ Office- Civic	[Reserved]	[Reserved]	[Reserved]	PR: Park and Recreation
	<b>MUD</b>	<b>HRD</b>	<b>ROC</b>				<b>PR</b>
<b>RESIDENTIAL USE CATEGORY:</b> 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	P1-3,C4	P1,P3-4				
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		
<b>RESIDENTIAL USE CATEGORY:</b> 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	P1-4	P1-4	P1-4		
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
<b>RESIDENTIAL USE CATEGORY:</b> 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 comply with PCC 18A.44.030.
- Level 4:** Enhanced Services Facilities comprising 7 to 16 beds, as licensed under RCW 70.97, and which comply with PCC 18A.44.030.
- 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.**

<b>Table 18A.35.040-1. Required Parking Spaces</b>		
<b>Land Use</b>	<b>Minimum Parking</b>	<b>Maximum Parking</b>
<b>Residential Use Category</b>		
Single Family, Two Family, Mobile Home	2 per dwelling unit	
Multiple-family dwellings:		per dwelling unit
Studio and one-bedroom units	1.5	
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
<b>Civic Use Category</b>		
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
High Schools	1 per employee plus 1 per each 10 students	2 per employee plus 1 per each 5 students

<b>Table 18A.35.040-1. Required Parking Spaces</b>		
<b>Land Use</b>	<b>Minimum Parking</b>	<b>Maximum Parking</b>
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
<b>Office/Business Use Category</b>		
Administrative and Professional offices (including banks), Educational Services	2 per 1,000 square feet	5 per 1,000 square feet
<b>Resource Use Category</b>		
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
<b>Commercial Use Category</b>		
Commercial Uses:	2 per 1,000 square feet	7 per 1,000 square feet
Exceptions:		
Golf Courses (public and private): Clubhouses, restaurants and other facilities shall be calculated separately by use.	2 per hole and 1 per designated driving station on driving range	6 per hole and 2 per designated driving station on driving range
Eating and Drinking Establishments	1 per 250 square feet	1 per 100 square feet
Drive-up facilities: Drive-up facilities shall be calculated in addition to required parking for primary use.	4 vehicle queue per drive-up facility provided	10 vehicle queue per drive-up facility provided
Mortuaries or funeral homes	1 per 4 seats (18 inches of bench area equals 1 seat) within chapel or other indoor assembly area	2 per 4 seats (18 inches of bench area equals 1 seat) within chapel or other indoor assembly area
Pleasure craft moorages	1 per each 3 moorage stalls	1 per each 2 moorage stalls
Lodging: Additional facilities such as conference rooms, banquet areas, or restaurants shall be calculated separately by use.	1 per 2 units plus 1 per resident manager unit	1.5 per unit plus 1 per resident manager unit
Stadiums, auditoriums, theaters	1 per 4 seats (18 inches of bench area equals 1 seat), or for unseated venue, 1 per 4	1.5 per 4 seats (18 inches of bench area equals 1 seat) or 1.5 per 4 occupants per Fire

<b>Table 18A.35.040-1. Required Parking Spaces</b>		
<b>Land Use</b>	<b>Minimum Parking</b>	<b>Maximum Parking</b>
Storage	occupants per Fire Marshal determination of maximum occupancy  1 per 100 storage units plus 1 per resident or employee, plus 1 space for each unit that could accommodate personal hobby activities	Marshal determination of maximum occupancy  4 per 100 storage units plus 1 per resident or employee
Bowling Alleys	2.5 per alley	4 per alley
<b>Industrial Use Category</b>		
Industrial Uses	1 per 1,000 square feet or 1 per each 3 employees on a maximum shift	

*Only those portions of Chapter 18J.15 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.15.010 Purpose, Applicability and Exemptions.**

B. **Applicability.** The standards contained in this Chapter shall apply Countywide. If there is a conflict between a community plan standard and a countywide standard, the community plan standard shall be followed. Each Section in this Chapter contains specific applicability information unique to the design item. Table 18J.15.010-1 below provides a brief applicability summary of the design standard items contained in this Chapter.

<b>Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions</b>		
<b>NOTICE:</b> This Table provides summarized reference information. For detailed and specific language, refer to the Title, Chapter or Section.		
	<b>Applicability</b>	<b>Exemptions</b>
<b>TITLE:</b> Title level applicability and exemption applies to all Chapters and Sections of the Title.		
18J Development Regulations – Design Standards and Guidelines	<ol style="list-style-type: none"> <li>1. New construction and expansion of buildings, structures, and parking lots.</li> <li>2. Use permits and expansion of uses, if the underlying project is subject to this Title.</li> <li>3. Site development activities, if the underlying project is subject to this Title.</li> <li>4. Site clearing, grading or filling without a proposed principal use.</li> <li>5. Land Divisions.</li> </ol>	<ol style="list-style-type: none"> <li>1. Agricultural structures for farming.</li> <li>2. Utility lines, equipment, and appurtenances, excluding substations and similar facilities.</li> <li>3. Water dependent uses subject to Title 20 PCC.</li> <li>4. Two lot single-family short plats, except that significant tree retention, PCC 18J.15.030 F.3., applies.</li> <li>5. Temporary uses; see Chapter 18A.38 PCC.</li> <li>6. Interior remodel work.</li> <li>7. Building maintenance.</li> <li>8. Portable classrooms on more than 2 acres.</li> <li>9. Bus shelters, less than 300 square feet.</li> <li>10. Individual single-family homes, except that special design standards apply in Graham, Gig Harbor or Browns/Dash Point, and significant tree retention of PCC 18J.15.030 F.3. applies.</li> </ol>

<b>Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions</b>		
<b>NOTICE:</b> This Table provides summarized reference information. For detailed and specific language, refer to the Title, Chapter or Section.		
	<b>Applicability</b>	<b>Exemptions</b>
		11. Sites regulated through a previously adopted site plan or recorded plat. 12. Change of use to outright permitted use with no exterior remodel/outdoor storage. 13. Exempt land divisions; see PCC 18F.10.060.
18J.15 Countywide Design Standards	Countywide. If there is a conflict between a countywide standard and a community plan standard, the community plan standard shall apply.	Title 18J PCC exemptions.
<b>SECTIONS:</b> Section level applicability and exemption applies only to that Section.		
18J.15.015 Site Design	Commercial, industrial, and civic uses and buildings, and residential developments.	Title 18J PCC exemptions.
18J.15.020 Site Clearing	1. Single-family attached (townhouse), multi-family, civic, utility, commercial, industrial, land divisions, and site development permits. 2. Remodels when the improvement value of the remodel is 60 percent or greater.	1. Title 18J PCC exemptions. 2. Animal, crop or forestry production. 3. Proposals which result in the removal of less than 1,000 square feet of native vegetation. 4. Agricultural activities, except for sales and services within ARL and RF, or with an approved Hobby Farm Agreement, or Farm and Agricultural Land pursuant to Chapter 84.34 RCW. 5. Urban residential short subdivisions of 4 lots or less on 1 acre or less. 6. Public roads, paths, bicycle ways, trails, bridges, sewer lines, storm drainage facilities, related critical area mitigation, and other similar public infrastructure.
18J.15.040 Landscape Buffers	Tables 1, 2 and 3 in PCC 18J.15.040 G. establish the buffer level required for each proposed land use.	1. Title 18J PCC exemptions. 2. Existing, legally established, single and two-family dwellings and accessory structures. 3. A single-family dwelling or accessory dwelling unit with a land division decision that did

