



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING AGENDA**

**TUESDAY, MAY 6, 2025
6:00 P.M.**

**COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDELL STREET**

Pg. #

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
 - A. Motion to Excuse Absent Planning Commissioners
- 4. APPROVAL OF THE AGENDA**
- 5. APPROVAL OF THE MINUTES**
 - A. [April 1, 2025, Regular Meeting](#) 2
- 6. CITIZEN COMMENTS (FOR ITEMS NOT ON THE AGENDA)**

(Please state your name and address for the record and refer to the Rules and Decorum laminated sheet at the dais and table.)
- 7. PUBLIC HEARING**
 - A. [Proposed Middle Housing Code Amendments](#) 5

The Planning Commission will be holding a public hearing followed by deliberations on proposed development regulation amendments to Title 22 of the Fircrest Municipal Code. These amendments comply with the requirements of House Bill 1110 and House Bill 1337.

Public comment is limited to this agenda item only. Written and verbal testimony will be accepted during the Public Hearing.
- 8. UNFINISHED BUSINESS**
- 9. NEW BUSINESS**
 - A. [HB 1998 Co-Living Housing Discussion](#) 204
- 10. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES**
- 11. FUTURE BUSINESS**
- 12. ADJOURNMENT**



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING MINUTES**

**TUESDAY, APRIL 1, 2025
6:00 P.M**

**COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDELL STREET**

1. CALL TO ORDER

Chair Shirley Schultz called the Fircrest Planning Commission regular meeting to order at 6:00 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Planning Commissioners Present: Commissioner Kathy McVay, Commissioner Eric Lane, Commissioner Andreas Schonger, Vice Chair Ben Ferguson.

City Staff Present: City Manager Dawn Masko, City Clerk Arlette Burkhart

4. APPROVAL OF THE AGENDA

Motion to approve the agenda for the April 1, 2025, Regular Planning Commission Meeting.

**Motion: Commissioner McVay
Second: Commissioner Lane**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (5-0).

5. APPROVAL OF THE MINUTES

Motion to approve the minutes for the January 7, 2025, Regular Planning Commission Meeting.

**Motion: Commissioner Lane
Second: Commissioner McVay**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (5-0).

6. CITIZEN COMMENTS (FOR ITEMS NOT ON THE AGENDA)

There were no citizen comments.

7. PUBLIC HEARING

There was no public hearing scheduled.

8. UNFINISHED BUSINESS

There was no unfinished business.

9. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES

City Manager Masko provided a brief update on staff shortages within the Planning and Building Department. She also reported on the use of consultants for technical planning assistance and the implementation of HB 1110.

Planning Commission discussions included the status of the Middle Housing Ad Hoc Committee’s extension application and timelines.

Further discussions included the Planning Commission’s mission, continued communication with the Planning and Building liaison, and the recruitment for the Community Development Director position.

City Manager Masko provided updates on several reports, including the Middle Housing Survey, which received 600 submissions and officially closed today. She also discussed the Whittier Elementary Replacement Project community outreach efforts and the Tacoma Public Schools’ upcoming City Council presentation scheduled for April 8, 2025. Lastly, Mrs. Masko reported that the Hanover Group has withdrawn its application due to environmental remediation concerns.

10. NEW BUSINESS

A. Motion: Setting a Public Hearing on May 6, 2025, at 6:00 P.M. or shortly thereafter to receive comments on the proposed Middle Housing Code Amendments

**Motion: Commissioner Ferguson
Second: Commissioner Lane**

There was a brief discussion about setting a special meeting to discuss public testimony and provide the City Council with a recommendation.

**Vote: Unanimous
Abstaining: None**

The Motion Carried (5-0).

B. Motion: Setting a special meeting on May 20, 2025, to review the May 6, 2025, public testimony regarding the proposed Middle Housing Code Amendments and developing a formal recommendation to the Fircrest City Council at Fircrest City Hall.

**Motion: Commissioner Lane Vote: Unanimous
Second: Commissioner McVay Abstaining: None**

The Motion Carried (5-0).

11. FUTURE BUSINESS

None.

12. ADJOURNMENT

Motion to adjourn the April 1, 2025, Planning Commission regular meeting at 6:58 PM.

**Motion: Commissioner Ferguson Vote: Unanimous
Second: Commissioner Lane Abstaining: None**

The Motion Carried (5-0).

Shirley Schultz
Chair, Fircrest Planning Commission

Dawn Masko
City Manager



**FIRCREST PLANNING/BUILDING DEPARTMENT
STAFF REPORT**

***Development Regulation Text Amendment for HB 1110 (Middle Housing)
and HB 1337 (ADUs)***

May 6, 2025 Planning Commission Meeting and Public Hearing

SECTION 1: PROPOSAL:

The City of Fircrest proposes to amend the City's Title 22 Land Development. The Development Regulation Text Amendment would modify:

- Text, tables, and graphics contained in Chapters 22.17, 22.32, 22.34, 22.36, 22.58, 22. 60, 22.63, 22.64, 22.66 FMC ([Exhibit A](#)).

SECTION 2: AMENDMENT PROCESS:

The Planning Commission's action on a development regulation amendment takes the form of a recommendation to the City Council, which makes the final decision. Upon completion of a public hearing on this matter, the Commission shall forward its recommendations to the Council, which will conduct its own public hearing before making a final decision.

SECTION 3: ENVIRONMENTAL DETERMINATION:

The City has prepared the required Environmental Checklist, including the Part D: Supplemental Sheet for Nonproject Activities, and issued a Determination of Nonsignificance for the proposed development regulation amendments on May 2, 2025 ([Exhibit C](#)). Amending development regulations is defined as a nonproject action under the State Environmental Policy Act (SEPA). The environmental determination was issued with a 14-day comment/appeal period ending on May 16, 2025. No comments have been received to date. Any comments received will be provided to the City Council prior to any Action (as defined by [WAC 197-11-704](#)) being taken by the City Council on the proposed amendments.

SECTION 4: DEPARTMENT OF COMMERCE NOTIFICATION:

The City submitted a 60-day Notice of Intent to Adopt a Development Regulation Amendment to the Washington State Department of Commerce on April 3, 2025 ([Exhibit G](#)). The state agency comment period is scheduled to end on June 1, 2025. No comments have been received to date.

SECTION 5 SUBMITTAL:

The City of Fircrest has prepared the following documents relating to the draft Development Regulations update:

- [Proposed edits to Title 22 FMC using redlines \(Exhibit A\)](#)
- [SEPA Environmental Checklist \(Exhibit B\)](#)
- [SEPA Determination of Nonsignificance \(Exhibit C\)](#)
- [Proposed Resolution No. 2025-01 Amending Title 22 of the FMC \(Exhibit H\)](#)

SECTION 6: BACKGROUND:

The proposed development regulations are associated with House Bill 1110 (2023-2024), which is intended to increase middle housing opportunities in areas traditionally dedicated to single-family detached housing, and House Bill 1337 (2023-2024), which is intended to expand housing options by easing the barriers to the construction of accessory dwelling units. Compliance with these House Bills is required within six months after the jurisdiction's next periodic comprehensive plan update as required under RCW 36.70A.130. That is June 30, 2025 for the City of Fircrest. If the proposed development regulations are not adopted prior to June 30, 2025, the Tier 3 Cities (for jurisdictions under 25,000 people) Model Housing Ordinance, developed by the Washington State Department of Commerce (referred to hereinafter as "Commerce") will take effect in place of the City of Fircrest's existing development regulations within the applicable sections of Title 22 (Land Development).

House Bill 1110 Overview

The Washington Legislature passed Engrossed 2nd Substitute [House Bill 1110](#) ("E2SHB 1110", commonly referred to as "HB 1110") in 2023. HB 1110 requires 77 cities across the State of Washington to adopt development regulations allowing for middle housing on all lots zoned predominantly for residential use. In Fircrest, these are the Residential-4 (R-4) and Residential-6 (R-6) zones, which make up the majority (61%) of the residentially designated areas within the City. In early 2024, [House Bill 2321](#) was passed, which modified HB 1110 to only require 2 units per lot in a city with a population under 25,000 people.

House Bill 1110 has different requirements for cities based on population. In 2023, the City of Fircrest population estimate was 7,235 (WA OFM). This places Fircrest as a Tier 3 City, meaning the City must meet the following requirements:

Topic	House Bill 1110/2321 Requirement
Increases Unit Density	Allow at least two units per lot. HOAs with CC&Rs in place prior to July 23, 2023 which prohibit multiple units on a single lot are not required to allow density increases.
Subdivision of New Lots	Allow subdivision of new lots so they may be owned fee simple rather than in a condominium form of ownership.
Development Standards	Requires development standards for new development to be no more restrictive than those for single-family detached development.
Design Review	If a design review board process is required, it must be an administrative process (requiring no discretionary decision for approval).
Parking	<p>May not require more than one off-street parking space for middle housing on lots less than 6,000 square feet before any zero lot line subdivisions or lot split.</p> <p>May not require more than two off-street parking spaces for middle housing on lots greater than 6,000 square feet before any zero lot line subdivisions or lot split.</p> <p>May not require off-street parking as a condition of permitting development of middle housing within one-half mile walking distance of a major transit stop. Currently, Fircrest does not have a major transit stop, so this requirement does not apply.</p>

HB 1110 is intended to introduce mixed-use housing types in areas traditionally reserved for single-family development. In Fircrest, those are the R-4 (including R-4-C) and R-6 areas as shown in Figure 1, with the exception of:

1. Areas with covenants, conditions, and restrictions (CC&Rs) in place prior to July 23, 2023, and
2. Portions of lots with critical areas, consistent with the City's existing critical areas requirements.

Figure 1 shows an estimation of applicable areas based on available data; however future projects will need to be evaluated on a site-specific basis in terms of the location of critical areas.

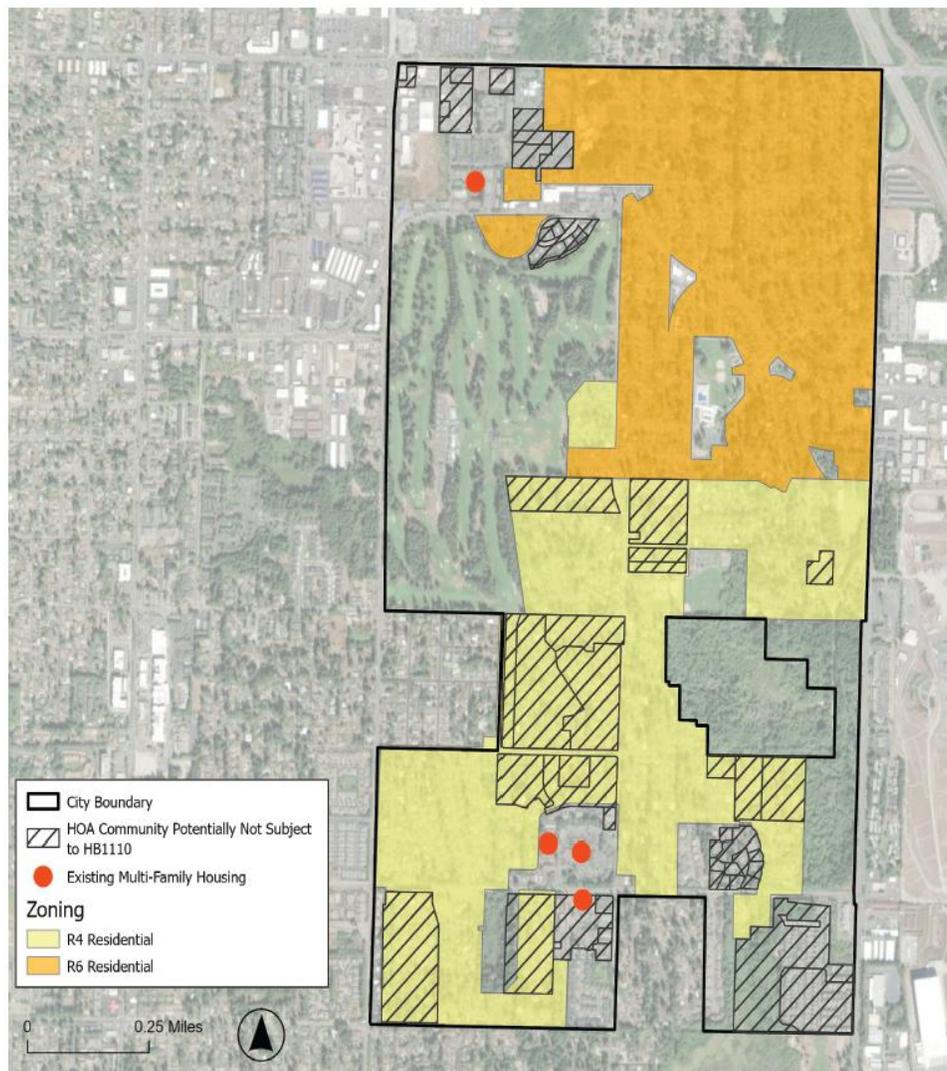


Figure 1: Potentially Applicable Areas (HB 1110)

House Bill 1337 Overview

Following the same objective as HB 1110, [House Bill 1337](#) seeks to increase housing supply and options through the allowance of accessory dwelling unit (ADU) construction in all single-family zones. The bill requires cities to allow up to two ADUs per lot in all single-family zones while uniformly applying development standards across principal units and ADUs. Table 2 below provides a summary of the bill requirements.

HB 1337 Requirements	Requirement Details
General Requirements	<ul style="list-style-type: none"> • Treat ADUs the same as principal units • Allow ADUs on any lot where the principal unit meets the lot size minimum. • Allow the conversion of existing structures into ADUs, such as garages.
Size	<ul style="list-style-type: none"> • Cannot require ADUs to be smaller than 1,000 square feet (sf). An ADU can be smaller than 1,000 sf; however, Fircrest must allow someone to build an ADU that is at least 1,000 sf.
Parking	<ul style="list-style-type: none"> • No off-street parking requirements for ADUs in certain circumstances (distance to transit, lot sizes)
Impact Fees	<ul style="list-style-type: none"> • Impact fees are capped at 50% of the fees charged for single-family houses
Ownership Occupancy	<ul style="list-style-type: none"> • Owner is not required to live on the property where they build an accessory dwelling unit (ADU)

SECTION 7 REVIEW AND APPROVAL CRITERIA:

The proposal consists of Development Regulations text amendments, which are Type V application proposals. The review and approval criteria are provided below:

Table A - Classifications

Type I	Type II-A	Type II-B	Type III-A	Type III-B	Type IV	Type V
Permitted use not requiring site plan or design review	Minor variance	Short plat, short plat vacation or alteration	Major variance	Zoning map amendment	Final plat	Comprehensive plan amendment
Boundary line adjustment	Minor site plan	Final site plan	Conditional use permit			Development regulation amendment

Table B – Procedures

Action	Type I	Type II-A	Type II-B	Type III-A	Type III-B	Type IV	Type V
Recommendation made by:	N/A	N/A	N/A	N/A	Hearing examiner	Hearing examiner	Planning commission
Final decision made by:	Director	Director	Director	Hearing examiner	City council	City council	City council
Notice of complete application/comment period:	Not required	Not required; see FMC 22.07.004	Not required	Required	Required	Required	Not required
Open record public hearing/public review:	Not required	Not required; see FMC 22.07.005	Hearing required only if director decision appealed, then hearing before hearing examiner	Hearing required before hearing examiner	Hearing required before hearing examiner, who will forward recommendation to city council	Public review required before hearing examiner, who will forward recommendation to city council	Hearing required before planning commission and city council
Closed record review/appeal hearing/decision:	Not required	Not required	Not required	Not required	Closed record review required before city council, which will render final decision	Closed record review required before city council, which will render final decision	N/A
Judicial appeal:	Yes	Yes	Yes	Yes	Yes	No	Yes

FMC 22.78.004 Criteria for amendment approval.

Before the City Council may approve the amendment, each review authority shall adopt written findings showing that the following (applicable) criteria are met by the proposal:

- The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan.
- The proposed amendment will promote, rather than detract from, public health, safety, morals, and general welfare.

SECTION 8: ANALYSIS:

House Bill 1110 (Middle Housing) Analysis

The following analysis demonstrates how the proposed amendments to the identified Chapters within Title 22 of the Fircrest Municipal Code bring the City’s Development Regulations into compliance with HB 1110 requirements. This table lists the code requirements from the Department of Commerce, including the applicable Revised Code of Washington (RCW). The second column labeled “Consistent? Yes/No” is intended to be read as consistent with the proposed amendments, not in the presently adopted Fircrest Municipal Code.

Code requirement	Consistent? Yes/No	Changes needed?
Administrative design review means a development permit process whereby an application is reviewed, approved, or denied by the planning director or the planning director's designee based solely on objective design and development standards without a public pre-decision hearing, unless such review is otherwise required by state or federal law, or the structure is a designated landmark or historic district established under a local preservation ordinance. A city may utilize public meetings, hearings, or voluntary review boards to consider, recommend, or approve requests for variances from locally established design review standards. RCW 36.70A.030 (3)	Yes	Definition added (FMC 22.98.192.1)
Cottage housing means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) Has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space. RCW 36.70A.030 (9)	Yes	Definition added (FMC 22.98.169)
Courtyard apartments means attached dwelling units arranged on two or three sides of a yard or court. RCW 36.70A.030 (10)	Yes	Definition added (FMC 22.98.170)
Major transit stop means a stop on a high-capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW, commuter rail stops, stops on rail or fixed guideway systems, and stops on bus rapid transit routes, including bus rapid transit routes under construction. RCW 36.70A.030 (25)	N/A	None; the City of Fircrest does not have any major transit stops as defined by RCW 36.70A.030 (25).
Middle housing means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing. RCW 36.70A.030 (26)	N/A	None; the three required use types for middle housing (duplex, courtyard apartments, stacked flats) are added as allowed uses in the required sections and not specifically designed as "Middle Housing."
Single-family zones mean those zones where single-family detached residences are the predominant land use. RCW 36.70A.030 (39)	N/A	None; the purpose of each applicable single-family zone is defined in FMC 22.32 (R-4), 22.34 (R-4 Conservation), and FMC 22.36 (R-6). The City does not use the term "single-family zone" within its code.
Stacked flat means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned. RCW 36.70A.030 (40)	Yes	Definition added (FMC 22.98.670)
Townhouses means buildings that contain three or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides. RCW 36.70A.030 (41)	N/A	None; the City does not define townhouses but rather uses "multifamily dwelling".

Code requirement	Consistent? Yes/No	Changes needed?
<p>Allows, at minimum, the following permitted unit per lot densities:</p> <ul style="list-style-type: none"> • TIER 1 CITIES: (1) Four units per lot, (2) six units per lot on all lots within one-quarter mile walking distance of a major transit stop, (3) six units per lot if at least two units on the lot are affordable housing as defined below. • TIER 2 CITIES: (1) Two units per lot, (2) four units per lot on all lots within one-quarter mile walking distance of a major transit stop, (3) four units per lot if at least one unit on the lot is affordable housing as defined below. • TIER 3 CITIES: Two units per lot. <p>Exempts lots below 1,000 square feet after subdivision, unless the city has enacted an allowable lot size below 1,000 square feet in the zone. RCW 36.70A.635(1)(a - c)</p>	<p>Yes</p>	<p>Unit density added in addition to traditional density for the applicable zoning districts. (FMC 22.32.005, 22.34.005, and 22.36.005)</p>
<p>For Tier 1 and 2 cities, requires units qualifying for affordable housing provisions to meet the following standards, per RCW 36.70A.635(2):</p> <ul style="list-style-type: none"> • <u>Housing costs do not exceed 30% of the monthly income of a household making at or below 60% of median household income for rental housing, or 80% of median household income for owner-occupied housing for the county where the household is located. Median household income is as reported by the United States Department of Housing and Urban Development. Housing costs include utilities other than telephone. Median household incomes are adjusted for household size.</u> • <u>A covenant or deed restriction ensures that units are maintained as affordable for a term of at least 50 years, consistent with the conditions in chapter 84.14 RCW.</u> • <u>A covenant or deed restriction addresses criteria and policies to maintain public benefit if the property is converted to a use other than affordable housing.</u> • <u>Affordable units are provided in a format comparable to other units in the development, including in range of size, number of bedrooms, functionality, and distribution throughout the development.</u> <p>* If a city has enacted a program under RCW 36.70A.540, then the terms of that program govern to the extent they vary from the requirements of RCW 36.70A.635(2). However, programs under RCW 36.70A.540 are not to substitute for the Tier 1 and Tier 2 cities' middle housing affordable housing density requirement.</p>	<p>N/A</p>	<p>None; Fircrest is a Tier 3 city.</p>

Code requirement	Consistent? Yes/No	Changes needed?
<p>For Tier 1 and Tier 2 cities, allows at least six of the nine types of middle housing by-right in all zones predominantly for residential use: duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, cottage housing. RCW 36.70A.635(5)</p> <p>For Tier 3 cities, allows all middle housing types that meet the two units per lot density requirements in RCW 36.70A.635(1)(c) (i.e., duplex, stacked flats, courtyard apartments, cottage housing) by-right in all zones predominantly for residential use. RCW 36.70A.635(5)</p>	Yes	Duplexes, stacked flats, courtyard apartments, and cottage housing added as permitted uses in the applicable zoning districts. (FMC 22.32.002, 22.34.002, and 22.36.002)
Allows zero lot line short subdivisions where the number of lots created is equal to the required unit density. RCW 36.70A.635(5)	Yes	Standard added in to meet requirement under Unit Lot Subdivision section (FMC 22.17.020 (D))
Reviews compliance with middle housing design standards using an administrative design review process. RCW 36.70A.635(6)(a)	Yes	None; FMC 22.66 describes the purpose and criteria for approval of the City's administrative design review process.
Does not require more restrictive development regulations for middle housing than those required for detached single-family residences. RCW 36.70A.635(6)(b)	Yes	Each of the middle housing types are added as permitted uses in the R-4, R-4 Conservation, and R-6 zones subject to the same development regulations as single-family uses in that zone.
Applies the same development permit and environmental review processes to middle housing as those applied to detached single-family residences, unless otherwise required by state law. RCW 36.70A.635(6)(c)	Yes	Each of the middle housing types are added as permitted uses in the R-4, R-4 Conservation, and R-6 zones subject to the same environmental and permitting requirements as single-family uses in that zone.
Does not require off-street parking within one-half mile walking distance of a major transit stop. RCW 36.70A.635(6)(d)	N/A	None; the City of Fircrest does not have any major transit stops as defined by RCW 36.70A.030 (25).
Requires no more than one off-street parking space per unit on lots 6,000 square feet or less, before any zero lot line subdivisions or lot splits. RCW 36.70A.635(6)(e)	Yes	Parking standards updated to meet requirements. (FMC 22.60.003)
Requires no more than two off-street parking spaces on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits. RCW 36.70A.635(6)(f)	Yes	Parking standards updated to meet requirements. (FMC 22.60.003)

Code requirement	Consistent? Yes/No	Changes needed?
For cottage housing, requires a minimum of 20 percent of the lot be common open space. The common open space must be owned in common or has condominium units with property owned in common.	Yes	Amended to meet requirement. (FMC 22.58.027(d)(1))
For courtyard apartments, requires at least one yard or court, which must be bordered by attached dwelling units on two or three sides.	Yes	Amended to meet requirement. (FMC 22.64.038(f))
For townhouses, requires at least three attached single-family dwelling units that extend from the foundation to roof and have a yard or public way on not less than two sides.	N/A	None; townhouses are not a permitted use.
<p>Exempts the following areas from the middle housing requirements of RCW 36.70A.635:</p> <ul style="list-style-type: none"> • Portions of a lot, parcel, or tract designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170, except for critical aquifer recharge areas where a single-family detached house is an allowed use, provided that any requirements to maintain aquifer recharge are met. • Watersheds serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the federal Clean Water Act (33 U.S.C. Sec. 1313(d)). • Lots designated as urban separators by countywide planning policies as of July 23, 2023. • A lot that was created through the splitting of a single residential lot. <p>Areas designated as sole-source aquifers by the United States Environmental Protection Agency on islands in the Puget Sound.</p>	Yes	All applicable exemptions have been added in association with the two dwelling unit per lot unit density standard. (FMC 22.32.005(a), 22.34.005(a), 22.36.005(a))
<p>Exempts the following areas from parking standards for middle housing, per RCW 36.70A.635(7):</p> <ul style="list-style-type: none"> • Portions of the city for which the Department of Commerce has certified a parking study in accordance with RCW 36.70A.635(7)(a), in which case off-street parking requirements are as provided in the certification from the Department of Commerce. <p>Areas within a one-mile radius of Seattle-Tacoma International Airport. RCW 36.70A.635(7)(b).</p>	N/A	<p>Fircrest has not prepared a parking study to exempt specific areas from off-street parking requirements.</p> <p>Fircrest is not within a one-mile radius of Seattle-Tacoma International Airport.</p>

As noted previously, if the City of Fircrest does not adopt amendments to meet the requirements of House Bill 1110 by June 30, 2025, the [Department of Commerce Tier 3 Model Ordinance](#) will go into effect. The Tier 3 Model Ordinance is intended to meet the requirements of House Bill 1110 as well as encourage the development of middle housing in single-family areas. As such, some of the additional provisions are written to incentivize or encourage development.

As described in the Tier 3 Model Ordinance text:

- Bold text in the Model Ordinances represents provisions from RCW 36.70A.635 that cities subject to the law must implement.
- The non-bold text are standards that are optional for a city to use. Cities may choose to revise these optional standards, as well as adopt all, some, or none of the optional provisions. However, the non-bold text will apply to a city that does not pass ordinances, regulations, or other local controls to implement RCW 36.70A.635 within the time frame required by RCW 36.70A.635(11), until such time the city takes all actions necessary to implement RCW 36.70A.635.

Below is a summary of the additional provisions included within the Tier 3 Model Ordinance that go beyond strict compliance with House Bill 1110.

- Additional land use definitions for terms either not in the City's current code or which may conflict with the City's current definitions
- Accessory dwelling units do not count as units for the purposes of calculating unit density. As currently proposed, ADUs do count towards unit density.
- A maximum building height limit for middle housing of less than 35 feet is invalid. Current height limits for single-family residential uses range from 27 to 30 feet in the R-4 and R-6 areas.
- Minimum required setbacks would be established for middle housing units as follows:
 - Street or front: 15 feet (existing proposed to remain is 20 feet)
 - Interior yard setback: 5 feet (existing proposed to remain is 5 feet, 8 feet for second story)
 - Side street: 5 feet (existing proposed to remain is 15 feet)
 - Rear yard: 20 feet (existing proposed to remain is 20 feet)
 - Maximum lot coverage would remain the same at 40%, but would remove the exemption for a covered, unenclosed 200 square feet front porch
- Implement a range of design standards relating to cottage housing, common open space, yard or court requirements, pedestrian and vehicular access, carports, landscaping, and building design elements.
- Implement additional infrastructure standards relating to private driveway access which may differ from the City's current standards.

House Bill 1337 (Accessory Dwelling Units) Analysis

The City of Fircrest currently permits accessory dwelling units in all residential zones that permit single-family residential uses, which meets the requirements of House Bill 1337. The City of Fircrest meets most requirements under the bill, with minor modifications needed to be in compliance as described below.

- Amended portions of the code to reflect a maximum accessory dwelling unit size of 1,000 square feet. Cities must allow ADUs to be at least 1,000 square feet in size.
- Removed owner occupancy requirement. Cities may no longer require that the property owner occupy either the principal or accessory residence.

- Removed the one ADU per principal unit requirement. Cities must allow two ADUs per lot.
- Established height and alley-adjacent lot line standards per state law.
- Established that ADUs are permitted on any lot that meets the minimum lot size required for the principal unit.

SECTION 9: PROPOSED AMENDMENTS TO TITLE 22 LAND DEVELOPMENT [\(Exhibit A\)](#)

The tables below provide a comprehensive reference for how and where each requirement of HB 1110 and HB 1337 is addressed within the draft zoning code update. All proposed amendments are required in order to comply with State Law as established through these two House Bills. Changes to FMC where existing code is removed or altered are denoted in red, and deleted sections are in red with a strikethrough. New code is provided in black.

Page No.	Chapter/Topic	Reason/Policy Decision	Proposed Text Amendment
The following Municipal Code updates are made pursuant to the minimum legal requirements from HB 1110 as they relate to Middle Housing.			
3	22.17 Fee Simple Unit Lot Subdivisions	Defines the parameters and processes for unit density as required within HB 1110 to create a standard for the allowed number of units within a single parent lot	<p>22.17.020 Fee Simple Unit Lot Subdivisions</p> <p>The primary purpose of these provisions is to allow for the creation of fee simple unit lots for multiple unit dwellings and attached ADUs while applying only those site development standards applicable to the parent site as a whole.</p> <p>(a) Overall development of the parent lot shall meet the bulk development and design standards of the underlying land use district applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards of this title based on analysis of the individual unit lot, provided that development standards for the parent lot are met.</p> <p>(b) Unit lot subdivisions and subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.</p> <p>(c) Private access drives are allowed to provide access to dwellings and off-street parking areas within a unit lot subdivision. Access, joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open area.</p> <p>(d) A zero lot line unit lot subdivision is permitted where the number of lots created is equal to the required unit density.</p>

Page No.	Chapter/Topic	Reason/Policy Decision	Proposed Text Amendment
4	22.32.002 Permitted Uses – R-4	Tier 3 Cities are required to allow duplexes, cottage housing, stacked flats, and courtyard apartments in single-family residential zones	(b) Duplexes (c) Stacked flats (d) Courtyard apartments (e) Cottage housing
5-6	22.32.005 Development Standards – R-4	Cities are required to allow at least 2 units per lot in single-family residential zones. Per RCW 36.70A.635(1)(a)(i-iii)	Unit Density: 2 units per lot (within Development Standards table, Row 2) Footnotes: 1. This standard does not apply to lots after subdivision below 1,000 square feet. 2. If single-family residential uses exist or are proposed on a lot pursuant to the maximum density, then the unit lot density defined in this section is in addition to the that single-family residential use. Single-family dwellings do not count as units for the purposes of this section. If a lot does not contain a single-family unit, this unit lot density shall apply as the maximum standard per lot. 3. This standard does not apply to a lot created through the splitting of a single residential lot. 4. Accessory dwelling units count towards meeting unit lot density.
6-7	22.32.005 Development Standards – R-4	Certain areas in cities are exempt from unit density requirements.	(a) The following areas are exempt from the unit density requirement listed within this section: Portions of a lot, parcel, or tract designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170 , except for critical aquifer recharge areas where a single-family detached house is an allowed use provided that any requirements to maintain aquifer recharge are met. Watersheds serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the federal Clean Water Act (33 U.S.C. Sec. 1313(d)). Lots designated as urban separators by countywide planning policies as of July 23, 2023. A lot that was created through the splitting of a single residential lot.

Page No.	Chapter/Topic	Reason/Policy Decision	Proposed Text Amendment
8	22.34.002 Permitted Uses – R-4C	Cities are required to allow duplexes, cottage housing, stacked flats, and courtyard apartments in single-family residential zones	(b) Duplexes (c) Stacked flats (d) Courtyard apartments
9-11	22.34.005 Development Standards – R-4C	Cities are required to allow at least 2 units per lot in single-family residential zones per RCW 36.70A.635(1)(a)(i-iii)	Unit Density: 2 units per lot (within Development Standards table, Row 2) Footnotes: 1. This standard does not apply to lots after subdivision below 1,000 square feet. 2. If single-family residential uses exist or are proposed on a lot pursuant to the maximum density, then the unit lot density defined in this section is in addition to that single-family residential use. Single-family dwellings do not count as units for the purposes of this section. If a lot does not contain a single-family unit, this unit lot density shall apply as the maximum standard per lot. 3. This standard does not apply to a lot created through the splitting of a single residential lot. 4. Accessory dwelling units count towards meeting unit lot density.
11	22.34.005 Development Standards – R-4C	Certain areas in cities are exempt from unit density requirements.	(a) The following areas are exempted from the unit density requirement listed within this section: Portions of a lot, parcel, or tract designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170 , except for critical aquifer recharge areas where a single-family detached house is an allowed use provided that any requirements to maintain aquifer recharge are met. Watersheds serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the federal Clean Water Act (33 U.S.C. Sec. 1313(d)). Lots designated as urban separators by countywide planning policies as of July 23, 2023. A lot that was created through the splitting of a single residential lot.

Page No.	Chapter/Topic	Reason/Policy Decision	Proposed Text Amendment
12	22.36.002 Permitted Uses – R-6	Cities are required to allow duplexes, cottage housing, stacked flats, and courtyard apartments in single-family residential zones.	(b) Duplexes (c) Stacked flats (d) Courtyard apartments (e) Cottage housing
13-15	22.34.005 Development Standards – R-4C	Cities are required to allow at least 2 units per lot in single-family residential zones.	Unit Density: 2 units per lot (within Development Standards table, Row 2) Footnotes: 1. This standard does not apply to lots after subdivision below 1,000 square feet. 2. If single-family residential uses exist or are proposed on a lot pursuant to the maximum density, then the unit lot density defined in this section is in addition to that single-family residential use. Single-family dwellings do not count as units for the purposes of this section. If a lot does not contain a single-family unit, this unit lot density shall apply as the maximum standard per lot. 3. This standard does not apply to a lot created through the splitting of a single residential lot. 4. Accessory dwelling units count towards meeting unit lot density.
15	22.36.005 Development Standards – R-6	Certain areas in cities are exempt from unit density requirements per WA Dept. of Commerce Middle Housing Ordinance , Section 4.	(a) The following areas are exempted from the unit density requirement listed within this section: Portions of a lot, parcel, or tract designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170 , except for critical aquifer recharge areas where a single-family detached house is an allowed use provided that any requirements to maintain aquifer recharge are met. Watersheds serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the federal Clean Water Act (33 U.S.C. Sec. 1313(d)). Lots designated as urban separators by countywide planning policies as of July 23, 2023. A lot that was created through the splitting of a single residential lot.

