

ORDINANCE NO. 589

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE AMENDING TITLE 19 OF THE UNIVERSITY PLACE MUNICIPAL CODE "ZONING", CHAPTERS 19.20 ZONES, MAP DESIGNATIONS INTERPRETATION OF BOUNDARIES, 19.25 USES AND CLASSIFICATION TABLES, 19.45 DENSITY AND DIMENSION, AND 19.75 SIGNS TO ESTABLISH A NEW PARKS AND OPEN SPACE ZONE AND TO SPECIFY ALLOWED USES AND DEVELOPMENT STANDARDS FOR THE NEW ZONE

WHEREAS, the University Place City Council adopted a GMA Comprehensive Plan on July 6, 1998 which became effective July 13, 1998 with amendments on May 1, 2000 and August 4, 2003; and

WHEREAS, the Revised Code of Washington 36.70A.040 requires the City to adopt development regulations which are consistent with and implement the Comprehensive Plan; and

WHEREAS, the Planning Commission held public meetings on August 4, 2010, August 18, 2010, and took testimony at a public hearing held on October 7, 2010; and

WHEREAS, the Planning Commission found the establishment of a new Parks and Open Space Zone met the criteria required to a zoning text amendment in accordance with the University Place Municipal Code UPMC 19.90, and

WHEREAS, the Planning Commission unanimously recommended the establishment of a new Parks and Open Space Zone to the City Council on October 7, 2010; and

WHEREAS, The City's Environmental Official issued a Determination of Non-Significance (DNS) on October 18, 2010 with a comment period ending on November 3, 2010; and

WHEREAS, the required State agency 14-day expedited review period on the proposed Zoning Code amendments began on October 6, 2010 and concluded on October 20, 2010 without comment; and

WHEREAS, the University Place City Council held a study session on March 14, 2010, to study and discuss the recommended amendments; and

WHEREAS, the University Place City Council finds the amendments are consistent with the goals, objectives and policies of the Comprehensive Plan; the proposed amendment is in the best interest of the citizens and property owners of the City; the proposed amendment enhances the public health, safety, comfort, convenience, or general welfare; and the proposed amendment to the zoning map will not be materially detrimental to uses in the vicinity in which the subject property is located.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Title 19 Zoning -- Chapters 19.20, 19.25, 19.45 and 19.75 -- Amendments. University Place Municipal Code Chapters 19.20, 19.25 19.45 and 19.75 are hereby amended as set forth in Exhibit "A" attached.

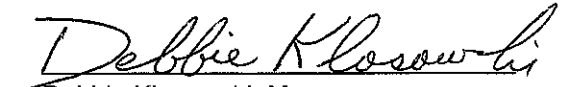
Section 2. Title 19 Zoning -- Chapter 19.20.050 Zoning Map -- Amendment. University Place Municipal Code Chapters 19.20.050 Zoning Map is hereby amended to add a Parks and Open Space Zone consisting of those City owned park and open space properties shown on the attached map Exhibit "B". Should the City acquire parcels 0220233012 and/or 0220234203 these properties will be included in the Parks and Open Space Zone on the City Zoning Map.

Section 3. Copy to be Available. One copy of this Ordinance shall be available in the office of the City Clerk for use and examination by the public.


Section 4. Severability. If any section, sentence, clause, or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 5 Publication and Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON APRIL 4, 2011.


Debbie Klosowski, Mayor

ATTEST:


Emelija Genetia, City Clerk

APPROVED AS TO FORM:


Steve Victor, City Attorney

Publication Date: 04/07/11
Effective Date: 04/12/11

Chapter 19.20
ZONES, MAP DESIGNATIONS, INTERPRETATION OF BOUNDARIES

Sections:

- [19.20.010](#) Purpose.
- [19.20.020](#) List of zones.
- [19.20.030](#) Zones – Purpose.
- [19.20.035](#) Zones.
- [19.20.040](#) Overlay zones – Purpose.
- [19.20.045](#) Overlay zones.
- [19.20.050](#) Zoning map.
- [19.20.060](#) Interpretation of boundaries.

19.20.010 Purpose.

The purpose of this chapter is to list and describe the zone classifications and their purposes, to list and describe special zoning map techniques and their purposes, establish the official zoning map, and provide for interpretation of zoning map boundaries when interpretations are necessary.
(Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

19.20.020 List of zones.

In order to accomplish the purposes of this code, the following zones, overlay zones and zoning map symbols are established.