<b>Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions</b>		
<b>NOTICE:</b> This Table provides summarized reference information. For detailed and specific language, refer to the Title, Chapter or Section.		
	<b>Applicability</b>	<b>Exemptions</b>
		not include a landscape buffer requirement. 4. Land divisions which result in 4 or fewer detached single-family dwelling unit lots.
18J.15.050 Street Trees	Both sides of all new roads in urban areas only.	1. Title 18J PCC exemptions. 2. Street tree plantings may be used to meet LID requirements in vegetative strips.
18J.15.060 Infill Compatibility	New residential developments of 5 or more dwelling units proposed adjacent to lots of less than 1 acre in size, built with similar housing type but to a lesser density.	Title 18J PCC exemptions and projects designed according to the Small Lot Design standards of Chapter 18J.17 PCC.
18J.15.070 Noise Attenuating Barriers	Any barrier being built to attenuate noise from a proposed or existing land use.	Title 18J PCC exemptions.
18J.15.080 Off-Street Parking, Pedestrian, Bus, and Bicycle Facilities	1. New parking facilities that accommodate 10 or more vehicles. 2. Ten percent or more expansion to an existing parking lot that accommodates 10 or more vehicles. 3. New residential developments.	Title 18J PCC exemptions.
18J.15.085 Exterior Illumination	1. New residential developments, civic, commercial and industrial uses; and 2. Multi-family, civic, commercial or industrial expansion greater than 60% of the building value, excluding interior improvements.	Title 18J PCC exemptions.
18J.15.090 Parking Lot Landscaping	1. Perimeter parking lot landscaping is required for any portion of a parking lot which is within 20 feet of a right-of-way. 2. Interior parking lot landscaping is required for all new surface parking lots with 10 or more spaces. 3. Drive-through, storage and service areas.	Title 18J PCC exemptions.
18J.15.100 Plant Lists	Western Washington native and/or drought tolerant plant material shall be used within all required	Title 18J PCC exemptions. Exceptions:

<b>Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions</b>		
<b>NOTICE:</b> This Table provides summarized reference information. For detailed and specific language, refer to the Title, Chapter or Section.		
	<b>Applicability</b>	<b>Exemptions</b>
	landscape screening, buffers and parking lot landscaping.	<ol style="list-style-type: none"> <li>1. Plants specifically required or prohibited by Title 18E PCC or Title 20 PCC shall supersede this Section.</li> <li>2. Native plantings are required within natural buffer areas and tree conservation areas.</li> </ol>
18J.15.110 Plant Sizes, Soil Amendment, Irrigation	Street trees, landscape buffers, noise attenuating barriers, and parking lot landscaping unless a standard has otherwise been specified in this Chapter.	Title 18J PCC exemptions.
18J.15.120 Plant Installation	Street trees, landscape buffers, replacement trees and parking lot landscaping.	Title 18J PCC exemptions.
18J.15.130 Plant Protection and Maintenance	All vegetation and associated areas required pursuant to this Chapter.	Title 18J PCC exemptions.
18J.15.140 Low Impact Development	Comprehensive LID site design techniques shall be utilized for development within the: <ol style="list-style-type: none"> <li>1. RSR zone classification.</li> <li>2. USRO overlay.</li> <li>3. Graham and Gig Harbor Open Space Corridors.</li> </ol>	Title 18J PCC exemptions.
18J.15.150 Rural Pathways for Civic Uses	Certain new civic uses constructed in the rural areas.	Title 18J PCC exemptions.
18J.15.155 Mechanical Equipment and Outdoor Storage	<ol style="list-style-type: none"> <li>1. New multi-family developments, civic, commercial and industrial uses; and</li> <li>2. Multi-family, civic, commercial or industrial remodel or expansion that changes the mechanical equipment or adds outdoor storage.</li> </ol>	Title 18J PCC exemptions.
18J.15.160 Dry Sewer Lines	New urban developments proposing to utilize interim on-site septic systems.	Title 18J PCC exemptions.
18J.15.170 Stormwater Facilities	Attached single-family, multi-family, civic, utility, commercial, industrial, land divisions, use permits and site development permits.	<ol style="list-style-type: none"> <li>1. Title 18J PCC exemptions.</li> <li>2. Animal, crop or forestry production or mineral extraction.</li> <li>3. Plats for 9 or fewer dwelling units.</li> </ol>

<b>Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions</b>		
<b>NOTICE:</b> This Table provides summarized reference information. For detailed and specific language, refer to the Title, Chapter or Section.		
	<b>Applicability</b>	<b>Exemptions</b>
18J.15.180 Recreational Space/Areas	New residential developments of 31 dwelling units or more.	Title exemptions. Exceptions: 1. Single-family and duplex lots 7,260 square feet in size or larger. 2. Single-family lots located within 2,640 feet of a public park or public school.
The following Sections apply to new development, expansion and conversion of the specific uses.		
18J.15.185	Residential (attached single-family, duplex, triplex, multi-family, <del>nursing home</del> residential care facility)	
18J.15.190	Outdoor Event Facilities	
18J.15.200	Mobile Home Parks	
18J.15.210	Recreational Vehicle Parks	
18J.15.220	Construction and Contractor Facilities	
18J.15.230	Outdoor Stockpiles	
18J.15.240	Solid Waste Handling, Treatment and Storage Facilities	
18J.15.250	Hazardous Waste Treatment and Storage Facility	
18J.15.260	Water Storage Facilities	
18J.15.270	Telecommunication Towers and Wireless Facilities	
18J.15.280	Agritourism	

**18J.15.040 Landscape Buffers.**

The purpose of this Section is to use landscaping and buffering concepts to promote compatibility between land uses by reducing the visual, noise, and lighting impacts of development on users of the site and abutting uses. The Section also provides standards that protect property values and property rights, protect critical areas from the impacts of development, promote the use of solar principles in landscape and building design, enhance and define public and private open spaces, promote the preservation of existing vegetation and use of vegetation common to Western Washington, and promote the physical safety of pedestrians and motorists.

**G. Tables.**

- 1. Interpretation of Tables.** Tables 18J.15.040-1 through -3 set forth the required perimeter landscaping buffer based upon proposed use. The tables are arranged in a matrix format. To determine what level of perimeter landscape buffering is required to be installed for a proposed project, follow the procedures below:

- a. Read down the left-hand column for the use type or use category in which the proposed use would most closely fit. If there are note references associated with the use types/categories, refer to the note descriptions immediately below the table;
- b. Read across the top of the table to the column containing the use type or use category abutting the property along a certain lot line. If there are note references associated with the use types/categories, refer to the note descriptions immediately below the table;
- c. Read down the appropriate existing use column to its intersection with the proposed use row to determine the required landscape level. If there are note references associated with the landscape levels, refer to the note descriptions immediately below the table for the appropriate landscape level, e.g., L2; "n/a" means not applicable; and
- d. Refer back to the text of the Section for details on the landscape levels and other standards. If a use is not listed as proposed or existing on the table, no perimeter landscape buffering as defined in this Section shall be required of that use.

<b>Table 18J.15.040-1: Perimeter Landscape Buffering: Minimum Landscape Levels</b>						
<b>Existing Uses</b>	<b>Detached Single-Family/Two-Family Use Type</b>	<b>Attached Single-Family/Multi-Family Use Type</b>	<b>Mobile Home Parks Use Type</b>	<b>Senior Housing/Nursing Homes Residential Care Facility Use Types</b>	<b>Fraternity and Sorority House/Group Home Use Types</b>	<b>Civic/Utility Use Category</b>
<b>Proposed Uses</b>						
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 Homes Residential Care Facility 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)

<b>Table 18J.15.040-1: Perimeter Landscape Buffering: Minimum Landscape Levels</b>						
<b>Existing Uses Proposed Uses</b>	<b>Detached Single- Family/Two- Family Use Type</b>	<b>Attached Single- Family/ Multi- Family Use Type</b>	<b>Mobile Home Parks Use Type</b>	<b>Senior Housing/Nursing Homes Residential Care Facility Use Types</b>	<b>Fraternity and Sorority House/Group Home Use Types</b>	<b>Civic/Utility Use Category</b>
Resource Use Category	(4)	(4)	(4)	(4)	(4)	(4)
Commercial Use Category	L3	L3	L3	L3	L3	L1 (1)
Industrial Use Category	L3	L3	L3	L3	L3	L1 (1)

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

<b>Table 18J.15.040-1: Perimeter Landscape Buffering: Minimum Landscape Levels (continued)</b>						
<b>Existing Uses Proposed Uses</b>	<b>Office/ Business Use Category</b>	<b>Resource Use Category</b>	<b>Commercial Use Category</b>	<b>Industrial Use Category</b>	<b>Arterials</b>	<b>Rural SR and Highways</b>

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.