Page No.	Chapter/Topic	Reason/Policy Decision	Proposed Text Amendment
51	22.58.027 (d)(1) Cottage Housing	Cities must mandate a minimum twenty percent of lot space on cottage housing developments be open space.	Open Space: 400 square feet common open space required per unit A minimum twenty (20) percent of the lot as common open space. 300 square feet private open space required per unit. See subsections (e)(2) and (3) of this section.
51 and 53	22.58.027 (d)(1) and D(3) Cottage Housing	Meets state law maximum of one parking space per middle housing type lots under 6,000sf. Above 6,000 sf lots can be changed to original if desired. Per RCW 36.70A.635(6)(d-f) .	Parking Requirements: Maximum of 1 space per du if the total lot area is less than or equal to 6,000 sf. Maximum of 2 spaces per du if the total lot area is greater than 6,000 sf. Units ≤ 800 square feet: 1 space per unit minimum. Units > 800 square feet: 1.5 spaces per unit minimum. Must be provided on the subject property. Additional shared guest parking may not exceed 0.5 spaces per unit.
60	22.60.003 (a) Parking space requirements per activity – Residential; and Lodging Activities	Meets state law maximum of one parking space per middle housing type lots under 6,000sf. Above 6,000 sf lots can be changed to original if desired. Per RCW 36.70A.635(6)(d-f)	Duplex, Stacked Flats, Courtyard Apartments, Cottage Housing: Maximum of 1 space per du if the total lot area is less than or equal to 6,000 sf. Maximum of 2 spaces per du if the total lot area is greater than 6,000 sf. Units ≤ 800 square feet: 1 space per unit minimum. Units > 800 square feet: 1.5 spaces per unit minimum. Must be provided on the subject property. Additional shared guest parking may not exceed 0.5 spaces per unit.
92	22.98 Definitions	Meets the requirement laid forth in RCW RCW 36.70A.030 for the definition of Cottage Housing.	22.98.169 Cottage Housing Cottage housing" means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.
92	22.98 Definitions	Meets the requirement laid forth in RCW RCW 36.70A.030 for the definition of Courtyard Apartments.	22.98.170 Courtyard Apartment "Courtyard apartment" means attached dwelling units arranged on two or three sides of a yard or court.
93	22.98 Definitions	Definition of new term required to satisfy minimum middle housing requirements per WA Dept of Commerce Middle Housing Ordinance .	22.98.192.1 Design review, Administrative "Administrative design review" means a development permit process whereby an application is reviewed, approved, or denied by the director or the director's designee based solely on objective design and development

Page No.	Chapter/Topic	Reason/Policy Decision	Proposed Text Amendment
			standards without a public predecision hearing, unless such review is otherwise required by state or federal law, or the structure is a designated landmark or historic district established under a local preservation ordinance. FMC 22.66 describes the process for administrative design review.
122	22.98 Definitions	Meets the requirement laid forth in RCW RCW 36.70A.030 for the definition of Stacked Flat.	22.98.670 Stacked Flat "Stacked flat" means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned.
124	22.98 Definitions	Definition of new term required to satisfy minimum middle housing requirements per WA Dept of Commerce Middle Housing Ordinance .	22.98.712 Unit Density "Unit density" means the number of dwelling units allowed on a lot, regardless of lot size.
The following Municipal Code updates are made pursuant to the minimum legal requirements from HB 1337 as they relate to Accessory Dwelling Units (ADUs).			
19	22.58.003 Accessory Buildings	Cities may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet.	Maximum building footprint area: 1,000 600 sf.
19	22.58.003 Accessory Buildings	Cities may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet.	Maximum lot coverage: 10% of the lot area or 1,000 sf, whichever is less greater, for each all accessory buildings s-combined on a single lot.
20	22.58.003 Accessory Buildings	Cities may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet.	The building footprint will not exceed 1,000 800 square feet, and the building height will not exceed 24 feet at the top of ridge or 12 feet at the top of wall; and

Page No.	Chapter/Topic	Reason/Policy Decision	Proposed Text Amendment
20	22.58.003 Accessory Buildings	Cities may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet.	(6) The combined building footprints of existing and proposed accessory buildings on the same lot will not exceed 1,000 square feet.
30	22.58.012 (C) Accessory Dwelling Units	Per RCW 36.70A.681 , and in conformance with HB 1337.	1. ADUs shall conform to the development standards set forth in FMC section 22.58.003. When there are practical difficulties in carrying out the provisions of this subsection, the building official may grant modifications for individual cases, provided the intent of the applicable code is met.
30	22.58.012 (C) Accessory Dwelling Units	Per RCW 36.70A.681 , cities must allow up to two ADUs per lot.	3. Up to two ADUs may be created per principal unit. This may include: One attached accessory dwelling unit and one detached accessory dwelling unit; Two attached accessory dwelling units; or Two detached accessory dwelling units, which may be comprised of either one or two detached structures; Only one ADU may be created per principal unit.
30	22.58.012 (C) Accessory Dwelling Units	Per RCW 36.70A.681 , cities cannot require owner occupancy of either the primary residence or associated ADUs.	(4) The property owner, which shall include title holders and contract purchasers, must occupy either the principal unit or the ADU as their permanent residence, but not both, and at no time receive rent for the owner-occupied unit.
30	22.58.012 (C) Accessory Dwelling Units	Bring code into conformance with middle-housing housing type allowances for zones currently zones for single-family residential (R-4, R-4C, and R-6).	(5) An ADU may be developed in either an existing or a new single-family residence, duplex, townhouse, or other housing unit type.

Page No.	Chapter/Topic	Reason/Policy Decision	Proposed Text Amendment
30	22.58.012 (C) Accessory Dwelling Units	ADUs must comply with minimum height, square footage, and setback standards set forth in RCW 36.70A.681 .	(6) An attached ADU shall not exceed 1,000 800 square feet; provided, if the ADU is completely located on a single floor of a multistory building, the director may allow increased size in order to efficiently use all floor area. A detached ADU shall comply with accessory building size limits and related standards listed in FMC 22.58.003 except as listed below : (6a) ADUs shall have a maximum height of 24 feet. (6b) ADUs abutting an alley shall have a setback of 0' unless the alley is both public and routinely plowed for snow.
31	22.58.012 (C) Accessory Dwelling Units	Per RCW 36.70A.681 , cities must specify development standards for ADUs. With the increase to two ADUs permitted, clarification is needed to specify that unless otherwise stated, ADUs must meet bulk development standards for the principal unit on that lot.	(14) ADUs are permitted on any lot that meets the minimum lot size required for the principal unit.

SECTION 10: COMPREHENSIVE PLAN ANALYSIS: GOALS, POLICIES, AND OBJECTIVES

The following table outlines the consistency of the proposal with the goals, policies, and sections of the 2024 Comprehensive Plan that are relevant to this Title 22 Development Regulations amendment.

Comprehensive Plan Goals/Policies/Objectives	Development Regulation Proposal Consistency
Comprehensive Plan Principles	
<p>Principle 3: Housing choices available for all.</p> <p>This principle suggests that Fircrest will work to provide housing choices for everyone who lives in Fircrest, while accommodating its designated growth. People have varying housing needs based on their family size, occupation, abilities, and age, among other variables. Ensuring there is housing in Fircrest available for all needs is crucial to Fircrest remaining a resilient and community-oriented place.</p>	<p>Middle housing residential use types, such as duplexes, cottage housing, stacked flats, and courtyard apartments, will provide increased housing options for residents by creating flexibility in future development types allowed within traditionally single-family residential areas. Middle housing development in single-family areas is not anticipated to be substantial, but incremental density additions will create additional housing stock available to residents.</p>

Comprehensive Plan Goals/Policies/Objectives	Development Regulation Proposal Consistency
Land Use Element	
<p>Goal LU-1: Provide sufficient land area and densities to meet Fircrest’s projected needs for housing, employment and public facilities while focusing growth in appropriate locations.</p>	<p>The City of Fircrest is anticipated to need an additional 769 housing units by 2044 based on Pierce County’s adopted housing targets for the 2024 Comprehensive Plan process. While some of this housing will occur in denser areas, a portion of the City’s housing targets can be met by allowing middle housing types within existing single-family residential areas.</p> <p>Additionally, allowing middle housing types works towards the City’s stated policy of encouraging a wide range of housing types to meet the needs of community members and allow residents to age in place.</p> <p>By allowing a mixture of attached and detached units, the City of Fircrest is encouraging housing choice and a variety of housing products at different price points, some of which are potentially attainable to moderate or lower-income families.</p>
<p>Goal LU-5: Achieve a mix of housing types and densities, maintain attractive and healthy residential neighborhoods, and guide new housing development into appropriate areas.</p>	
<p>Policy LU-5.1: Accommodate and encourage a wide range of housing types to meet the needs of community members through various life stages.</p>	
<p>Policy LU-5.2: Expand housing choices, such as missing middle housing, to enable residents to remain living in the community as their housing needs or preferences change over time, and to attract new residents to the community.</p>	
<p>Policy LU-5.3: Encourage detached and attached single-family dwellings, cottage housing, live-work units, multi-family dwellings, including townhomes and units located within vertical mixed-use buildings, accessory dwelling units, residential care facilities for those who are unable to maintain independent living arrangements, and other innovative housing that is compatible with the type and scale of surrounding residential development.</p>	
Housing Element	
<p>Goal H-2: Achieve a mix of housing types to meet the needs of diverse households at various income levels.</p>	<p>Allowing middle housing uses within single-family areas will provide flexibility in the housing types available, both for purchase and for lease. The mixture of housing types proposed, including housing with a variety of unit sizes and attached and detached units, is likely to create housing available at more attainable income levels. While this alone will not meet the City’s projected 2044 housing needs, it can contribute to housing availability in Fircrest by distributing units throughout the City, lessening the impact of larger housing projects.</p> <p>Implementing HB 1337 allows further flexibility in building ADUs and increases the number of ADUs that can be built on a lot from one to two.</p>
<p>Policy H-2.1: Support housing innovation, using appropriate incentives, to meet Fircrest’s needs for housing affordability and diversity for a variety of household sizes, incomes, types, and ages. Examples of innovative housing may include, but are not limited to: cottage housing, small lot development, live/work units, condominiums in vertical mixed-use buildings, and cluster housing. Provide convenient and up-to-date development regulations using South Sound Affordability Housing’s Developer Portal Website.</p>	
<p>Policy H-2.3: Facilitate development of accessory dwelling units (ADUs) and duplexes in conjunction with single-family attached structures, to promote housing choice and opportunities to age in place.</p>	

SECTION 11 PUBLIC COMMENT:

City of Fircrest City Council held a Study Session on June 17, 2025 to discuss the requirements of HB 1110. The meeting included a presentation by City Staff with the assistance of Kimley-Horn (Consultant), as well as open discussion and comment response.

Additionally, the City of Fircrest hosted a Community Open House to discuss the merits of the project and respond to community comments, as well as a table at the annual Fircrest Fun Days (July 20, 2025). At these events, City Staff and the Consultant provided informational project boards and flyers on HB 1110 and received informal written public comments. Public comment was used to inform the proposed Development Regulation text amendments. A summary of findings from these two meetings is included as [Exhibit D](#).

Lastly, the City of Fircrest created and distributed a Community Survey, which was available to the public from November 24, 2024, to March 24, 2025. The survey was mailed to residents on January 3, 2025, with an additional mailing to capture missed households in early February. The survey was intended to gather public comment on the project and provide a supplement to the information received at the in-person workshops. The City received approximately 600 responses to the survey, and a full summary of the findings of all responses prepared by the online platform Jotform is included as [Exhibit E](#). In summary, some high-level values expressed by the community include:

- A desire to maintain the single-family character of Fircrest.
- Concerns over parking, traffic, a loss of trees and green spaces, and public safety.
- Support for some different middle housing types, primarily for small “cottage-style homes”.
- 53% of respondents cited affordability as very important on a list of factors that impact their decisions relating to housing, while 43% said that the ability to age in place was very important.
- Over 50% of respondents prioritized continuing to live in Fircrest as more important than reducing housing costs, downsizing to a smaller home, or having more housing options.
- 48% of respondents said there are adequate housing options available in Fircrest, while 21% said there are not.
- 95% of respondents said their current housing needs are being met in Fircrest.

Notice for this Public Hearing was posted in the Official Newspaper, on City bulletin boards, and on the City website.

SECTION 12 CONCLUSIONS:

The Planning Commission is asked to consider the requirements of the Washington Administrative Code relating to House Bills 1110 (Middle Housing) and 1337 (Accessory Dwelling Units), as well as community feedback received throughout the Development Regulation update process.

Fircrest residents have voiced concerns about the additional density that middle housing in the R-4 and R-6 zones may bring, as well as the potential lack of infrastructure to support additional housing and increases in traffic, parking, and public safety.

In response to community feedback and direction from City staff, the proposed amendments to Title 22 FMC are the minimum required to meet state law and do not modify existing development standards such as height, setbacks, and impervious surface coverage. This amendment allows the required middle housing types for a Tier 3 jurisdiction, which are duplex, stacked flat, courtyard apartment, and cottage housing (already permitted). These uses are subject to the

same standards as single-family development within those zones, which meets the state requirement that middle housing not be subject to requirements that are more restrictive than for single-family residential uses.

If the proposed code amendments, or some modification of them which meet the requirements of state law, are not adopted by the City Council prior to June 30, 2025, the Department of Commerce's Tier 3 Model Ordinance will go into effect with no action by the City of Fircrest. This will permit applicants to submit proposals based on the language in the model ordinance.

Additionally, the Planning Commission must determine whether the proposed amendments satisfy the criteria outlined in [FMC 22.78.004](#) **Criteria for amendment approval.**

- The proposed amendments are consistent with the goals, objectives, and policies of the comprehensive plan.
- The proposed amendments will promote, rather than detract from, public health, safety, morals, and general welfare.

RECOMMENDATION:

Staff recommends that the Planning Commission consider public comment at the May 6, 2025 public hearing, and the findings and conclusions provided in the preliminary resolution in [Exhibit H](#). If the Planning Commission reaches a consensus in making a recommendation to Council, it may take action to adopt the preliminary resolutions, with or without modifications.

RECOMMENDED MOTION: I MOVE TO ADOPT [RESOLUTION NO. LU 25-01](#), A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FIRCREST, WASHINGTON, RECOMMENDING THE ADOPTION OF AMENDMENTS, WITH THE REQUIRED STAFF REVISIONS, TO THE TEXT, TABLES, AND GRAPHICS CONTAINED IN TITLE 22 FMC WHICH IMPLEMENT THE REQUIREMENTS OF HOUSE BILL 1110 AND HOUSE BILL 1337.

ALTERNATIVE MOTION 1: I MOVE TO ADOPT [RESOLUTION NO. LU 25-01](#), A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FIRCREST, WASHINGTON, RECOMMENDING THE ADOPTION OF AMENDMENTS, WITH THE REQUIRED STAFF REVISIONS, TO THE TEXT, TABLES, AND GRAPHICS CONTAINED IN TITLE 22 FMC WHICH IMPLEMENT THE REQUIREMENTS OF HOUSE BILL 1110 AND HOUSE BILL 1337, **SUBJECT TO THE FOLLOWING CONDITIONS:**

ALTERNATIVE MOTION 2: I MOVE TO CONTINUE DISCUSSION AND REVIEW OF THE ADOPTION OF AMENDMENTS, WITH THE REQUIRED STAFF REVISIONS TO THE TEXT, TABLES, AND GRAPHICS CONTAINED IN TITLE 22 FMC, WHICH IMPLEMENT THE REQUIREMENTS OF HOUSE BILL 1110 AND HOUSE BILL 1337, TO A FUTURE PLANNING COMMISSION MEETING.

City Manager

Date

Exhibits:

- [Exhibit A: Proposed edits to Title 22 FMC using redlines](#)
- [Exhibit B: SEPA Environmental Checklist](#)
- [Exhibit C: SEPA DNS](#)
- [Exhibit D: Community Outreach In-person Event Summary](#)
- [Exhibit E: Community Outreach Survey Summary](#)
- [Exhibit F: Notice of Public Hearing](#)
- [Exhibit G: Notice of Intent to Adopt a Development Regulation Amendment](#)
- [Exhibit H: Proposed Resolution No. 2025-01 Amending Title 22 of the FMC](#)

Chapter 22.17
SHORT PLATS

Sections:

- 1
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3
4 22.17.001 Requirements for a complete application.
5 22.17.002 Type of application.
6 22.17.003 Optional pre-application conference.
7 22.17.004 Criteria for approval.
8 22.17.005 Findings and conclusions.
9 22.17.006 Dedications.
10 22.17.007 Construction of improvements.
11 22.17.008 Prohibition on further division.
12 22.17.009 Time frame for approval.
13 22.17.010 Submittal of copies of recorded short plat.

14 **22.17.001 Requirements for a complete application.**

15 (a) Number of copies: five. The number of copies required may be modified by the director.

16 (b) Application Contents. In addition to the requirements for a completed application as set forth in FMC 22.06.002,
17 an applicant for a short plat shall submit the following:

18 (1) A map or sketch using a scale of 100 feet to one inch or larger of the entire contiguous tract owned by the
19 applicant which shall show:

20 (A) The owners of adjacent land and the names of any adjacent subdivisions;

21 (B) Lines marking the boundaries of the proposed lots;

22 (C) Approximate locations of existing streets and ways or easements for such streets and ways within and
23 adjacent to the tract;

24 (D) Legal description of the parent tract with alpha or numerical designations for all proposed lots or
25 remainders;

26 (E) Name and address of the owner(s) of the tract;

27 (2) A certificate giving full and complete description of the lands divided as they appear on the short plat,
28 including a statement that the short subdivision has been made with free consent and in accordance with the
29 desires of the owner(s). If the short plat includes a dedication, the certificate shall also contain the dedication of
30 all streets and other areas to the public, and individual(s), religious society or societies or to any corporation,
31 public or private, as shown on the short plat, and a waiver of all claims for damages against any governmental
32 authority which may be occasioned to the adjacent land by the established construction, drainage, and
33 maintenance of the road. The certificate shall be signed and acknowledged before a notary public by all parties
34 having any interest in the lands subdivided;

35 (3) For all short plats containing a dedication, a title report confirming that the title of the lands as described
36 and shown on the plat is in the name of the owner signing the certificate. Roads not dedicated to the public
37 must be clearly marked on the face of the plat. Any dedication, donation, or grant as shown on the face of the
38 plat shall be considered for all intents and purposes as a quit claim deed to the donee or donees, grantee or
39 grantees, for his, her or their use for the purpose intended by the donors or grantors as aforesaid; and

40 (4) Pertinent survey data compiled as a result of a survey made by or under the supervision of a land surveyor
41 registered in the state and engaged in land surveying. (Ord. 1122 § 2, 1996).

1 **22.17.002 Type of application.**

2 A short plat is a Type II application and the director shall make the final decision. The application shall be processed
3 as set forth in Chapter 22.06 FMC. (Ord. 1122 § 2, 1996).

4 **22.17.003 Optional pre-application conference.**

5 Prior to submittal of an application for a short plat, an applicant may request a pre-application conference in
6 accordance with FMC 22.06.001. The pre-application conference is intended to enable the applicant and city staff to
7 review a conceptual plan prior to a formal survey being conducted and documentation being submitted for the short
8 plat. (Ord. 1122 § 2, 1996).

9 **22.17.004 Criteria for approval.**

10 The director shall approve the short subdivision and short plat if it has been determined that:

11 (a) The application complies with Chapter 22.21 FMC, General Requirements for Subdivision Approval;

12 (b) Appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open
13 spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary
14 wastes, power, parks and recreation, playgrounds, schools and school grounds, and for sidewalks and other planning
15 features that assure safe walking conditions for students who walk to and from school; and

16 (c) The public interest will be served by the subdivision and dedication. (Ord. 1122 § 2, 1996).

17 **22.17.005 Findings and conclusions.**

18 The director shall not approve a short plat and short subdivision unless written findings are made that each of the
19 criteria listed in FMC 22.17.004 has been satisfied and the city engineer has certified in writing that the short plat,
20 legal descriptions and related documentation comply with the general requirements for subdivision approval set
21 forth in Chapter 22.21 FMC. (Ord. 1244 § 5, 2000; Ord. 1122 § 2, 1996).

22 **22.17.006 Dedications.**

23 If public dedications are required for a short plat, the director's approval of the short plat shall be conditioned on city
24 council acceptance of the required dedications. The short plat and offer of dedication, along with any certificate and
25 related documentation required by the city engineer, shall be forwarded to the city council for acceptance at a public
26 meeting. An approved short plat shall not be filed for record until the applicant has obtained city council acceptance
27 of all public dedications required for approval. (Ord. 1122 § 2, 1996).

28 **22.17.007 Construction of improvements.**

29 An approved short plat shall not be filed for record until the applicant has constructed or bonded for all
30 improvements required by the director in the final decision on the short plat pursuant to FMC 22.17.004. A
31 certificate of completion of one of the following alternatives shall be accepted by the director prior to recording of
32 the short plat:

33 (a) All improvements have been installed in accord with the requirements of these regulations and accepted by the
34 city upon the recommendation of the city engineer as certified by the city clerk;

35 (b) Approved plans are on file with the city engineer for all required utilities and street improvements and a cash or
36 surety bond as provided in Chapter 22.21 FMC has been posted with the city clerk and deposited with the city
37 finance director. (Ord. 1244 § 6, 2000; Ord. 1122 § 2, 1996).

38 **22.17.008 Prohibition on further division.**

39 Property in short subdivisions may not be further divided in any manner within a period of five years without the
40 filing of a final plat, except that when the short plat contains less than four parcels nothing in this section shall
41 prevent the owner who filed the short plat from filing an alteration within the five-year period to create up to a total
42 of four lots within the original short plat boundaries. (Ord. 1122 § 2, 1996).

1 **22.17.009 Time frame for approval.**

2 Short plats shall be approved, disapproved or returned to the applicant within 30 days after the date of filing of a
3 complete application unless the applicant agrees to an extension of time or approval of a higher numbered type of
4 application is required for short plat approval and the optional consolidated permit process is used pursuant to FMC
5 22.05.002. (Ord. 1122 § 2, 1996).

6 **22.17.010 Submittal of copies of recorded short plat.**

7 Within 15 days of recording the short plat with the Pierce County auditor, the applicant shall provide two paper
8 copies of the recorded short plat and an electronic file in WA state-plane HARN Nad 83 South Fips 4602 US Feet
9 coordinate system to the planning/building department. (Ord. 1575 § 4, 2016; Ord. 1244 § 7, 2000; Ord. 1122 § 2,
10 1996).

11
12 **22.17.020 Fee Simple Unit Lot Subdivisions**

13 The primary purpose of these provisions is to allow for the creation of fee simple unit lots for multiple unit
14 dwelling and attached ADUs while applying only those site development standards applicable to the parent site as a
15 whole.

16 (a) Overall development of the parent lot shall meet the bulk development and design standards of the underlying
17 land use district applicable at the time the permit application is vested. As a result of the subdivision, development
18 on individual unit lots may be nonconforming as to some or all of the development standards of this title based on
19 analysis of the individual unit lot, provided that development standards for the parent lot are met.

20 (b) Unit lot subdivisions and subsequent platting actions, additions or modifications to the structure(s) may not
21 create or increase any nonconformity of the parent lot.

22 (c) Private access drives are allowed to provide access to dwellings and off-street parking areas within a unit lot
23 subdivision. Access, joint use and maintenance agreements shall be executed for use of common garage or parking
24 areas, common open area.

25 (d) A zero lot line unit lot subdivision is permitted where the number of lots created is equal to the required unit
26 density.

Chapter 22.32
RESIDENTIAL-4 DISTRICT (R-4)

Sections:

- 22.32.001 Purpose.
- 22.32.002 Permitted uses.
- 22.32.003 Accessory uses.
- 22.32.004 Conditional uses.
- 22.32.005 Development standards.

22.32.001 Purpose.

The R-4 zoning district is intended to implement the comprehensive plan's low density residential land use designation. The district standards aim to preserve and enhance the character of neighborhoods that have a well-established suburban development pattern. The predominant land uses in these neighborhoods are detached single-family dwellings located on 8,000- to 12,000-square-foot lots. New construction must fit within this context. (Ord. 1246 § 2, 2000).

22.32.002 Permitted uses.

Uses permitted subject to administrative design review approval, when applicable, in accordance with Chapter 22.66 FMC:

- (a) Single-family dwelling.
- (b) Duplexes
- (c) Stacked flats
- (d) Courtyard apartments
- (e) Cottage housing
- (f) Family group home, including adult family home.
- (g) Nonmotorized recreational trail or passive recreational park with no permanent on-site staff.
- (h) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1562 § 5, 2015; Ord. 1246 § 2, 2000).

22.32.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.32.002:

- (a) Accessory dwelling unit (subject to compliance with FMC 22.58.012).
- (b) Family day-care facility (subject to compliance with FMC 22.58.010).
- (c) Home occupation – Type I (subject to compliance with FMC 22.58.013).
- (d) Amateur and citizen band transmitter, support structure and antenna array (subject to compliance with FMC 22.58.002(h)).
- (e) Residential accessory use or structure which is subordinate and incidental to a permitted residential dwelling unit (subject to compliance with Chapter 22.58 FMC). Residential accessory uses and structures may include, but are not limited to: garage, carport, storage shed, noncommercial greenhouse, patio, swimming pool, sport court, gazebo, pergola, trellis, fence, and similar uses or structures.
- (f) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).

1 (g) Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined
 2 by the director.

3 (h) Electric vehicle charging station (subject to compliance with FMC 22.58.025). (Ord. 1509 § 1, 2011; Ord. 1246
 4 § 2, 2000).

5 **22.32.004 Conditional uses.**

6 Uses permitted subject to conditional use permit approval in accordance with Chapter 22.68 FMC and
 7 administrative design review approval in accordance with Chapter 22.66 FMC:

8 (a) Child day-care center.

9 (b) Home occupation – Type II (subject to compliance with FMC 22.58.013).

10 (c) School, accredited K-12, public or private.

11 (d) Preschool, accredited, public or private.

12 (e) Religious institution.

13 (f) Bed and breakfast establishment (subject to compliance with FMC 22.58.011).

14 (g) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential
 15 care facility, and residential treatment facility.

16 (h) Necessary public or quasi-public structure or equipment, greater than 500 square feet in gross floor area (subject
 17 to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.

18 (i) Personal wireless telecommunications facility (subject to compliance with Chapter 22.24 FMC).

19 (j) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in
 20 nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning
 21 district; and is compatible with the uses on adjoining properties. (Ord. 1246 § 2, 2000).

22 **22.32.005 Development standards.**

Maximum density	4 dwelling units per gross acre.
<u>Unit Density</u>	<u>2 units per lot^{1,2,3,4}</u>
Minimum lot area	8,000 square feet.
Maximum height	30 feet. See FMC 22.58.007 for exceptions.
Maximum floor area ratio	0.35. See FMC 22.58.026 for FAR standards.
Minimum front yard setback	25 feet. See FMC 22.58.002 for setback reduction and allowable encroachments.
Minimum interior side yard setback	8 feet. See FMC 22.58.002 for allowable encroachments.
Minimum side street side yard setback	15 feet. See FMC 22.58.002 for allowable encroachments.
Minimum rear yard setback	20 feet. See FMC 22.58.002 for allowable encroachments.
Exterior wall modulation	Building elevations greater than 40 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having

	a depth of at least 4 feet for front and side street side yard elevations of single-family dwellings, and 6 feet for all elevations of all other buildings. The projections or recesses shall extend at least 20% of the length of the facade. No uninterrupted length of any elevation shall exceed 40 horizontal feet. See FMC 22.64.009 for an illustration of this requirement.
Articulation	Building elevations exceeding 20 feet in length, measured horizontally, shall incorporate a minimum of 2 articulation components, such as a stoop, porch, chimney or other substantial projections, windows, multiple contrasting siding materials, or substantial trim including a belt course, to visually and/or functionally break up flat, blank or undifferentiated elevations. Building elevations greater than 30 feet in length, measured horizontally, and exceeding 12 feet in height, measured from finished grade to top of wall where it connects to roof structure, shall incorporate a minimum of 3 articulation components.
Accessory building standards	See FMC 22.58.003.
Maximum lot coverage for structures	40% for all structures combined.
Maximum impervious surface coverage	50% for structures and other impervious surfaces combined.
Minimum lot width	60 feet.
Minimum frontage on a public street	60 feet. 45 feet if located on a cul-de-sac or facing the inside curve of a street.
Additional specific use and structure regulations	See Chapter 22.58 FMC.
Parking and circulation	See Chapter 22.60 FMC.
Landscape regulations	See Chapter 22.62 FMC.
Design standards	See Chapter 22.64 FMC.
<p><i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i></p> <p><u>1. This standard does not apply to lots after subdivision below 1,000 square feet.</u></p> <p><u>2. If single-family residential uses exist or are proposed on a lot pursuant to the maximum density, then the unit lot density defined in this section is in addition to the that single-family residential use. Single-family dwellings do not count as units for the purposes of this section. If a lot does not contain a single-family unit, this unit lot density shall apply as the maximum standard per lot.</u></p> <p><u>3. This standard does not apply to a lot created through the splitting of a single residential lot.</u></p> <p><u>4. Accessory dwelling units count towards meeting unit lot density.</u></p>	

1 (a) The following areas are exempted from the unit density requirement listed within this section:

- 1 (1) Portions of a lot, parcel, or tract designated with critical areas designated under RCW 36.70A.170 or
- 2 their buffers as required by RCW 36.70A.170, except for critical aquifer recharge areas where a single-
- 3 family detached house is an allowed use provided that any requirements to maintain aquifer recharge are
- 4 met.
- 5 (2) Watersheds serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as
- 6 impaired or threatened under section 303(d) of the federal clean water act (33 U.S.C. Sec. 1313(d)).
- 7 (3) Lots designated as urban separators by countywide planning policies as of July 23, 2023.
- 8 (4) A lot that was created through the splitting of a single residential lot.
- 9

10 (Ord. 1611 § 5, 2018; Ord. 1562 § 6, 2015; Ord. 1311 § 2, 2002; Ord. 1272 § 1, 2001; Ord. 1246 § 2, 2000).

Chapter 22.34

RESIDENTIAL-4-CONSERVATION DISTRICT (R-4-C)

Sections:

- 22.34.001 Purpose.
- 22.34.002 Permitted uses.
- 22.34.003 Accessory uses.
- 22.34.004 Conditional uses.
- 22.34.005 Development standards.

22.34.001 Purpose.

The R-4-C zoning district is intended to implement the comprehensive plan's low density residential – conservation overlay land use designation. The district standards permit limited residential development within areas that contain significant environmental constraints such as wetlands, frequently flooded areas and steep slopes. These constraints place practical limits on building intensity and provide for the clustering of new development to further protect critical areas and to retain additional open space. (Ord. 1461 § 1, 2008; Ord. 1246 § 3, 2000).

22.34.002 Permitted uses.

Uses permitted subject to administrative design review approval in accordance with Chapter 22.66 FMC:

(a) Small lot development (subject to compliance with small lot design standards and guidelines adopted by reference in Chapter 22.63 FMC).

(b) Duplexes

(c) Stacked flats

(d) Courtyard apartments

(e) Family group home, including adult family home.

(f) Cottage housing (subject to compliance with cottage housing standards in FMC 22.58.027).

(g) Nonmotorized recreational trail or passive recreational park with no permanent on-site staff.

(h) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1562 § 7, 2015; Ord. 1461 § 2, 2008; Ord. 1246 § 3, 2000).

22.34.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.34.002:

(a) Accessory dwelling unit (subject to compliance with FMC 22.58.012).

(b) Family day-care facility (subject to compliance with FMC 22.58.010).

(c) Home occupation – Type I (subject to compliance with FMC 22.58.013).

(d) Amateur and citizen band transmitter, support structure and antenna array (subject to compliance with FMC 22.58.002(h)).

(e) Residential accessory use or structure which is subordinate and incidental to a permitted residential dwelling unit (subject to compliance with Chapter 22.58 FMC). Residential accessory uses and structures may include, but are not limited to: garage, carport, storage shed, noncommercial greenhouse, patio, gazebo, pergola, trellis, fence, and similar uses or structures. Excludes swimming pools, sport courts and other facilities identified through the planned development permit review process that may add significantly to impervious surface coverage.

- 1 (f) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).
- 2 (g) Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined
- 3 by the director.
- 4 (h) Electric vehicle charging station (subject to compliance with FMC 22.58.025). (Ord. 1509 § 2, 2011; Ord. 1246
- 5 § 3, 2000).

6 **22.34.004 Conditional uses.**

7 Uses permitted subject to conditional use permit approval in accordance with Chapter 22.68 FMC and

8 administrative design review approval in accordance with Chapter 22.66 FMC:

- 9 (a) Child day-care center.
- 10 (b) Home occupation – Type II (subject to compliance with FMC 22.58.013).
- 11 (c) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential
- 12 care facility, and residential treatment facility.
- 13 (d) Necessary public or quasi-public utility building, structure or equipment, unstaffed and greater than 500 square
- 14 feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes
- 15 substation.
- 16 (e) Personal wireless telecommunications facility (subject to compliance with Chapter 22.24 FMC).
- 17 (f) A use not listed above which is not listed in another zoning district as a permitted or conditional use; is similar in
- 18 nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning
- 19 district; and is compatible with the uses on adjoining properties. (Ord. 1246 § 3, 2000).