Zone	Map Symbol
Residential 1	R1
Residential 2	R2
Multifamily Residential – Low	MF-L
Multifamily Residential – High	MF-H
Mixed Use – Office	MU-O
Neighborhood Commercial	NC
Mixed Use	MU
Town Center	TC
Commercial	C
Light Industrial – Business Park	IB
<u>Parks and Open Space</u>	<u>POS</u>

Overlay Zones	Map Symbol
Town Center	TCO
Chambers Creek Properties	CCPO
Public Facility	PFO
Day Island/Sunset Beach	DISBO
Transition Properties	TPO

19.20.030 Zones – Purpose.

The purpose of zones is to divide the City into areas or zones to achieve the goals and policies of the Comprehensive Plan. Foremost amongst the goals of the City's Comprehensive Plan is to protect residential areas from incompatible land uses, encourage economic development, protect the environment, maintain the City's character, and improve and maintain quality of life. Zones separate or combine various land uses, help maintain property values, protect public health, safety and welfare and aid in City administration. Use, density, building height, setbacks and sign types are examples of land uses regulated by zone.

(Ord. 514 § 1, 2008; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

19.20.035 Zones.

J. Parks and Open Space (POS). The purpose of the parks and open space zone is to recognize those lands designated for city parks and public open space. Parks include developed city parks where typical uses include active and passive outdoor recreational activities, including but not limited to ball fields, sport courts, tot lots, trails, open space, cultural activities, park buildings and structures, concessionaires, general park operations and maintenance activities and storm drainage facilities. Caretaker's quarters and other compatible public uses and structures, and uses customarily incidental to parks are also allowed.

Open space includes undeveloped city park lands and critical areas such as wetlands, steep slopes, and stream corridors owned by the city. Until developed as park land, uses in these areas should be low impact, low intensity uses such as permanent open space, passive hiking trails, and passive interpretative trails.

19.20.040 Overlay zones – Purpose.

19.20.045 Overlay zones.

19.20.050 Zoning map.

A. Map Established. The official zoning map used as a basis for this zoning regulation shall be maintained by the Department and shall be that map entitled "City of University Place Zoning Map." Each property in the City of University Place is classified under this code and is subject to the requirements of this code. Zoning classifications on the official zoning map shall use the symbols shown in UPMC [19.20.020](#), List of zones.

(Ord. 514 § 1, 2008; Ord. 443 § 1 (Exh. A), 2005; Ord. 423 § 60, 2004; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

Chapter 19.25 USES AND ZONE CLASSIFICATION TABLES

Sections:

19.25.010	Purpose.
19.25.020	Use tables – Interpretations.
19.25.030	Exempt uses.
19.25.040	Residential use category – Descriptions.
19.25.050	Civic/recreation/education use category – Descriptions.
19.25.060	Utilities use category – Descriptions.
19.25.070	Essential public facilities use category – Descriptions.
19.25.080	Resource use category – Descriptions.
19.25.090	Commercial use category – Descriptions.
19.25.100	Industrial use category – Descriptions.
19.25.110	Use tables.
19.25.120	Use table notes.

19.25.010 Purpose.

The purpose of this chapter is to identify which uses may be allowed within zoning districts in the City.

19.25.020 Use tables – Interpretations.

A. Use Categories, Types and Levels. Uses are grouped into eight major categories: residential, civic, utilities, essential public facilities, office/business, commercial, industrial, and resource. Each use category includes a number of use types. Each use type may contain one or more levels. Each level indicates uses based on intensity or characteristics of the use. These use categories, types, and levels are shown on the use tables at the end of this chapter.

B. Typical Uses within Use Types. The description of the use types and associated levels in this chapter contain examples of usual and customary uses. These uses are intended to be typical and are not intended to represent all possible uses.

C. Prohibited Uses. If a use is not included in a use category, use type or level or the use is listed in the use table followed by blanks under every zone, the use is prohibited. In accordance with this chapter, the Director shall make the final determination. Appeals shall be processed in accordance with Chapter [22.05](#) UPMC.

D. Organization of Uses. In this chapter, uses are organized into use categories, use types and levels, which represent typical uses.