<b>Table 18J.15.040-2: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Civic and Utility Uses</b>					
<b>Existing Uses Proposed Uses</b>	<b>Detached Single- Family/Two- Family Use Types (4)</b>	<b>Attached Single- Family/Multi- Family Use Types (4)</b>	<b>Mobile Home Park Use Type</b>	<b>Senior Housing/Nursing Homes/Residential Care Facility Use Types</b>	<b>Fraternity and Sorority House/Group Home Use Types</b>
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)

<b>Table 18J.15.040-2: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Civic and Utility Uses</b>					
Existing 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/Residential Care Facility Use Types	Fraternity and Sorority House/Group Home Use Types
Proposed Uses					
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)
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)

<b>Table 18J.15.040-2: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Civic and Utility Uses (continued)</b>							
Existing Uses	Civic/Utility Use Category	Office/ Business Use Category	Resource Use Category	Commercial Use Category	Industrial Use Category	Arterials	Rural SR and Highways
Proposed Uses							
Administrative Govern-mental 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

<b>Table 18J.15.040-2: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Civic and Utility Uses (continued)</b>							
<b>Existing Uses Proposed Uses</b>	<b>Civic/Utility Use Category</b>	<b>Office/ Business Use Category</b>	<b>Resource Use Category</b>	<b>Commercial Use Category</b>	<b>Industrial Use Category</b>	<b>Arterials</b>	<b>Rural SR and Highways</b>
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 Supply Facilities Use Types (6)	L3 (3)	n/a	n/a	n/a	n/a	L3	L4
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.

<b>Table 18J.15.040-3: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Resource Uses</b>					
<b>Existing Uses  Proposed Uses</b>	<b>Detached Single- Family/Two- Family Use Types (3)</b>	<b>Attached Single- Family/ Multi-Family Use Types (3)</b>	<b>Mobile Home Park Use Type</b>	<b>Senior Housing/Nursing Homes Residential Care Facility Use Types</b>	<b>Fraternity and Sorority House/Group Home Use Types</b>
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

**18J.15.185 Residential.**

- A. **Applicability.** This Section applies to new construction and remodels that exceed 60 percent building value as calculated by the International Building Code (IBC):
1. Attached single family;
  2. Duplex in zones with a maximum density of 6 dwelling units per acre or less;
  3. Multi-family;
  4. ~~Nursing home and assisted living facilities~~ Residential Care Facility; and
  5. Senior housing, Residential Care Facility, or group home constructed as any of the above.

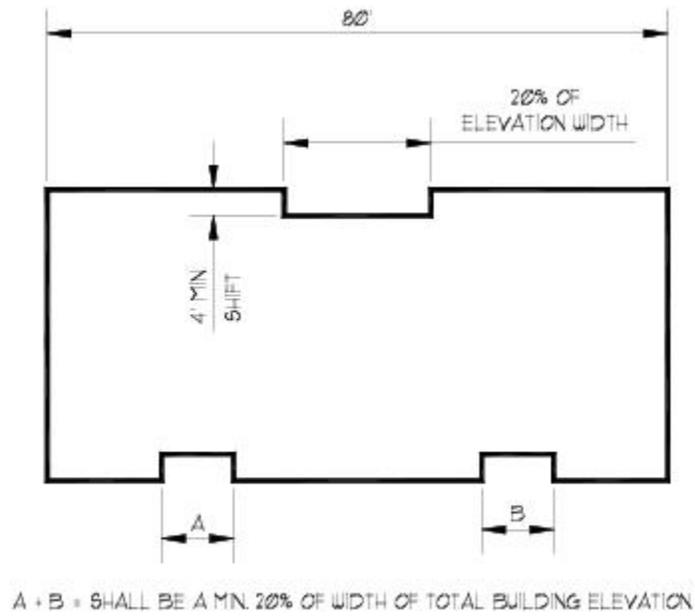
**B. Exemptions.**

1. ~~Nursing homes and assisted living facilities~~ Residential Care Facilities in non-residential zone classifications; and
2. Multi-family units when located in a commercial mixed use building that are not located on the ground floor.

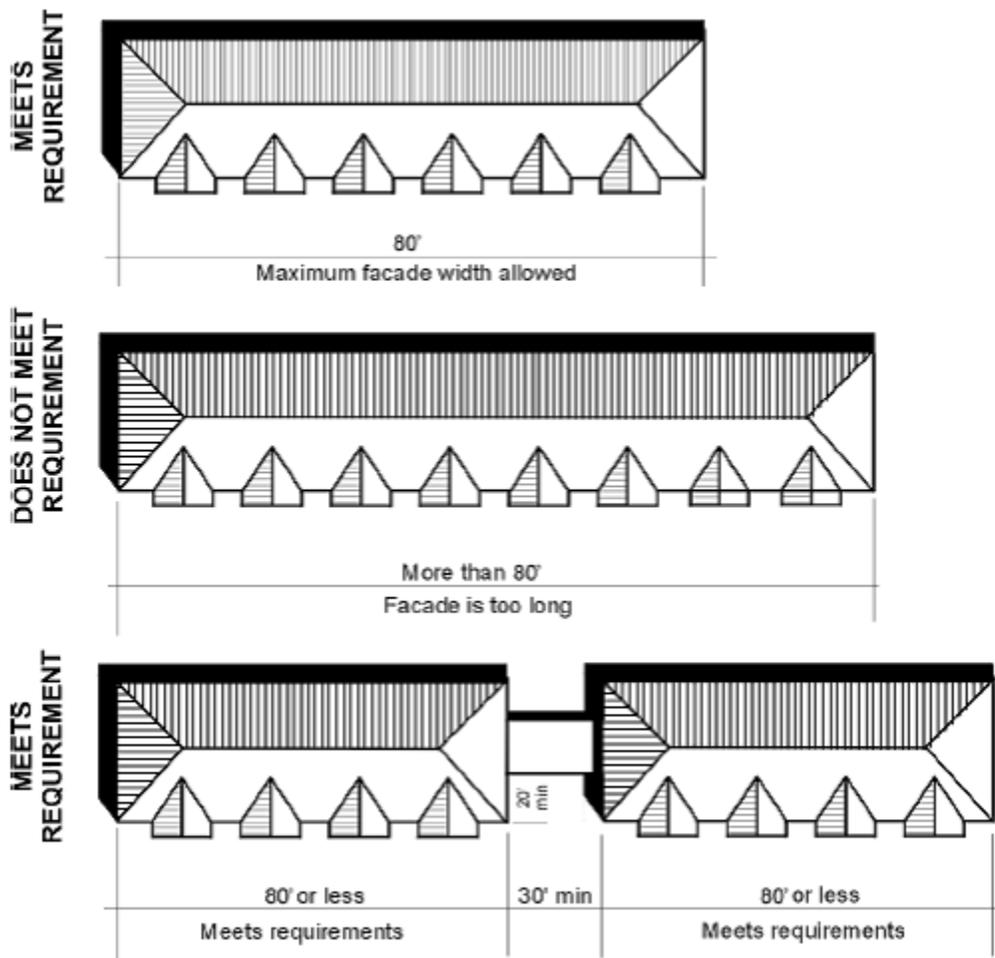
**F. Standards – Attached Single-Family, Multi-Family, ~~Nursing Home~~ Residential Care Facility.**

1. Attached single-family, multi-family, and ~~nursing home~~ residential care facility structures located adjacent to a parcel developed with an existing single-family residence shall be limited to a maximum of 25 feet in height for a distance of 50 feet from the property boundary of the single-family residential parcel. Thereafter, height may be increased by 1 additional foot for each additional 2 feet of distance from the property boundary (e.g., height may be increased to 30 feet at a distance of 60 feet and 35 feet at a distance of 70 feet).
2. Building façades visible from public rights-of-way and/or other public spaces shall be:
  - a. Articulated with porches, balconies, bays, changes in color, eaves or parapets, or changes in siding materials.
    - (1) Building articulation shall not exceed intervals of 30 feet.
    - (2) Balconies shall be at least 6 feet deep by 8 feet wide.
    - (3) Bay windows must extend at least 1 inch horizontally from the façade of the building.
  - b. Wall planes shall not exceed 80 feet in length. Buildings that exceed 80 feet in width along the street front shall be divided by a modulation that is at least 20 percent of the elevation width. Such modulation must be at least 4 feet or deeper and extend through all floors (see Figure 18J.15.185-1).