20 **22.34.005 Development standards.**

Maximum density	4 dwelling units per gross acre for small lot development. 8 dwelling units per gross acre for cottage housing.
<u>Unit Density</u>	<u>2 units per lot^{1,2,3,4}</u>
Density bonus	The following density bonuses, not to exceed 30% combined, may be permitted for small lot development: a. A 5% increase in density if ≥30% of the development site is retained as common open space, and which must be contiguous or larger than 1 acre in area. b. A 10% increase in density if a pedestrian trail system is provided within the common open space area, consistent with a trails plan. c. A 10% percent increase in density if a minimum 35% of the required common open space is improved as an active recreational area. Active recreational areas include, but are not limited to: i. Clearly defined athletic fields and/or activity courts. ii. Recreation centers or community facilities. d. A 1% increase in density for each 5% additional increase in common open space provided beyond the minimum percentage required.

Minimum and maximum lot area	Small lot development: See Chapter 22.63 FMC. Cottage housing: See FMC 22.58.027.
Maximum height	Other uses: 35 feet. Small lot development: See Chapter 22.63 FMC. Cottage housing: See FMC 22.58.027. Exceptions may be authorized per FMC 22.58.007.
Minimum and maximum front yard, interior side yard, side street side yard, and rear yard setback	Small lot development: See Chapter 22.63 FMC. Cottage housing: See FMC 22.58.027. Other uses: To be determined through the administrative design review process. If not specified, FMC 22.58.002 encroachment standards will apply.
Exterior wall modulation	Small lot development: See Chapter 22.63 FMC. Cottage housing: See FMC 22.58.027. For other uses, elevations greater than 40 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 6 feet. The projections or recesses shall extend at least 20% of the length of the facade. No uninterrupted length of any elevation shall exceed 40 horizontal feet. See FMC 22.64.009 for an illustration of this requirement.
Articulation	Small lot development: See Chapter 22.63 FMC. Cottage housing: See FMC 22.58.027. For other uses, building elevations exceeding 20 feet in length, measured horizontally, shall incorporate a minimum of 2 articulation components, such as a stoop, porch, chimney or other substantial projections, windows, multiple contrasting siding materials, or substantial trim including a belt course, to visually and/or functionally break up flat, blank or undifferentiated elevations. Building elevations greater than 30 feet in length, measured horizontally, and exceeding 12 feet in height, measured from finished grade to top of wall where it connects to roof structure, shall incorporate a minimum of 3 articulation components.
Accessory building standards	Small lot development: See Chapter 22.63 FMC. Cottage housing: See FMC 22.58.027. If not specified, FMC 22.58.003 standards will apply.
Maximum impervious surface coverage	Small lot development: See Chapter 22.63 FMC. Cottage housing: See FMC 22.58.027. For other uses, 50% for all structures and other impervious surfaces combined.
Maximum developable slope	Subject to the requirements of Chapter 22.100 FMC.

Additional specific use and structure regulations	See Chapter 22.58 FMC.
Parking and circulation	Small lot development: See Chapter 22.63 FMC. Cottage housing: See FMC 22.58.027. For other uses, see Chapter 22.60 FMC.
Landscape regulations	Small lot development: See Chapter 22.63 FMC. Cottage housing: See FMC 22.58.027. For other uses: See Chapter 22.62 FMC.
Design standards	Small lot development: See Chapter 22.63 FMC. Cottage housing: See FMC 22.58.027. For other uses: See Chapter 22.64 FMC.
Critical areas	See Chapter 22.92 FMC.
<p><i>Calculations resulting in a fraction shall be rounded to the nearest whole number, with .50 being rounded up.</i></p> <p><u><i>1. This standard does not apply to lots after subdivision below 1,000 square feet.</i></u></p> <p><u><i>2. If single-family residential uses exist or are proposed on a lot pursuant to the maximum density, then the unit lot density defined in this section is in addition to the that single-family residential use. Single-family dwellings do not count as units for the purposes of this section. If a lot does not contain a single-family unit, this unit lot density shall apply as the maximum standard per lot.</i></u></p> <p><u><i>3. This standard does not apply to a lot created through the splitting of a single residential lot.</i></u></p> <p><u><i>4. Accessory dwelling units count towards meeting unit lot density.</i></u></p>	

(a) The following areas are exempted from the unit density requirement listed within this section:

- (1) Portions of a lot, parcel, or tract designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170, except for critical aquifer recharge areas where a single-family detached house is an allowed use provided that any requirements to maintain aquifer recharge are met.
- (2) Watersheds serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the federal clean water act (33 U.S.C. Sec. 1313(d)).
- (3) Lots designated as urban separators by countywide planning policies as of July 23, 2023.
- (4) A lot that was created through the splitting of a single residential lot.

(Ord. 1611 § 6, 2018; Ord. 1562 § 8, 2015; Ord. 1481 § 1, 2009; Ord. 1461 § 3, 2008; Ord. 1311 § 3, 2002; Ord. 1272 § 2, 2001; Ord. 1246 § 3, 2000).

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Chapter 22.36
RESIDENTIAL-6 DISTRICT (R-6)

Sections:

- 22.36.001 Purpose.
- 22.36.002 Permitted uses.
- 22.36.003 Accessory uses.
- 22.36.004 Conditional uses.
- 22.36.005 Development standards.

22.36.001 Purpose.

The R-6 zoning district is intended to implement the comprehensive plan's low density residential land use designation. The district standards aim to preserve the historic development pattern established in the city's original residential neighborhoods (the circa 1907 Regents Park I and II plats). These neighborhoods include an eclectic mix of architecture within a pedestrian-oriented urban grid development pattern. The predominant land uses are detached modestly-scaled single-family dwellings located on 5,000- to 8,000-square-foot lots. New construction must fit within this context. (Ord. 1246 § 4, 2000).

22.36.002 Permitted uses.

Uses permitted subject to administrative design review approval, when applicable, in accordance with Chapter 22.66 FMC:

(a) Single-family dwelling.

(b) Duplexes

(c) Stacked flats

(d) Courtyard apartments

(e) Cottage housing

(e) Family group home, including adult family home.

(f) Nonmotorized recreational trail or passive recreational park with no permanent on-site staff.

(h) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1562 § 9, 2015; Ord. 1246 § 4, 2000).

22.36.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.36.002:

(a) Accessory dwelling unit (subject to compliance with FMC 22.58.012).

(b) Family day-care facility (subject to compliance with FMC 22.58.010).

(c) Home occupation – Type I (subject to compliance with FMC 22.58.013).

(d) Amateur and citizen band transmitter, support structure and antenna array (subject to compliance with FMC 22.58.002(h)).

(e) Residential accessory use or structure which is subordinate and incidental to a permitted residential dwelling unit (subject to compliance with Chapter 22.58 FMC). Residential accessory uses and structures may include, but are not limited to: garage, carport, storage shed, noncommercial greenhouse, patio, swimming pool, sport court, gazebo, pergola, trellis, fence, and similar uses or structures.

- 1 (f) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).
- 2 (g) Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined
3 by the director.
- 4 (h) Electric vehicle charging station (subject to compliance with FMC 22.58.025). (Ord. 1509 § 3, 2011; Ord. 1246
5 § 4, 2000).
- 6 **22.36.004 Conditional uses.**
- 7 Uses permitted subject to conditional use permit approval in accordance with Chapter 22.68 FMC and
8 administrative design review approval in accordance with Chapter 22.66 FMC:
- 9 (a) Child day-care center.
- 10 (b) Home occupation – Type II (subject to compliance with FMC 22.58.013).
- 11 (c) School, accredited K-12, public or private.
- 12 (d) Preschool, accredited, public or private.
- 13 (e) Religious institution.
- 14 (f) Bed and breakfast establishment (subject to compliance with FMC 22.58.011).
- 15 (g) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential
16 care facility, and residential treatment facility.
- 17 (h) Necessary public or quasi-public structure or equipment, greater than 500 square feet in gross floor area (subject
18 to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.
- 19 (i) Personal wireless telecommunications facility (subject to compliance with Chapter 22.24 FMC).
- 20 (j) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in
21 nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning
22 district; and is compatible with the uses on adjoining properties. (Ord. 1246 § 4, 2000).

23 **22.36.005 Development standards.**

Maximum density	6 dwelling units per gross acre.
<u>Unit Density</u>	<u>2 units per lot^{1,2,3,4}</u>
Minimum lot area	5,000 square feet.
Maximum height	27 feet (where minimum roof slope of 6:12 for all parts of the roof above 18 feet is provided). Otherwise, 18 feet. See FMC 22.58.007 for exceptions.
Maximum floor area ratio	0.35. See FMC 22.58.026 for FAR standards.
Minimum front yard setback	20 feet. See FMC 22.58.002 for setback reduction and allowable encroachments.
Minimum interior yard setback	5 feet for first story. 8 feet for side second story. See FMC 22.58.002 for allowable encroachments.
Minimum side street side yard setback	15 feet. See FMC 22.58.002 for allowable encroachments.

Exterior wall modulation	Building elevations greater than 40 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 4 feet for front and side street side yard elevations of single-family dwellings, and 6 feet for all elevations of all other buildings. The projections or recesses shall extend at least 20% of the length of the elevation. No uninterrupted length of any elevation shall exceed 40 horizontal feet. See FMC 22.64.009 for an illustration of this requirement.
Articulation	Building elevations exceeding 20 feet in length, measured horizontally, shall incorporate a minimum of 2 articulation components, such as a stoop, porch, chimney or other substantial projections, windows, multiple contrasting siding materials, or substantial trim including a belt course, to visually and/or functionally break up flat, blank or undifferentiated elevations. Building elevations greater than 30 feet in length, measured horizontally, and exceeding 12 feet in height, measured from finished grade to top of wall where it connects to roof structure, shall incorporate a minimum of 3 articulation components.
Minimum rear yard setback	20 feet. See FMC 22.58.002 for allowable encroachments.
Accessory building standards	See FMC 22.58.003.
Maximum lot coverage for structures	40% for all structures combined, except that up to 200 square feet of a covered, unenclosed front porch having a 6-foot minimum depth may be excluded from total.
Maximum impervious surface coverage	50% for all structures and other impervious surfaces combined, except that porches excluded above, and driveway strips less than or equal to 2 feet wide leading to a detached garage in rear 50% of a lot, may be excluded from total.
Minimum lot width	50 feet.
Minimum frontage on a public street	50 feet. 35 feet if located on a cul-de-sac or facing the inside curve of a street.
Additional specific use and structure regulations	See Chapter 22.58 FMC.
Parking and circulation	See Chapter 22.60 FMC.
Landscaping regulations	See Chapter 22.62 FMC.

Design standards	See Chapter 22.64 FMC.
<p><i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i></p> <p><i><u>1. This standard does not apply to lots after subdivision below 1,000 square feet.</u></i></p> <p><i><u>2. If single-family residential uses exist or are proposed on a lot pursuant to the maximum density, then the unit lot density defined in this section is in addition to the that single-family residential use. Single-family dwellings do not count as units for the purposes of this section. If a lot does not contain a single-family unit, this unit lot density shall apply as the maximum standard per lot.</u></i></p> <p><i><u>3. This standard does not apply to a lot created through the splitting of a single residential lot.</u></i></p> <p><i><u>4. Accessory dwelling units count towards meeting unit lot density.</u></i></p>	

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- (a) The following areas are exempted from the unit density requirement listed within this section:
- (1) Portions of a lot, parcel, or tract designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170, except for critical aquifer recharge areas where a single-family detached house is an allowed use provided that any requirements to maintain aquifer recharge are met.
 - (2) Watersheds serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the federal clean water act (33 U.S.C. Sec. 1313(d)).
 - (3) Lots designated as urban separators by countywide planning policies as of July 23, 2023.
 - (4) A lot that was created through the splitting of a single residential lot.

(Ord. 1611 § 7, 2018; Ord. 1562 § 10, 2015; Ord. 1311 § 4, 2002; Ord. 1272 § 3, 2001; Ord. 1246 § 4, 2000).

Chapter 22.58

SPECIFIC USE AND STRUCTURE REGULATIONS

Sections:

- 22.58.001 Purpose.
- 22.58.002 Setback and yard determination.
- 22.58.003 Accessory buildings.
- 22.58.004 Fences, walls and hedges.
- 22.58.005 Clear vision triangle.
- 22.58.006 Garage placement and width.
- 22.58.007 Height exceptions.
- 22.58.008 Performance standards.
- 22.58.009 Manufactured homes.
- 22.58.010 Family day-care facilities.
- 22.58.011 Short-term rental establishments.
- 22.58.012 Accessory dwelling units (ADUs).
- 22.58.013 Home occupations.
- 22.58.014 Adult entertainment establishments.
- 22.58.015 Temporary accessory structures and uses.
- 22.58.016 *Repealed.*
- 22.58.017 Sidewalk cafes.
- 22.58.018 Outdoor lighting.
- 22.58.019 Social card games.
- 22.58.020 Development agreement.
- 22.58.021 Voluntary agreement.
- 22.58.022 Siting of essential public facilities.
- 22.58.023 Nonconforming lots, uses and structures.
- 22.58.024 Outdoor storage of vehicles.
- 22.58.025 Electric vehicle charging stations.
- 22.58.026 Floor area ratio (FAR) standards.
- 22.58.027 Cottage housing.
- 22.58.028 Lot development standards.
- 22.58.029 Establishments serving liquor for on-premises consumption.

22.58.001 Purpose.

The purpose of this chapter is to list those regulations which apply to specific circumstances and those detailed regulations which are applicable to more than one zoning district. The regulations below are to be considered in addition to standards and design guidelines located in specific land use district chapters. (Ord. 1246 § 15, 2000).

22.58.002 Setback and yard determination.

(a) Measurement. All setbacks shall be measured perpendicular to the nearest property line.

(b) Permitted Encroachments into Required Residential Yards.

(1) Belt courses, canopies, cornices, eaves, chimneys, sills, sunshades, and similar architectural features may extend two feet into any yard, provided a minimum three-foot setback is maintained. Overhead projections shall provide at least seven and one-half feet of unobstructed vertical clearance above grade.

(2) Bay windows and similar features that increase floor area or enclosed space may extend two feet into any yard, provided a minimum three-foot setback is maintained from the property line. Overhead projections shall provide at least seven and one-half feet of unobstructed vertical clearance above grade. Encroaching bay windows shall not extend horizontally across more than 50 percent of the linear wall surface to which they are affixed. The maximum length of each bay shall be 10 feet and the minimum horizontal separation between bays shall be five feet. Bay windows shall not encroach into yards at any other level than the story on which the window openings or glazings are located, except that ornamental brackets or canopies may be approved through administrative design review.

(3) A covered, unenclosed porch of a principal residential structure may encroach up to six feet into a required front yard. An existing legal nonconforming porch and connecting staircase may be reconstructed with an encroachment beyond six feet into a front yard if they generally conform to the original design and footprint.

(4) Uncovered patios, decks, stairs and landings may encroach into required yards based on their height above finished grade or floor level, as follows:

Height Above Finished Grade or Floor Level	Permitted Encroachment
≤ 12 inches above finished grade	May extend to property lines.
> 12 inches and ≤ 30 inches above finished grade	10 feet into required front and rear yards, 6 feet into side street side yards, and 2 feet into interior side yards.
> 30 inches and ≤ floor level of first floor	6 feet into required front and rear yards.
> floor level of first floor	None allowed.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

(5) Uncovered wheelchair ramps or other structures providing disabled access may encroach into any required yard as long as the access structure provides continuous access from the street or parking area to an entrance of the structure that it is designed to serve. The encroachment shall be the minimum necessary to provide safe and adequate access and shall be subject to administrative design review.

(6) Balconies that are less than or equal to 50 square feet in area, have no exterior access, and are cantilevered or supported from the structure, may extend three feet into a required front, rear or side street side yard. The balcony shall not project more than six feet from the supporting wall to the furthest outward extension. Overhead projections shall provide at least seven and one-half feet of unobstructed vertical clearance above grade. Any balcony that does not meet the above criteria shall be considered an uncovered porch subject to the standards in subsection (b)(4) of this section.

(7) A detached accessory building, including but not limited to a garage, carport or garden shed, may be located in a required side or rear yard, subject to the specific standards specified in FMC 22.58.003.

(8) A fence meeting the standards specified in FMC 22.58.004 may be located in a required yard. Fences exceeding these height limits must be located within the allowable building envelope for the principal residential structure.

(9) Arbors, pergolas, trellises and similar structures, either freestanding or attached to a principal or accessory building, may be constructed in any required yard; provided, that a minimum three-foot setback is maintained. A structural connection between these structures and a fence located at or near a property line is permitted, provided the connecting structure does not exceed the height limit that applies to a fence in the required yard.

(10) Porches, patio covers, gazebos and similar covered, unenclosed structures may be constructed in a required rear yard; provided, that a minimum 10-foot rear setback and a standard side yard setback are maintained.

(11) Swimming pools and spas (above and in ground) and related equipment, fish ponds, stationary barbecues, children's play equipment, and HVAC equipment, may be placed in any required side or rear yard; provided, that a minimum three-foot setback is maintained.

(12) Flagpoles may be placed within any required yard; provided, that a minimum five-foot setback is maintained.

- 1 (c) Setback Reduction for Residential Front Yard. A required front yard setback for a principal residential structure
2 may be decreased to a depth that is equal to the average of the setbacks of existing principal residential structures on
3 the adjoining parcels having the same frontage. In computing the average, any adjoining setback greater than the
4 required front yard shall be considered the same as the required front yard setback. In the absence of a principal
5 residential structure on an adjoining parcel, the parcel shall be considered to have a setback equal to the required
6 front yard. In computing the average for corner lots, the adjoining setback on the side street side shall be the same as
7 the required front yard. For each foot of front yard setback reduction, the rear yard setback shall be increased a
8 corresponding distance from the minimum required setback.
- 9 (d) Setback from Adjoining Half-Street or Designated Arterial. In addition to providing the standard setback from a
10 property line abutting a street, a lot adjoining a half-street or designated arterial shall provide an additional width of
11 street setback sufficient to accommodate construction of the planned half-street or arterial.
- 12 (e) Common Boundary Exception to Setback Requirements. When the common boundary line separating two
13 contiguous lots in any zoning district is covered by a single building or permitted group of buildings, these lots shall
14 constitute a single building site and the setback required by this title shall not apply to the common boundary line.
- 15 (f) Special Side Yard Setback Restriction. When the side lot line of a lot in any zoning district adjoins the side lot
16 line of a lot in a more restrictive district, then the adjoining side yard setback for this lot shall not be less than the
17 minimum side yard setback required in the more restrictive district.
- 18 (g) Setbacks for Personal Wireless Telecommunication Facilities. See Chapter 22.24 FMC.
- 19 (h) Setbacks for Amateur or Citizen Band Transmitters. Support structure setback is equal to overall height of
20 support structure plus height of antenna array. Support structures are prohibited in front yards.
- 21 (i) Setback for Flag Lot Front Yards. The front yard setback for a flag lot shall be a minimum of 10 feet measured
22 from the nearest parallel or nearly parallel lot line adjacent to the front facade of the dwelling. See Figure 1.
- 23

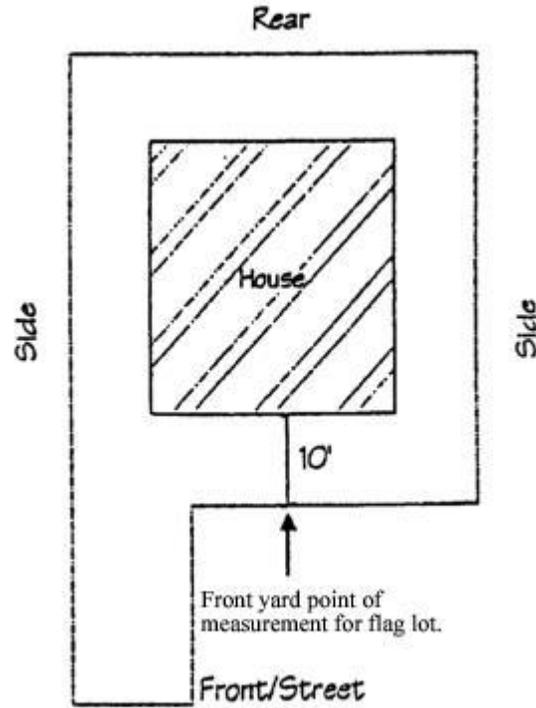


Figure 1

(Ord. 1562 § 36, 2015; Ord. 1246 § 15, 2000).

22.58.003 Accessory buildings.

(a) One or more detached accessory buildings, including, but not limited to, garages, carports, garden sheds, greenhouses and other similar structures, may be constructed on a parcel containing a principal residential structure, subject to the following standards:

Maximum building footprint area	1,000 600 sf.
Maximum lot coverage	10% of the lot area or 1,000 sf, whichever is less greater, for each combined accessory buildings on a single lot.
Maximum building height	18 feet at top of ridge and 10 feet at top of wall.
Minimum front yard setback	Same as specified for principal residential structure.
Minimum interior side yard setback	5 feet.
Minimum side street side yard setback on a corner lot	Same as specified for principal residential structure if building permit required, otherwise 5 feet.
Minimum rear yard setback	5 feet.
Minimum setback from "rear" lot line of a "through lot"	Same as specified for required front yard for principal residential structure if building permit required, otherwise 5 feet.

Minimum setback from alley	5 feet. Vehicle access points from garages, carports or fenced parking areas shall be set back from the alley property line to provide a straight-line separation of at least 22 feet from the access point to the opposite property line of the alley. No portion of the garage or the door in motion may cross the property line abutting the alley. 0' for detached accessory dwelling units if the lot line abuts a public alley.
Minimum separation from principal residential structure	5 feet. Note: the building code may require additional separation based on construction design.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

(b) Exceptions to Building Footprint Area, Height and Lot Coverage Limits. The director may grant an administrative use permit for a building that exceeds the building footprint, height or lot coverage standards listed in subsection (a) of this section if it finds that:

- (1) The building and its use will not significantly impact adjoining properties;
- (2) The architecture will incorporate exterior finish materials and design elements consistent with, or superior to, that of the principal residential structure on the property;
- (3) The building will fit the character of the neighborhood;
- (4) The architecture complies with the city's design guidelines;
- (5) The building footprint will not exceed ~~1,000~~800 square feet, and the building height will not exceed ~~24~~4 feet at the top of ridge or 12 feet at the top of wall; and

~~(6) The combined building footprints of existing and proposed accessory buildings on the same lot will not exceed 1,000 square feet.~~

(c) Determination of Attached Versus Detached Status for Garages. A garage that is connected to a principal residential structure by an architecturally integrated, covered breezeway is classified as an attached garage if the separation between the parallel walls of the garage and principal structure does not exceed eight feet. For purposes of determining allowable setbacks, height and lot coverage, an attached garage is treated as if it were part of the principal structure. If the separation between the parallel walls of a garage and principal structure exceeds eight feet, the garage is classified as a detached building subject to the accessory building standards listed in this section. (Ord. 1616 § 1, 2018; Ord. 1562 § 37, 2015; Ord. 1311 § 26, 2002; Ord. 1246 § 15, 2000).

22.58.004 Fences, walls and hedges.

(a) Fences and walls located within a required yard in a residential zoning district shall not exceed the following height limits:

- (1) Front yard: four feet.
- (2) Side street side yard: six feet.
- (3) Interior side and rear yard: six feet plus one foot of lattice or other material with a surface area that is no more than 50 percent opaque. See Figure 2.

- 1 (4) Clear vision triangle: two feet, six inches above centerline grades of intersecting streets when a surface area
2 is more than 50 percent opaque (see FMC 22.58.005).
- 3 (b) Fences and walls located in a residential zoning district may exceed the preceding height limits if located outside
4 of required yards or within the allowable building envelope for the principal residential structure. Fences and walls
5 may also exceed the limits specified in subsections (a)(1), (2), and (3) of this section if they are intended to enclose
6 public school grounds, parks, playgrounds, substations, wells or other municipal installations.
- 7 (c) Fences and walls located within a commercial or industrial zoning district may exceed the height limits specified
8 in subsection (a) of this section, provided the fence or wall design complies with the city's design guidelines.
- 9 (d) Fence height is measured from the ground level where placed or from a retaining wall to the top of the fence,
10 excluding posts. On sloping properties where a fence is constructed of sections which are terraced to match the
11 terrain, fence height shall be the average of the high and low points of each fence section. In such instances, portions
12 of the fence may exceed the maximum allowable height; provided, that the average height of the fence section does
13 not exceed the maximum height.
- 14 (e) Solid fences or walls higher than two feet within the front yard are prohibited; this does not include hedges. Front
15 yard fences and walls shall have a surface area that is no more than 50 percent opaque. See Figure 2.
- 16

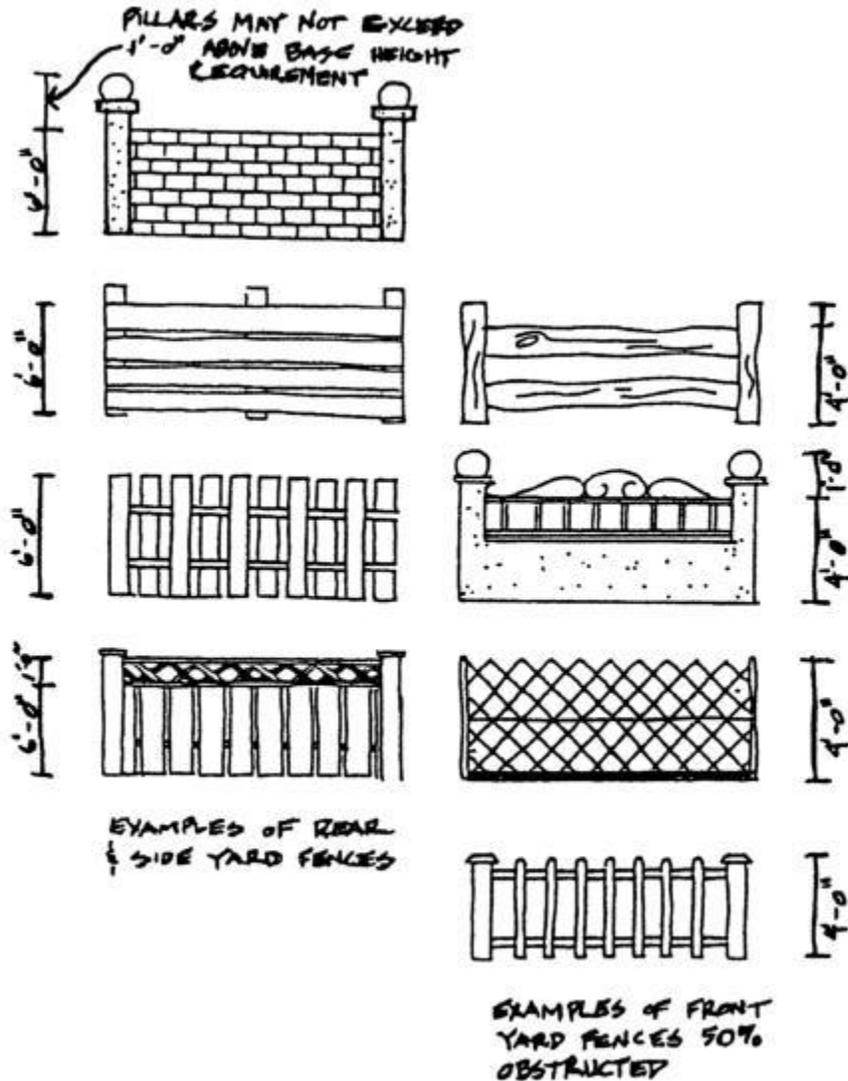


Figure 2

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- 3 (f) Fence pillars or posts may project a maximum of one foot above maximum fence height.
- 4 (g) An administrative exception may be granted to allow the front yard fence height to exceed the four-foot height
- 5 limit in subsection (a)(1) of this section if the director finds that:
 - 6 (1) The principal residential structure existing on the lot at the time of application encroaches into the required
 - 7 front yard.
 - 8 (2) The proposed fence will not encroach into the required front yard any further than the existing principal
 - 9 residential structure.
 - 10 (3) The fence will not exceed a maximum height of six feet plus one foot of lattice or other material with a
 - 11 surface area that is no more than 50 percent opaque. See Figure 2.
 - 12 (4) The fence will not be located within a clear vision triangle.

1 (h) Fences and walls shall not be located within a public street right-of-way unless a right-of-way encroachment
2 permit is granted by the city. The request shall be processed as a Type 2 permit project application in accordance
3 with Chapter 22.05 FMC. In order to grant a right-of-way encroachment permit, the city shall adopt written findings
4 showing the following criteria are met by the proposal:

5 (1) The fence or wall will comply with clear vision triangle standards, if applicable.

6 (2) The placement of the fence or wall will not interfere with underground utilities.

7 (3) The fence or wall will not compromise public safety by restricting the ability of sidewalk users to avoid
8 conflicts with competing users of the sidewalk.

9 (4) The property owner will be able to obtain and maintain insurance coverage in the event that a claim is filed
10 relating to the fence or wall. The coverage will be provided at a level determined to be acceptable by the risk
11 manager and city attorney, and the property owner will provide documentation of coverage annually to the city.

12 (5) The property owner shall, by written agreement to be recorded with the Pierce County auditor, indemnify
13 and hold harmless the city for any claim filed against the property owner for any action or cause for damages
14 that may occur as a result of the encroachment.

15 (i) All private swimming pools, wading pools, spas and hot tubs shall be provided with a fence or wall to prevent
16 unauthorized access. See FMC 12.04.020(a) for specific standards.

17 (j) A fence permit is required for all fences located in required front yards, side street side yards, yards adjoining
18 through-lot street frontages, and clear vision triangles.

19 (k) Hedges are allowed in all required yards subject to the following height limits:

20 (1) Front yard, interior side yard, side street side yard, and rear yard equals no limit.

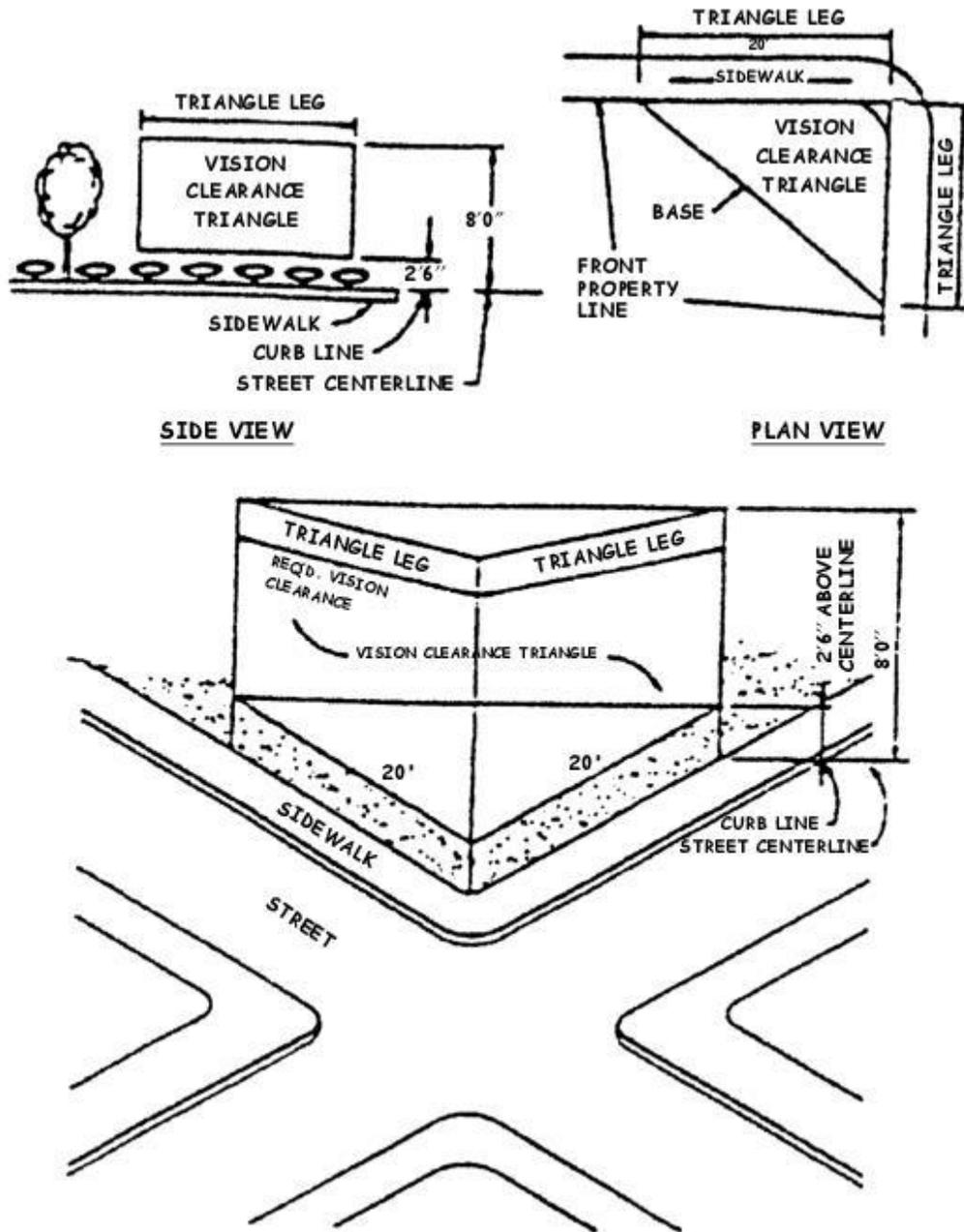
21 (2) Clear vision triangle equals two feet, six inches above centerline grades of intersecting streets. (Ord. 1562 §
22 38, 2015; Ord. 1469 § 1, 2009; Ord. 1438 § 1, 2007; Ord. 1417 § 1, 2006; Ord. 1311 § 27, 2002; Ord. 1246 §
23 15, 2000).