Example:

Commercial Use Category

Lodging Use Type

Level 2. Hotels as a typical use

E. Any use may have accessory uses subordinate to the permitted use.

F. Interpretation by Director. Where there is a question regarding the inclusion or exclusion of a particular proposed use within a particular use category, use type, or use type level, the Director shall have the authority to make the final determination. The Director's determination in these instances may be appealed according to UPMC Title [22](#), Administration of Development Regulations.

G. Establishing Use. The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. A property may have uses that fall into one or more categories or use types. When more than one use category or use type level apply to one property, each use shall be classified separately.

H. Accessory Uses. Accessory uses are described and regulated in Chapter [19.30](#) UPMC, Accessory Uses and Structures.

I. Temporary Uses. Temporary uses are described and regulated in Chapter [19.35](#) UPMC, Temporary Uses/Temporary Housing Units.

J. Number of Uses Permitted. In all regulatory zones there shall be no limit as to the number of principal uses allowed on a lot; provided, that:

1. Each principal use is permitted in the zone classification;
2. Each principal use meets all pertinent regulatory requirements; and
3. No more than one single-family detached dwelling unit or one two-family dwelling unit shall be permitted as a principal use on any individual lot in R1 or R2 zones except as specifically provided in Chapter [19.70](#) UPMC, General Development Standards, and Chapter [19.85](#) UPMC, Discretionary Land Use Permits.

(Ord. 514 § 2, 2008; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 371 § 3, 2003; Ord. 307 § 2, 2001).

19.25.030 Exempt uses.

A. Applicability to Other Chapters. Unless otherwise stated, the uses exempted in this section are also exempted from Chapter [19.50](#) UPMC, Design Standards for Town Center, Mixed Use, Mixed Use – Office and Commercial Zones, and Chapter [19.85](#) UPMC, Discretionary Land Use Permits.

B. Uses Exempted from This Chapter. The provisions of this chapter shall not apply to the following uses:

1. On-site and community septic systems;
2. Stormwater conveyance systems which include features such as gutters, pipelines, culverts, manholes, weirs, manmade and natural channels, water quality filtration systems and drywells;
3. Electrical distribution lines and poles less than 40 feet high and under 55 kilovolts;
4. Sewerage and water conveyance systems which include underground or flush-with-the-ground features, including but not limited to pipes and manholes;
5. Water, oil, and natural gas distribution pipelines;
6. Natural gas distribution lines (as opposed to transmission lines) and necessary appurtenant facilities and hookups;
7. Cable, fiber optic, or telephone transmission and distribution lines, poles and appurtenances less than 40 feet high (not including personal wireless telecommunication facilities; see UPMC [19.25.060](#), Utilities use category – Descriptions);
8. Streets and linear trails when located in existing rights-of-way; and
9. Fertilizer applications and biosolids applications at or below agronomic rates.

(Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

19.25.040 Residential use category – Descriptions.

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.

Caretaker Unit use type means a single detached single family home or modular home used exclusively as the residence for a caretaker or watchperson and their family.

19.25.050 Civic/recreation/education use category – Descriptions.

Civic use category includes facilities or services that are strongly associated with public need or social importance, such as certain educational, cultural, medical, protective, and governmental uses.

A. Administrative Government Services. Administrative government services use type refers to the executive, legislative, judicial, administrative and regulatory activities of local, state, federal, and international governments that may perform public services and work directly with citizens. Typical uses include human and social service offices, public health offices, and government offices such as City Hall.

D. Community Center. Community center use type means an institution used for civic or recreational purposes, operated by a governmental or nonprofit organization providing direct services to people on the premises rather than carrying out only administrative functions, and open to the general public on an equal basis. Activities in a community center may include classes and events sponsored by nonprofit organizations, community programs for the elderly, and other similar uses. This term includes “senior centers.”

Recreation, Public. Recreation, public use type refers to publicly owned recreational areas and recreation facilities. Typical uses include neighborhood parks, community parks, regional parks, waterfront parks, open space, performance theater/center, arboretums, small or special landscaped areas, community gardens, and swimming pools. Also see commercial category, amusement and recreation use type for other types of recreation.

1. Level 1 – Neighborhood and Community Parks and Open Space. Neighborhood parks range in size from approximately three to 40 acres. Typical uses include but are not limited to ball fields, sports courts, tot lots, trails, passive open space, community centers, concessions, and park maintenance facilities. Open space may be unlimited in size and may or may not have public access.