**FIGURE 18J.15.185-1**



**FIGURE 18J.15.185-2**

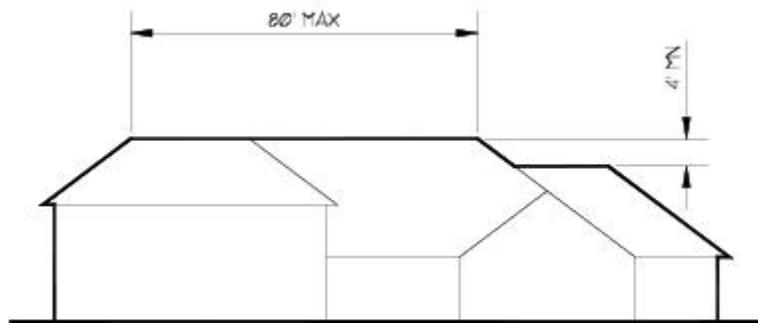


Example: Buildings exceeding 80 feet in width along the street front can be divided by a 30-foot wide modulation of the exterior wall so that the maximum length of a particular facade is 80 feet or less. Such modulation must be at least 20 feet or deeper and extend through all floors.

3. Roofline variation shall be provided to break up the appearance of lengthy or monotonous roof forms. This may be accomplished by stepping back the building on upper floors, or use of dormers, gables, chimneys, or balconies. Where single runs of ridge, cornice, or fascia exceed 50 feet, the following standards shall be met:
  - a. The maximum roof length without variation shall be 50 feet;
  - b. The minimum horizontal or vertical offset shall be 4 feet;
  - c. The minimum variation length shall be 8 feet; and
  - d. Use of one of the following techniques:
    - (1) Vertical off-set in ridge line;
    - (2) Horizontal off-set in ridge line;
    - (3) Variations of roof pitch;
    - (4) Gables; or
    - (5) False façades.

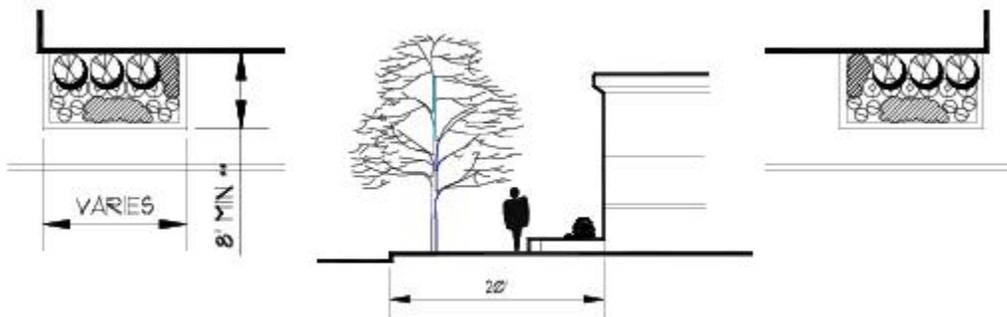
4. Mansard, butterfly, dome and flat roofs are prohibited in the Graham Community Plan Area.
5. Weather protection shall be provided over the main building entry – for both common entries in apartment or condominium buildings and primary entries for ground floor units.

**FIGURE 18J.15.185-3**



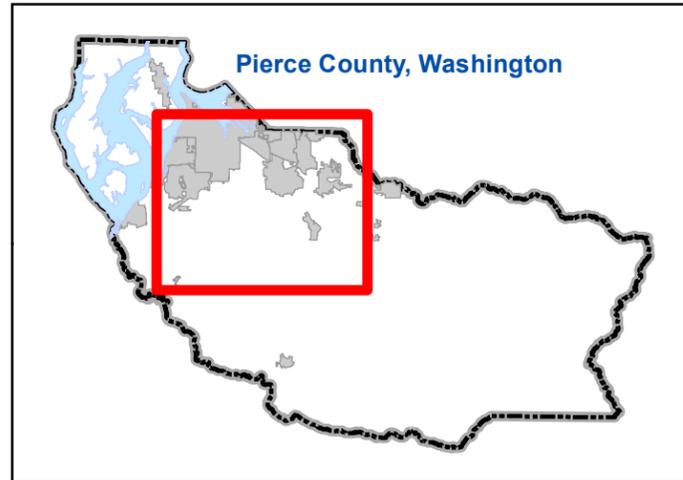
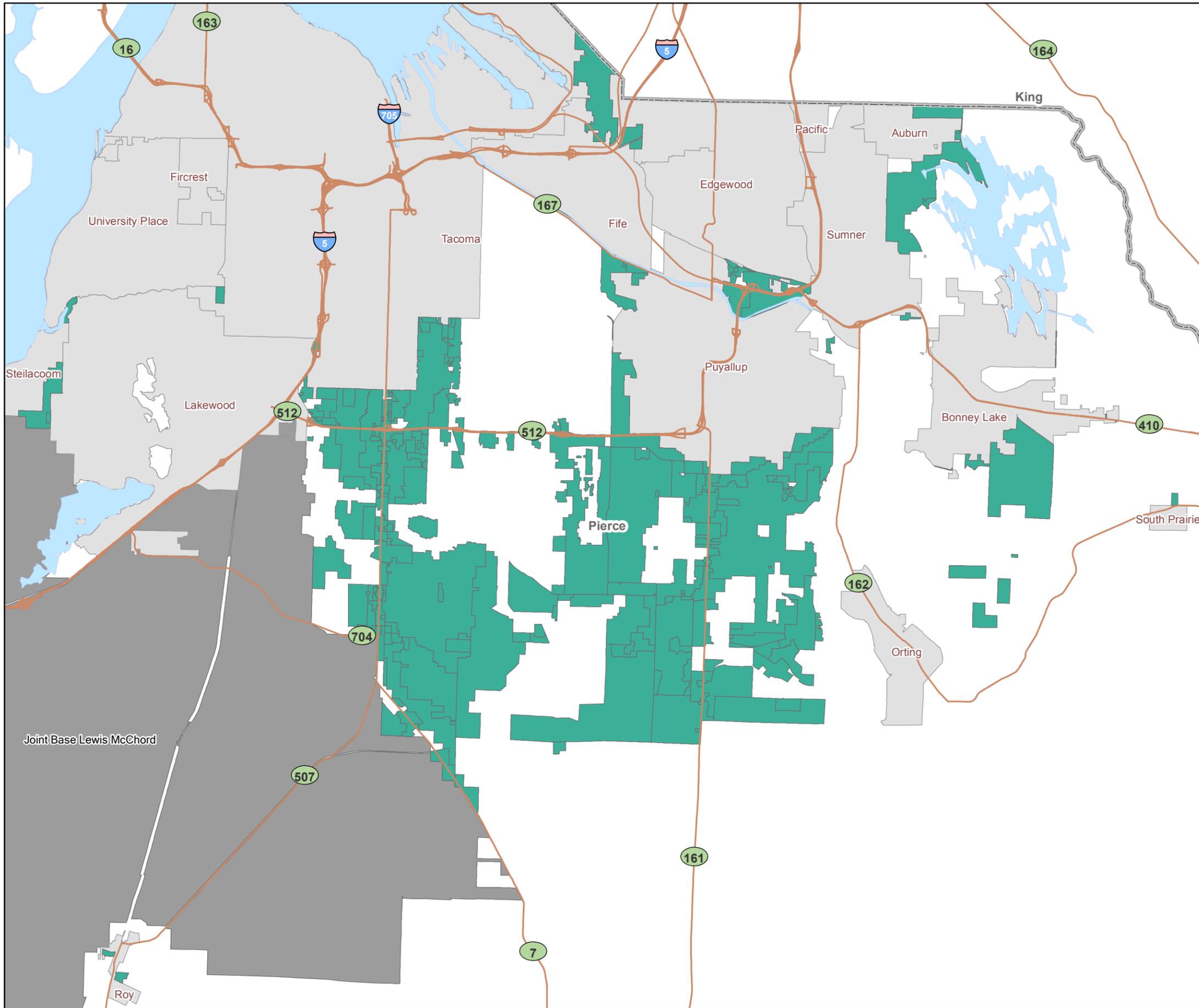
6. Create a sense of privacy through the following:
  - a. Locate windows so residents from one unit to the next cannot look directly into another unit;
  - b. Orient and locate units to maximize privacy; and
  - c. Use landscaping and architectural features like trellises to block views of adjacent units.
7. A minimum of 320 square feet of landscaping per ground floor unit shall be provided within 20 feet of the building with no dimension less than 8 feet. See Figure 18J.15.185-4. See also PCC 18J.15.040 and 18J.15.050 for additional planting requirements.