24 **22.58.005 Clear vision triangle.**

25 (a) All corner lots located in zoning districts that require a front and side yard shall maintain a clear vision triangle at
26 the intersection of two streets for the purpose of public safety. A clear vision triangle shall also be maintained at the
27 intersection of a street and alley or driveway. No building, structure, object or growth between a height of two feet,
28 six inches and eight feet above the centerline grades of the intersecting streets shall be allowed within these
29 triangles.

30 (b) The clear vision triangle at a street intersection shall be determined by measuring 20 feet along both street
31 property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the
32 endpoints of the first two sides of the triangle. See Figure 3.

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Figure 3

(c) The clear vision triangle at the intersection of a street and alley or driveway shall be determined by measuring 10 feet along the street property line and 10 feet along the edges of the alley or driveway beginning at the respective points of intersection. The third side of the triangle shall be a line connecting the endpoints of the first two sides of the triangle. See Figure 3.

1 (d) The city engineer may allow alteration of the clear vision triangle. This alteration is contingent on unusual site
2 topography, proposed site design features, and other unique circumstances pertaining solely to the site and
3 surrounding properties. The city engineer shall make written findings that the alteration does not constitute a traffic
4 or pedestrian safety hazard.

5 (e) Street lights, power poles, traffic signs, or other similar street fixtures less than one-foot wide or other objects
6 above eight feet in height above the adjacent street elevation shall be allowed in the clear vision triangle unless the
7 city engineer determines that, individually or cumulatively, they would pose a public safety hazard. The city
8 engineer may authorize other objects in the clear vision triangle that do not comply with this standard if he/she
9 determines that they would not pose a risk to public safety. (Ord. 1246 § 15, 2000).

10 **22.58.006 Garage placement and width.**

11 (a) The following standards apply to garages attached to single-family, duplex and multifamily dwelling units:

12 (1) Projection. A garage with doors which face a front yard shall not project in front of the dwelling unit's
13 facade; provided, that a garage may project in front of the habitable portion of the dwelling unit if a covered
14 porch projects the same or greater distance.

15 (2) Door Width. Garage doors which face a front yard or a side street side yard shall not exceed 33 percent of
16 the lot width or 18 feet, whichever is less. Individual single bay doors shall not exceed a width of nine feet.

17 (3) Garage Width. A garage with garage doors that face a front yard or side street side yard shall not exceed 50
18 percent of the building line or 24 feet, whichever is greater, unless it is designed to appear as habitable space
19 through the use of residential architectural features (see FMC 22.64.023(b)).

20 (b) Garages attached to dwelling units located on the following types of lots are exempt from the standards listed in
21 subsection (a) of this section:

22 (1) Flag lots (see FMC 22.98.393, Definitions).

23 (2) Lots where topography or significant tree retention precludes compliance with the provisions of this section,
24 as determined by the director.

25 (3) Lots within planned developments granted preliminary development plan approval prior to the effective
26 date of the ordinance codified in this section.

27 (4) Lots within subdivisions where at least 75 percent of the lots located on the same block face and the block
28 face directly across the street, within 300 feet of the subject property, are occupied by dwelling units with
29 garages which project beyond the facade or which have a garage width or garage door width which exceeds the
30 standards listed in this section.

31 (5) Undeveloped lots of record existing prior to the effective date of the ordinance codified in this section that
32 are provided vehicular access solely via a substandard private road having one outlet. (Ord. 1417 § 10, 2006;
33 Ord. 1272 § 7, 2001; Ord. 1246 § 15, 2000).

34 **22.58.007 Height exceptions.**

35 (a) Height exceptions to the applicable zoning district limit shall be limited to the minimum necessary for the
36 intended use. Chimneys, steeples, flag poles, skylights, mechanical equipment and associated screening, fire parapet
37 walls, widow's walk or other similar item required for building operation or maintenance, and tanks and towers
38 required for public utility purposes may be erected above the required height limit provided they meet the structural
39 requirements of the city.

40 (b) A residential amateur or citizen band antenna array and support structure may be erected up to the minimum
41 height necessary for reception purposes. If a resident proposes a height greater than 45 feet, the city shall require the
42 applicant to submit certification from a qualified and licensed engineer that the proposed height is the minimum
43 necessary for reception purposes. For a proposed height greater than 55 feet, the city shall, at the applicant's
44 expense, hire a qualified and licensed engineer to review the applicant's submittal.

1 (c) A public or quasi-public utility pole or structure may be erected to a height necessary for proper use. For
2 proposed structures above 45 feet, the city shall require the applicant to submit certification from a qualified and
3 licensed engineer that the proposed height is the minimum necessary for utility purposes. For a proposed height
4 greater than 55 feet, the city shall, at the applicant's expense, hire a qualified and licensed engineer to review the
5 applicant's submittal.

6 (d) A personal wireless service facility may exceed the applicable zoning district height limit provided it is installed
7 in compliance with Chapter 22.24 FMC. (Ord. 1246 § 15, 2000).

8 **22.58.008 Performance standards.**

9 In addition to the specific requirements within the applicable zoning district chapter, the following performance
10 standards shall apply:

11 (a) Objectionable Elements. No land or building shall be used or occupied in any manner to create any dangerous,
12 injurious, noxious, or otherwise objectionable element. An objectionable element may include, but is not limited to,
13 excessive noise, vibration, glare, smoke, dust, or odor.

14 (b) Enclosure of Activities. Unless authorized by the applicable zoning district, all home occupation, commercial
15 and industrial activities shall be conducted within an enclosed structure, except for customary accessory
16 appurtenances, such as refuse collection containers screened from public view, parking and loading areas.

17 (c) Outside Storage. Unless authorized by the applicable zoning district, outside storage of material for commercial
18 and industrial uses is prohibited. An outside storage area shall not exceed 20 percent of lot area and shall be
19 screened from view from any property line. Outside storage shall be restricted to the area at the rear of a principal
20 building. The outside storage area shall be enclosed by a fence greater than or equal to eight feet in height. Outside
21 storage exceeding a height of eight feet shall be set back from the property line a distance of at least twice the height
22 of material being stored. The height of outside storage shall not exceed twice the height of the fence in this
23 subsection. Outside storage of junk or wrecked vehicles is prohibited. Outside storage of inoperable vehicles may be
24 permitted in residential districts subject to compliance with FMC 22.58.024.

25 (d) Refuse Collection Containers. For multifamily, mixed-use, or nonresidential structures and uses, all outdoor
26 refuse collection containers (including recycling containers) shall be completely screened from public or private
27 streets and from adjacent property by an opaque screen. Masonry block wall, decorative metal, or other high-quality
28 durable materials shall be used for the screen. Chain link with slats shall not be used. Where space allows, evergreen
29 shrubs and other landscaping shall be installed to soften the visual impact of the screening enclosure. Refuse storage
30 areas that are visible from the upper stories of adjacent structures shall have an opaque or semi-opaque horizontal
31 cover or screen to mitigate unsightly views. The covering structure shall be compatible with the site's architecture. If
32 required by the sanitary sewer service provider, the trash enclosure floor shall be designed to slope to an interior
33 trapped area floor drain and connected to a grease interceptor before plumbing to the sanitary sewer system. The
34 floor shall be designed to contain all interior runoff and not allow outside storm rain or runoff from entering the
35 trash enclosure. The storage of animal or vegetable waste that may attract insects or rodents or otherwise create a
36 potential health hazard is prohibited. Properties undergoing substantial improvement as defined in FMC 22.98.697, a
37 change in building code classification, or a change in use shall install new screening or upgrade any existing
38 collection container facilities that do not meet the standards of this section to ensure code consistency upon
39 completion of the redevelopment. A change from one tenant to another that neither triggers a change in building
40 code classification nor represents a change in use will not require new screening or an upgrade to an existing
41 enclosure. For multi-tenant structures, the city's determination as to whether improvement to an individual tenant
42 space is considered to be a substantial improvement will be based on the value of the improvements relative to the
43 assessed valuation of the tenant space, or a comparable judgment if an individual tenant space assessment is
44 unavailable.

45 (e) Maintenance of Yards and Open Space. All required structures, yards, parking areas and other open areas on site
46 shall be maintained in a neat and orderly manner at all times appropriate for the zoning district. Yards and open
47 areas shall be maintained, as the responsibility of the property owner, free of any hazards to health or safety. Except
48 for permitted earth-disturbing activity, all ground areas shall be maintained in a manner ensuring that the natural or

1 landscaped vegetation or permitted impervious surfaces provide a durable and dust-free covering at all times.
2 Dumping or storage of junk or debris, including junk vehicles or wrecked vehicles, is prohibited.

3 (f) Utilities. For new development, or existing development which is being expanded by greater than or equal to 50
4 percent of its existing gross floor area, all utilities shall be located underground; provided, that electrical lines of
5 50,000 volts or greater may be placed aboveground. The construction of a new single-family residence on an infill
6 lot located within a subdivision where electric service is typically provided from an overhead location may be
7 exempted from this requirement by the public works director if he/she determines that the undergrounding of
8 electric facilities for this lot would be impractical.

9 (g) Screening of Mechanical Equipment. All roof-mounted air conditioning or heating equipment, vents or ducts
10 shall not be visible from the ground level of any abutting parcel or any public rights-of-way. This shall be
11 accomplished through the extension of the main structure or roof or screening in a manner that is architecturally
12 integrated with the main structure. The screening may require acoustical treatment to mitigate noise generation.

13 (h) Barbed or Razor Wire. Barbed, razor or similar security wire may be authorized by the city for municipal
14 facilities, if the fence on which the wire is placed will be effectively screened by landscaping. Barbed or razor wire
15 is prohibited in all other locations and zoning districts.

16 (i) Erosion and Sedimentation. A temporary erosion and sedimentation control plan detailing measures for
17 controlling erosion and sediment-laden runoff shall be submitted for approval by the director prior to issuance of a
18 clearing and grading permit or other construction permit for a project. Measures shall include provisions to remove
19 depositions of soil and material from streets and to prevent discharge of soil and materials onto adjoining properties
20 or environmentally sensitive areas. The plan shall be implemented by the applicant before and during construction,
21 and the applicant's performance shall be monitored by the city. The plan shall be upgraded as deemed necessary by
22 the director to ensure effective control during construction.

23 (j) Particulates. During site development activities, construction dust and other particulates shall be controlled
24 through frequent watering and/or other dust control measures approved by the director. Reclaimed water shall be
25 used whenever practicable. Soil that is transported in trucks to and from the construction site shall be covered to the
26 extent practicable to prevent particulates from being released.

27 (k) Stormwater Management. Stormwater facilities shall be designed in accordance with the standards set forth in
28 Chapter 20.24 FMC. Stormwater site plans demonstrating compliance with stormwater management standards shall
29 be submitted for approval by the director and city engineer prior to issuance of site development permits.

30 (l) Contaminants. During site development activities, all releases of oils, hydraulic fluids, fuels, other petroleum
31 products, paints, solvents, and other deleterious materials shall be contained and removed in a manner that will
32 prevent their discharge to waters and soils of the state. The cleanup of spills shall take precedence over other work
33 on the site. (Ord. 1667 § 19, 2020; Ord. 1640 § 5, 2019; Ord. 1562 § 39, 2015; Ord. 1311 § 28, 2002; Ord. 1246 §
34 15, 2000).

35 **22.58.009 Manufactured homes.**

36 A manufactured home is permitted in any zoning district that permits a single-family residence. The placement of a
37 manufactured home is subject to the same zoning regulations and environmental standards that are required for
38 construction of a conventional site-built single-family residence regulated by the International Building Code. A
39 manufactured home shall be permanently set on a foundation, consistent with the foundation requirements for
40 manufactured housing, and shall include a perimeter fascia that looks similar to a foundation for a site-built home, as
41 determined by the director. A manufactured home shall comply with the city's infill housing design guidelines,
42 when applicable. (Ord. 1473 § 4, 2009; Ord. 1246 § 15, 2000).

43 **22.58.010 Family day-care facilities.**

44 A family day-care facility shall:

45 (a) Comply with all building, fire, safety, health code and business licensing requirements;

- 1 (b) Conform to lot area, coverage, density, setback and lot coverage standards applicable to the zoning district
2 except if the structure is a legal nonconforming structure;
- 3 (c) Be certified by the office of childcare policy licenser as providing a safe passenger loading area;
- 4 (d) Comply with Chapter 22.26 FMC, Sign Regulations;
- 5 (e) Prior to state licensing, the proposed provider shall submit proof to the director that the provider notified the
6 immediately adjoining property owners about the intent to locate and maintain a family day-care facility. Adequate
7 proof shall consist of a copy of a detailed letter submitted to the adjoining neighbors, along with a signed
8 certification of delivery and/or a written letter from the adjoining neighbors indicating that they have received
9 proper notification. (Ord. 1246 § 15, 2000).

10 **22.58.011 Short-term rental establishments.**

11 (a) Purpose and Intent. The purpose of this section is to:

12 (1) Provide property owners and residents with an opportunity to use their homes to engage in small-scale
13 business activities.

14 (2) Protect neighborhood character and stability.

15 (3) Establish criteria and standards for the use of residential structures as short-term rentals.

16 (b) Permit Requirements. A short-term rental establishment may be carried on upon the issuance of a business
17 license pursuant to Chapter 5.04 FMC and the issuance of a short-term rental permit by the director.

18 (c) Submittal Requirements. Application for a short-term rental permit shall be made upon forms provided by the
19 director, accompanied by a filing fee in accordance with the planning services fee schedule established by council
20 resolution. The application shall be signed by the owner of the property on which the short-term rental activity will
21 occur. The application shall also be signed by the business operator if that person is different from the property
22 owner. The director may require the submittal of a site plan of the premises, floor plans of the residence or accessory
23 building in which the use or activity will take place, and other documentation deemed necessary to process the
24 application. The plans shall clearly indicate the area where the use or activity will take place and any structural
25 alterations intended to accommodate the use or activity.

26 (d) Short-Term Rental Types Defined. The following definitions apply to the short-term rental types allowed
27 through the provisions of this section:

28 (1) "Room rental establishment" means a lodging use, where individual rooms within a single dwelling unit are
29 provided for less than 30 consecutive days for a fee by prearrangement. This shall include bed and breakfast
30 establishments.

31 (2) "Dwelling unit rental" means a dwelling unit, typically rented in its entirety, for less than 30 consecutive
32 days for a fee by prearrangement.

33 (e) Processing Requirements.

34 (1) The director shall approve a proposed short-term rental establishment, which complies with all the
35 performance standards set forth in this section, except as provided in subsection (e)(2) of this section. The
36 director may impose conditions of approval to ensure that the activity is conducted in a manner consistent with
37 the standards and purpose and intent of this section.

38 (2) A proposed room rental establishment providing more than two bedrooms available for rent is subject to
39 conditional use permit approval in accordance with Chapter 22.68 FMC.

40 (f) Room Rental Establishment Standards.

- 1 (1) Room rentals shall be an incidental or secondary use to the primary use, which is considered to be the
2 principal residential dwelling unit.
- 3 (2) The owner/lessee of the structure shall operate the establishment and reside on site.
- 4 (3) Service shall be limited to the rental of bedrooms. Meal service shall be limited to the provision of breakfast
5 or light snacks for registered guests.
- 6 (4) A maximum of four bedrooms or suites may be made available for rent. There shall be no expansion in the
7 number of guest rooms beyond the number approved.
- 8 (5) No separate or additional kitchens for guests are permitted. Limited cooking facilities shall be allowed
9 inside guestrooms, or inside other rooms that are used solely by guests, such as small microwaves and
10 refrigerators.
- 11 (6) Receptions, private parties or similar activities, for which a fee is paid or which are allowable as a condition
12 of room rental, may be permitted upon a determination by the hearing examiner that such activities will not
13 significantly impact the adjoining neighborhood.
- 14 (7) One off-street parking space shall be provided on site for each rental bedroom. The number of required off-
15 street spaces may be reduced by the number of spaces available on the street frontage adjoining the parcel upon
16 which the room rental is to be established, if the decision-maker determines that sufficient on-street parking
17 will exist to satisfy parking demand in the neighborhood once the room rental has been established. Any
18 additional off-street parking provided in conjunction with the room rental shall, to the extent possible, be
19 located to the side or rear of the structure housing the room rental in order to minimize visual impacts on the
20 streetscape. Off-street parking shall be designed to reduce impacts on adjoining properties through the
21 installation of vegetative screening and/or fencing. The parking surface and additional driveway surface
22 required to provide access to the parking area shall be constructed of permeable, porous or pervious pavers to
23 achieve low impact development objectives and a superior appearance when compared with conventional
24 asphalt or concrete pavement. For additional off-street parking standards, see Chapter 22.60 FMC.
- 25 (8) Certification by the building official that the residence complies with fire and life safety aspects is required.
26 Inspection fee may apply.
- 27 (g) Dwelling Unit Rental.
- 28 (1) The number of persons per sleeping area shall comply with the International Building Code.
- 29 (2) Two off-street parking spaces shall be provided on site.
- 30 (h) Other Regulations.
- 31 (1) Proof of ownership or approval of property owner is required.
- 32 (2) The room rental shall be exempt from the home occupation requirements of FMC 22.58.013.
- 33 (3) The exterior appearance of the structure shall maintain its original character.
- 34 (4) Signage shall comply with Chapter 22.26 FMC, Sign Regulations.
- 35 (5) Permits shall lapse and become void if the establishment ceases operation for 12 consecutive months,
36 applicant named on the permit moves from or sells the site, or the applicant fails to maintain a valid business
37 license. (Ord. 1638 § 25, 2019; Ord. 1604 § 1, 2017; Ord. 1246 § 15, 2000).
- 38 **22.58.012 Accessory dwelling units (ADUs).**
- 39 (a) Purpose. The purpose of allowing ADUs is to:

- 1 (1) Provide homeowners with a means of obtaining, through tenants in either the ADU or the principal unit,
2 rental income, companionship, security, and services.
- 3 (2) Add affordable units to the existing housing stock.
- 4 (3) Make housing units available to people with income levels that might otherwise preclude them from finding
5 homes within the city.
- 6 (4) Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages
7 in the life cycle.
- 8 (5) Protect neighborhood stability, property values, and the single-family residential appearance of the property
9 and neighborhood by ensuring that ADUs are installed under the conditions of this section.
- 10 (b) Approval. An attached ADU may be approved by the director subject to administrative design review approval
11 in accordance with Chapter 22.66 FMC, provided the standards and criteria in subsection (c) of this section are met
12 by the proposal. A detached ADU shall be processed as a conditional use, pursuant to Chapter 22.68 FMC.
- 13 (c) Standards and Criteria. An ADU shall meet the following standards and criteria:
- 14 (1) The design and size of the ADU shall conform to all applicable standards in the building, plumbing,
15 electrical, mechanical, fire, health, and any other applicable codes. ADUs shall conform to the development
16 standards set forth in FMC section 22.58.003.~~When there are practical difficulties in carrying out the provisions~~
17 ~~of this subsection, the building official may grant modifications for individual cases, provided the intent of the~~
18 ~~applicable code is met.~~
- 19 (2) An ADU may be attached to, or detached from, the principal unit.
- 20 (3) Up to two ADUs may be created per principal unit. This may include: One attached accessory dwelling unit
21 and one detached accessory dwelling unit; Two attached accessory dwelling units; or Two detached accessory
22 dwelling units, which may be comprised of either one or two detached structures.~~Only one ADU may be created per~~
23 ~~principal unit.~~
- 24 (4) ~~The property owner, which shall include title holders and contract purchasers, must occupy either the~~
25 ~~principal unit or the ADU as their permanent residence, but not both, and at no time receive rent for the owner-~~
26 ~~occupied unit.~~
- 27 (5) An ADU may be developed in either an existing or a new single-family residence, duplex, townhouse, or
28 other housing unit type.
- 29 (6) An ~~attached~~ ADU shall not exceed 1,000~~800~~ square feet; provided, if the ADU is completely located on a
30 single floor of a multistory building, the director may allow increased size in order to efficiently use all floor
31 area. A detached ADU shall comply with accessory building size limits and related standards listed in FMC
32 22.58.003 except as listed below:
- 33 (6a) ADUs shall have a maximum height of 24 feet.
- 34 (6b) ADUs abutting an alley shall have a setback of 0' unless the alley is both public and routinely plowed for
35 snow.
- 36 (7) An attached ADU shall be designed to maintain the architectural design, style, appearance and character of
37 the principal unit as a single-family residence. If an attached ADU extends beyond the current footprint or
38 existing height of the principal unit, or requires modifications to the exterior of the building, the addition or
39 modifications must be consistent with the existing facade, roof pitch, siding, windows, and other exterior
40 design elements and finish materials. A detached ADU shall use the same design vocabulary as the principal
41 unit to the extent feasible.

1 (8) Only one entrance is permitted to be located on the front facade of the principal unit. If a separate outside
2 entrance is necessary for an attached ADU, it must be located either on the rear or side of the principal unit.
3 This entrance shall be located in such a manner as to be unobtrusive from the same view of the building that
4 encompasses the main entrance to the principal unit.

5 (9) No additional off-street parking is required for an ADU unless the director determines that insufficient on-
6 street parking will exist to satisfy parking demand in the neighborhood once the ADU has been occupied. Any
7 additional off-street parking provided in conjunction with the ADU shall, to the extent possible, be located to
8 the side or rear of the principal unit to minimize visual impacts on the streetscape. Off-street parking shall be
9 designed to reduce impacts on adjoining properties through the installation of vegetative screening and/or
10 fencing. The parking surface shall be constructed of a permeable surface such as interlocking paving blocks
11 (cement or plastic) or other porous pavement which minimizes impervious surface and provides a superior
12 appearance when compared with asphalt or concrete paving. For additional off-street parking standards, see
13 Chapter 22.60 FMC.

14 (10) In order to encourage the development of housing units for people with disabilities, the director may allow
15 reasonable deviation from the requirements of this section when necessary to install features that facilitate
16 accessibility. These facilities shall conform to Washington State regulations for barrier-free facilities.

17 (11) An ADU shall be connected to the utilities of the principal unit and may not have separate water, sewer
18 and electrical services.

19 (12) The total number of occupants in both the principal unit and ADU combined may not exceed the
20 maximum number established by the definition of “family” in FMC 22.98.267.

21 (13) A registration form or other forms required by the director shall be filed as a deed restriction with the
22 Pierce County auditor to indicate the presence of the ADU, the requirement of owner-occupancy, and other
23 standards for maintaining the unit as described above.

24 (14) ADUs are permitted on any lot that meets the minimum lot size required for the principal unit

25 (d) Legalization of Nonconforming ADUs. Nonconforming ADUs existing prior to the enactment of these
26 requirements may be found to be legal if the property owner applies for an ADU permit prior to one year after
27 enactment of this section and brings the unit up to minimum housing code standards. No penalty fees or fines will be
28 assessed by the city for legalization submittals made prior to this date. After one year after enactment of this section,
29 an owner of an illegal ADU shall be guilty of a misdemeanor and, upon conviction, subject to a fine not exceeding
30 \$1,000, including all statutory costs, assessments, and fees, plus \$75.00 per day after notice of this violation has
31 been met. An owner of an illegal ADU shall also be required to either legalize the unit or remove it. (Ord. 1575 § 16,
32 2016; Ord. 1512 § 7, 2011; Ord. 1417 § 2, 2006; Ord. 1311 § 29, 2002; Ord. 1246 § 15, 2000).

33 **22.58.013 Home occupations.**

34 (a) Purpose and Intent. It is the purpose and intent of this section to:

35 (1) Protect residential areas from potential adverse impact of activities defined as home occupations;

36 (2) Allow residents of the community a broad choice in the use of their homes as a place of livelihood and for
37 the production or supplementing of personal and family income; and

38 (3) Establish criteria and standards for the use of residential structures for home occupations.

39 (b) Permit Requirement. A home occupation may be carried on upon the issuance of a business license pursuant to
40 Chapter 5.04 FMC and the issuance of a home occupation permit by the director.

41 (c) Submittal Requirements. Application for a home occupation permit shall be made upon forms provided by the
42 director, accompanied by a filing fee in accordance with the planning services fee schedule established by council
43 resolution. The application shall be signed by the owner of the property on which the home occupation activity will
44 occur. The application shall also be signed by the business operator if that person is different from the property
45 owner. The director may require the submittal of a site plan of the premises, floor plans of the residence or accessory

1 building in which the use or activity will take place, and other documentation deemed necessary to process the
2 application. The plans shall clearly indicate the area where the use or activity will take place and any structural
3 alterations intended to accommodate the use or activity.

4 (d) Categories of Home Occupation.

5 (1) Type I home occupations are those activities, categorized below, which comply with all performance
6 standards set forth in subsection (f) of this section.

7 (A) Type I-A includes home offices, internet businesses, and similar activities that have no traffic or
8 product pickup or deliveries.

9 (B) Type I-B includes instruction, counseling, sales, services, and other activities that have customer
10 traffic and/or product pickup or deliveries.

11 (2) Type II home occupations are those activities which do not comply with one or more of the performance
12 standards governing Type I home occupations as set forth in subsection (f) of this section but which do comply
13 with the performance standards governing Type II home occupations as set forth in subsection (g) of this
14 section.

15 (e) Processing Requirements.

16 (1) The director shall approve a proposed home occupation, which complies with all Type I standards set forth
17 in subsection (f) of this section. The director may impose conditions of approval to ensure that the business
18 activity is conducted in a manner consistent with the standards and purpose and intent of this section.

19 (2) A proposed home occupation which has been determined by the director to not comply with one or more
20 Type I standards set forth in subsection (f) of this section may be permitted subject to conditional use permit
21 approval by the planning commission in accordance with Chapter 22.68 FMC, if the home occupation complies
22 with the Type II standards set forth in subsection (g) of this section.

23 (f) Type I Home Occupation Standards.

24 (1) Only residents of the premises on which the home occupation is located shall carry on the home occupation.

25 (2) The home occupation shall be carried on entirely within a residence and/or detached accessory building.
26 The home occupation shall occupy not more than 25 percent of the total floor area of the habitable portion of a
27 residence. In no event shall such occupancy exceed 400 square feet.

28 (3) Any extension of the home occupation to the outdoors, including, but not limited to, paving of yards for
29 parking, outdoor storage or activity, and indoor storage or activity visible from outdoors (e.g., in an open
30 garage) is prohibited, except that vegetables, fruits, flowers and other agricultural products may be grown on
31 the premises if production does not exceed what would normally be consumed on the premises.

32 (4) The home occupation shall not result in the elimination of required on-site parking.

33 (5) The home occupation shall be conducted in such a manner as to give no outward appearance nor manifest
34 any characteristics of a business in terms of deliveries, parking, customer trips and other activities, that would
35 infringe upon the right of the neighboring residents to enjoy a peaceful occupancy of their homes.

36 (6) The home occupation shall not result in structural alteration to the interior or exterior of the structure that
37 changes its residential character.

38 (7) No equipment shall be used and no activities shall be conducted which would result in noise, vibration,
39 smoke, dust, odors, heat, glare or other conditions exceeding in duration or intensity those normally produced
40 by residential use. Normal residential use shall be construed as including the above impacts only on an
41 occasional weekend or evening basis (e.g., in connection with a hobby or home/yard maintenance), and not on
42 a daily basis.

- 1 (8) The home occupation shall not include: (A) automobile, truck or heavy equipment repair; (B) body work or
2 painting; (C) outdoor storage of used parts of vehicles and used machinery in an inoperable condition; or (D)
3 outside storage of building materials such as lumber, plasterboard, pipe, paint or other construction materials.
- 4 (9) The home occupation shall not include parking or storage of heavy equipment, including trucks of over one-
5 ton load capacity or commercial vehicles in excess of 10,000 gross vehicle weight (GVW), within a public
6 right-of-way or on private property outside of a fully enclosed building.
- 7 (10) Persons in building trades and similar fields using their homes or apartments as offices for business
8 activities conducted off the residential premises may have other employees or independent contractors;
9 provided, that such employees or independent contractors do not perform labor or personal services on the
10 residential premises, park on or near the residential premises, or check in at the residential premises during the
11 course of business.
- 12 (11) The home occupation may include limited on-premises sales of products or stock-in-trade, provided the
13 applicant can clearly demonstrate that such sales will not be inconsistent with other Type I standards. Examples
14 of allowable on-premises sales include cosmetics or similar products associated with a business where most
15 products are delivered to a customer's address, hair care products associated with a barber/beauty shop and
16 instructional materials pertinent to the home occupation, e.g., music books. The display or storage of products
17 or stock-in-trade outside a residence or in a window is prohibited, except that vegetables, fruits, flowers and
18 other agricultural products grown on the premises may be offered for sale out-of-doors during the growing
19 season.
- 20 (12) Activities conducted and equipment or material used shall not change the fire safety or occupancy
21 classifications of the premises. Utility consumption shall not exceed normal residential usage.
- 22 (13) The home occupation shall not generate significantly greater traffic volume than would normally be
23 expected in the particular residential zone or neighborhood in which the home occupation is conducted.
24 Generally, delivery and pickup of materials to and from the premises by a commercial vehicle should not
25 exceed two trips per week. For the purpose of this section, commercial vehicles shall not exceed a gross vehicle
26 weight of 20,000 pounds. Also, generally, traffic generated by a home occupation should not exceed four round
27 trips per day.
- 28 (14) If the home occupation is the type in which classes are held or instruction given, there shall be no more
29 than two students allowed in any one class or instruction period.
- 30 (g) Type II Home Occupation Standards.
- 31 (1) The home occupation will not harm the character of the surrounding neighborhood.
- 32 (2) The home occupation will not include storage, use or operation of building materials, machinery,
33 commercial vehicles or tools, unless:
- 34 (A) The activity is wholly enclosed within a structure or building;
- 35 (B) The activity would not result in noise, vibration, smoke, dust, odors, heat, glare or other conditions
36 exceeding in duration or intensity those normally produced by residential use. Normal residential use shall
37 be construed as including the above impacts only on an occasional weekend or evening basis (e.g., in
38 connection with a hobby or home/yard maintenance), and not on a daily basis.
- 39 (3) The home occupation will not create a condition which injures or endangers the comfort, repose, health and
40 safety of persons on abutting properties or streets.
- 41 (4) The home occupation will not generate excessive traffic or necessitate excessive parking beyond that
42 normally associated with residential use in the neighborhood in which the home occupation is located.
- 43 (5) The home occupation will include no more than two nonresident employees working on site when
44 nonresident employees are involved. The home occupation may have additional employees or independent

1 contractors; provided, that such employees or independent contractors do not perform labor or personal services
2 on the residential premises, park on or near the residential premises, or physically check in at the residential
3 premises during the course of business.

4 (6) The home occupation will not include the outdoor display and sale of products or stock in trade, unless the
5 applicant can demonstrate that such on-premises sales will not result in noncompliance with other applicable
6 standards governing Type I and Type II home occupations.

7 (h) Other Regulations.

8 (1) Home occupations shall comply with all other local, state or federal regulations pertinent to the activity
9 pursued, and the requirements or permission granted or implied by this section shall not be construed as an
10 exemption from these regulations.

11 (2) Home occupation permits are issued to an individual applicant and shall not be transferred or otherwise
12 assigned to any other person. The permit will automatically expire when the applicant named on the permit
13 application moves from the site or moves the business from the site. The home occupation shall also
14 automatically expire if the permittee fails to maintain a valid business license or the business license is
15 suspended or revoked. The home occupation shall not be transferred to any site other than that described on the
16 application form.

17 (3) Two or more home occupation permits may be issued for the same location if it is determined that the sum
18 of the businesses still meets the requirements of this chapter.

19 (4) The home occupation will comply with Chapter 22.26 FMC, Sign Regulations.

20 (i) Exemptions. The following activities shall be exempt from the provisions of this section:

21 (1) Garage sales, yard sales, bake sales, occasional parties for the sale or distribution of goods or services, and
22 other like uses; provided, that any such garage sales and yard sales involve only the sale of household goods,
23 none of which were purchased for the purpose of resale. If the collective total of all such sales and/or parties
24 exceeds four events or 12 days in any calendar year, then such sales and/or parties shall be considered a home
25 occupation;

26 (2) Family day-care facilities licensed by the Washington State Department of Social and Health Services; and

27 (3) Telecommuting, remote work and other alternative work options; provided the resident is an employee of an
28 off-site company, a business license is not required, and the work does not require deliveries or customers
29 visiting the home.

30 (j) Permit Fee Exemptions. Nonprofit organizations as defined by FMC 5.04.100(c) must apply for a home
31 occupation permit but are exempt from a home occupation permit fee. Nonprofit organizations that are categorized
32 as Type II home occupations are not exempt from the conditional use permit fee. (Ord. 1605 § 1, 2017; Ord. 1512 §
33 4, 2011; Ord. 1246 § 15, 2000).

34 **22.58.014 Adult entertainment establishments.**

35 (a) Purpose. The purpose of this section is to regulate adult entertainment establishments and to provide certain
36 limitation to the siting of these uses.

37 Development standards are used to reduce conflicts between these uses and other uses that may not be compatible.

38 (b) Uses Permitted. Adult entertainment establishments may be permitted by conditional use permit in the MUU
39 zone.

40 (c) Locational Requirements.