2. Level 2 – Regional Parks. Regional parks exceed 40 acres in size, and may include use typical in Neighborhood and Community Parks and larger facilities such as golf courses.

3. Level 3 – Linear Trails. Linear trails are long, narrow parks used for walking, jogging, and bicycling. (Linear trails are exempt when located in existing rights-of-way, see UPMC [19.25.030](#), Exempted uses).

19.25.060 Utilities use category – Descriptions.

Utilities use category refers to facilities serving the public by means of an integrated system of collection, transmission, distribution and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunication services, for the collection of stormwater and for the collection and disposal of sewage and refuse.

A. Communication and Personal Wireless Telecommunication Facilities. Communication and personal wireless telecommunication facilities type refers to facilities used in the transmission of information by wire, radio, optical cable, electromagnetic, or other similar means. Communication facilities include central office switching units, unattended remote switching units, and unattended telecommunications radio relay stations. Personal wireless telecommunication facilities include facilities for the transmission and reception of radio or microwave signals used for communication, cellular phone, personal communications services, enhanced specialized mobile radio, and any other wireless services licensed by the FCC and unlicensed wireless services.

1. Level 1. Building-mounted wireless facilities.
2. Level 2. Structure-mounted wireless facilities.
3. Level 3. Towers 60 feet or less in height, unattended remote switching units and unattended telecommunications radio relay stations.
4. Level 4. Towers over 60 feet and less than 110 feet in height and central office switching units.

E. Recycling Collection Sites. Dumpsters labeled and used for collection of cardboard, aluminum, tin, glass, newspaper, mixed paper and glass.

F. Sewage Collection Facilities. Sewage collection facilities use type refers to facilities used to collect sewage, including but not limited to waste-water transfer facilities, odor control structures, pump stations and lift stations (also see UPMC [19.25.030](#), Exempted uses).

G. Stormwater Facilities. Stormwater facilities use type includes a conveyance, system of conveyances, and stormwater control facilities (including roads with drainage systems, catch basins, curbs, and gutters), ditches, manmade channels, storm drains, retention/detention facilities and infiltration facilities which are designed or used for collection, storage, conveyance and treatment of stormwater.

1. Level 1. Diversion structures, and pump and lift stations.
2. Level 2. Detention/retention ponds and constructed wetlands.
3. Level 3. Stormwater pond facilities that are also developed to allow uses such as parks, recreational, educational and research structures and activities known as stormwater multiple use facilities.

19.25.110 Use tables.

A. The following use tables indicate which uses are permitted in which zones. Zones are shown across the horizontal axis and use category and type are shown down the vertical axis.

B. Symbols. The following symbols are employed in the use tables:

1. A blank cell on the table indicates that the use type is not allowed in the zone listed at the top of the column.

2. A "P" in a cell on the table indicates that the use type is permitted subject to applicable standards in this code in the zone listed at the top of the column.

3. A "C" in a cell on the table indicates that the use type is permitted subject to the conditional use provisions specified in UPMC [19.85.020](#), Conditional use permits.

4. A "D" in a cell on the table indicates that the use type is permitted subject to design review under the provisions specified in UPMC [19.85.050](#), Administrative design review.

5. An "A" in a cell on the table indicates that the use type is permitted subject to administrative review under the provisions specified in UPMC [19.85.010](#), Administrative use permits.

6. A number accompanying a "P," "C," "D" or "A" in a cell refers to the level of the use type allowed in the zone listed at the top of the column. If a letter is not accompanied by a number, all levels of that use type are permitted, subject to appropriate review. The description of levels for each use type is contained in this chapter.