**FIGURE 18J.15.185-4**



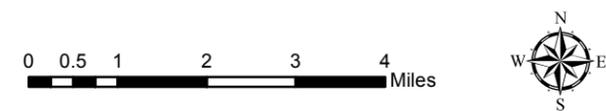
## **ATTACHMENT D**

### **Maps of Areas Proposed to Allow Enhanced Services Facilities**



### Level 3 Enhanced Services Facilities - Areas Allowed (Proposed)

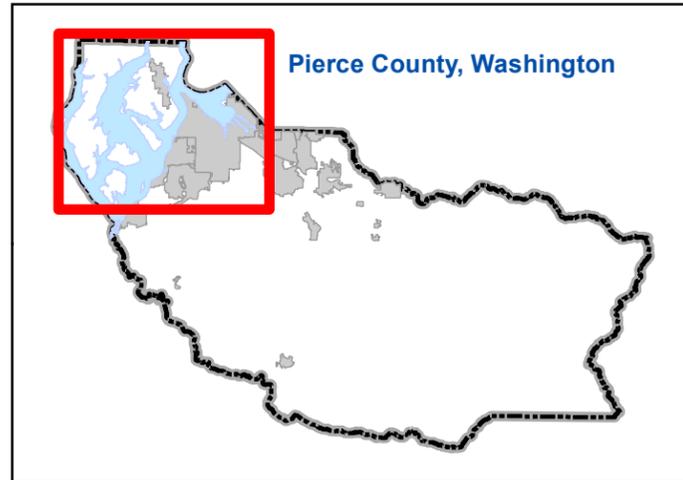
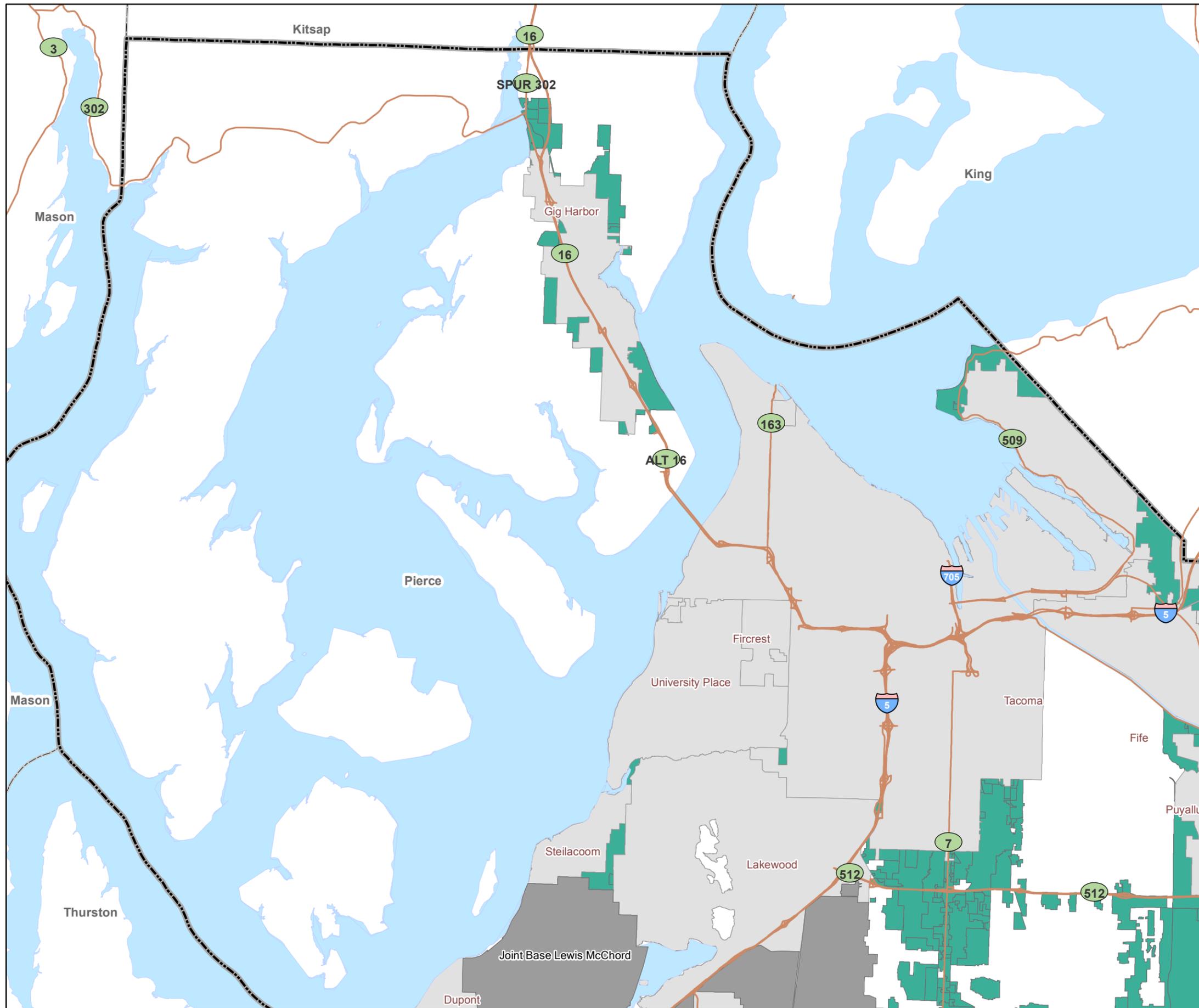
- Permitted
- Roads
- Cities in Pierce County
- Pierce County Boundary



Department of Planning and Public Works  
Plot Date: 7/15/2020

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### Level 3 Enhanced Services Facilities - Areas Allowed (Proposed)