41 (1) Adult entertainment establishments shall not be located on lots adjacent to (directly touching or across a
42 street from) any residential zone (R-4, R-4-C, R-6, R-8, R-10-TCD, R-20 and R-30) and additional zones (NC,

- 1 NO, GC and MUN) that allow residential uses (except for dwelling units provided for site security or
2 maintenance personnel).
- 3 (2) Adult entertainment establishments shall not be allowed within 500 feet of any other adult entertainment
4 establishment, as measured from property lines.
- 5 (3) Adult entertainment establishments shall not be allowed within 100 feet of any “sensitive receptor.”
6 Distances provided in this section shall be measured by following a straight line, without regard to intervening
7 buildings, from the nearest point of the property parcel upon which the proposed use is to be located, to the
8 nearest point of the parcel of property or the zone district boundary line from which the proposed land use is to
9 be separated.
- 10 (d) Variance to Locational Requirements. A variance to the dispersal provisions may be granted by the hearing
11 examiner if all of the following criteria can be met:
- 12 (1) That free speech rights which are entitled to protection by the First Amendment to the United States
13 Constitution of an applicant for an adult entertainment establishment cannot be adequately protected on parcels
14 allowed for siting because other adult entertainment establishments are in place, or sensitive receptors limit
15 additional uses in the MUU zone.
- 16 (2) That the natural or built environment in the immediate vicinity would result in an effective separation
17 between the proposed adult entertainment establishment and any sensitive zones or uses in terms of visibility
18 and access.
- 19 (3) The proposed use complies with the goals and policies of the comprehensive plan.
- 20 (4) The proposed use is otherwise compatible with adjacent and surrounding land uses.
- 21 (5) The applicant has proposed conditions that would minimize the secondary adverse effects of the proposed
22 use.
- 23 (e) Development Standards. The development standards in this section shall apply to all buildings, uses, and
24 property used for adult entertainment purposes. The development standards for adult entertainment establishment
25 uses are the same as the applicable zoning regulations for the zoning districts in which they are located, except as
26 follows:
- 27 (1) Visual Impacts.
- 28 (A) No owner or operator of an adult entertainment establishment shall allow any merchandise or activity
29 of the establishment to be visible from any point outside the establishment.
- 30 (B) No owner or operator of an adult entertainment establishment shall allow the exterior to have flashing
31 lights or any lettering, photographs, silhouettes, drawings, or pictorial representations of any kind other
32 than to the extent permitted by this section or Chapter 22.26 FMC.
- 33 (C) The exterior of an adult entertainment establishment, if painted, must be painted (stained or otherwise
34 covered) in a single achromatic color, except if:
- 35 (i) The adult entertainment establishment is part of a commercial multi-unit center; and
- 36 (ii) The exteriors of each individual unit in the commercial multi-unit center, including the adult
37 entertainment establishment, are painted the same color as one another or are painted in such a way as
38 to be a component of the overall architectural style or pattern of the commercial center.
- 39 (2) Signage. In addition to the restrictions imposed by Chapter 22.26 FMC, the following restrictions apply to
40 any adult entertainment establishment:
- 41 (A) Each display surface of a sign must:

- 1 (i) Be a flat plane, rectangular in shape;
- 2 (ii) Not be flashing or pulsating;
- 3 (iii) Have characters of a solid color;
- 4 (iv) Have all characters of the same print type, size, and color;
- 5 (v) Have the background in one solid color.
- 6 (B) Readerboard signs are not allowed.
- 7 (f) Nonconforming Adult Entertainment Establishments. An adult entertainment establishment shall be deemed a
8 legal nonconforming use and shall be subject to the requirements of FMC 22.58.023 (Nonconforming lots, uses and
9 structures) if a zone that allows residential uses is located adjacent to the adult entertainment establishment or if a
10 sensitive receptor identified in subsection (c)(3) of this section locates within 50 feet of the adult entertainment
11 establishment facility after the date the adult entertainment establishment facility has located within the city in
12 accordance with requirements of this section. (Ord. 1667 § 20, 2020; Ord. 1562 § 40, 2015; Ord. 1246 § 15, 2000).
- 13 **22.58.015 Temporary accessory structures and uses.**
- 14 The following temporary accessory structures and uses are allowed in any zoning district:
- 15 (a) Temporary structures and storage containers for construction purposes for a period not to exceed the duration of
16 such construction.
- 17 (b) Temporary, portable and self-contained sanitary waste facility serving a construction site.
- 18 (c) Temporary, portable moving containers for a period not to exceed 21 days. (Ord. 1575 § 17, 2016; Ord. 1246 §
19 15, 2000).
- 20 **22.58.016 Pedestrian plazas.**
- 21 *Repealed by Ord. 1667.* (Ord. 1246 § 15, 2000).
- 22 **22.58.017 Sidewalk cafes.**
- 23 (a) Sidewalk cafes or other food or beverage-serving facility or establishment, when located on a public sidewalk or
24 other public right-of-way area, are permitted in specified zoning districts subject to administrative use permit
25 approval in accordance with Chapter 22.70 FMC. At a minimum, the following factors shall be considered when
26 evaluating any proposed outdoor seating area:
- 27 (1) The type, size and location of the proposed facility or establishment;
- 28 (2) The present use of adjoining properties, and the anticipated compatibility of the proposed facility or
29 establishment with such uses;
- 30 (3) The degree to which the proposed facility or establishment is compatible with residential uses in the
31 vicinity; and
- 32 (4) The degree to which the public sidewalk or other public right-of-way area will remain available and safe for
33 general public use.
- 34 (b) Prior to approving the proposal, the applicant shall furnish the director with the following:
- 35 (1) An agreement which indemnifies the city from any claims regarding the use of the sidewalk or right-of-way
36 area as approved by the city;
- 37 (2) A certificate from an insurance carrier verifying that the applicant/business operator has general liability
38 insurance in the amount of \$1,000,000 naming the city as additional insured;

1 (3) A copy of any required permit from the Tacoma-Pierce County Health Department;

2 (4) A copy of any required license from the Washington State Liquor and Cannabis Board. (Ord. 1575 § 18,
3 2016; Ord. 1246 § 15, 2000).

4 **22.58.018 Outdoor lighting.**

5 (a) Approval Required. The installation or replacement of outdoor lighting fixtures shall require approval of the
6 hearing examiner or director, as appropriate. Approval shall not be granted unless the proposed installation is found
7 by the hearing examiner or director to conform to all applicable provisions of this section. Properties developed with
8 single-family or duplex dwellings are exempt from this section, provided they are not located within a planned
9 development approved subsequent to the effective date of the ordinance codified in this section.

10 (b) General Requirements.

11 (1) When the outdoor lighting installation or replacement is part of a development proposal for which hearing
12 examiner review is required, the hearing examiner shall evaluate the proposed lighting installation as part of its
13 discretionary review. The hearing examiner may grant approval of the installation, or it may approve the
14 installation on a conceptual level and delegate to the director the responsibility to ensure that the final lighting
15 installation design complies with this section.

16 (2) When the outdoor lighting installation is not part of a development proposal for which hearing examiner
17 review is required, the director shall evaluate and approve the proposed lighting installation design if it
18 complies with this section.

19 (3) The applicant shall submit to the department sufficient information, in the form of an overall exterior
20 lighting plan, to enable the hearing examiner or director to determine that the applicable provisions will be
21 satisfied. The lighting plan shall include at least the following:

22 (A) A site plan, drawn to a scale of one inch equaling no more than 20 feet, showing buildings,
23 landscaping, parking areas, and all proposed exterior lighting fixtures.

24 (B) Specifications for all proposed lighting fixtures including photometric data, designation as IESNA
25 "cut-off" fixtures, Color Rendering Index (CRI) of all lamps (bulbs), and other descriptive information on
26 the fixtures.

27 (C) Proposed mounting height of all exterior lighting fixtures.

28 (D) Analyses and illuminance level diagrams showing that the proposed installation conforms to the
29 lighting level standards in this section.

30 (E) Drawings of all relevant building elevations showing the fixtures, the portions of the walls to be
31 illuminated, the illuminance levels of the walls, and the aiming points for any remote light fixtures.

32 (4) Wherever practicable, lighting installations shall include timers, dimmers, and/or sensors to reduce overall
33 energy consumption and eliminate unneeded lighting.

34 (5) When an outdoor lighting installation is being modified, extended, expanded, or added to, the entire outdoor
35 lighting installation shall be subject to the requirements of this section.

36 (6) Expansions, additions, or replacements to outdoor lighting installations shall be designed to avoid harsh
37 contrasts in color and/or lighting levels.

38 (7) Electrical service to outdoor lighting fixtures shall be underground unless the fixtures are mounted directly
39 on utility poles.

40 (8) Proposed lighting installations that are not covered by the special provisions in this section may be
41 approved only if the hearing examiner or director finds that they are designed to minimize glare, do not direct

1 light beyond the boundaries of the area being illuminated or onto adjacent properties or streets, and do not
 2 result in excessive lighting levels.

3 (9) For the purposes of these regulations, the mounting height of a lighting fixture shall be defined as the
 4 vertical distance from the grade elevation of the surface being illuminated to the bottom of the lighting fixture
 5 (i.e., luminaire).

6 (10) Holiday lighting during the months of November, December and January shall be exempt from the
 7 provisions of this section; provided, that such lighting does not create dangerous glare on adjacent streets or
 8 properties.

9 (11) The hearing examiner or director may modify the requirements of this section if it determines that in so
 10 doing it will not jeopardize achievement of the intent of these regulations.

11 (c) Parking Lot Lighting. Parking lot lighting shall be designed to provide the minimum lighting necessary to ensure
 12 adequate vision and comfort in parking areas, and to not cause glare or direct illumination onto adjacent properties
 13 or streets.

14 (1) All lighting fixtures serving parking lots shall be cut-off fixtures as defined by the Illuminating Engineer
 15 Society of North America (IESNA).

16 (2) Alternatives. The design for an area may suggest the use of parking lot lighting fixtures of a particular
 17 "period" or architectural style, as either alternatives or supplements to the lighting described above.

18 (A) If such fixtures are not "cut-off" fixtures as defined by IESNA, the maximum initial lumens generated
 19 by each fixture shall not exceed 2,000 (equivalent to a 150-watt incandescent bulb).

20 (B) Mounting heights of such alternative fixtures shall not exceed 15 feet.

21 (3) Parking area lighting standards in the various lighting districts are shown in Table 1.

22 (4) Parking areas in District 4 shall not be illuminated unless there exist specific hazardous conditions that
 23 make illumination necessary. In such cases, the lighting shall meet the standards for District 3.

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Table 1: Parking Lot Lighting Standards

	District 1	District 2	District 3	District 4
	MUN and MUU Districts	NO and NC Districts	R-20, R-30, PROS and GC Districts	R-4, R-4-C, R-6, R-8 and R-10-TCD Districts
Mounting Height (Maximum)*	25 ft.	20 ft.	20 ft.	Lighting Discouraged
Minimum Illumination Level (at darkest spot on the parking area)	No less than 0.3 fc No more than 0.5 fc	No less than 0.2 fc No more than 0.3 fc	No less than 0.2 fc No more than 0.3 fc	Lighting Discouraged
Uniformity Ratio **	4:1	4:1	4:1	Lighting Discouraged
Minimum CRI***	20	65	70	Lighting Discouraged

27

28 * Mounting height is the vertical distance between the surface being illuminated and the bottom of the lighting fixture.

29 ** Uniformity ratio is the ratio of average illumination to minimum illumination.

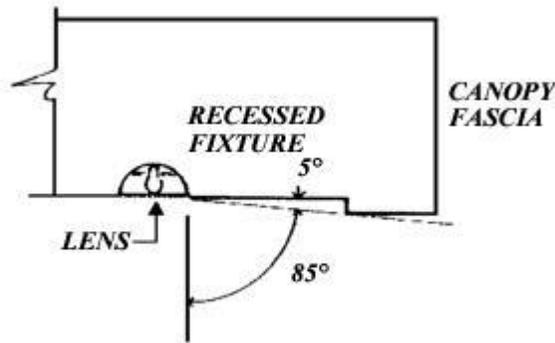
30 *** CRI is the Color Rendering Index.

1 (d) Lighting of Service Station/Convenience Store Aprons and Canopies. Lighting levels on service
2 station/convenience store aprons and under canopies shall be adequate to facilitate the activities taking place in such
3 locations. Lighting of such areas shall not be used to attract attention to the businesses. Signs allowed under Chapter
4 22.26 FMC shall be used for that purpose.

5 (1) Areas on the apron away from the fuel pump islands used for parking or vehicle storage shall be illuminated
6 in accordance with the requirements for parking areas in subsection (c) of this section. If no fuel pumps are
7 provided, the entire apron shall be treated as a parking area.

8 (2) Areas around the pump islands and under canopies shall be illuminated so that the minimum horizontal
9 illuminance at grade level is at least one foot-candle and no more than five and one-half foot-candles. The
10 uniformity ratio (ratio of average to minimum illuminance) shall be no greater than four to one, which yields an
11 average illumination level of no more than 22 foot-candles.

12 (3) Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the
13 bottom surface (ceiling) of the canopy and/or shielded by the fixture or the edge of the canopy so that light is
14 restrained to no more than 85 degrees from vertical, as shown in the figure below.



15
16 **Fuel Pump Canopy**

17 (4) As an alternative (or supplement) to recessed ceiling lights, indirect lighting may be used where light is
18 beamed upward and then reflected down from the underside of the canopy. In this case light fixtures must be
19 shielded so that direct illumination is focused exclusively on the underside of the canopy.

20 (5) Lights shall not be mounted on the top or sides (fascias) of the canopy, and the sides (fascias) of the canopy
21 shall not be illuminated.

22 (e) Lighting of Exterior Display/Sales Areas. Lighting levels on exterior display/sales areas shall be adequate to
23 facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to
24 the businesses. Signs allowed under Chapter 22.26 FMC shall be used for that purpose. The applicant shall designate
25 areas to be considered display/sales areas and areas to be used as parking or passive vehicle storage areas. This
26 designation must be approved by the hearing examiner or director.

27 (1) Areas designated as parking or passive vehicle storage areas shall be illuminated in accordance with the
28 requirements for parking areas in subsection (c) of this section.

29 (2) Areas designated as exterior display/sales areas shall be illuminated so that the average horizontal
30 illuminance at grade level is no more than five foot-candles. The uniformity ratio (ratio of average to minimum
31 illuminance) shall be no greater than four to one. The average and minimum shall be computed for only that
32 area designated as exterior display/sales area.

- 1 (3) Light fixtures shall meet the IESNA definition of cut-off fixtures, and shall be located, mounted, aimed, and
2 shielded so that direct light is not cast onto adjacent streets or properties.
- 3 (4) Fixtures shall be mounted no more than 25 feet above grade, and mounting poles shall be located either
4 inside the illuminated area or no more than 10 feet away from the outside edge of the illuminated area.
- 5 (f) Lighting of Outdoor Performance or Sports. Outdoor nighttime performance events (concerts, athletic contests,
6 etc.) have unique lighting needs. Illumination levels vary, depending on the nature of the event. The regulations in
7 this section are intended to allow adequate lighting for such events while minimizing sky glow, reducing glare and
8 unwanted illumination of surrounding streets and properties, and reducing energy consumption.
- 9 (1) Design Plan. A lighting design plan shall be submitted that shows in detail the proposed lighting
10 installation. The design plan shall include a discussion of the lighting requirements of various areas and how
11 those requirements will be met.
- 12 (2) Dual System. The main lighting of the event (spotlighting or floodlighting, etc.) shall be turned off no more
13 than 45 minutes after the end of the event. A low-level lighting system shall be installed to facilitate patrons
14 leaving the facility, cleanup, nighttime maintenance, etc. The low-level lighting system shall provide an
15 average horizontal illumination level, at grade level, of no more than three foot-candles with a uniformity ratio
16 (average to minimum) not exceeding four to one.
- 17 (3) Primary Playing Areas. Where playing fields or other special activity areas are to be illuminated, lighting
18 fixtures shall be specified, mounted, and aimed so that their beams fall within the primary playing area and
19 immediate surroundings, and so that no direct illumination is directed off the site.
- 20 (4) Parking Areas. Lighting for parking areas shall meet the requirements in subsection (c) of this section.
- 21 (5) Pedestrian Areas. Areas intended solely for pedestrian circulation shall be provided with a minimum level
22 of illumination of no less than 0.1 foot-candles and no more than 0.2 foot-candles. A uniformity ratio of
23 average illumination to minimum illumination shall not exceed four to one.
- 24 (6) Security Lighting. Security lighting shall meet the requirements in subsection (g) of this section.
- 25 (g) Security Lighting. The purpose of and need for security lighting (i.e., lighting for safety of persons and property)
26 must be demonstrated as part of an overall security plan that includes at least illumination, surveillance, and
27 response, and that delineates the area to be illuminated for security purposes. To the extent that the designated area
28 is illuminated for other purposes, independent security lighting installations will be discouraged.
- 29 (1) In addition to the application materials required in subsection (b) of this section, applications for security
30 lighting installations shall include a written description of the need for and purposes of the security lighting, a
31 site plan showing the area to be secured and the location of all security lighting fixtures, specifications of all
32 fixtures, the horizontal and vertical angles in which light will be directed, and adequate cross-sections showing
33 how light will be directed only onto the area to be secured.
- 34 (2) All security lighting fixtures shall be shielded and aimed so that illumination is directed only to the
35 designated area and not cast on other areas. In no case shall lighting be directed above a horizontal plane
36 through the top of the lighting fixture, and the fixture shall include shields that prevent the light source or lens
37 from being visible from adjacent properties and roadways. The use of general floodlighting fixtures shall be
38 discouraged.
- 39 (3) Security lighting may illuminate vertical surfaces (e.g., building facade and walls) up to a level eight feet
40 above grade or eight feet above the bottoms of doorways or entries, whichever is greater.
- 41 (4) Security lighting fixtures may be mounted on poles located no more than 10 feet from the perimeter of the
42 designated secure area.
- 43 (5) Security lights intended to illuminate a perimeter (such as a fence line) shall include motion sensors and be
44 designed to be off unless triggered by an intruder located within five feet of the perimeter.

(6) Security lighting standards in the various lighting districts are as shown in Table 2.

(7) Security lighting shall be allowed in District 4 areas only if unusual hazardous conditions make it necessary. In such cases, indirect and reflected lighting techniques shall be used to provide soft lighting under canopies, entry porches, or soffits. Lighting levels shall not exceed the standards established for District 3.

Table 2: Security Lighting Standards

	District 1	District 2	District 3	District 4
	MUN and MUU Districts	NO and NC Districts	R-20, R-30, PROS and GC Districts	R-4, R-4-C, R-6, R-8 and R-10-TCD Districts
Mounting Height (Maximum)*	25 ft.	20 ft.	20 ft.	Discouraged
Average Horizontal Illumination Level on Ground	No more than 1.5 foot-candles	No more than 1.0 foot-candle	No more than 0.5 foot-candle	Discouraged
Average Illumination Level on Vertical Surface	No more than 1.5 foot-candles	No more than 1.0 foot-candle	No more than 0.5 foot-candle	Discouraged
Minimum CRI**	20	65	70	Discouraged

* Mounting height is the vertical distance between the surface being illuminated and the bottom of the lighting fixture.

** CRI is the Color Rendering Index.

(h) Lighting of Building Facades and Landscaping. With the exception of structures having exceptional symbolic (i.e., churches and/or public buildings) or historic significance in the community, exterior building facades shall not be illuminated.

When buildings having symbolic or historic significance are to be illuminated, a design for the illumination shall be approved by the hearing examiner or director and the following provisions shall be met:

(1) The maximum illumination on any vertical surface or angular roof surface shall not exceed five foot-candles.

(2) Lighting fixtures shall be carefully located, aimed, and shielded so that light is directed only onto the building facade. Lighting fixtures shall not be directed toward adjacent streets or roads.

(3) Lighting fixtures mounted on the building and designed to “wash” the facade with light are preferred.

(4) To the extent practicable, lighting fixtures shall be directed downward (i.e., below the horizontal) rather than upward.

(5) When landscaping is to be illuminated, the hearing examiner or director shall first approve a landscape lighting plan that presents the purpose and objective of the lighting, shows the location of all lighting fixtures and what landscaping each is to illuminate, and demonstrates that the installation will not generate excessive light levels, cause glare, or direct light beyond the landscaping into the night sky.

(i) Illuminated Signs. See lighting standards in FMC 22.26.012.

(j) Lighting of Walkways/Bikeways and Parks. Where special lighting is to be provided for walkways, bikeways, or parks, the following requirements shall apply:

- 1 (1) The walkway, pathway, or ground area shall be illuminated to a level of at least 0.3 foot-candles and no
2 more than 0.5 foot-candles.
- 3 (2) The vertical illumination levels at a height of five feet above grade shall be at least 0.3 and no more than 0.5
4 foot-candles.
- 5 (3) Lighting fixtures shall be designed to direct light downward, and light sources shall have an initial output of
6 no more than 1,000 lumens.
- 7 (4) In general, lighting shall be consistent with the guidelines presented in the IESNA Lighting Handbook,
8 Eighth Edition.

9 (k) General Street Lighting Standards. (Reserved).

10 (l) Technological Change. The technology used in outdoor lighting applications is ever evolving in terms of
11 efficiency, effectiveness, and other performance aspects. While the intent, goals, and objectives of this section
12 remain constant, standards may become dated over time as lighting technology advances. Therefore, the hearing
13 examiner or director, as appropriate, may exercise discretion in making determinations that will achieve equivalent
14 lighting performance through the application of updated technology when codified standards become outdated. (Ord.
15 1667 § 22, 2020; Ord. 1562 § 41, 2015; Ord. 1322 § 3, 2003; Ord. 1311 § 30, 2002; Ord. 1246 § 15, 2000).

16 **22.58.019 Social card games.**

17 The operation or conduct of social card games as defined by RCW 9.46.0282 is prohibited within the city of
18 Fircrest. However, bona fide, charitable, or nonprofit organizations may operate or conduct social card games
19 pursuant to RCW 9.46.0311. (Ord. 1246 § 15, 2000).

20 **22.58.020 Development agreement.**

21 (a) Hearing Examiner and City Council Authority. The hearing examiner is hereby authorized to conduct a public
22 hearing for the consideration of a development agreement subject to RCW 36.70B.170 through 36.70B.200. The
23 hearing examiner shall transmit its recommendations on the proposed agreement to the city council. The city council
24 is hereby authorized to approve, approve with conditions, or deny a proposed development agreement after
25 considering the hearing examiner's recommendations at a closed record hearing.

26 (b) Application. Development agreement applications must be submitted on forms provided by the director. The
27 director may require any additional information necessary in order for the city to adequately review the proposed
28 agreement.

29 (c) Required Findings. In addition to any required findings for the underlying action, the city council must be able to
30 find that a development agreement:

- 31 (1) Bears a substantial relationship to the public health, safety, morals and welfare;
- 32 (2) Is consistent with the city's development regulations; and
- 33 (3) Is consistent with the city's comprehensive plan. (Ord. 1638 § 26, 2019; Ord. 1246 § 15, 2000).

34 **22.58.021 Voluntary agreement.**

35 (a) An applicant may enter into a voluntary agreement with the city to allow a payment in lieu of dedication of land
36 or to mitigate a direct impact that has been identified as a consequence of a proposed development, subdivision, or
37 plat. The voluntary agreement shall not be used for open space required to be in buffer yards, stormwater facilities,
38 sensitive area management tracts, wetland buffers, required landscaping or any other open space required to be on-
39 site.

40 (b) Payment Calculations and Provisions.

41 (1) Calculation for Payment in Lieu of Land Dedication. The payment in lieu of dedication of land shall be
42 calculated based on the assessed land value of the entire property within the proposed development,
43 subdivision, or plat. The assessed land value shall be the amount on record with the Pierce County assessor's

1 office on the date when a complete project permit application is received by the director or the calendar year of
2 final subdivision or plat approval. The payment shall be calculated by multiplying the percentage of total land
3 that would have been dedicated by the applicant times the above mentioned assessed land value.

4 (2) Calculation for Payment in Lieu of Mitigation. The payment in lieu of mitigation shall be based on the
5 actual cost of the proposed mitigation. The applicant shall submit a cost estimate for the proposed mitigation to
6 the director for review and approval. The director may rely on other cost estimates or information if the
7 applicant's estimate is not acceptable.

8 (3) Payment Provisions. The voluntary agreement is subject to the following provisions:

9 (A) The payment shall be received by the city prior to the issuance of a project permit or approval of a
10 final subdivision or plat.

11 (B) The payment shall be held in a reserve account and may only be expended to fund a purchase or
12 improvement of open space within 3,000 feet of the perimeter of the project site or expansion or
13 improvement to a citywide park.

14 (C) The payment shall be expended in all cases within five years of collection.

15 (D) Any payment not so expended shall be refunded with interest at the rate applied to judgements to the
16 property owners of record at the time of the refund. However, if the payment is not expended within five
17 years due to delay attributable to the developer, the payment shall be refunded without interest. (Ord. 1246
18 § 15, 2000).

19 **22.58.022 Siting of essential public facilities.**

20 The purpose of this section is to establish and describe the city's process for identifying and siting essential public
21 facilities. Essential public facilities include but are not limited to those facilities that are difficult to site, such as
22 airports, state educational facilities, state and regional transportation facilities, state and local correctional facilities,
23 solid waste handling facilities and in-patient facilities (including substance abuse, mental health and group home
24 facilities). The Growth Management Act mandates that no local development regulation may preclude the siting of
25 essential public facilities.

26 (a) Identification. The city recognizes the list of essential state public facilities, which is maintained and updated by
27 the State Office of Financial Management. The director is authorized to determine if any additional proposed use
28 within the city is an essential public facility.

29 (b) Siting. If an essential public facility is listed as either a permitted or conditional use within a zoning district, the
30 use is restricted to those zoning districts. If an essential public facility is not expressly listed as either a permitted or
31 conditional use within a zoning district, then the use shall be restricted to the Community Commercial zoning
32 district. Essential public facilities that are not expressly listed within a zoning district are subject to a conditional use
33 permit. All essential public facilities requiring a conditional use permit shall be subject to the additional
34 requirements below:

35 (1) The federal, state, regional or local agency (applicant) shall provide a justifiable need for the public facility
36 and for its location within Fircrest.

37 (2) The applicant shall provide a site selection analysis consisting of at least three proposed sites, one of which
38 must be located outside of the Fircrest city limits. The applicant shall identify the reasons for the proposed site
39 being more desirable than the other two identified sites.

40 (3) Based on the potential impact to the health, safety, morals and general welfare of the citizens of Fircrest, the
41 planning commission may require a proposed facility to be located a sufficient distance from any residential
42 district, residential use, park, children's school or day-care facility to mitigate the impact.

43 (4) The applicant shall provide a list and description of other similar facilities within Pierce County. At a
44 minimum, each such description shall include the address, contact person, telephone number, size, scope and
45 resident population (if any) of the other similar facilities. The planning commission may consider the fair

1 distribution of similar essential public capital facilities within Pierce County. Fair distribution shall be based on
2 a per capita analysis of Pierce County jurisdictions. If Fircrest is presently exceeding its fair share of such a
3 facility, the planning commission may deny the request if the rationale for selecting Fircrest over another
4 location is not a compelling one. (Ord. 1311 § 31, 2002; Ord. 1246 § 15, 2000).

5 **22.58.023 Nonconforming lots, uses and structures.**

6 (a) Application. The provisions of this section shall apply to uses and structures which become nonconforming as a
7 result of the application of this title to them, or from classification or reclassification of a property under this title or
8 any subsequent amendments thereto.

9 (b) Continuation of Nonconforming Uses and Structures. Any lawful use of land and/or building or structure
10 existing, under construction, or for which a building or use permit has been granted and was still in force at the time
11 this title became effective may be continued, even though the use does not conform to the provisions of the district
12 in which it is located, subject to the following conditions:

13 (1) Enlargement. No building, structure or land that is nonconforming by reason of use shall be enlarged or
14 expanded; provided, that normal upkeep, repairing and maintenance of nonconforming buildings and structures
15 are permitted outright, provided the activities do not increase the nonconformity of the buildings or structures.

16 (2) Replacement. Any building or structure nonconforming by reason of use which has been damaged or
17 destroyed by fire, earthquake, flood, wind or other disaster may be restored and the occupancy or use of the
18 building, structure or part thereof which existed at the time of damage or destruction may be continued subject
19 to all provisions of this title, but the restoration of the nonconforming building or structure shall not serve to
20 extend or increase the nonconformance of the original building, structure or use. Any reconstruction authorized
21 by this section shall commence within one year of the damage and shall be substantially completed within 18
22 months of the date the damage occurred.

23 (3) Vacation. If any nonconforming use of land and/or building or structure is vacated for a period of one year,
24 nonconforming rights shall automatically terminate and any future use of the land and/or building or structure
25 shall conform to the zoning district in which it is located. Notwithstanding this one-year automatic termination,
26 vacation may also be deemed to be an act or failure to act on the part of the property owner which indicates an
27 intention that the property owner does not claim or retain any interest in the right to the nonconforming use.

28 (4) Structural Alteration – Enlargement of Nonconforming Building or Structure. A building or structure which
29 is nonconforming only by reason of substandard yard or height may be structurally enlarged, provided the
30 enlargement does not increase the nonconformance, and further provided the enlarged building or structure
31 conforms with bulk regulations relating to lot coverage or impervious surface coverage.

32 (5) Structural Alteration – Replacement of Nonconforming Building or Structure. A building or structure which
33 is nonconforming by reason of substandard yard, height, lot coverage, impervious surface coverage, or other
34 bulk regulation may be restored or rebuilt as it originally existed upon the original foundation and perimeter, if
35 it is damaged or destroyed by fire, earthquake, flood, wind or other natural disaster. Enlargement of the
36 building or structure from the original design may occur in accordance with subsection (b)(4) of this section.

37 (6) Structural Alteration – Repair of Nonconforming Building or Structure. A building or structure which is
38 nonconforming by reason of substandard yard, height, lot coverage, impervious surface coverage, or other bulk
39 regulation may be repaired or restored to its original or comparable condition and design. Modifications to the
40 original design of the building or structure may occur in accordance with subsection (b)(4) of this section.

41 (7) Change of Conforming Use. Whenever a nonconforming use has been changed to a conforming use, it shall
42 not revert to the same or different nonconforming use.

43 (8) Change of Ownership. Change of ownership, tenancy or management of a nonconforming use shall not
44 affect its legal, nonconforming status.

1 (9) Annexation Resulting in Nonconformity. Any lawfully existing use of land or building or structure located
2 in an unincorporated area which, through annexation, becomes nonconforming shall be deemed a legal,
3 nonconforming use, building or structure. (Ord. 1611 § 17, 2018; Ord. 1246 § 15, 2000).

4 **22.58.024 Outdoor storage of vehicles.**

5 (a) Outdoor Storage of Vehicles. The outdoor storage of vehicles or parts thereof is permitted in a residential district
6 for a period not to exceed six days. Outdoor storage for a period exceeding six days is permitted in a residential
7 zoning district, subject to the following provisions:

8 (1) The outdoor storage of no more than three inoperable vehicles and vehicle parts is permitted when they are
9 screened from neighboring properties and the public right-of-way by a solid fence or approved landscaping.
10 Storage of inoperable vehicles is prohibited in required front or side yard setback areas. Open or unscreened
11 storage of inoperable vehicles is permitted for a 14-day period while a vehicle is undergoing or awaiting
12 repairs.

13 (2) In no event shall any outdoor storage of commercial vehicles in excess of 10,000 GVW be permitted.

14 (3) Approved landscaping is defined as follows:

15 (A) Vegetative Screen. The approved landscaping must consist of: evergreen shrubs, at a rate of one per
16 five lineal feet of landscape strip; or closely spaced evergreen trees, at a rate of one per eight lineal feet of
17 landscape strip, or a combination of the two in separate sections. The screen may consist of either
18 overlapping clusters or a solid row of material. If overlapping clusters are used, the overlap should be at
19 least one-half plant width. Spacing shall be as follows: evergreen trees for the landscape screen at no
20 greater than eight feet on center, with no more than 10 feet on center between cluster; shrubs for the
21 landscape screen shall be no greater than five feet on center, with no greater than seven feet on center
22 between clusters. Vegetative screening materials shall have a minimum mature height of six feet.
23 Installation of vegetative ground cover is encouraged but not required within the planting area; or

24 (B) Berm. The approved landscaping must consist of an earthen berm a minimum of four feet high,
25 measured from street curb or the crown of the adjacent paved way for road frontages or existing grade for
26 interior lot lines. Vegetative groundcover shall cover a minimum of 50 percent of the landscape strip area
27 at maturity. Berms less than six feet in height shall be planted with evergreen shrubs, at a rate of one per
28 four lineal feet of landscape strip, to a mature height equal to or greater than six-foot high berm. The
29 screen may consist of either overlapping groupings or a solid row of material. If overlapping groupings are
30 used, the overlap should be at least one-half plant width. Shrub spacing shall be no greater than four feet
31 on center, with no greater than six feet on center between groupings; and

32 (C) Canopy Vegetation. In addition to the requirements of subsection (a)(3)(A) of this section, Vegetative
33 Screen, and subsection (a)(3)(B) of this section, Berm, trees, at a rate of one per 25 lineal feet of lot line,
34 shall be interspersed throughout the landscape strip in groupings or uniform rows. Spacing shall be no
35 greater than 25 feet on center with uniform spacing or 50 feet on center between groupings. Minimum
36 mature height shall be 20 feet;

37 (D) Screen Width. All approved landscaping shall be located adjacent to the lot line with no required
38 vegetation located greater than 30 feet from the lot line. No buildings or impervious surfaces, with the
39 exception of pedestrian walks connecting the site to adjacent property, shall be located between the
40 interior edge of the screen width and the lot line.