UNOFFICIAL DOCUMENT

Residential Uses Zone Classification Table

ZONE CLASSIFICATIONS											
	RESIDENTIAL USES	One-Family Residential	Two-Family Residential	Multifamily	Mixed Use – Office (14)	Neighborhood Commercial	Town Center (15)	Mixed Use (14)	Commercial (14)	Light Industrial – Business Park	<u>Park & Open Space</u>
		R1	R2	MF	MU-O	NC	TC	MU	C	LI-BP	<u>POS</u>
1	Adult family home (6 or fewer)	P	P	P	P	P		P			
2	Assisted living facility		P1, C2	P3	P3		P3	P3			
3	Bed and breakfast (2)	P	P	P	P	P					
4	Level I group home	P	P	P	P			P			
5	Mobile/manufactured home (3)			P							
6	New manufactured home (4)	P	P	P							
7	Mobile home park			C							
8	Multifamily housing			D (16)	D (5)		D (5)	D (5)			
9	Nursing home		P1, C2	P3	P3		P3	P3			
10	Single-family housing (attached)	P1	P1	P2	P2	P2		P2			
11	Single (detached) and two-family housing	P	P	P							
12	Small lot housing	D (17)	D (17)								
13	<u>Caretaker Unit</u>										<u>P</u>

See notes in UPMC [19.25.120](#).

Civic and Recreation Uses Zone Classification Table

ZONE CLASSIFICATIONS											
	CIVIC AND RECREATION USES	One-Family Residential	Two-Family Residential	Multifamily	Mixed Use – Office (14)	Neighborhood Commercial	Town Center (15)	Mixed Use (14)	Commercial (14)	Light Industrial – Business Park	<u>Park & Open Space</u>
		R1	R2	MF	MU-O	NC	TC	MU	C	LI-BP	<u>POS</u>
1	Administrative government services				P	P	P	P	P	P	<u>P</u>
2	Animal control (animals kept)									C	
3	Cemeteries/mortuaries	C	C								
4	Community centers	C	C	C	P	P	P	P	P	P	<u>P</u>
5	Community clubs	C	C	C	P	P	P	P	P	P	<u>P</u>
6	Courthouse						C				
7	Cultural services (museums, libraries)				C	P	P	P	P		<u>P</u>
8	Day care centers (exceeds 12)	C	C	P	P	P	P	P	P	C	
9	Education	P1	P1	P1	P1	P1 (6), 4, C2	P1 (6), 4, C2, 3	P1 (6), 4, C2, 3	C1, 3, P2, 4	P4	
10	Hospitals/24-hour medical clinics				P, C2	P, C2	P, C2	P, C2	P, C2	C	
11	Holding cells						P1	P1		C	
12	Postal services					P1	P1	P1	P1	P1, 2	
13	Private clubs and lodges					P	P	P	P		
14	Public safety services	C	C	C	P	P	P	P	P	P	
15	Recreation – Public	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1	<u>P1,2,3</u>
16	Recreation – Nonprofit		C	C		C	C	C	C		
17	Religious assemblies	P1, C3	P1, C3	P1, C3	P1, C2	P	P	P	C		
18	Transportation	P1	P1	P1	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1	
19	Utility and public maintenance facilities						P1, C2	P1, C2	P1, C2	P	

See notes in UPMC [19.25.120](#).

Utilities/Essential Public Facilities Uses Zone Classification Table

ZONE CLASSIFICATIONS											
UTILITIES/ESSENTIAL PUBLIC FACILITIES USES	One-Family Residential	Two-Family Residential	Multifamily	Mixed Use – Office (14)	Neighborhood Commercial	Town Center (15)	Mixed Use (14)	Commercial (14)	Light Industrial – Business Park	<u>Park & Open Space</u>	
	R1	R2	MF	MU-O	NC	TC	MU	C	LI-BP	<u>POS</u>	
UTILITIES USE											
1	Commercial and personal wireless telecommunications facilities (7)	C1, 2, 3	C1, 2, 3	C1, 2, 3, 4	C1, 2, 3, 4	C1, 2, 3, 4	C1, 2, 3, 4	P1, A2, 3, C4	P1, A2, 3, C4	P1, A2, 3, C4	<u>P</u>
2	Electric facilities	C	C	C	P	P	P	P	P	P	
3	Electrical generation, accessory on-site only										
4	Natural gas facilities	P1	P1	P1	P1, 2	P1, 2		P1, 2	P1, 2	P	
5	Recycling collection sites	P	P	P	P	P	P	P	P	P	<u>P(18)</u>
6	Sewage collection facilities	P	P	P	P	P	P	P	P	P	
7	Stormwater facilities	P	P	P	P	P	P	P	P	P	<u>P</u>
8	Water supply facilities	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	
ESSENTIAL PUBLIC FACILITIES USE (8)											
9	Level II group homes			C	C			C		C	
10	Organic waste processing facilities									C	
11	Correctional institutions									C	
12	Recycling processors										
13	Sewage treatment facilities										
14	Waste disposal facilities										
15	Waste transfer facilities									C1, 2, 3	
RESOURCE USE											
16	Agricultural sales					P	P	P	P	P2	
17	Crop production	P	P	P							
18	Fish enhancement										
19	Limited horse boarding	P	P								

See notes in UPMC [19.25.120](#).