- Permitted
- Roads
- Cities in Pierce County
- Pierce County Boundary

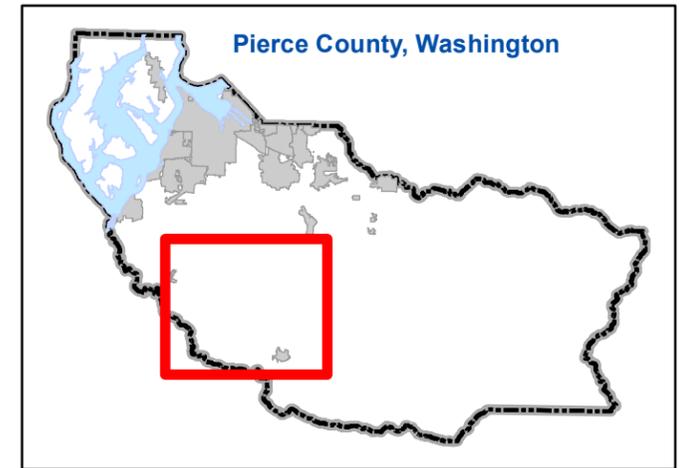
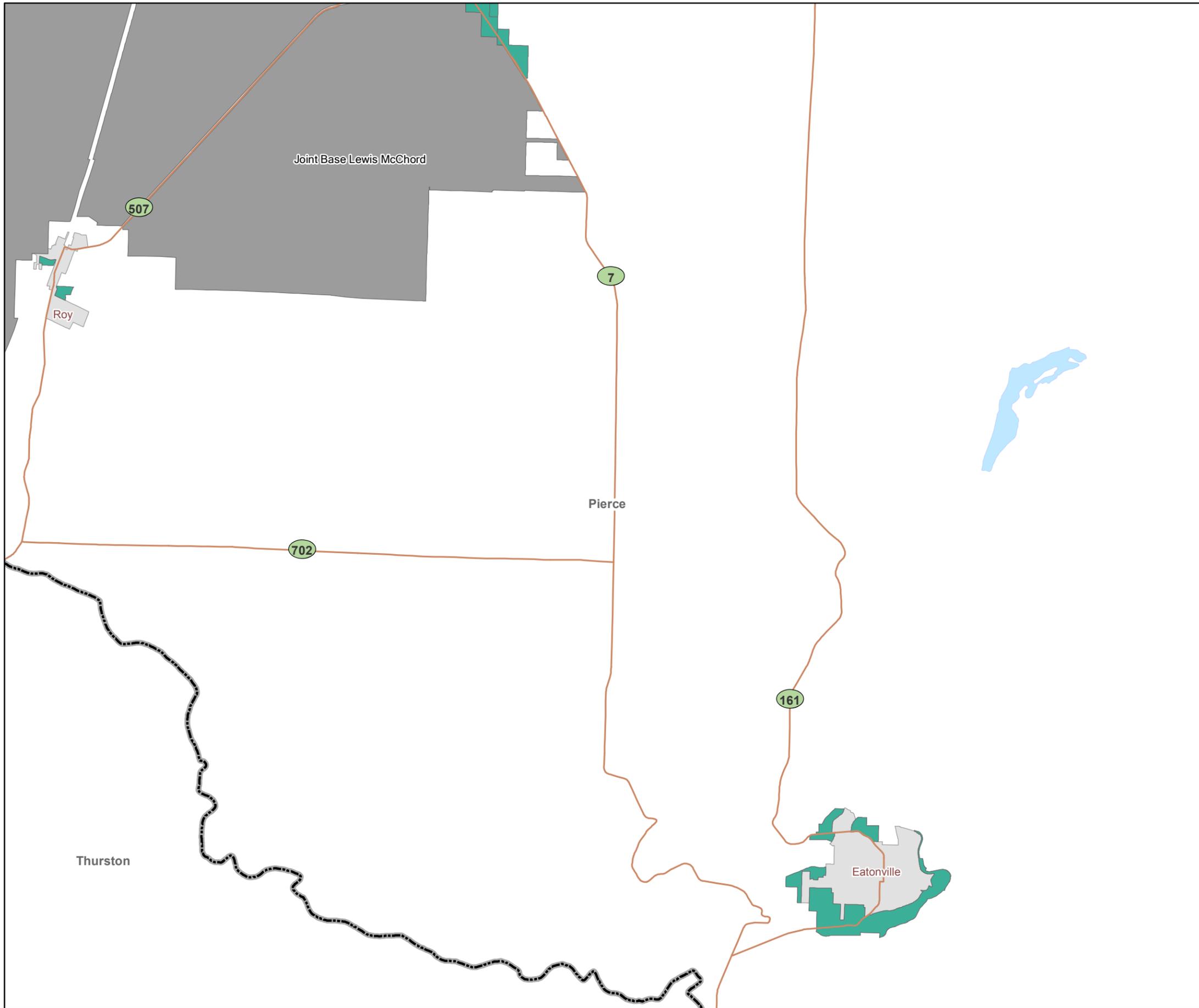


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**Level 3 Enhanced Services Facilities - Areas Allowed (Proposed)**

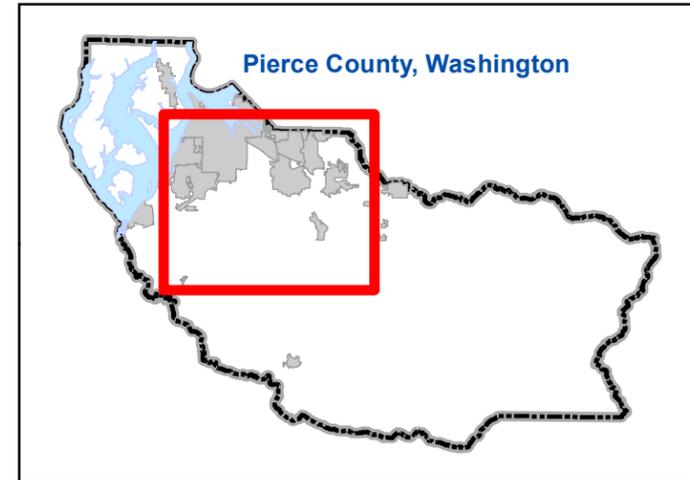
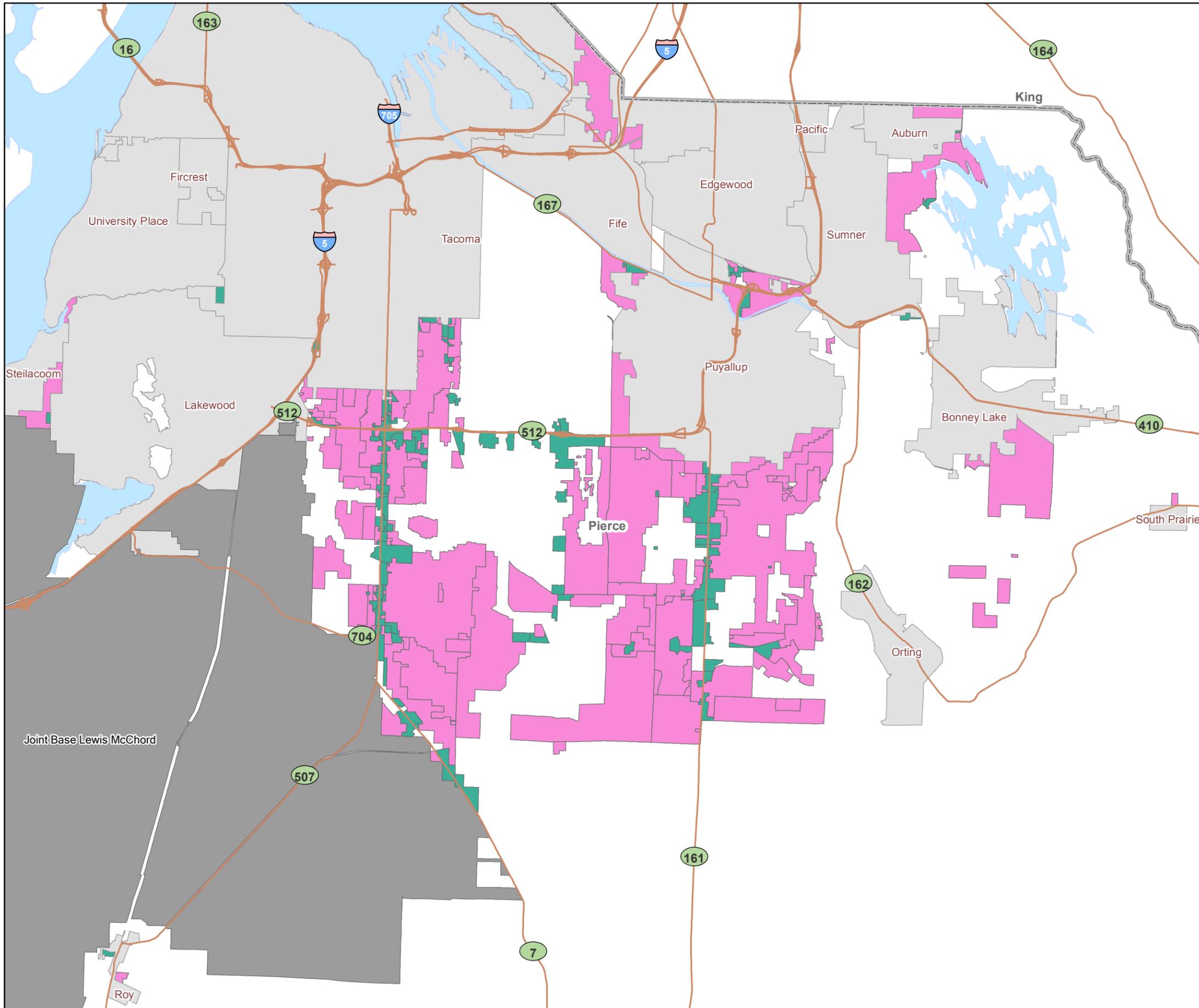
- Permitted
- Roads
- Cities in Pierce County
- Pierce County Boundary