41 (b) Outdoor Storage of Boats and Nonmotorized Recreation Vehicles. The outdoor storage of boats or nonmotorized
42 recreation vehicles is permitted in a residential zoning district, subject to the following provisions:

43 (1) Nonmotorized recreation vehicles include, but are not limited to, camper trailers, tent trailers, and boat and
44 recreation vehicle trailers. Nonmotorized recreation vehicles do not include bicycles and similar sports
45 equipment.

(2) The combined limit on the number of boats and nonmotorized recreational vehicles that may be stored on a parcel is two, except as permitted in subsection (b)(3) of this section. A boat on a trailer shall be counted as one boat.

(3) Outdoor storage of additional boats and/or nonmotorized recreation vehicles shall be screened from neighboring properties and the public right-of-way by a solid fence or approved landscaping as defined in subsection (a)(3) of this section. Storage of additional vehicles is prohibited in required front or side yard setbacks. (Ord. 1246 § 15, 2000).

22.58.025 Electric vehicle charging stations.

To ensure an effective installation of electric vehicle charging stations, the regulations in this section provide a framework when a private property owner chooses to provide electric vehicle charging stations.

(a) Allowed Uses per Zoning District. The following table establishes the permitted uses:

	Residential (R-4, R-4-C, R-6, R-8, R-10-TCD, R-20, and R-30)	Recreation (PROS and GC)	Commercial and Mixed-Use (NC, MUN and MUU)	Commercial (NO)
EV Charging Station ¹	P	P	P	P
Rapid Charging Station ²	–	–	P	P
Battery Exchange Station	–	–	P	–

P: Allowed only as an accessory to an outright permitted or conditional use.

Absence of P: Use is not permitted in that district.

1: Level 1 and Level 2 charging only.

2: Level 3 and fast charging are used interchangeably.

(b) For all parking lots or garages located in nonresidential districts:

(1) Number. No minimum number of charging station spaces is required.

(2) Minimum Parking Requirements. An electric vehicle charging station space may be included in the calculation for minimum required parking spaces that are required pursuant to other provisions of code.

(3) Location and Design Criteria. The provision of electric vehicle parking will vary based on the design and use of the primary parking lot. The following required and additional locational and design criteria are provided in recognition of the various parking lot layout options:

(A) Where provided, parking for electric vehicle charging purposes is required to include the following:

(i) Signage. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow-away provisions are to be enforced.

(ii) Maintenance. Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.

(iii) Accessibility. Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment shall be located so as not to interfere with accessibility requirements of WAC 51-50-005.

1 (iv) Lighting. Where charging station equipment is installed, adequate site lighting shall exist, unless
2 charging is for daytime purposes only.

3 (B) Parking for electric vehicles should also consider the following:

4 (i) Notification. Information on the charging station, identifying voltage and amperage levels and any
5 time of use, fees, or safety information.

6 (ii) Signage. Installation of directional signs at the parking lot entrance and at appropriate decision
7 points to effectively guide motorists to the charging station space(s).

8 (c) Where electric vehicle charging stations are provided in parking lots or parking garages, accessible electric
9 vehicle charging stations shall be provided as follows:

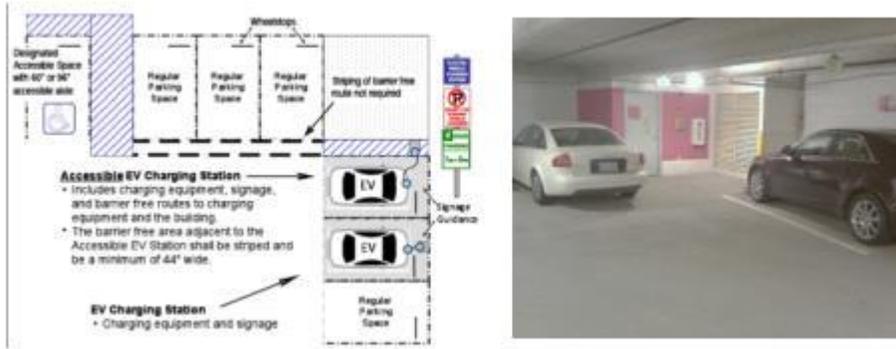
10 (1) Accessible electric vehicle charging stations shall be provided in the ratios shown on the following table:

Number of EV Charging Stations	Minimum Accessible EV Charging Stations
1 – 50	1
51 – 100	2
101 – 150	3

11
12 (2) Accessible electric vehicle charging stations should be located in close proximity to the building or facility
13 entrance and shall be connected to a barrier-free accessible route of travel. It is not necessary to designate the
14 accessible electric vehicle charging station exclusively for the use of disabled persons. Below are two options
15 for providing for accessible electric vehicle charging stations:

1

Figure: Off-Street Accessible Electric Vehicle Charging Station – Option 1



2

3

Figure: Off-Street Accessible Electric Vehicle Charging Station – Option 2



4

5 (d) Signage, Directional. Off-street parking lot or parking garage:

6



12" x 12"

7

8

9



12" x 6"

10

11

12 (e) Off-Street EV Parking – Parking Space with Charging Station Equipment.

13



12" x 18"



12" x 18"

(Ord. 1667 § 23, 2020; Ord. 1562 § 42, 2015; Ord. 1509 § 13, 2011).

22.58.026 Floor area ratio (FAR) standards.

(a) The intent of FAR standards is to ensure the size of detached single family dwellings will be scaled proportionally to the size of the lots on which they are situated so that new infill development will be generally consistent in scale and proportion with previously constructed homes and neighborhoods in the city. FAR standards should be used in conjunction with other bulk requirements and design standards and guidelines to be effective in achieving this intent.

(b) FAR is the ratio of the total floor area of buildings on a site to the size of the land at that location. FAR is the total building square footage divided by the total site area square footage, except as noted below.

(c) Floor area for purposes of calculating FAR and maximum floor area does not include the following:

(1) Attic floor area with less than five feet of ceiling height, as measured between the finished floor and the supporting members for the roof, and attics with structural roof trusses and usable attic space that is completely contained within the roof area (excluding dormers).

(2) Basement floor area with a ceiling height less than four feet above the finished grade, as defined in FMC 22.98.321. Ceiling height will be measured to the top of the structural members of the floor above.

(3) The first 600 square feet of detached accessory building floor area on a lot.

(4) Uncovered and covered decks, porches, and walkways.

(d) Floor area with a ceiling height greater than 16 feet shall be calculated at twice the actual floor area toward allowable FAR.

1 (e) FAR is calculated using a site’s buildable area, excluding critical areas and their required associated buffers.
 2 (Ord. 5162 § 43, 2015).

3 **22.58.027 Cottage housing.**

4 (a) Purpose and Intent. The provisions of this section are available as alternatives to the development of typical
 5 detached single-family homes. In the event of a conflict between the standards in this section and other standards in
 6 this title, the standards in this section shall control. These standards are intended to address the changing
 7 composition of households and the need for smaller, more diverse, and, often, more affordable housing choices.
 8 Providing for a variety of housing types also encourages innovation and diversity in housing design and site
 9 development, while ensuring compatibility with surrounding single-family residential development. These
 10 provisions support the growth management goal of more efficient use of urban residential land.

11 (b) Housing Types Defined. The following definitions apply to the housing types allowed through the provisions in
 12 this section:

13 (1) “Cottage” means a detached, single-family dwelling unit containing 1,500 square feet or less of gross floor
 14 area.

15 (2) “Carriage unit” means a single-family dwelling unit, not to exceed 800 square feet in gross floor area,
 16 located above a garage structure in a cottage housing development.

17 (3) “Two-/three-unit home” means a structure containing two dwelling units or three dwelling units, not
 18 exceeding 1,000 square feet per unit on average, designed to look like a detached single-family home.

19 (c) Applicable Use Zones. Cottages, carriage units and two-/three-unit homes as described in this section may be
 20 located in the R-4-C, GC and MUN zones.

21 (d) Parameters for Cottages, Carriage Units and Two-/Three-Unit Homes.

22 (1) Cottage.

Unit Size	Maximum: 1,500 square feet, excluding garage. Cottages may not exceed 1,000 square feet on the main floor. Any additions or increases in unit sizes after initial construction shall be subject to compliance with all cottage housing development standards.
Maximum Density	8 units per acre.
Minimum Lot Size	None. Lot sizes shall be determined through administrative design review process.
Maximum Floor Area Ratio (FAR)	0.35. FAR is calculated using a site’s buildable area, including private street area and excluding critical areas and their required associated buffers. FAR for individual lots may vary. See FMC 22.58.026 for FAR standards.
Development Size ¹	Minimum: 6 units. Maximum: 24 units. Minimum cluster size: 6 units. Maximum cluster size: 12 units. Cottage clusters may be integrated into small lot developments where the combined number of cottage and small lot units may exceed 24.
Minimum Setback for Yards Abutting the Exterior Boundary of the Development	See underlying zoning district. Required setbacks for yards not abutting an exterior boundary shall be determined through the administrative design review process.

Maximum Impervious Surface Coverage	50%. Coverage is calculated using a cottage housing site's entire buildable area, including private street area and excluding critical areas and their required associated buffers.
Maximum Height for Dwellings	27 feet (where minimum roof slope of 6:12 for all parts of the roof above 18 feet is provided). Otherwise, 18 feet.
Maximum Height for Accessory Structures	One story, not to exceed 18 feet.
Maximum Developable Slope	15%
Open Space	400 square feet common open space required per unit <u>A minimum twenty (20) percent of the lot as common open space.</u> 300 square feet private open space required per unit. See subsections (e)(2) and (3) of this section.
Community Buildings	At least one community building shall be provided. See subsection (e)(4) of this section.
Attached Covered Porches	Each unit must have a covered porch with a minimum area of 64 square feet and a minimum dimension of 8 feet.
Parking Requirements	Units ≤ 800 square feet: 1 space per unit minimum. Units > 800 square feet: 1.5 spaces per unit minimum. Must be provided on the subject property. Maximum of 1 space per du if the total lot area is less than or equal to 6,000 sf. Maximum of 2 spaces per du if the total lot area is greater than 6,000 sf. Additional shared guest parking may not exceed 0.5 spaces per unit. Additional shared guest parking may not exceed 0.5 spaces per unit.
Garage Requirements	Private garages: 250-square-foot maximum floor area. Shared garages: 1,200-square-foot maximum floor area. Front loaded garages shall be recessed ≥10 feet from the front facade of the cottage and their visual impact shall be minimized through the use of architectural design elements.
Driveway Requirements	Driveways providing access to front loaded garages shall consist of paved runner strips or pervious surfacing approved by the city.
Accessory Dwelling Units (ADUs)	Not permitted as part of a cottage housing development.
Development Options	Subdivision, condominium, rental or ownership.
Review Process	Administrative design review. See Chapter 22.66 FMC.

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¹ Cluster size is intended to encourage a sense of community among residents. Homes within a cluster generally orient toward each other, community open space, or pathways and are not separated by roads or critical areas. A development site may contain more than one cluster provided there is a clear separation between clusters. Clusters shall be connected via pedestrian pathway(s).

(2) Carriage Unit.

Unit Size	Maximum 800 square feet.
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Maximum Density	8 units per acre for all cottages, carriage units, and two-/three-unit homes located within a cottage housing development. The number of carriage units and two-/three-unit homes combined shall not exceed 20% of the total number of units in a cottage housing project. Carriage units are allowed only when included in a cottage housing project.
Minimum Lot Size	None. Determined through administrative design review process.
Maximum Floor Area Ratio (FAR)	0.35. FAR is calculated using a cottage housing site's buildable area, including private street area and excluding critical areas and their required associated buffers. See FMC 22.58.026 for FAR standards.
Minimum Setback for Yards Abutting the Exterior Boundary of the Development	See underlying zoning district. Required setbacks for yards not abutting an exterior boundary shall be determined through the administrative design review process.
Maximum Height	18 feet.
Maximum Developable Slope	15%
Parking Requirements	1 space per unit minimum. Must be provided on the subject property. Additional shared guest parking may not exceed 0.5 spaces per carriage unit.
Garage Requirements	Carriage units allowed only above detached shared garages, which shall not exceed a 1,200-square-foot maximum footprint area.
Review Process	Administrative design review. See Chapter 22.66 FMC.

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(3) Two-/Three-Unit Home.

Unit Size	Average unit size: 1,000 square feet, excluding garage. Maximum structure total floor area: two-unit: 2,000 square feet, excluding garages. Three-unit: 3,000 square feet, excluding garages.
Maximum Density	8 units per acre for all cottages, carriage units, and two-/three-unit homes located within a cottage housing development. The number of carriage units and two-/three-unit homes combined shall not exceed 20% of the total number of units in a cottage housing project. Carriage units are allowed only when included in a cottage housing project.
Minimum Lot Size	None. Determined through administrative design review process.
Maximum Floor Area Ratio (FAR)	0.35. FAR is calculated using a cottage housing site's buildable area, including private street area and excluding critical areas and their required associated buffers. See FMC 22.58.026 for FAR standards.
Minimum Setback for Yards Abutting the	See underlying zoning district. Required setbacks for yards not abutting an exterior

Exterior Boundary of the Development	boundary shall be determined through the administrative design review process.
Maximum Height	27 feet (where minimum roof slope of 6:12 for all parts of the roof above 18 feet is provided). Otherwise, 18 feet.
Parking Requirements	Units ≤ 800 square feet: 1 space per unit minimum. Units > 800 square feet: 1.5 spaces per unit minimum. Must be provided on the subject property. Additional shared guest parking may not exceed 0.5 spaces per unit. <u>Maximum of 1 space per du if the total lot area is less than or equal to 6,000 sf.</u> <u>Maximum of 2 spaces per du if the total lot area is greater than 6,000 sf. Additional shared guest parking may not exceed 0.5 spaces per unit.</u>
Garage Requirements	A two-unit home may include attached or detached garages, not to exceed an additional 500 square feet combined. A three-unit home may include attached or detached garages, not to exceed an additional 750 square feet combined. Front loaded attached garages shall be recessed ≥10 feet from the front facade of the principal structure and their visual impact shall be minimized through the use of architectural design elements. No more than three single garage doors may be visible on any facade.
Driveway Requirements	Driveways providing access to front loaded garages shall consist of paved runner strips or pervious surfacing approved by the city.
Development Options	Subdivision, condominium, rental or ownership.
Review Process	Administrative design review. See Chapter 22.66 FMC.

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 2 (e) Design Standards and Guidelines.

3 (1) Orientation of Dwelling Units. Dwellings within a cottage housing development should be oriented to
 4 promote a sense of community, both within the development and, with respect to the larger community, outside
 5 of the cottage project. A cottage housing development should not be designed to “turn its back” on the
 6 surrounding neighborhood.

7 (A) Each dwelling unit shall have a primary entry and/or covered porch oriented to the common open
 8 space or pathway connecting to the common open space.

9 (B) Each dwelling unit abutting a public right-of-way (not including alleys) shall have an inviting facade,
 10 such as a primary or secondary entrance or porch, oriented to the public right-of-way. If a dwelling unit
 11 abuts more than one public right-of-way, the city shall determine to which right-of-way the inviting facade
 12 shall be oriented.

13 (C) Each dwelling unit abutting a public right-of-way (not including alleys) shall incorporate facade
 14 modulation, windows, and roofline variations to avoid blank walls that orient to the public right-of-way.

15 (2) Required Common Open Space. Common open space shall provide a sense of openness, visual relief, and
 16 community for cottage developments. The space must be located outside of critical areas and their buffers and

- 1 developed and maintained to provide for passive and/or active recreational activities for the residents of the
2 development.
- 3 (A) Each area of common open space shall be in one contiguous and usable piece with a minimum
4 dimension of 20 feet on all sides.
- 5 (B) Land located between dwelling units and an abutting right-of-way or access easement may not serve
6 as required common open space, unless the area is reserved as a separate tract, and does not contain
7 pathways leading to individual units or other elements that detract from its appearance and function as a
8 shared space for all residents.
- 9 (C) Required common open space may be divided into no more than two separate areas per cottage
10 cluster.
- 11 (D) Common open space shall be located in a centrally located area and be easily accessible, physically
12 and visually, to all dwellings within the cottage cluster.
- 13 (E) Sight-obscuring privacy fences that discourage interaction between neighbors may not be located
14 within required open space areas. If fences are used to enclose common open space, they shall have at
15 least 50 percent visually permeable elements, such as pickets, cedar split rails, iron work, or trellis
16 treatment, and shall not exceed two feet in height.
- 17 (F) Landscaping located in common open space areas shall be designed to allow for easy access and use of
18 the space by all residents, and to facilitate maintenance needs. Existing mature trees should be retained in
19 accordance with FMC 22.62.009.
- 20 (G) Unless the shape or topography of the site precludes the ability to locate units adjacent to the common
21 open space, the following standards must be met:
- 22 (i) The open space shall be located so that it will be surrounded by cottages or common buildings on at
23 least three sides when located in a bungalow court configuration, or two sides when located in a
24 rosewalk configuration, per form-based standards adopted pursuant to Chapter 22.57 FMC;
- 25 (ii) At least 50 percent of the units in the development shall abut a common open space. A cottage is
26 considered to “abut” an area of open space if there is no structure, road or critical area between the unit
27 and the open space.
- 28 (H) Surface water management facilities shall be limited within common open space areas. Low impact
29 development (LID) features are permitted, provided they do not adversely impact access to or use of the
30 common open space for a variety of activities. Conventional stormwater collection and conveyance tools,
31 such as flow control and/or water quality vaults, are permitted if located underground.
- 32 (3) Private Open Space.
- 33 (A) Each cottage unit shall have a covered porch with a minimum area of 64 square feet per unit and a
34 minimum dimension of eight feet on all sides. Porches shall be associated with primary point of entry.
- 35 (B) Each carriage unit shall have a deck or balcony, oriented toward the common open space.
- 36 (C) In addition to porches, at least 300 square feet of private, contiguous, usable open space adjacent to
37 each individual dwelling unit shall be provided to contribute positively to the visual appearance of the
38 development, promote diversity in planting materials, and utilize generally accepted good landscape
39 design. The private open space shall be oriented toward the common open space to the extent possible and
40 have no dimension less than 10 feet. The private open space shall define private residences from common
41 areas, trails, and parking areas. If fences are used to enclose private open space, they shall have at least 50
42 percent visually permeable elements through the use of pickets, cedar split rails, iron work, or trellis
43 treatment, and shall not exceed two feet in height.

- 1 (4) Community Buildings. At least one community building is required for each cottage development.
- 2 (A) Community buildings shall be at least 500 square feet on the main floor and shall have an architectural
3 character similar to that of the dwelling units.
- 4 (B) Building height for community buildings shall not exceed the height standard for cottages.
- 5 (C) Outdoor patio space is encouraged to be provided in conjunction with community buildings.
- 6 (D) Community buildings must be located on the same site as the cottage housing development and be
7 commonly owned by the residents.
- 8 (5) Shared Detached Garages and Surface Parking Design. Parking areas should be located so their visual
9 presence is minimized, and associated noise or other impacts are minimized, both within and outside the
10 development. These areas should also maintain the single-family character along public streets.
- 11 (A) Shared detached garage structures may not exceed four single garage doors per building, and a total of
12 1,200 square feet. Carriage units are preferred above these garage structures.
- 13 (B) For shared detached garages, the design of the structure must be similar to and compatible with that of
14 the dwelling units within the development. Garage doors shall be painted to match, or minimize contrast
15 with, the building's body color in order to minimize their visual impact.
- 16 (C) Shared detached garage structures and surface parking areas must be screened from streets and
17 adjacent residential uses by landscaping or architectural screening.
- 18 (D) Shared detached garage structures shall be reserved through a covenant for the parking of vehicles
19 owned by the residents of the development. Storage of items which preclude the use of the parking spaces
20 for vehicles is prohibited.
- 21 (E) Surface parking areas may not be located in clusters of more than four spaces. Clusters must be
22 separated by a distance of at least 20 feet.
- 23 (F) Carports are not permitted.
- 24 (6) Low Impact Development. The proposed site design shall incorporate the use of low impact development
25 (LID) strategies to meet stormwater management standards. LID is a set of techniques that mimic natural
26 watershed hydrology by slowing, evaporating/transpiring, and filtering water, which allows water to soak into
27 the ground closer to its source. The design should seek to meet the following objectives:
- 28 (A) Preservation of natural hydrology.
- 29 (B) Reduced impervious surfaces.
- 30 (C) Treatment of stormwater in numerous small, decentralized structures.
- 31 (D) Use of natural topography for drainageways and storage areas.
- 32 (E) Preservation of portions of the site in undisturbed, natural conditions.
- 33 (F) Reduction of the use of piped systems. Whenever possible, site design should use multifunctional open
34 drainage systems such as vegetated swales or filter strips which also help to fulfill landscaping and open
35 space requirements.
- 36 (7) Two-/Three-Unit Homes and Carriage Units within Cottage Projects. Two-/three-unit homes and carriage
37 units may be included within a cottage housing development. Design of these units should be compatible with
38 that of the cottages included in the project.

- 1 (8) Variation in Unit Sizes, Building and Site Design. Cottage projects shall establish building and site design
2 that promote variety and visual interest.
- 3 (A) Projects shall include a variety of unit sizes within a single development.
- 4 (B) Proposals shall provide a variety of building styles, features, colors, and site design elements within a
5 cottage housing development.
- 6 (C) Dwellings with a similar combination of features and treatments may be clustered around a shared
7 common open space. Developments containing two or more clusters of cottages shall use distinctively
8 unique exterior finish materials and architectural design elements for each cottage cluster to avoid
9 repetition.
- 10 (9) Pedestrian Flow through Development. Pedestrian connections should link all buildings to the public right-
11 of-way, common open space, parking areas and other cottage clusters in the development.
- 12 (10) Storage Space. Storage space may be provided as follows:
- 13 (A) Detached sheds designed to be similar in character to the cottage units, using similar building
14 materials and design elements.
- 15 (B) Storage space within detached parking structures that does not conflict with parking of vehicles in the
16 garages.
- 17 (C) Storage space within a dwelling unit, accessible only through an external door.
- 18 (D) Designated storage space attached to a community building that is not counted toward the 500-square-
19 foot minimum area for such buildings.
- 20 (E) Other storage space options approved through the administrative site plan review process.
- 21 (11) Landscaping. Cottage housing developments shall incorporate a landscape master plan, designed and
22 stamped by a professional landscape architect. The design shall comply with applicable landscape standards
23 and guidelines that address landscape components included in a cottage housing development.
- 24 (f) Review Process.
- 25 (1) Approval Process. Developments shall be processed under Chapter 22.66 FMC, Administrative Design
26 Review. Public notice for developments proposed through this section shall comply with the provisions of
27 Chapter 22.06 FMC applicable to Type II project permit applications.
- 28 (2) Requests for Modifications to Standards. Applicants may request minor modifications to the general
29 parameters and design standards set forth in this section. The director may modify the requirements if all of the
30 following criteria are met:
- 31 (A) The site is constrained due to unusual shape, topography, easements, or sensitive areas.
- 32 (B) The modification is consistent with the objectives of this section.
- 33 (C) The modification will not result in a development that is less compatible with neighboring land uses.
- 34 (3) Review Criteria. In addition to the criteria established for review of development proposals in FMC
35 22.66.006, the applicant must demonstrate that:
- 36 (A) The proposal is compatible with and is not larger in scale than surrounding development with respect
37 to size of units, building heights, roof forms, setbacks between adjacent buildings and between buildings
38 and perimeter property lines, number of parking spaces, parking location and screening, access and lot
39 coverage.

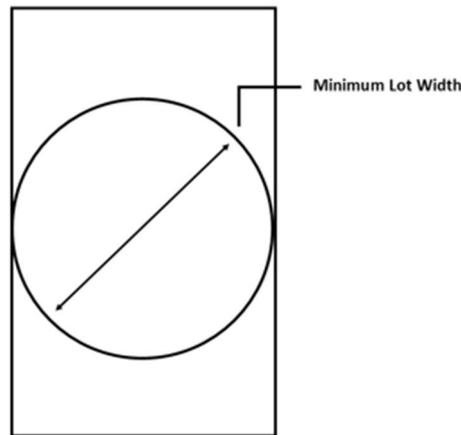
1 (B) Any proposed modifications to provisions of this section are important to the success of the proposal
2 as an alternative housing project and are necessary to meet the intent of these regulations.

3 (g) Additional Standards. The city's approval of a cottage housing or two-/three-unit home development does not
4 constitute approval of a subdivision, a short plat, or a binding site plan. A lot that has cottage, carriage or two-/three-
5 unit homes may not be subdivided unless all of the requirements of the Fircrest Municipal Code are met. A lot
6 containing a two-/three-unit home may not be subdivided in a manner that results in the dwelling units being located
7 on separate lots. (Ord. 1667 § 24, 2020; Ord. 1562 § 44, 2015).

8 **22.58.028 Lot development standards.**

9 Newly created lots shall be of such shape that a circle with a diameter equal to the minimum lot width specified for
10 the zone in which the lot is located can fit within the boundary of the lot, as shown below:

11



12

13 (Ord. 1562 § 45, 2015).

14 **22.58.029 Establishments serving liquor for on-premises consumption.**

15 (a) Establishments licensed by the State of Washington Liquor and Cannabis Board to serve beer, beer and wine, or
16 spirits, beer and wine for on-premises consumption are permitted in specified zoning districts. Such establishments
17 providing outdoor customer seating are subject to administrative use permit approval in accordance with Chapter
18 22.70 FMC.

19 (b) At a minimum, the following performance standards shall apply to establishments serving beer, beer and wine,
20 or spirits, beer and wine for on-premises consumption within the NC district. Additional requirements may be
21 imposed in accordance with Chapter 22.70 FMC for those establishments providing outdoor customer seating in the
22 NC district. Establishments operating out of compliance with the following provisions are subject to enforcement
23 action under Chapter 22.95 FMC:

24 (1) Hours of Operation. The sale, service, and consumption of alcohol are prohibited after 10:00 p.m.

25 (2) Outdoor Customer Seating. Outdoor seating may be provided for customer use no later than 8:00 p.m. on
26 Sundays through Thursdays, and no later than 9:00 p.m. on Fridays and Saturdays. Outdoor seating areas shall
27 be closed to customers during other times. A 30-minute grace period is allowed for staff to clean the outdoor
28 premises after customer seating hours have ended. The city may limit the amount of outdoor customer seating
29 to minimize potential impacts on residentially zoned properties.

30 (3) Speakers. Music or other programming emanating from any outdoor speakers on the premises shall only be
31 allowed during approved outdoor customer seating hours.

- 1 Sounds coming from speakers on the premises, whether located inside or outside the building, shall not be
2 audible from residentially zoned properties.
- 3 (4) Bottle Handling. Bottles and other trash and recyclable materials shall not be deposited in any exterior
4 refuse or recycling totes, dumpsters, or other receptacles during the hours of 9:00 p.m. to 7:00 a.m.
- 5 (5) Exterior Appearance. The business establishment shall maintain the exterior of its premises in a neat and
6 clean condition at all times. All refuse collection containers, including recycling containers, shall be screened in
7 accordance with FMC 22.58.008(d). This provision shall apply to new establishments as well as establishments
8 existing on the effective date of the ordinance codified in this section that expand business operations to include
9 the sale of liquor by the drink for on- premises consumption.
- 10 (6) Exterior Lighting. Exterior lighting shall comply with the outdoor lighting regulations in FMC 22.58.018 to
11 ensure that it does not impact nearby properties.
- 12 (7) Sidewalk Cafes. A business establishment intending to establish outdoor business seating on a public
13 sidewalk or other public right-of-way area shall comply with the sidewalk cafe regulations in FMC 22.58.017.
- 14 (c) The performance standards listed in subsection (b) of this section shall apply to establishments in the MUN and
15 MUU districts serving beer, beer and wine, or spirits, beer and wine for on-premises consumption, except that for
16 subsections (b)(1), (2), and (4) of this section, alternative hours of operation, outdoor customer seating hours, and
17 bottle handling hours may be authorized through the administrative use permit approval process in accordance with
18 Chapter 22.70 FMC. Additional requirements may be imposed in accordance with Chapter 22.70 FMC for those
19 establishments providing outdoor customer seating. (Ord. 1667 § 25, 2020; Ord. 1611 § 18, 2018; Ord. 1568 § 4,
20 2015).

Chapter 22.60
PARKING AND CIRCULATION

Sections:

- 22.60.001 Purpose and intent.
- 22.60.002 Chapter application.
- 22.60.003 Parking space requirements per activity.
- 22.60.004 Parking demand reduction credit.
- 22.60.005 Shared parking facilities.
- 22.60.006 Maximum parking space provisions.
- 22.60.007 Location of off-street spaces.
- 22.60.008 Parking and driveway design standards.
- 22.60.009 Barrier-free parking requirements.
- 22.60.010 Bicycle parking facilities.
- 22.60.011 Loading space requirements.
- 22.60.012 Stacking spaces for drive-through facilities.
- 22.60.013 Pedestrian circulation and access.
- 22.60.014 Transit facilities.
- 22.60.015 Parking reductions for temporary outdoor sales events.
- 22.60.016 Micromobility vehicles and facilities.

22.60.001 Purpose and intent.

(a) Purpose. The purpose of this chapter is to provide for adequate, convenient and safe off-street parking, loading and circulation areas for the permitted land uses described in this title; to protect neighborhoods from the effects of vehicular noise, traffic, and light and glare associated with parking and loading facilities; to reduce the amount of impervious surfaces associated with parking facilities; to reduce demand for parking by encouraging alternative means of transportation including public transit, rideshare and bicycles; and to increase pedestrian mobility within the community.

(b) Intent. The demand for parking responds to changing market forces, technology, and societal preferences. Minimum parking standards have resulted in development patterns dominated by expanses of parking perceived as visual blight, damaging to the environment, and low value in terms of tax base. The amount of parking provided on a site frequently exceeds parking demand – at considerable cost to property and business owners – and the community. In response, municipalities have adopted parking standards that restrict the amount of off-street parking provided for certain uses or locations. These constraints, however, may limit the viability of retail and other uses in some markets. Other municipalities have eliminated minimum parking space requirements and relied on the market to provide an appropriate number.

This chapter supports a transition toward relying on the market to determine parking supply but also reflects community concern that neighborhoods may be impacted by individual market-based decisions that collectively result in an undersupply of off-street parking. The intent of this chapter, therefore, is to balance market considerations with minimum and maximum numerical standards to ensure a sufficient, but not excessive, supply of parking – and authorize the city to approve an increase, or decrease, in the amount of parking being provided relative to a specified standard when a proposal can meet criteria. (Ord. 1667 § 26, 2020; Ord. 1246 § 16, 2000).

22.60.002 Chapter application.

New development, alteration to or an expansion of an existing development, and a change in use of a structure or lot, shall comply with the applicable requirements of this chapter.

(a) New Construction. Parking, loading and circulation shall be provided in accordance with this chapter for all new construction and lot development.

(b) Existing Development or Use. Parking, loading and circulation area requirements for alteration or expansion of existing developments or for a change or increase in intensity of use, shall be in accordance with the following:

(1) If the alteration, expansion or increase in intensity would require the addition of 20 percent or five or more additional off-street parking spaces, then the entire parking, loading and circulation area must be brought into conformance with this chapter.

(2) If the alteration, expansion or increase in intensity would require the addition of less than 20 percent or five parking spaces, then only the additional area devoted to parking, loading and circulation must conform with this chapter. (Ord. 1246 § 16, 2000).

22.60.003 Parking space requirements per activity.

The following tables identify the minimum number of parking spaces required to be provided for each activity unless a reduction is authorized in accordance with this chapter. The director or hearing examiner, as specified in this chapter, shall determine the actual required spaces for a proposed activity based on the tables below, the requirements of this chapter and on actual field experience.

If the formula for determining the number of off-street parking spaces results in a fraction, the number of spaces shall be rounded to the nearest whole number with fractions greater than or equal to one-half rounding up and fractions less than one-half rounding down. In the following tables, “sf” means square feet of gross floor area, and “du” means dwelling unit, unless otherwise noted.

(a) Residential and Lodging Activities.

Use	Required Spaces
Single-family (detached)	2 per du.
Duplex	<u>Maximum of 1 space per du if the total area of the development is less than or equal to 6,000 sf. Maximum of 2 spaces per du if total area of the development is greater than</u>
<u>Stacked Flats</u>	
<u>Courtyard Apartments</u>	
Cottage housing	<u>1 per du ≤ 800 sf; 1.5 per du > 800 sf. Shared guest parking not to exceed 0.5 per du.</u>
Single-family (detached) in small lot development	2 per du + 1 guest stall.
Single-family (attached) in small lot development	1.5 per du + 1 guest stall.
Multifamily	1.00 per du.
Multifamily – Efficiency units (250 – 450 sf in size), student housing, and affordable senior housing*	0.6 per du.
Congregate care facility	0.5 per du.
Group residences, including hospice care center, residential care facility, and residential treatment facility	0.5 per bedroom.
Accessory dwelling unit (ADU)	None.
Short-term rentals	See FMC 22.58.011.
Hotel/motel	1 per guest room.

* “Affordable” means dwelling units priced, rented, or leased only to those households earning 80 percent or less of the median household income for Pierce County, Washington. “Senior” means dwelling units specifically designed for and occupied by elderly persons under a federal,

1 state or local government program or occupied solely by persons who are 62 or older or houses at least one person who is 55 or older in at least
2 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

3 (b) Commercial Activities.

Use	Required Spaces
Commercial use, including retail, service, office, and financial institution	1 per 400 sf.
Mixed use, including a combination of retail, office, service, recreational and/or residential uses	See subsection (i) of this section, Joint Use.
Laboratory, including medical, dental, and optical	1 per 500 sf.
Food-serving establishment	1 per 200 sf.
Uncovered commercial area, including vehicle lots and plant nursery	1 per 5,000 sf of retail sales + any parking requirements for buildings.
Motor vehicle repair and services	1 per 400 sf (indoor maintenance bays shall not be considered parking spaces).
Child day-care	2 per facility + 1 per 20 children.
Veterinary clinic	1 per 400 sf.
Mortuary or funeral home	1 per 100 sf of floor area used for services.