Commercial Uses Zone Classification Table

ZONE CLASSIFICATIONS											
	COMMERCIAL USES	One-Family Residential	Two-Family Residential	Multifamily	Mixed Use – Office (14)	Neighborhood Commercial	Town Center (15)	Mixed Use (14)	Commercial (14)	Light Industrial – Business Park	<u>Park & Open Space</u>
		R1	R2	MF	MU-O	NC	TC	MU	C	LI-BP	<u>POS</u>
1	Administrative and professional offices				P	P	P	P	P	P	
2	Veterinary clinics/animal hospitals				C1	P1	P1	P1	P1	P	
Retail/Services/Entertainment											
3	Adult entertainment									C (9)	
4	Amusement and recreation (private)					P	P	P	P	P	
5	Beauty salon/barber				P (10)	P	P	P	P		
6	Building materials (11)					P1	P1, C2	P1, C2	P1, C2	P	
7	Business support services				P	P	P	P	P	P	
8	Commercial centers					C	P1, C2 (12)	C	C		
9	Eating and drinking establishment				P4	P1, 2, 3	P1, 3	P1, 3, C2	P1, 2, 3		
10	Food stores (11)					P1, C2	P	P1, C2	P		
11	Garden center (11)					P	P1	P1	P	C	
12	Health club (a.k.a. fitness center)					P	P	P	P	C	
13	Kennels								C	P	
14	Limited accessory retail (MU-O only)				P (13)						
15	Lodging – Hotels and motels (no RV)					C	P	P	P		
16	Marinas, existing only	P									
17	Mini casinos										
18	Movie theaters (indoor only)					P	P		P		

ZONE CLASSIFICATIONS											
	COMMERCIAL USES	One-Family Residential	Two-Family Residential	Multifamily	Mixed Use – Office (14)	Neighborhood Commercial	Town Center (15)	Mixed Use (14)	Commercial (14)	Light Industrial – Business Park	<u>Park & Open Space</u>
		R1	R2	MF	MU-O	NC	TC	MU	C	LI-BP	POS
19	Mobile, manufactured, and modular home sales									C	
20	Vehicle sales, repair, service					P1, 2		P1, C2	P1, 2	P1, 2, C3, 4	
21	Pawn shops								P	C	
22	Personal services (other)				P1 (10)	P1, C2	P1, C2	P1, C2	P1, C2	P	
23	Rental and repair					P1, C2	P1, C2	P1, C2	P1, C2	P	
24	Sales of general merchandise (11)					P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	
25	Tattoo parlors								C		
26	Video rental					P	P	P	P	P	
27	Wholesale trade (11)							C1	C1	P1, C2	

See notes in UPMC [19.25.120](#).

Industrial Uses Zone Classification Table

ZONE CLASSIFICATIONS											
	INDUSTRIAL USES	One-Family Residential	Two-Family Residential	Multifamily	Mixed Use – Office (14)	Neighborhood Commercial	Town Center (15)	Mixed Use (14)	Commercial (14)	Light Industrial – Business Park	<u>Park & Open Space</u>
		R1	R2	MF	MU-O	NC	TC	MU	C	LI-BP	<u>POS</u>
1	Bulk fuel dealers									C	
2	Buy-back recycling										
3	Contractor yards								C1	P	
4	Food and related products									P	
5	Industrial services and repair									C	
6	Limited manufacturing									P	
7	Motion picture, TV and radio production studios								C1	P	
8	Printing, publishing and related industries									P	
9	Salvage yards									P1, C2	
10	Storage units									P	
11	Vehicle impound yards									P	
12	Warehousing, distribution and freight movement									C1	

See notes in UPMC [19.25.120](#).

(Ord. 559 § 3 (Exh. A), 2009; Ord. 524 § 1 (Exh. A), 2008; Ord. 514 § 2, 2008; Ord. 455 § 1 (Exh. A), 2005; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 371 § 3, 2003).