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### Level 4 Enhanced Services Facilities - Areas Allowed (Proposed)

- Conditionally Permitted
- Permitted
- Roads
- Cities in Pierce County
- Pierce County Boundary

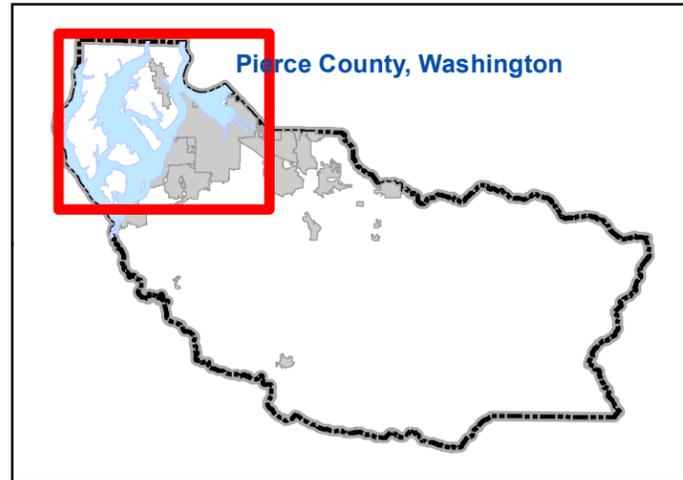
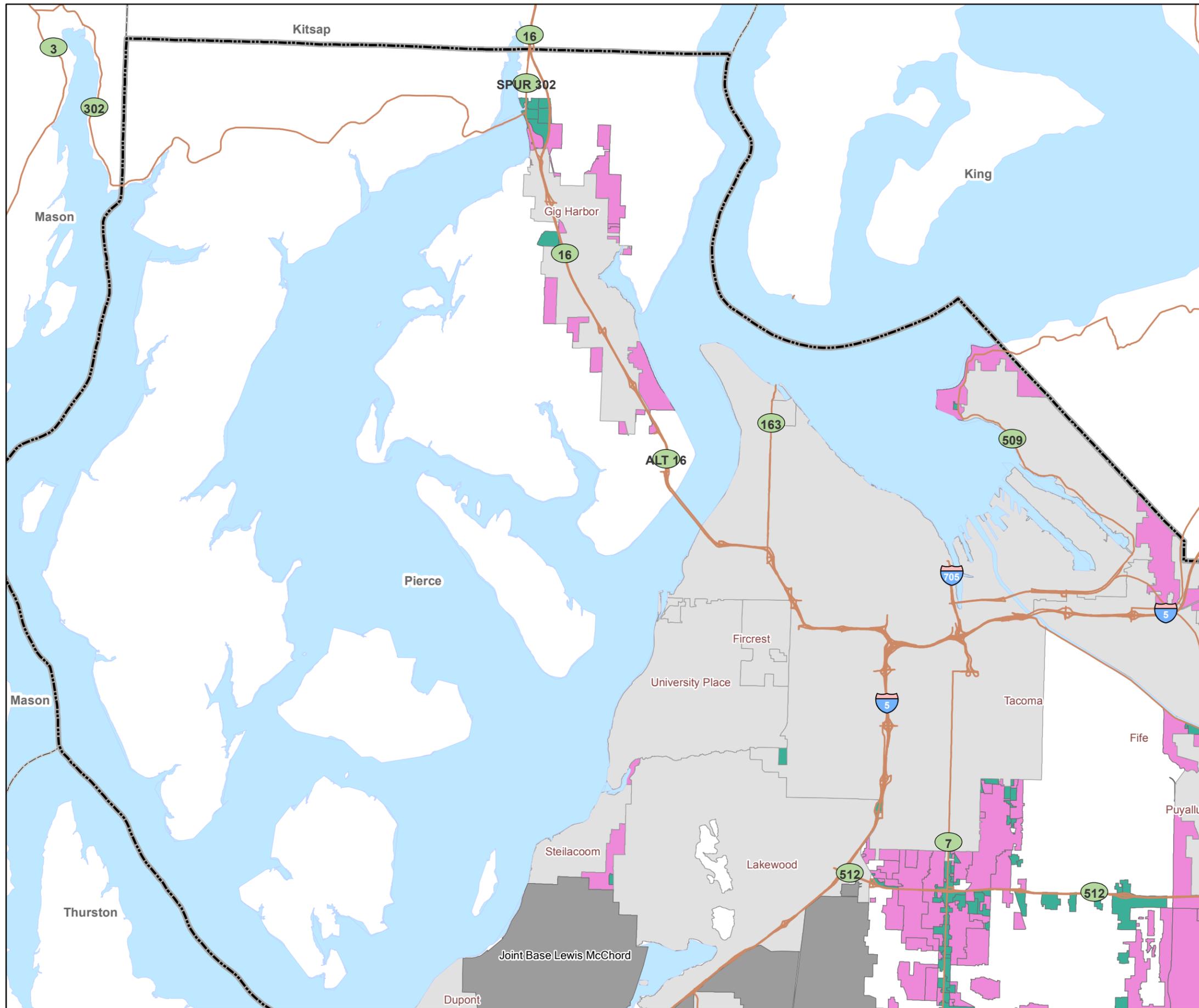


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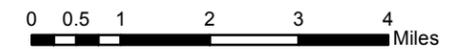
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### Level 4 Enhanced Services Facilities - Areas Allowed (Proposed)

- Conditional
- Permitted
- Roads
- Cities in Pierce County
- Pierce County Boundary