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5 (c) Educational Activities.

Use	Required Spaces
Elementary, intermediate, middle or junior high school	1 per classroom + 1 per 50 students.
High school	1 per classroom + 1 per 10 students.
Vocational school	1 per classroom + 1 per 5 students.
Preschool	1 per 6 children.

6
7 (d) Industrial Activities.

Use	Required Spaces
Manufacturing	1 per 1,000 sf (less office and display space) + 1 per 400 sf of office space + 1 per 500 sf of display space.
Technological or biotechnological laboratory or testing facility	1 per 1,000 sf (less office space) + 1 per 400 sf of office space.
Speculative light industrial building with multiple use or tenant potential	1 per 1,500 sf for initial 100,000 sf + 1 per 2,000 sf for remainder of building (less office space). 1 per 400 sf of office space.

Use	Required Spaces
NOTE: For each new use or tenant the property owner shall submit a scaled parking plan indicating the assigned parking for the applicable building.	NOTE: This is a minimum requirement valid for construction purposes only. Parking requirements shall be based upon actual occupancy.
Outdoor storage area	1 per 5,000 sf of storage area.

1
2 (e) Recreational, Amusement and Assembly Activities.

Use	Required Spaces
Auditorium, theater, place of public assembly, stadium or outdoor sports arena	1 per 4 fixed seats or 1 per 175 sf of main auditorium or of principal place of assembly not containing fixed seats + 1 per 300 sf of office.
Bowling alley	3 per lane.
Skating rink	1 per 200 sf.
Golf course	4 per hole, plus as required for associated uses including clubhouse, pro shop and maintenance facility.
Golf driving range	1 per driving station.
Miniature golf course	1 per hole.
Health club, dance studio	1 per 300 sf.

3
4 (f) Public, Institutional, Medical and Religious Activities.

Use	Required Spaces
Government facility	1 per 300 sf of office space; 1 per 1,000 sf of indoor storage or repair area associated with public agency yard. Other use areas shall be calculated based on the above requirements and, if applicable, the shared parking facilities provisions in FMC 22.60.005.
Library, museum, or gallery	1 per 500 sf.
Civic, labor, social or fraternal organization	1 per 300 sf.
Convalescent, nursing or rest home	1 per 3 beds + 0.5 per employee.
Religious institution	1 per 8 seats in the main sanctuary including balconies and choir lofts. Other use areas shall be calculated based on the above requirements and, if applicable, the shared parking facilities provisions in FMC 22.60.005.

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1 (g) Other Uses. For uses not specifically identified in this chapter, the amount of parking required shall be based on
2 the requirements for similar uses as determined by the director or hearing examiner, as appropriate.

3 (h) Speculative Use. When the city has received an application for a site plan approval or other permits for a
4 building shell without tenant uses being specified, off-street parking requirements shall be based on the possible
5 tenant improvements or uses authorized by the zone designation and compatible with the limitations of the site plan
6 or other permit. When the range of possible uses results in different parking requirements, the director or hearing
7 examiner, as appropriate, will establish the amount of parking based on a likely range of uses.

8 (i) Joint Use. In the case of two or more uses in the same building or on the same lot, for example within a mixed-
9 use development that includes retail, residential and other uses, the total requirements for off-street parking facilities
10 shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one
11 use shall not be considered as providing required parking facilities for any other use. However, an applicant may
12 request a parking demand reduction credit per FMC 22.60.004 and/or a shared parking facilities credit per FMC
13 22.60.005 to reduce the overall parking requirement. The director or hearing examiner, as appropriate, shall be
14 responsible for determining the various uses within a building or on a lot and the resulting parking requirements for
15 each use. (Ord. 1667 § 27, 2020; Ord. 1638 § 27, 2019; Ord. 1562 § 46, 2015; Ord. 1506 § 1, 2011; Ord. 1470 § 1,
16 2009; Ord. 1311 § 32, 2002; Ord. 1246 § 16, 2000).

17 **22.60.004 Parking demand reduction credit.**

18 A property owner may request a reduction from the minimum required off-street parking by substantiating that
19 parking demand will be reduced for the life of the project. This request shall be reviewed in conjunction with a site
20 plan, conditional use permit, or preliminary development plan application. In such cases, the hearing examiner may
21 approve a reduction of up to 50 percent of the minimum required number of spaces if a parking demand study
22 prepared by a professional traffic engineer (see Urban Land Institute – Shared Parking: Second Edition for a
23 recommended parking demand analysis methodology) substantiates that:

24 (a) Because of the unique nature of the use, the characteristics of the site and surrounding neighborhood, the
25 availability of alternative means of transportation, proximity to regional transit facilities, the provision of car share,
26 rideshare or micromobility facilities, or other relevant local factors, parking demand can be met with a reduced
27 number of spaces; or

28 (b) A shared parking facility designed in accordance with FMC 22.60.005 will effectively reduce parking demand to
29 a level below the minimum required parking; or

30 (c) A combined parking facility for two or more complementary uses which have similar hours of operation will
31 reduce parking demand to a level below the minimum required parking. The hearing examiner may authorize a five
32 percent reduction for two complementary uses, a 10 percent reduction for three uses, and a 15 percent reduction for
33 four or more uses; or

34 (d) An employee-sponsored commute trip reduction program designed in accordance with state law will effectively
35 reduce parking demand below the minimum required parking; or

36 (e) Additional public on-street parking will be provided as part of the project. (Ord. 1667 § 28, 2020; Ord. 1638 §
37 28, 2019; Ord. 1246 § 16, 2000).

38 **22.60.005 Shared parking facilities.**

39 A property owner may submit a request for a shared parking facility as part of a site plan, conditional use permit, or
40 preliminary development plan application. In such case, the hearing examiner may reduce the number of required
41 off-street parking spaces when shared parking facilities for two or more uses are proposed, provided:

42 (a) The total parking area exceeds 5,000 square feet;

43 (b) The parking facilities are designed and developed as a single on-site common parking facility, or as a system of
44 on-site and off-site facilities, if all parking facilities are connected with improved pedestrian walkways, and no
45 building or use involved is more than 600 feet from the most remote shared facility unless transportation is provided
46 between the parking generator and parking facility;

- 1 (c) The amount of the reduction shall not exceed 10 percent for each use, unless:
- 2 (1) The normal hours of operation for each use are separated by at least one hour; or
- 3 (2) A parking demand study prepared by a professional traffic engineer documents that the hours of actual
- 4 parking demand for the proposed uses will not conflict and that uses will be served by adequate parking if
- 5 shared parking reductions are authorized;
- 6 (d) The total number of parking spaces in the common parking facility is not less than the minimum required spaces
- 7 for any single use;
- 8 (e) A covenant or other contract for shared parking between the cooperating property owners is approved by the
- 9 hearing examiner and city attorney. This covenant or other contract must be recorded with the Pierce County auditor
- 10 as a deed restriction on both properties and cannot be modified or revoked without the consent of the hearing
- 11 examiner and city attorney; and
- 12 (f) If any requirements for shared parking are violated, the affected property owners must provide a remedy
- 13 satisfactory to the hearing examiner and city attorney or provide the full amount of required off-street parking for
- 14 each use, in accordance with the requirements of this chapter. (Ord. 1638 § 29, 2019; Ord. 1246 § 16, 2000).

15 **22.60.006 Maximum parking space provisions.**

16 For multifamily residential, commercial and industrial uses, the number of off-street parking spaces provided shall

17 not exceed 120 percent of the minimum required number of spaces specified in FMC 22.60.003. A property owner

18 may submit a request as part of a site plan, conditional use permit, or preliminary development plan application to

19 provide parking spaces in excess of the maximum allowable number. The hearing examiner may approve an

20 increase of up to 50 percent of the minimum required number of spaces if:

- 21 (a) A parking demand study prepared by a professional traffic engineer (see Urban Land Institute – Shared Parking:
- 22 Second Edition for a recommended parking demand analysis methodology) supports the need for increased parking
- 23 and demonstrates that:
- 24 (1) Shared and combined parking opportunities in FMC 22.60.005 have been fully explored and will be utilized
- 25 to the extent practicable;
- 26 (2) On-site park and ride facilities have been fully explored and will be provided to the extent practicable;
- 27 (3) Commute trip reduction measures will be implemented, if required by state law, to the extent practicable.
- 28 (b) The project has been designed to include the following design elements, facilities, and programs to the
- 29 satisfaction of the hearing examiner. In those instances where site constraints impede compliance with the design
- 30 requirements, written findings of fact shall be made identifying site and project constraints and included in the final
- 31 notice of decision. In its findings, the hearing examiner shall determine if a good faith effort has been made in
- 32 building and site design to accommodate the following design elements, facilities, and programs:
- 33 (1) The excess parking spaces shall be located within an enclosed parking structure or constructed of enhanced
- 34 paving materials such as permeable interlocking pavers, pervious concrete, or porous asphalt that support
- 35 stormwater infiltration and/or achieve a superior appearance.
- 36 (2) Alternative parking lot designs shall be utilized to reduce impervious surface, e.g., one-way instead of two-
- 37 way access aisles.
- 38 (3) The amount of required landscaping within the area of additional parking shall be doubled. This additional
- 39 landscape area may be dispersed throughout the parking lot.
- 40 (4) A minimum of 75 percent of the parking spaces shall be located behind the building, and the remainder
- 41 shall not be located within the minimum and maximum yard setback areas adjoining a street. Parking lots

1 located along flanking streets shall have added landscape and a superior design to strengthen pedestrian
 2 qualities, e.g., low walls, street furniture, seating areas, public art, etc.

3 (5) Preferential parking shall be located near primary building entrances for employees who rideshare and for
 4 high occupancy vehicles, if applicable.

5 (6) The developer shall create a transit/rideshare information center and place it in a conspicuous location on
 6 the premises.

7 (7) For sites located adjacent to or within 600 feet of a Pierce Transit bus or van route, the developer shall fund
 8 the purchase and installation of a transit shelter package, including seating, trash receptacle and related
 9 facilities for each side of the street which has a transit route, consistent with Pierce Transit operational needs in
 10 accordance with FMC 22.60.014. (Ord. 1667 § 29, 2020; Ord. 1638 § 30, 2019; Ord. 1562 § 47, 2015; Ord.
 11 1246 § 16, 2000).

12 **22.60.007 Location of off-street spaces.**

13 (a) For single-family and duplex dwellings, the parking spaces shall be located on the same lot as the associated
 14 dwelling unit.

15 (b) For multifamily dwellings, the parking spaces shall be located on the same lot as associated dwelling units. The
 16 spaces may also be located on a contiguous lot if within 600 feet of the dwelling units and if the lot is legally
 17 encumbered by an easement or other appropriate means approved by the director and city attorney to ensure
 18 continuous use of the parking facilities.

19 (c) For nonresidential uses, the parking spaces shall be located on the same lot as the associated use. The spaces may
 20 also be located on a contiguous or noncontiguous lot if within 600 feet of the associated use and authorized as a
 21 shared parking facility in accordance with FMC 22.60.005. (Ord. 1246 § 16, 2000).

22 **22.60.008 Parking and driveway design standards.**

23 (a) Parking Space and Driveway/Aisle Dimensions. The parking space and aisle dimensions for the most common
 24 parking angles are shown in the accompanying table. For parking angles other than those shown on the table, the
 25 parking space and aisle dimensions shall be determined by the director or hearing examiner, as appropriate.
 26 Regardless of the parking angle, one-way aisles shall be at least 12 feet wide, and two-way aisles shall be at least 19
 27 feet wide.

28 **Space and Driveway/Aisle Dimensions**

	<i>Space Angle (degrees)</i>				
	0° (parallel)	30°	45°	60°	90°
<i>Space Width (ft)</i>					
Regular space	8.5 – 9	8.5 – 9	8.5 – 9	8.5 – 9	8.5 – 9
Compact space	8 – 8.5	8 – 8.5	8 – 8.5	8 – 8.5	8 – 8.5
<i>Space Depth (ft)</i>					
Regular space	22	18	18	18	18
Compact space	19	16	16	16	16
<i>Driveway/ Aisle (ft)</i>					
One-way	12	13	13	17	24

	<i>Space Angle (degrees)</i>				
Two-way	19	20	20	20	24
* See FMC 22.60.009 for information on the accessible parking space dimensions.					

- 1
 2 (b) Compact Car Space Requirements. The installation of compact spaces is required so that impervious surface
 3 coverage associated with parking facilities is minimized and the appearance of sites is enhanced by increasing the
 4 proportion of landscaping relative to pavement. No less than 40 percent and no more than 50 percent of the total
 5 number of spaces provided for a multifamily residential, mixed-use, or nonresidential development shall be sized to
 6 accommodate compact cars. Each space shall be clearly identified as a compact car space by painting the word
 7 “COMPACT” in capital letters, a minimum of eight inches high, on the pavement at the base of the parking space
 8 and centered between the striping. Aisle widths shall conform to the standards set for standard size cars.
- 9 (c) Extra Width Adjoining Landscaped Areas. Parking spaces abutting a landscaped area or raised walkway on the
 10 drive or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width
 11 requirement. This additional space will provide a place to step other than in the landscaped area or allow for easier
 12 ingress and egress next to a vehicle. The additional width shall be separated from the adjacent landscaped area by a
 13 parking space division stripe.
- 14 (d) Parking Space Depth Reduction.
- 15 (1) Where parking spaces abut a walkway, parking space depth may be reduced by up to 18 inches and a
 16 portion of the walkway utilized for vehicle overhang; provided, that wheelstops or curbs are installed and the
 17 remaining walkway provides a minimum of five feet of unimpeded passageway for pedestrians.
- 18 (2) To minimize impervious surface and enhance landscaping, parking space pavement depth may be reduced
 19 by up to 18 inches when the pavement at the front end of a space is replaced by a landscaped area containing
 20 groundcovers which do not exceed a maximum height of six inches above parking space grade. Wheel stops or
 21 curbs shall be installed to protect this area from vehicular damage.
- 22 (e) Driveway Widths and Locations. Driveways for single-family detached dwellings shall not exceed 20 feet in
 23 width unless the director approves an alternative design that uses enhanced paving materials such as permeable
 24 interlocking pavers, pervious concrete, or porous asphalt that support stormwater infiltration and/or achieve a
 25 superior appearance. In no case shall the driveway exceed 20 feet within the public right-of-way or exceed the
 26 minimum width necessary to provide reasonable access to the dwelling. No more than one driveway is permitted to
 27 provide access to a single-family detached dwelling. Driveways for all other developments may cross required
 28 setbacks or landscaped areas to provide access between the off-street parking areas and the street; provided, that
 29 driveway width does not exceed the minimum necessary to provide safe vehicular and pedestrian circulation.
 30 Driveways oriented parallel to a street shall not be located within the minimum and maximum yard setback areas
 31 adjoining the street unless there is no other practicable alternative to provide access to the interior of a site.
- 32 (f) Lighting. Lighting shall be provided in accordance with FMC 22.58.018.
- 33 (g) Tandem Parking. Tandem or end-to-end parking is allowed in single-family detached residential developments.
 34 Duplex and multifamily developments may have tandem parking areas for each dwelling unit but shall not combine
 35 parking for separate dwelling units in tandem parking areas.
- 36 (h) Parking Surface. All required vehicle parking and storage must be in a garage, carport or on an approved, dust-
 37 free, all-weather surface. Use of enhanced paving materials such as permeable interlocking pavers, pervious
 38 concrete, or porous asphalt that support stormwater infiltration and/or achieve a superior appearance are encouraged
 39 for spaces which are used infrequently. Any surface used for vehicle parking or storage must have direct and
 40 unobstructed driveway access. (Ord. 1667 § 30, 2020; Ord. 1638 § 31, 2019; Ord. 1246 § 16, 2000).

1 **22.60.009 Barrier-free parking requirements.**

2 Off-street parking for physically handicapped persons shall be provided in accordance with Section 7503 of the
 3 regulations adopted pursuant to Chapter 19.27 RCW, State Building Code, and Chapter 70.92 RCW, Public
 4 Buildings – Provisions for Aged and Handicapped. Any change in the state’s handicapped parking requirements
 5 shall preempt the affected requirements of this section.

6 (a) Accessible Parking Required. Accessible parking spaces shall be provided per the following table:

Number of Accessible Parking Spaces	
Total Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Spaces
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 1,000	2% of total spaces
Over 1,000	20 spaces plus 1 space every 100 spaces, or fraction thereof, over 1,000

7
 8 One of every eight accessible spaces or fraction thereof shall be designed to be accessible to wheelchair side loading
 9 vans.

10 Exceptions:

11 (1) Inpatient Medical Facilities. Twenty percent of parking spaces provided shall be accessible.

12 (2) Outpatient Medical Care Facilities. Ten percent of parking spaces provided shall be accessible.

13 (3) Multifamily Buildings. One accessible parking space for each fully accessible unit shall be provided. When
 14 total parking provided on site exceeds one parking space per unit, two percent of the additional parking shall be
 15 accessible.

16 (b) Design and Construction.

17 (1) Location. Accessible parking spaces shall be located on the shortest possible accessible route of travel to an
 18 accessible building entry. In facilities with multiple accessible building entries with adjacent parking,
 19 accessible parking spaces shall be dispersed and located near the accessible entrances. Wherever practical, the
 20 accessible route of travel shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the
 21 route of travel shall be designated and marked as a crosswalk.

22 (2) Size. Accessible parking spaces shall be no less than eight feet wide and shall have an adjacent access aisle
 23 no less than five feet wide. Where two adjacent accessible spaces are provided, the access aisle may be shared
 24 between the two spaces. Access aisles shall be marked so that the aisles will not be used as parking space. Van

1 accessible spaces shall have an adjacent access aisle no less than eight feet wide or a total width of 16 feet
2 including the parking space. See Figure 1.

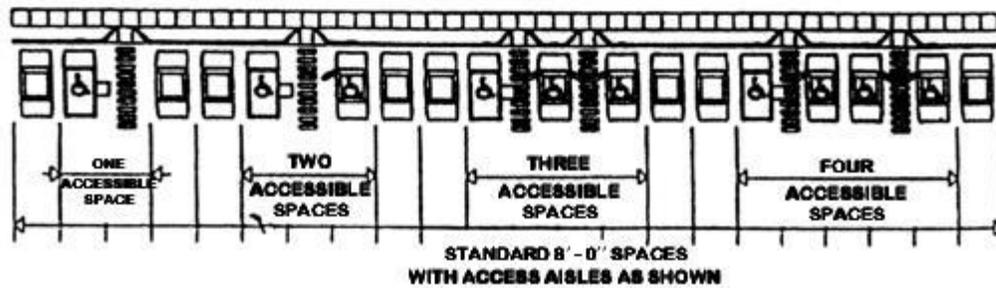
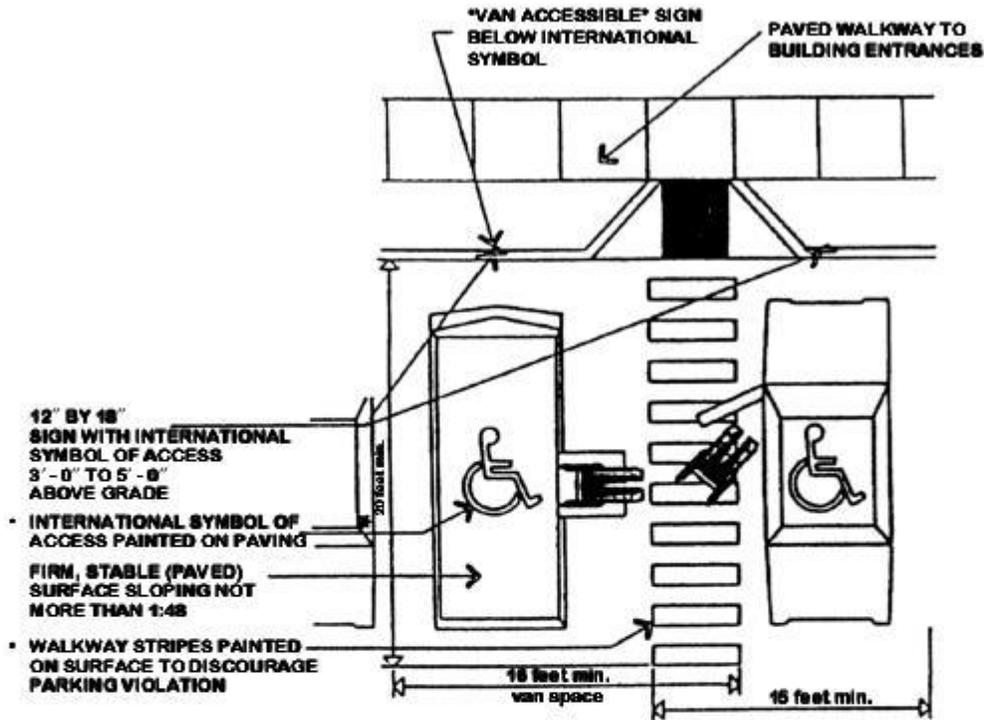
3 (3) Vertical Clearance. Where accessible parking spaces are required for vans, the vertical clearance shall be no
4 less than nine and one-half feet.

5 (4) Slope. Accessible parking spaces and access aisles shall be located on a surface with a slope not to exceed
6 one vertical in 48 horizontal.

7 (5) Surface. Parking spaces and access aisles shall be firm, stable, smooth and slip resistant.

8 (6) Signs. Accessible spaces must be identified by signs with the international symbol of accessibility (ISA).
9 Signs identifying van spaces must include the term "van accessible." Signs must be at least 60 inches high
10 measured to the bottom edge so that they are visible while vehicles are parked in a space.

11



1
 2 (Ord. 1667 § 31, 2020; Ord. 1246 § 16, 2000).

3 **22.60.010 Bicycle parking facilities.**

4 (a) In any development required to provide 12 or more parking spaces, bicycle parking shall be provided. Bicycle
 5 parking shall be bike rack or locker-type parking facilities unless otherwise specified.

6 (b) Off-street parking areas shall contain at least one bicycle parking space for every 12 spaces required for motor
 7 vehicles except as follows:

8 (1) The hearing examiner may reduce bike rack or locker-type parking facilities for patrons when it is
 9 demonstrated that bicycle activity will not occur at that location.

10 (2) The hearing examiner may require additional spaces when it is determined that the use or its location will
 11 generate a high volume of bicycle activity. Such a determination will include but not be limited to the following
 12 uses:

- 1 (A) Park and playfield;
- 2 (B) Library, museum, and arboretum;
- 3 (C) Elementary or secondary school; or
- 4 (D) Recreational or amusement facility.

5 (c) Bicycle facilities for patrons shall be located on site, designed to allow either a bicycle frame or wheels to be
6 locked to a structure attached to the pavement, or allow for the entire bicycle to be enclosed within a locker.

7 (d) All bicycle parking and storage shall be located in safe, visible areas that do not impede pedestrian or vehicle
8 traffic flow, well lighted for nighttime use, and located in covered areas or otherwise be protected from the elements
9 where practicable. (Ord. 1638 § 32, 2019; Ord. 1246 § 16, 2000).

10 **22.60.011 Loading space requirements.**

11 (a) Applicability. For all new development or uses, adequate permanent off-street loading space and associated
12 maneuvering area shall be provided if the use requires deliveries or shipment of people, materials, and/or
13 merchandise. Structures and uses which require loading space and associated maneuvering area include but are not
14 limited to the following: warehouses, supermarkets, department stores, office buildings greater than or equal to
15 20,000 square feet, industrial or manufacturing uses, mortuary and other commercial and industrial buildings or uses
16 which, in the judgement of the director or the hearing examiner as specified in this chapter, are similar in nature in
17 regard to loading space and maneuvering area requirements.

18 (b) Quantity. One loading space shall be provided for each 12,000 square feet of floor area or fraction thereof within
19 a building intended to be used for merchandising, manufacturing, warehousing, or processing purposes. If the
20 building contains more than 24,000 square feet of floor area used for these purposes, then one additional space shall
21 be provided for each additional 24,000 square feet of floor area so used. The hearing examiner may authorize a
22 reduction or waiver based on the quantity of pick-up and delivery vehicles associated with the given structure or use.

23 (c) Dimensions and Location. Each loading space required by this section shall be a minimum of 10 feet wide and
24 30 feet long, shall have an unobstructed vertical clearance of 14 feet, six inches, and shall be surfaced, improved,
25 and maintained as required by this chapter. Loading spaces shall be located so that trucks will not obstruct
26 pedestrian or vehicle traffic movement or project into any public right-of-way. All loading space and maneuvering
27 areas shall be separated from required parking areas and shall be designated as truck loading spaces. For
28 developments with buffer yards, the loading space and maneuvering area shall be:

29 (1) Located at the farthest distance from the buffer yard as practicable; and

30 (2) If possible, located in such a manner that the primary building is between the buffer yard and the loading
31 and maneuvering area.

32 (d) Impact Mitigations. Any loading space located within 100 feet of areas zoned for residential use shall be
33 screened and operated as necessary to reduce noise and visual impacts. Noise mitigation measures may include
34 architectural or structural barriers, berms, walls, or restrictions on the hours of operation.

35 (e) Self-Service Storage Facilities. Multi-story self-service storage facilities shall provide two loading spaces, and
36 single-story facilities, one loading space, adjacent to each building entrance that provides common access to interior
37 storage units. (Ord. 1638 § 33, 2019; Ord. 1246 § 16, 2000).

38 **22.60.012 Stacking spaces for drive-through facilities.**

39 (a) A stacking space shall be an area measuring eight feet by 20 feet with direct forward access to a service window
40 of a drive-through facility. A stacking space shall be located to prevent any vehicle from extending onto the public
41 right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other parking space areas.
42 Stacking spaces for drive-through or drive-in uses may not be counted as required parking spaces.

43 (b) Uses providing drive-up or drive-through services shall provide vehicle stacking spaces as follows:

1 (1) For each drive-up window of a bank or financial institution, business service, or other drive-through use not
2 listed, a minimum of five stacking spaces shall be provided; and

3 (2) For each service window of a drive-through restaurant, a minimum of seven stacking spaces shall be
4 provided.

5 (c) Generally, to reduce congestion and turning lane conflicts, drive-through facilities shall not take access from a
6 principal arterial street. Drive-through facilities must be provided access from a secondary street or road unless a
7 traffic and circulation study, which includes a vehicle stacking analysis, clearly demonstrates that the proposed use
8 and site design will not result in vehicles encroaching onto the public right-of-way, or interfering with any
9 pedestrian circulation, traffic maneuvering, or other parking space areas. (Ord. 1611 § 19, 2018; Ord. 1246 § 16,
10 2000).

11 **22.60.013 Pedestrian circulation and access.**

12 The following general pedestrian design standards shall apply to all developments throughout the city in addition to
13 those outlined elsewhere within special planning areas and design overlay districts:

14 (a) All uses, except detached single-family dwellings, shall provide pedestrian access onto the site. Pedestrian access
15 points shall be provided at all pedestrian arrival points to the development including the property edges, adjacent
16 lots, abutting street intersections, crosswalks, and at transit stops. Pedestrian access shall be located as follows:

17 (1) Access points at property edges and to adjacent lots shall be coordinated with existing development to
18 provide circulation connections between developments; and

19 (2) Residential developments shall provide links between cul-de-sacs or groups of buildings and nearby streets
20 to allow pedestrian access from within the development and from adjacent developments to activity centers,
21 parks, common tracts, open spaces, schools, or other public facilities, transit stops, and public streets.

22 (b) Pedestrian walkways shall form an on-site circulation system that minimizes the conflict between pedestrians
23 and vehicular traffic at all points of pedestrian access to on-site parking and building entrances. Pedestrian walkways
24 shall be provided when the pedestrian access point or any parking space is more than 75 feet from the building
25 entrance or principal on-site destination and as follows:

26 (1) All developments which contain more than one building shall provide walkways between the principal
27 entrances of the buildings;

28 (2) All nonresidential buildings set back more than 100 feet from the public right-of-way shall provide for
29 reasonably direct pedestrian access from the building to buildings on adjacent lots; and

30 (3) Pedestrian walkways across parking areas shall be located as follows:

31 (A) Walkways running parallel to the parking rows shall be provided at a minimum of every four rows;
32 and

33 (B) Walkways running perpendicular to the parking rows shall be no further than 20 parking spaces.

34 (c) Pedestrian access and walkways shall meet the following minimum design standards:

35 (1) Access and walkways shall be physically separated from driveways and parking spaces by landscaping,
36 berms, barriers, grade separation or other means to protect pedestrians from vehicular traffic;

37 (2) Access and walkways shall be a minimum of five feet of unobstructed width and meet the city's surfacing
38 standards for walkways or sidewalks;

39 (3) Access shall be usable by mobility-impaired persons and shall be designed and constructed to be easily
40 located by the sight-impaired pedestrian by either grade change, texture or other equivalent means;

1 (4) Wherever walkways are provided, raised crosswalks or speed bumps shall be located at all points where a
2 walkway crosses the lane of vehicle travel; and

3 (5) Lighting shall be provided to an intensity where the access and walkways can be used at night by the
4 employees, residents, and customers. Lighting shall be height appropriate to a pedestrian pathway system.

5 (d) Blocks in excess of 900 feet in length shall be provided with a crosswalk at the approximate midpoint of the
6 block, or as the hearing examiner determines to be appropriate. (Ord. 1638 § 34, 2019; Ord. 1246 § 16, 2000).

7 **22.60.014 Transit facilities.**

8 For uses which generate a parking demand of greater than or equal to 25 parking spaces per FMC 22.60.003 and
9 which are subject to site plan, conditional use permit or preliminary development plan review, the developer shall
10 fund the purchase and installation of one or more transit shelters and related facilities consistent with Pierce Transit
11 operational needs.

12 (a) Transit shelters and related facilities shall be provided for transit stops which are located adjacent to or within
13 600 feet of the development site on each side of the street which has a transit route. This requirement may be waived
14 by Pierce Transit or the city when it has been determined by either agency that there is insufficient space for the
15 installation of a transit shelter at the appropriate location. This requirement may also be waived when Pierce Transit
16 has determined that current and projected transit ridership do not warrant the installation of a shelter within the 600-
17 foot distance.

18 (b) When a transit shelter is required to be installed, seating, garbage receptacles, and lighting shall be provided.
19 Sidewalks next to transit stops shall be at least 10 feet wide and extend to the curb. A transit shelter may be
20 constructed on up to five feet of the sidewalk.

21 (c) When a transit shelter is not required to be installed, transit stops shall include design features or changes in
22 materials that demarcate the stop. These features may include pavement changes, lighting fixtures, unique designs
23 for nearby walls, or graphics.

24 (d) Transit pullouts shall be provided if Pierce Transit and the city determine that a pullout is necessary to provide a
25 safe refuge for transit vehicles or to minimize conflicts with other vehicles. (Ord. 1246 § 16, 2000).

26 **22.60.015 Parking reductions for temporary outdoor sales events.**

27 (a) A property owner or business owner may submit a request for a temporary reduction in the number of off-street
28 parking spaces provided on a commercial site when a proposed outdoor sales event will be located within the off-
29 street parking facility associated with the business and the number of parking spaces will be reduced below the
30 minimum required in FMC 22.60.003.

31 (b) The request shall be processed in accordance with the administrative use permit procedures in Chapter 22.70
32 FMC. The director shall consider the potential impacts of the sales event on adjoining uses and may limit the
33 number of sales events or their duration, or impose other restrictions, in order to mitigate these impacts.

34 (c) The director may authorize a parking reduction for one or more temporary sales events if the following standards
35 are met:

36 (1) At least 50 percent of the off-street parking spaces required in FMC 22.60.003 for the commercial use is
37 maintained during the sales event.

38 (2) If less than 50 percent of the off-street parking spaces required in FMC 22.60.003 for the commercial use
39 will remain available for customer or employee use during the sales event, the number of spaces needed to meet
40 the 50 percent threshold will be provided at a nearby off-site parking facility. In such case, the applicant shall
41 provide a written statement from the owner/operator of the off-site parking facility agreeing to make available
42 the necessary number of spaces to the operator of the sales event for the duration of the event.

43 (3) If off-site parking is required in subsection (c)(2) of this section, directional signs will be installed by the
44 applicant, to the satisfaction of the city, to inform the public of the availability of the off-site parking facility.

1 (d) Temporary outdoor sales events authorized prior to the effective date of this section shall comply with the 50
2 percent parking threshold and directional signage requirement to the extent possible. (Ord. 1667 § 32, 2020; Ord.
3 1638 § 35, 2019; Ord. 1246 § 16, 2000).

4 **22.60.016 Micromobility vehicles and facilities.**

5 (a) Micromobility refers to small, manually or electrically powered vehicles used to travel short distances. Also
6 known as little vehicles, micromobility examples include electric pedal assisted (pedelec) bicycles, scooters,
7 velomobiles, motorized skateboards, and other small, human- or battery-powered low-speed alternatives to the
8 automobile.

9 (b) Battery-powered electric motors make micromobility a viable mode of transportation for more people, whether
10 this is for fun or utility. These vehicles may be used for the “first mile” and “last mile” of longer trips that include
11 transit; for example, the connection between a person’s home or place of employment and a transit facility.

12 (c) The provision of micromobility facilities can support increased usage of smaller vehicles that require less space
13 for parking and storage compared to larger motor vehicles. The provision of little vehicle parking and storage corrals
14 and dedicated travel lanes within new development can be used to reduce automobile parking demand, if residents,
15 employees, or visitors to an area are successfully encouraged to rely less on private auto ownership and use.