19.25.120 Use table notes.

- (1) Repealed by Ord. 455.
- (2) Breakfast is the only meal served.
- (3) In approved mobile/manufactured home parks only.
- (4) Permitted subject to standards in UPMC [19.70.120](#).
- (5) Only permitted in conjunction with a permitted commercial use and subject to compliance with the design standards and guidelines for the Town Center zone per Chapter [19.52](#) UPMC or the design standards for the Mixed Use, Mixed Use – Office, and Commercial zones per Chapter [19.50](#) UPMC.
- (6) Kindergarten and primary school only.
- (7) Allowed in R1 and R2 zones only in conjunction with selected nonresidential uses in accordance with UPMC Title 23.
- (8) Subject to essential public facility review.
- (9) Subject to adult entertainment siting criteria.
- (10) Permitted only at 1,000 square feet gross floor area or less.
- (11) Establishments over 80,000 square feet are considered commercial centers.
- (12) Commercial centers greater than 200,000 square feet are permitted outright in the Town Center overlay zone subject to the Town Center overlay design standards (Ord. 409).
- (13) Retail uses that are related to a use in an office building are limited to 750 square feet each. Total retail uses in a building shall not exceed 20 percent of the building's leasable square footage.
- (14) Certain categories of development, including new construction on vacant land, major redevelopment and major improvement, are subject to administrative design review approval to ensure compliance with the design standards and guidelines in Chapter [19.50](#) UPMC.
- (15) Certain categories of development, including new construction on vacant land, major redevelopment and major improvement, are subject to administrative design review approval to ensure compliance with the design standards and guidelines in Chapter [19.52](#) UPMC.
- (16) Allowed in MF-L and MF-H zones subject to compliance with multifamily design standards and guidelines per Chapter [19.53](#) UPMC.
- (17) Allowed in R1 and R2 zones subject to compliance with small lot design standards and guidelines per Chapter [19.53](#) UPMC.
(Ord. 559 § 3 (Exh. A), 2009; Ord. 524 § 1 (Exh. A), 2008; Ord. 514 § 2, 2008; Ord. 455 § 1 (Exh. A), 2005; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 371 § 3, 2003).
- (18) Recycling Collection Receptacles in the Parks and Open Space Zone shall not exceed a maximum capacity of 20 cubic yards.

Chapter 19.45 DENSITY AND DIMENSION

Sections:

- [19.45.010](#) Purpose.
- [19.45.020](#) Tables.
- [19.45.100](#) Density and dimension table notes.

19.45.010 Purpose.

The purpose of this chapter is to establish density and dimensional standards for development.

(Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

19.45.020 Tables.

A. Interpretation of Tables. The density and dimension tables located at the end of this chapter are arranged in a matrix format. Development standards are listed down the left side of both tables and the zones and overlay zones are listed across the top. The matrix cells contain the minimum dimensional requirements of the zone. The footnotes in the matrix identify specific requirements applicable either to a specific use or zone or overlay zone. A blank box indicates that the cell is not applicable.

(Ord. 443 § 1 (Exh. A), 2005; Ord. 409 § 7, 2004; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