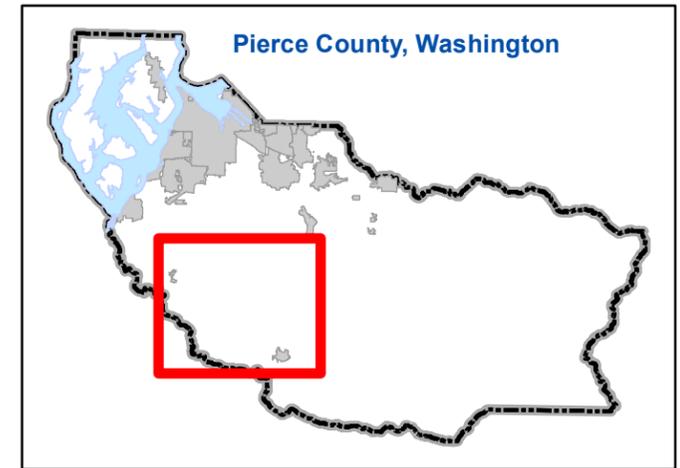
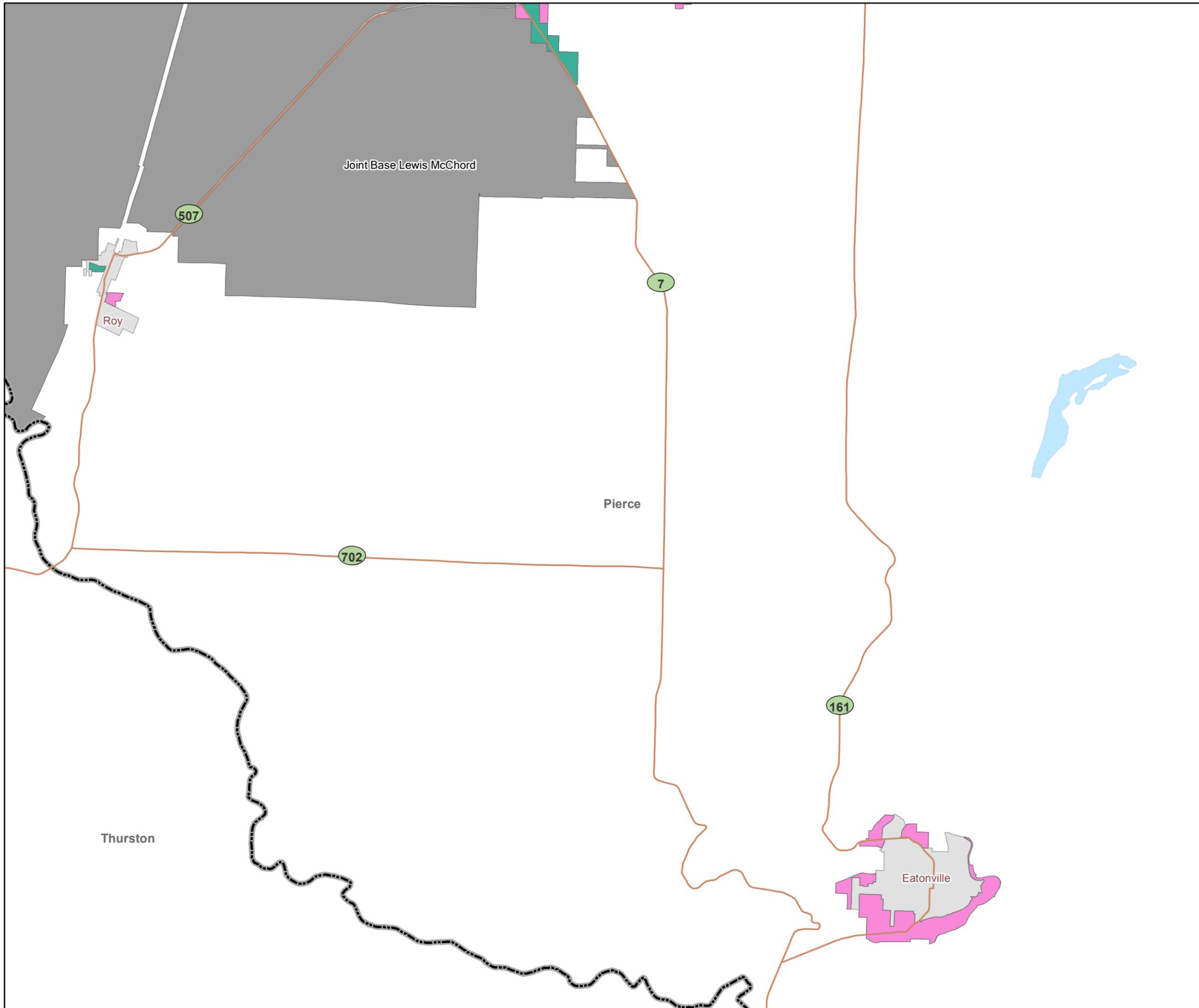


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**Level 4 Enhanced Services Facilities - Areas Allowed (Proposed)**

- Conditionally Permitted
- Permitted
- Roads
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- Pierce County Boundary



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## Background on Enhanced Services Facilities

### Attachment E

#### Introduction

Washington State established funding in the 2013-2015 state operating budget to develop a new category of licensed residential facility. The Washington State Department of Social and Health Services (DSHS) describes an Enhanced Services Facility as follows:

The Washington State Legislature authorized DSHS to develop Enhanced Services Facilities (ESFs) under Chapter 70.97 RCW. This new category of licensed residential facility will provide a community placement option for individuals whose complicated personal care and behavioral challenges do not rise to a level that requires an institutional setting. Rather than extended and unnecessary stays in State Hospitals, patients who are no longer responding to active psychiatric treatment and who have been assessed as stable and ready for discharge can be referred to an ESF.

ESFs use high staffing ratios, behavioral and environmental interventions to serve individuals who are no longer receiving active treatment at a state psychiatric hospital. These facilities offer behavioral health, personal care services, and nursing, a combination that is not generally provided in other licensed long-term care settings.

#### Resident Admission Criteria

RCW 70.97.030, as amended by SHB 2448, outlines the admission criteria for ESFs:

A person, eighteen years old or older, may be admitted to an enhanced services facility if he or she meets the criteria in subsections (1) through (4) of this section:

- (1) The person requires:
  - (a) Daily care by or under the supervision of a mental health professional or nurse; and
  - (b) assistance with three or more activities of daily living; and
- (2) The person has:
  - (a) A behavioral health disorder;
  - (b) an organic or traumatic brain injury; or
  - (c) a cognitive impairment that results in symptoms or behaviors requiring supervision and support services;
- (3) The person has been assessed by [DSHS] to need the services provided in an enhanced services facility; and
- (4) The person has been assessed as medically and psychiatrically stable and two or more of the following apply:
  - (a) Is currently residing in a state mental hospital or psychiatric unit of a hospital and the hospital has found the person to be ready for discharge;
  - (b) Has a history of an inability to remain medically or psychiatrically stable for more than six months;
  - (c) Has exhibited serious challenging behaviors within the last year;

- (d) Has complex medication needs and an inability to manage these medications, which has affected their ability to live in the community;
- (e) Has a history of or likelihood of unsuccessful placements in other licensed long-term care facilities or a history of rejected applications for admission to other licensed facilities based on the person's behaviors, history, or needs;
- (f) Has a history of frequent or prolonged behavioral health disorder-related hospitalizations;  
or
- (g) Requires caregiving staff with training in providing behavioral supports to adults with challenging behaviors.

## ESF Operation Requirements

Washington State DSHS is responsible for licensing, contracting, and monitoring ESF facilities. According to information from DSHS's [webpage](#), *ESFs use high staffing ratios, with a strong focus on behavioral interventions, to offer effective services to their residents. These facilities offer behavioral health, personal care services and nursing, at a level of intensity that is not generally provided in other licensed long-term care settings.*

## ESF Licensing and Monitoring

*According to DSHS, Residential Care Services (RCS) conducts pre-licensing inspections in partnership with the Department of Health Construction Review Services unit, and determines whether to issue an ESF license based on compliance with all initial licensing regulations. RCS conducts unannounced ongoing inspections of ESFs at least every 18 months with the state average interval between facility inspections of 15 months to determine continued compliance.*

*Complaints, facility and public reports, are investigated according to regulatory authority, and are also unannounced. Inspections and investigations may/may not result in citations for failed practice and will require a plan of correction for any failed practice. Enforcement remedies are available when needed depending on scope and severity of the outcomes of the failed practice.*

*After an ESF is licensed, [Home and Community Services (HCS)] conducts contract monitoring on a monthly basis for the first 12 months, then on a quarterly or as-needed basis afterwards. These monitoring activities are also unannounced visits. ESF Administrators are encouraged to contact RCS or HCS for questions regarding regulatory or contractual requirements.*

## ESF Staffing Requirements

DSHS limits ESFs to 16 clients and maintains certain requirements for ESF facilities and operations. The facilities must maintain at least one staff for every four residents present in the facility. A registered nurse must be available in the facility at least twenty hours per week. A mental health professional must be available to meet the needs of residents. Additionally, each resident is assigned an HCS case manager and may receive mental health care or chemical dependency treatment at private or community-based clinics.

## Existing Facilities in Operation

Today, four ESFs are licensed and operating in Washington state. The Department of Commerce is reviewing grant applications for additional ESF development.

The four ESFs operating today are:

- Clark County / Greater Vancouver: *The Orchard Highlands*, 9505 NE 116th Avenue, Vancouver, WA

- Spokane Valley: *Unified Residential Care Systems*, 122 North University Road, Spokane Valley, WA
- Spokane County: *Upriver Place*, 9111 East Upriver Drive, Spokane, WA
- Everett: *Sunrise Services*, 6502 Evergreen Way, Everett, WA

Information about each provider, including results of inspections, can be found at the following web address:

<https://fortress.wa.gov/dshs/adsaapps/lookup/ESFLookup.aspx>