Density and Dimensions Table

ZONE CLASSIFICATIONS											
DENSITY AND DIMENSIONS (SETBACKS)	R1	R2	MF-L	MF-H	MU-O	NC	TC	MU (9)	C	LI-BP	POS
Base Density (du/ac) (1)	4 SFD; 5 duplex	6	25	35	30 (2)	4	12 (18)	30 (2)			
Maximum Density (du/ac) (3)	6 small lot housing	9 small lot housing	30	40	35	6		35			
Minimum Lot Size (16)	9,000 detached SFD, 6,750 attached SFD, and 13,500 duplex in conventional plat; none specified for small lot housing	6,000 SFD, 12,000 duplex in conventional plat; none specified for small lot housing	4,000	2,500	4,000	4,000		4,000			
Minimum Lot Width (15)	60'	55'									
Maximum Lot Coverage	50% (17)	50% (17)	50%		45%	45%		45%			
Setback, Arterial Streets	25' (19)	25' (19)	25'		15'/20' min/max (5)	25'	0'/10' min/max (18)	15'/20' min/max (5)	15'/20' min/max (5)	35'	<u>25</u>
Setback, Other Roads	25' (19)	25' (19)	25'		15'/20' min/max (5)	20'	0'/10' min/max (18)	15'/20' min/max (5)	15'/20' min/max (5)	25'	<u>25</u>
Setback, Rear (4)	30' (19)	30' (19)	0'/30' (7)		0'/30' (7)	0'/30' (7)	0'/30'	0'/30' (7)	0'/30'	0'/50'	<u>30</u>
Setback, Side (4)	8' (8) (19)	8' (8) (19)	0'/30' (7) (8)		0'/30' (7) (8)	0'/30' (7) (8)	0'/30'	0'/30' (7) (8)	0'/30'	0'/50'	<u>8</u>
Maximum Height	35' SFD or duplex, 30' small lot (20)	35' SFD or duplex, 30' small lot (20)	45'		45'	40'	40' (18)	45'	45'	40'	<u>45</u>
Floor Area Ratio (FAR)	.40 average and .45 maximum for small lot housing; .40 maximum for existing substandard lot (21)	.40 average and .45 maximum for small lot housing; and .40 for existing substandard lot (21)									
NOTE: Density and Dimension Table identifies setbacks; however, in certain instances, landscaping requirements may exceed minimum setback requirements.											

19.75.080 Specific sign requirements table.

The following requirements apply to specific sign types. The director may prescribe reduced area and height, more controlled illumination and greater setback as a condition of any special use permit approval.

Residential (R1, R2, MF) POS and PF Overlay						
Type of Sign	Permit Required	Area (sq. ft.)	Height (feet)	Setback* (feet)	Number of Signs	Other Requirements
Address	No			0		Numbers and letters £ 10" high
Bus Shelter	Yes					Subject to Pierce Transit agreement
Charitable Event	Yes (temporary)	16	10	0	1 per site	Nonilluminated; may be placed 7 days prior to event; removed 2 days following the event
City Gateway	No	£ 32	£ 10	0	1	Greater height, number, and size subject to director approval
Construction	No	16	£ 5	5	2 per street frontage	May be placed on-site upon filing complete and valid land use or building permit application; may be in place until project has received final approval
Directional	No	6	3	0	1 per entrance or exit	
Flags	No	20	10	0	1	Nongovernmental flags subject to stated requirements; government flags are exempt from requirements
Historic Markers/Plaques/Gravestones	No					
Home Occupation	No	2	10	0	1	May be freestanding, placed on primary structure, or placed in window
Identification in PF overlay	Yes	36	10	0	2	Only one may be a pole-mounted reader board
Identification in Residential Zones	Yes	36	10	0	1 per street frontage	

Incidental	No	2				Size limitation shall not apply to signs providing directions, warnings or information when established and maintained by a public agency
Kiosks **	Yes	20	8		0	Number reviewed and approved on individual basis
Nameplates	No	6			0	
New Residential Development	Yes (temporary)	16	10		0	1 per street frontage Two-year period
Official Legal Notices	No				0	Notices issued and posted by public agency or court
Personal Message	Yes	3	£ 5, if free-standing		0	1 per lot Nonilluminated
Plaques, Tablets, or Inscriptions	No	3				Nonilluminated; indicates name of building, date of erection, or commemorative information; integral part of building structure or attached flat to face of building
Political **	No	3	3		0	Area and height requirements apply only to signs at the edge of public right-of-way
Real Estate	No (temporary)	6	6		0	1 per tax lot Nonilluminated; must be removed 15 days after sale, lease, or rental of property
Religious	Yes	36	10		0	1 per street frontage
Religious Symbols	No				0	
Residential Development	Yes	20	10		0	1 per entrance; two at main entrance
Residential Open House A-Boards	No	5			0	1 per street frontage, 3 off-premises for any single development Permitted during daylight hours only; a realtor, seller, or agent must be on property
State, City, or Public Service Company	No					Signs indicating danger, aids to service or safety
Traffic Control	No					Traffic direction signs or Adopt-A-Road litter control program signs
Yard Sale **	No	3	3		0	1 on-premises, 3 off-premises

* The sign owner must provide proof that the sign will not adversely impact the clear-view triangle as specified in UPMC Title [13](#).

** Additional requirements are listed in UPMC [19.75.090](#), Specific sign requirements.