16 (d) New development within higher density and intensity neighborhoods, especially within the city’s mixed-use
17 districts, is encouraged to provide facilities that support micromobility. Their provision may justify a reduction in
18 the amount of off-street parking provided for autos and other motor vehicles. (Ord. 1667 § 33, 2020).

Chapter 22.98 DEFINITIONS

1	
2	Sections:
3	22.98.003 Definition of any word not listed.
4	22.98.006 Abandonment of telecommunications facility.
5	22.98.009 Accessory building or structure.
6	22.98.012 Accessory dwelling unit.
7	22.98.015 Accessory use.
8	22.98.016 Adaptive management.
9	22.98.017 Adjacent.
10	22.98.018 Adult bathhouse.
11	22.98.021 Adult bookstore.
12	22.98.024 Adult cabaret.
13	22.98.027 Adult entertainment.
14	22.98.030 Adult entertainment establishment.
15	22.98.033 Adult family home.
16	22.98.036 Adult live entertainment establishment.
17	22.98.039 Adult massage parlor.
18	22.98.042 Adult motion picture theater.
19	22.98.045 Adult retail store.
20	22.98.048 Adult sauna parlor.
21	22.98.051 Adult video store.
22	22.98.052 Advance mitigation.
23	22.98.053 Advertising copy.
24	22.98.054 Alley.
25	22.98.057 Alteration.
26	22.98.060 Amendment.
27	22.98.062 Anadromous fish.
28	22.98.063 Antenna.
29	22.98.066 Antenna height.
30	22.98.069 Antenna support structure.
31	22.98.072 Applicant.
32	22.98.075 Antique.
33	22.98.078 Antique store.
34	22.98.079 Aquifer.
35	22.98.080 Aquifer, confined.
36	22.98.081 Aquifer recharge areas.
37	22.98.082 Aquifer, sole source.
38	22.98.083 Aquifer susceptibility.
39	22.98.084 Aquifer, unconfined.
40	22.98.085 Area of shallow flooding.
41	22.98.087 Articulation.
42	22.98.090 Assisted living facility.
43	22.98.091 Available capacity.
44	22.98.091.1 Barbeque.
45	22.98.092 Base flood.
46	22.98.093 Basement.
47	22.98.094 Battery charging station.
48	22.98.094.1 Battery electric vehicle (BEV).
49	22.98.094.2 Battery exchange station.
50	22.98.095 Best available science.
51	22.98.096 Best management practices (BMPs).
52	22.98.097 Biodiversity.
53	22.98.099 Block.
54	22.98.100 Breakaway wall.
55	22.98.102 Buffer.

1	22.98.105	Buildable area.
2	22.98.108	Building.
3	22.98.111	Building, detached.
4	22.98.114	Building envelope.
5	22.98.114.1	Building elevation.
6	22.98.114.2	Building facade.
7	22.98.114.3	Building fascia.
8	22.98.114.4	Building frontage.
9	22.98.117	Building height.
10	22.98.120	Building line.
11	22.98.123	Building, principal or main.
12	22.98.126	Bulk regulations.
13	22.98.126.1	Burn barrel.
14	22.98.129	Business or commerce.
15	22.98.132	Caliper.
16	22.98.135	Camouflaged facility.
17	22.98.138	Carport.
18	22.98.141	Cell site.
19	22.98.142	Certificate of capacity.
20	22.98.143	Channel migration zone (CMZ).
21	22.98.144	Character.
22	22.98.145	Charging levels.
23	22.98.147	Child day-care center.
24	22.98.148	City engineer.
25	22.98.150	Clearing.
26	22.98.153	Compensation.
27	22.98.154	Compensation project.
28	22.98.155	Compensatory mitigation.
29	22.98.156	Club.
30	22.98.159	Co-location.
31	22.98.160	Concurrency facilities.
32	22.98.161	Concurrency test.
33	22.98.162	Conditional use.
34	22.98.165	Conditional use permit.
35	22.98.166	Conservation easement.
36	22.98.168	Correctional group home.
37	22.98.169	Cottage Housing
38	22.98.170	Courtyard Apartments
39	22.98.171	Covenant.
40	22.98.174	COW.
41	22.98.177	Creation.
42	22.98.179	Critical aquifer recharge area.
43	22.98.180	Critical area inventory maps.
44	22.98.183	Critical areas.
45	22.98.184	Critical area tract.
46	22.98.185	Critical facility.
47	22.98.185.1	Critical root zone.
48	22.98.186	Critical species.
49	22.98.188	Cumulative impacts or effects.
50	22.98.189	Curb level.
51	22.98.192	Dedication.
52	22.98.192.1	Design review, Administrative
53	22.98.193	Developable area.
54	22.98.194	Development.
55	22.98.195	Development permit.
56	22.98.196	Development permit, final.

1	22.98.197	Development permit, preliminary.
2	22.98.197.1	Diameter at breast height.
3	22.98.198	Director.
4	22.98.201	Drip line.
5	22.98.204	Drive-thru.
6	22.98.207	Dwelling.
7	22.98.210	Dwelling, duplex.
8	22.98.213	Dwelling, multifamily.
9	22.98.216	Dwelling, single-family.
10	22.98.219	Dwelling unit.
11	22.98.222	Early notice.
12	22.98.225	Ecosystem.
13	22.98.228	EIA.
14	22.98.228.1	Electric scooters and motorcycles.
15	22.98.228.2	Electric vehicle.
16	22.98.228.3	Electric vehicle charging stations.
17	22.98.229	Elevated building.
18	22.98.229.1	Eligible facilities request.
19	22.98.230	Emergent wetland.
20	22.98.231	Enhancement.
21	22.98.234	Equipment enclosure.
22	22.98.237	Erosion.
23	22.98.240	Erosion hazard areas.
24	22.98.243	Escort agency.
25	22.98.246	Essential public facilities.
26	22.98.249	Establishment, business or commercial.
27	22.98.252	Excavation.
28	22.98.255	Existing and ongoing agricultural activities.
29	22.98.257	Exotic.
30	22.98.258	Extirpation.
31	22.98.261	FAA.
32	22.98.264	FCC.
33	22.98.265	Facility and service provider.
34	22.98.266	Facility modification.
35	22.98.267	Family.
36	22.98.270	Family day-care facility.
37	22.98.273	Family group home.
38	22.98.276	Fence.
39	22.98.279	Fenestration.
40	22.98.282	Fill.
41	22.98.284	Final plat.
42	22.98.285	Fish and wildlife habitat conservation areas.
43	22.98.286	Fish habitat.
44	22.98.286.1	Flag.
45	22.98.286.2	Flag canopy.
46	22.98.287	Flood or flooding.
47	22.98.288	Flood insurance map.
48	22.98.289	Flood insurance study.
49	22.98.290	Floodplain.
50	22.98.291	Flood protection elevation.
51	22.98.292	Flood-resistant material.
52	22.98.293	Floodway.
53	22.98.294	Floor area, gross.
54	22.98.295	Forested wetland.
55	22.98.296	Formation.
56	22.98.297	Formation, confining.

1	22.98.298	Frequently flooded areas.
2	22.98.299	Frontage.
3	22.98.300	Functions and values.
4	22.98.303	Garage, private.
5	22.98.306	Garage, side entry.
6	22.98.309	Geologically hazardous areas.
7	22.98.312	Geologist.
8	22.98.315	Geotechnical engineer.
9	22.98.318	Governing authority.
10	22.98.321	Grade, finished.
11	22.98.322	Grade, natural.
12	22.98.324	Grading.
13	22.98.325	Groundcover.
14	22.98.326	Ground water.
15	22.98.327	Ground water management area.
16	22.98.328	Ground water management program.
17	22.98.329	Ground water, perched.
18	22.98.330	Habitat.
19	22.98.331	Habitats of local importance.
20	22.98.332	Halo illuminated.
21	22.98.333	Hazardous substance.
22	22.98.336	Hazardous waste.
23	22.98.338	Hedge.
24	22.98.339	High intensity land use.
25	22.98.340	High quality wetlands.
26	22.98.341	Historic condition.
27	22.98.342	Home occupation.
28	22.98.345	Hotel.
29	22.98.346	Hydraulic project approval (HPA).
30	22.98.348	Hydric soil.
31	22.98.350	Hydrologic soil groups.
32	22.98.351	Hydrophyte.
33	22.98.352	Hyporheic zone.
34	22.98.354	Impervious surface.
35	22.98.357	Impervious surface coverage.
36	22.98.360	Impound.
37	22.98.363	Impound yard.
38	22.98.365	Infiltration.
39	22.98.366	In-kind compensation.
40	22.98.369	Inoperable vehicle.
41	22.98.369.1	Inter-rill.
42	22.98.370	Isolated wetlands.
43	22.98.371	Joint aquatic resource permits application (JARPA).
44	22.98.372	Junk or salvage yard.
45	22.98.375	Kennel.
46	22.98.378	Kitchen.
47	22.98.381	Landslide.
48	22.98.382	Landslide hazard areas.
49	22.98.384	Large retail establishment.
50	22.98.385	Level of service standard.
51	22.98.386	Logo.
52	22.98.387	Logo shield.
53	22.98.388	Lot.
54	22.98.390	Lot, corner.
55	22.98.393	Lot, flag.
56	22.98.396	Lot, interior.

1	22.98.399	Lot, substandard.
2	22.98.402	Lot, through.
3	22.98.405	Lot area, gross.
4	22.98.408	Lot area, net.
5	22.98.411	Lot coverage.
6	22.98.414	Lot depth.
7	22.98.417	Lot frontage.
8	22.98.420	Lot line.
9	22.98.423	Lot line, front.
10	22.98.426	Lot line, rear.
11	22.98.429	Lot line, side.
12	22.98.432	Lot of record, legal.
13	22.98.435	Lot width.
14	22.98.436	Low intensity land use.
15	22.98.437	Lowest floor.
16	22.98.437.1	Luminance.
17	22.98.437.2	Mansard.
18	22.98.438	Manufactured home.
19	22.98.441	Marquee.
20	22.98.441.1	Master sign plan.
21	22.98.444	Medical or dental clinic.
22	22.98.445	Microbeverage production facility.
23	22.98.445.1	Microbrewery.
24	22.98.445.2	Microdistillery.
25	22.98.445.3	Microwinery.
26	22.98.447	Mitigation.
27	22.98.450	Mini-storage or mini-warehouse (indoor).
28	22.98.451	Mini-storage or mini-warehouse (outdoor).
29	22.98.452	Moderate intensity land use.
30	22.98.453	Modification.
31	22.98.456	Modulation.
32	22.98.459	Monitoring.
33	22.98.461	Motion.
34	22.98.462	Mount.
35	22.98.463	Multiple building complex.
36	22.98.464	Multiple tenant building.
37	22.98.465	Native growth protection area (NGPA).
38	22.98.466	Native vegetation.
39	22.98.467	Nighttime hours.
40	22.98.467.1	Nits.
41	22.98.468	Nonconforming lot, use, or structure.
42	22.98.469	Nonresidential zone.
43	22.98.471	Noxious element.
44	22.98.474	Nude or semi-nude.
45	22.98.475	Off-site compensation.
46	22.98.476	On-site compensation.
47	22.98.476.05	Opaque.
48	22.98.476.1	Open fire.
49	22.98.477	Open space.
50	22.98.480	Open space, common.
51	22.98.483	Open space, private.
52	22.98.486	Open space, public.
53	22.98.489	Ordinance.
54	22.98.492	Ordinary high water mark (OHM).
55	22.98.495	Outdoor storage.
56	22.98.496	Out-of-kind compensation.

1	22.98.498	Owner-occupied.
2	22.98.501	Panorama or peepshow.
3	22.98.504	Panorama premises.
4	22.98.506	Parapet.
5	22.98.507	Parcel.
6	22.98.510	Parking area.
7	22.98.513	Patio, covered.
8	22.98.516	Patio, uncovered.
9	22.98.518	Perimeter.
10	22.98.519	Permeability.
11	22.98.520	Person.
12	22.98.522	Personal wireless service, personal wireless service facilities, and facilities.
13	22.98.525	Personal wireless service facility design.
14	22.98.528	Pet shop.
15	22.98.531	Pharmaceuticals.
16	22.98.533	Planned capacity.
17	22.98.534	Planned development.
18	22.98.537	Planning commission.
19	22.98.540	Plat.
20	22.98.543	Porch.
21	22.98.544	Porous soil types.
22	22.98.544.1	Portable fire device.
23	22.98.545	Potable water.
24	22.98.546	Practical alternative.
25	22.98.549	Preliminary plat.
26	22.98.551	Premises.
27	22.98.552	Preschool.
28	22.98.555	Preschool, accredited.
29	22.98.557	Primary association area.
30	22.98.558	Priority habitat.
31	22.98.561	Printing, large-scale.
32	22.98.564	Printing, small-scale.
33	22.98.565	Private road or driveway.
34	22.98.567	Processed materials.
35	22.98.570	Professional office.
36	22.98.571	Project area.
37	22.98.573	Provider.
38	22.98.576	Public or quasi-public utility.
39	22.98.579	Qualified professional.
40	22.98.581	Raceway.
41	22.98.582	Reasonable use alternatives.
42	22.98.583	Recharge.
43	22.98.584	Reclaimed water.
44	22.98.585	Recorded.
45	22.98.588	Recreation, active.
46	22.98.591	Recreation, passive.
47	22.98.591.1	Recreational fire.
48	22.98.594	Recreational vehicle.
49	22.98.597	Recyclable material.
50	22.98.600	Recycling collection center.
51	22.98.603	Regulated activities.
52	22.98.604	Religious institution.
53	22.98.605	Repair or maintenance.
54	22.98.606	Restoration.
55	22.98.607	Retail establishment.
56	22.98.608	Rills.

1	22.98.609	Riparian habitat.
2	22.98.610	Roadway.
3	22.98.611	Roofline.
4	22.98.612	Scientific process.
5	22.98.613	Screening.
6	22.98.614	Scrub-shrub wetland.
7	22.98.615	Secondary use.
8	22.98.616	Section 404 Permit.
9	22.98.618	Security barrier.
10	22.98.621	Second-hand store.
11	22.98.622	Seeps.
12	22.98.623	Seismic hazard areas.
13	22.98.624	Sense of place.
14	22.98.627	Sensitive receptor.
15	22.98.630	SEPA rules.
16	22.98.632	Serviceable.
17	22.98.633	Service station.
18	22.98.634	Setback.
19	22.98.635	Shorelines.
20	22.98.636	Shorelines of the state.
21	22.98.637	Shorelines of statewide significance.
22	22.98.638	Shorelands or shoreland areas.
23	22.98.639	Short plat.
24	22.98.642	Short subdivision.
25	22.98.644	Sidewalk.
26	22.98.645	Sidewalk cafe.
27	22.98.648	Sign.
28	22.98.648.1	Sign, abandoned.
29	22.98.648.2	Sign, accessory.
30	22.98.648.3	Sign alteration.
31	22.98.648.4	Sign area.
32	22.98.648.5	Sign, awning, canopy or marquee.
33	22.98.648.6	Sign, changeable copy.
34	22.98.648.7	Sign, digital.
35	22.98.648.8	<i>Repealed.</i>
36	22.98.648.9	<i>Repealed.</i>
37	22.98.648.10	Sign, flashing.
38	22.98.648.11	Sign, freestanding.
39	22.98.648.12	<i>Repealed.</i>
40	22.98.648.13	Sign height.
41	22.98.648.14	<i>Repealed.</i>
42	22.98.648.15	Sign, monument.
43	22.98.648.16	Sign, neon.
44	22.98.648.17	Sign, nonconforming.
45	22.98.648.18	Sign, pan channel.
46	22.98.648.19	Sign, permanent.
47	22.98.648.20	Sign, pole-mounted.
48	22.98.648.21	Sign, portable.
49	22.98.648.22	<i>Repealed.</i>
50	22.98.648.23	Sign, projecting.
51	22.98.648.24	<i>Repealed.</i>
52	22.98.648.25	<i>Repealed.</i>
53	22.98.648.26	<i>Repealed.</i>
54	22.98.648.27	Sign, revolving.
55	22.98.648.28	Sign, roof-mounted.
56	22.98.648.29	Sign, sandwich board.

1	22.98.648.30	Sign, service island.
2	22.98.648.31	Sign, special event.
3	22.98.648.32	Sign, temporary.
4	22.98.648.33	Sign, under-canopy.
5	22.98.648.34	Sign, wall.
6	22.98.648.35	Sign width.
7	22.98.648.36	Sign, window.
8	22.98.650	Significant portion of its range.
9	22.98.651	Significant tree.
10	22.98.652	Site.
11	22.98.654	Slope.
12	22.98.657	Social card game.
13	22.98.658	Soil survey.
14	22.98.658.1	Spandrel.
15	22.98.659	Special flood hazard areas.
16	22.98.660	Special protection areas.
17	22.98.661	Species.
18	22.98.662	Species, endangered.
19	22.98.663	Species of local importance.
20	22.98.664	Species, priority.
21	22.98.665	Species, threatened.
22	22.98.666	Specified sexual activities.
23	22.98.667	Specified anatomical areas.
24	22.98.669	Stand.
25	<u>22.98.670</u>	<u>Stacked Flat</u>
26	22.98.672	Stock-in-trade.
27	22.98.675	Story.
28	22.98.678	Stream corridor.
29	22.98.681	Street.
30	22.98.684	Street furniture.
31	22.98.687	Street right-of-way.
32	22.98.690	Streetscape.
33	22.98.693	Subdivision.
34	22.98.694	Subdrainage basin or subbasin.
35	22.98.695	Substantial damage.
36	22.98.696	Structural alteration.
37	22.98.697	Substantial improvement.
38	22.98.697.1	Substantially change.
39	22.98.698	Tenant space.
40	22.98.699	Toe of slope.
41	22.98.702	Tot lot.
42	22.98.705	Tower.
43	22.98.708	Tree topping.
44	22.98.711	Unavoidable.
45	<u>22.98.712</u>	<u>Unit Density</u>
46	22.98.714	Unlicensed wireless services.
47	22.98.715	Unshielded lighting.
48	22.98.717	Use.
49	22.98.720	Use, principal.
50	22.98.723	Use, accessory.
51	22.98.726	Use type.
52	22.98.729	Variance.
53	22.98.730	Variance, de minimis.
54	22.98.732	Vehicle repair, major.
55	22.98.735	Vehicle repair, minor.
56	22.98.738	Vehicle wash.

1	22.98.741	Vehicle wrecker.
2	22.98.744	Veterinary clinic.
3	22.98.745	Vulnerability.
4	22.98.746	Warehouse/warehousing.
5	22.98.747	Water dependent.
6	22.98.748	Water resource inventory area (WRIA).
7	22.98.749	Water table.
8	22.98.750	Water typing system.
9	22.98.751	Watercourse.
10	22.98.752	Well.
11	22.98.753	Wellhead protection area (WHPA).
12	22.98.754	Wetland classes, classes of wetlands, or wetland types.
13	22.98.755	Wetland edge.
14	22.98.756	Wetlands.
15	22.98.759	Wetlands mitigation bank.
16	22.98.760	Window.
17	22.98.762	Wrecked vehicle.
18	22.98.765	Yard, automobile wrecking.
19	22.98.768	Yard.
20	22.98.771	Yard, front.
21	22.98.774	Yard, rear.
22	22.98.777	Yard, required.
23	22.98.780	Yard, side.
24	22.98.783	Yard, side street side.
25	22.98.785	Zone of contribution.
26	22.98.786	Zone or zoning district.
27	22.98.789	Zoning map.

28 **22.98.003 Definition of any word not listed.**

29 The definition of any word or phrase not listed in this chapter which is in question when administering this title shall
30 be as defined from one of the following sources which are incorporated herein by reference. These sources shall be
31 utilized by finding the desired definition from source (a), but if it is not available there, then source (b) may be used
32 and so on. Sources are as follows:

33 (a) City development regulations;

34 (b) Any city resolution, ordinance, code or regulation;

35 (c) Any statute or regulation of the state of Washington (i.e., the most applicable);

36 (d) Legal definitions from case law or a law dictionary;

37 (e) The common dictionary. (Ord. 1246 § 27, 2000).

38 **22.98.006 Abandonment of telecommunications facility.**

39 “Abandonment of telecommunications facility” means: (a) to cease operation for a period of 60 or more consecutive
40 days; (b) to reduce the effective radiated power of an antenna by 75 percent for 60 or more consecutive days; (c) to
41 relocate an antenna at a point less than 80 percent of the height of an antenna support structure; or (d) to reduce the
42 number of transmissions from an antenna by 75 percent for 60 or more consecutive days. (Ord. 1246 § 27, 2000).

43 **22.98.009 Accessory building or structure.**

44 “Accessory building or structure” means a building or structure, attached or detached from a principal building
45 located on the same lot, the use of which is incidental, related and clearly subordinate to the principal use of the land
46 or building. With the exception of an accessory dwelling unit, an accessory building or structure is used by the
47 occupants of the principal building. (Ord. 1246 § 27, 2000).

- 1 **22.98.012 Accessory dwelling unit.**
2 “Accessory dwelling unit” means a second dwelling unit added to a single-family detached dwelling or created
3 within and on the same lot as a single-family detached dwelling unit, which is designed as a completely independent
4 unit which provides for living, sleeping, cooking and sanitation. (Ord. 1246 § 27, 2000).
- 5 **22.98.015 Accessory use.**
6 “Accessory use” means a use incidental, related and clearly subordinate to the principal use of a lot or main
7 building. An accessory use is only located on the same lot as a permitted principal use. (Ord. 1246 § 27, 2000).
- 8 **22.98.016 Adaptive management.**
9 “Adaptive management” relies on scientific methods to evaluate how well regulatory and nonregulatory actions
10 protect the critical area. An adaptive management program is a formal and deliberate scientific approach to taking
11 action and obtaining information in the face of uncertainty. (Ord. 1375 § 9, 2005).
- 12 **22.98.017 Adjacent.**
13 “Adjacent” means immediately adjoining (in contact with the boundary of the influence area) or within a distance
14 that is less than that needed to separate activities from critical areas to ensure protection of the functions and values
15 of the critical areas. “Adjacent” shall mean any activity or development located:
- 16 (a) On a site immediately adjoining a critical area;
17 (b) A distance equal to or less than the required critical area buffer width and building setback;
18 (c) A distance equal to or less than 800 feet from a bald eagle nest;
19 (d) A distance equal to or less than 300 feet upland from a stream, wetland, or water body;
20 (e) Bordering or within the floodway, floodplain, or channel migration zone; or
21 (f) A distance equal to or less than 200 feet from a critical aquifer recharge area. (Ord. 1375 § 9, 2005).
- 22 **22.98.018 Adult bathhouse.**
23 “Adult bathhouse” means a commercial bathhouse which excludes any person by virtue of age from all or any
24 portion of the premises. (Ord. 1246 § 27, 2000).
- 25 **22.98.021 Adult bookstore.**
26 “Adult bookstore” means a retail establishment in which:
- 27 (a) Thirty percent or more of the stock-in-trade consists of books, magazines, posters, pictures, periodicals, or other
28 printed materials distinguished by an emphasis on matter depicting, describing or relating to “specified sexual
29 activities” or “specified anatomical areas.”
30 (b) Any person is excluded by virtue of age from all or part of the premises generally held open to the public where
31 such materials are displayed or sold. (Ord. 1246 § 27, 2000).
- 32 **22.98.024 Adult cabaret.**
33 “Adult cabaret” means a commercial establishment that presents go-go dancers, strippers, male or female
34 impersonators, or similar types of entertainment and which excludes any person by virtue of age from all or any
35 portion of the premises. (Ord. 1246 § 27, 2000).
- 36 **22.98.027 Adult entertainment.**
37 “Adult entertainment” means:
- 38 (a) Any exhibition, performance or dance of any type conducted in a premises where such exhibition, performance
39 or dance involves a person who is unclothed or in such costume, attire or clothing as to expose any portion of the
40 nipple, the areola, or the lower half of the female breast or any portion of the pubic region, anus, buttocks, vulva or
41 genitals, or wearing any device or covering exposed to view which simulates the appearance of any portion of the

1 nipple, the areola, or the lower half of the female breast or any portion of the pubic region, anus, buttocks, vulva or
2 genitals, or human male genitals in a discernibly turgid state, even if completely and opaquely covered; or

3 (b) Any exhibition, performance or dance of any type conducted in a premises where such exhibition, performance
4 or dance is distinguished or characterized by a predominant emphasis on the depiction, description, simulation or
5 relation to the following specified sexual activities:

6 (1) Human genitals in a state of sexual stimulation or arousal;

7 (2) Acts of human masturbation, sexual intercourse or sodomy;

8 (3) Fondling or other erotic touching of human genitals, pubic region, buttocks or female breast;

9 (c) Any exhibition, performance or dance intended to sexually stimulate any patron and conducted in a premises
10 where such exhibition, performance or dance is performed for, arranged with or engaged in with fewer than all
11 patrons on the premises at that time, with separate consideration paid, either directly or indirectly, for such
12 performance, exhibition or dance. For purposes of example and not limitation, such exhibitions, performances or
13 dances are commonly referred to as table dancing, couch dancing, taxi dancing, lap dancing, private dancing or
14 straddle dancing. (Ord. 1246 § 27, 2000).

15 **22.98.030 Adult entertainment establishment.**

16 “Adult entertainment establishment” means any commercial premises which is one of the following: adult motion
17 picture theater, adult drive-in theater, adult bookstore, adult cabaret, adult video store, adult retail store, adult
18 massage parlor, adult sauna parlor or adult bathhouse. (Ord. 1246 § 27, 2000).

19 **22.98.033 Adult family home.**

20 “Adult family home” means as defined in Chapter 70.128A RCW, Adult Family Homes, as amended: a regular
21 family abode in which a person or persons provide personal care, special care, room and board to more than one but
22 not more than six adults who are not related by blood or marriage to the person or persons providing the services.
23 An adult family home is considered a family group home as defined in FMC 22.98.273. (Ord. 1246 § 27, 2000).

24 **22.98.036 Adult live entertainment establishment.**

25 “Adult live entertainment establishment” means a commercial premises to which a member of the public is invited
26 or admitted and where an entertainer provides live adult entertainment to a member of the public on a regular basis
27 or as a substantial part of the premises activity. (Ord. 1246 § 27, 2000).

28 **22.98.039 Adult massage parlor.**

29 “Adult massage parlor” means a commercial establishment in which massage or other touching of the human body
30 is provided for a fee and which excludes any person by virtue of age from all or any portion of the premises. (Ord.
31 1246 § 27, 2000).

32 **22.98.042 Adult motion picture theater.**

33 “Adult motion picture theater” means a building, enclosure, or portion thereof, used for presenting material
34 distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual
35 activities” or “specified anatomical areas” for observation by the patrons therein. (Ord. 1246 § 27, 2000).

36 **22.98.045 Adult retail store.**

37 “Adult retail store” means a retail establishment in which 30 percent or more of the stock-in-trade consists of items,
38 products, or equipment distinguished or characterized by an emphasis on or a simulation of “specified sexual
39 activities” or “specified anatomical areas”, and/or any person is excluded by virtue of age from all or part of the
40 premises generally held open to the public where such items, products, or equipment are sold. (Ord. 1246 § 27,
41 2000).

42 **22.98.048 Adult sauna parlor.**

43 “Adult sauna parlor” means a commercial sauna establishment which excludes any person by virtue of age from all
44 or any portion of the premises. (Ord. 1246 § 27, 2000).

- 1 **22.98.051 Adult video store.**
2 “Adult video store” means a retail establishment in which 30 percent or more of the stock-in-trade consists of
3 prerecorded video tapes, discs, or similar material distinguished or characterized by an emphasis on matter
4 depicting, describing or relating to “specified sexual activities” or “specified anatomical areas”; and/or any person is
5 excluded by virtue of age from all or part of the premises generally held open to the public where such prerecorded
6 video tapes, disks, or similar material are displayed or sold. (Ord. 1246 § 27, 2000).
- 7 **22.98.052 Advance mitigation.**
8 “Advance mitigation” means mitigation of an anticipated critical area impact or hazard completed according to an
9 approved critical area report and prior to site development. (Ord 1375 § 9, 2005).
- 10 **22.98.053 Advertising copy.**
11 “Advertising copy” means any sign graphics, background colors, logos or trademarks that identify or promote the
12 sign user or any product or service; or that provides information about the sign user, the building or the products or
13 services available. (Ord. 1322 § 5, 2003).
- 14 **22.98.054 Alley.**
15 “Alley” means a public right-of-way or city-approved private way, providing secondary access to adjacent property,
16 which has less than 200 average daily trips and is no more than 30 feet in width. (Ord. 1246 § 27, 2000).
- 17 **22.98.057 Alteration.**
18 “Alteration” means any human-induced change in an existing condition of a critical area or its buffer. Alterations
19 include, but are not limited to, grading, filling, channelizing, dredging, clearing (vegetation), construction,
20 compaction, excavation, or any other activity that changes the character of the critical area. (Ord. 1375 § 10, 2005;
21 Ord. 1246 § 27, 2000).
- 22 **22.98.060 Amendment.**
23 “Amendment” means a change in the wording, context or substance of this title or the comprehensive plan; a change
24 in the official zoning map or comprehensive plan map; or a change to a condition of approval or modification of a
25 permit or plans reviewed or approved by the director, hearing examiner, planning commission, or city council. (Ord.
26 1638 § 65, 2019; Ord. 1246 § 27, 2000).
- 27 **22.98.062 Anadromous fish.**
28 “Anadromous fish” means fish that spawn and rear in freshwater and mature in the marine environment. While
29 Pacific salmon die after their first spawning, adult char (bull trout) can live for many years, moving in and out of
30 saltwater and spawning each year. The life history of Pacific salmon and char contains critical periods of time when
31 these fish are more susceptible to environmental and physical damage than at other times. The life history of salmon,
32 for example, contains the following stages: upstream migration of adults, spawning, intergravel incubation, rearing,
33 smoltification (the time period needed for juveniles to adjust their body functions to live in the marine environment),
34 downstream migration, and ocean rearing to adults. (Ord 1375 § 9, 2005).
- 35 **22.98.063 Antenna.**
36 “Antenna” means any exterior apparatus designed for telephonic, radio, data, Internet, or television communication
37 through the sending and/or receiving of electromagnetic waves, and includes equipment attached to a tower or
38 building for the purpose of providing personal wireless services, including unlicensed wireless telecommunications
39 services, wireless telecommunications services utilizing frequencies authorized by the Federal Communications
40 Commission for cellular, enhanced specialized mobile radio and personal communications services,
41 telecommunications services, and its attendant base station. (Ord. 1246 § 27, 2000).
- 42 **22.98.066 Antenna height.**
43 “Antenna height” means the vertical distance measured from the base of the antenna support structure at grade to the
44 highest point of the structure even if said highest point is an antenna. Measurement of tower height shall include
45 antenna, base pad, and other appurtenances and shall be measured from the finished grade of the parcel. If the
46 support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in
47 calculating the antenna height. (Ord. 1246 § 27, 2000).

- 1 **22.98.069 Antenna support structure.**
2 “Antenna support structure” means any pole, telescoping mast, tower, tripod, or other structure which supports a
3 device used in the transmitting or receiving of radio frequency signals. (Ord. 1246 § 27, 2000).
- 4 **22.98.072 Applicant.**
5 “Applicant” means the person, party, firm, corporation, or other legal entity that proposes any activity. The applicant
6 is either the owner of the land on which the proposed activity would be located, a contract vendee, a lessee of the
7 land, the person who would actually control and direct the proposed activity, or the authorized agent of such a
8 person. (Ord. 1246 § 27, 2000).
- 9 **22.98.075 Antique.**
10 “Antique” means a work of art, piece of furniture or decorative object made at least 50 years ago and having a retail
11 value greater than \$75.00. (Ord. 1246 § 27, 2000).
- 12 **22.98.078 Antique store.**
13 “Antique store” means a second-hand dealer in which at least 25 percent of the total retail value of the items for sale
14 are antiques as defined in FMC 22.98.075. See FMC 22.98.621, Second-hand store. (Ord. 1246 § 27, 2000).
- 15 **22.98.079 Aquifer.**
16 “Aquifer” means a geologic formation that contains sufficient saturated permeable material to conduct ground water
17 and to yield sufficient quantity of water to serve as a private or public water supply. (Ord. 1375 § 9, 2005).
- 18 **22.98.080 Aquifer, confined.**
19 “Aquifer, confined” means an aquifer bounded above and below by beds of distinctly lower permeability than that
20 of the aquifer itself and that contains ground water under sufficient pressure for the water to rise above the top of the
21 aquifer. (Ord. 1375 § 9, 2005).
- 22 **22.98.081 Aquifer recharge areas.**
23 “Aquifer recharge areas” means areas that, due to the presence of certain soils, geology, and surface water, act to
24 recharge ground water by percolation. (Ord. 1375 § 11, 2005; Ord. 1246 § 27, 2000).
- 25 **22.98.082 Aquifer, sole source.**
26 “Aquifer, sole source” means an area designated by the U.S. Environmental Protection Agency under the Safe
27 Drinking Water Act of 1974, Section 1424(e). The aquifer(s) must supply 50 percent or more of the drinking water
28 for an area without a sufficient replacement available. (Ord. 1375 § 9, 2005).
- 29 **22.98.083 Aquifer susceptibility.**
30 “Aquifer susceptibility” means the ease with which contaminants can move from the land surface to the aquifer
31 based solely on the types of surface and subsurface materials in the area. Susceptibility usually defines the rate at
32 which a contaminant will reach an aquifer unimpeded by chemical interactions with the vadose zone media. (Ord.
33 1375 § 9, 2005).
- 34 **22.98.084 Aquifer, unconfined.**
35 “Aquifer, unconfined” means an aquifer not bounded above by a bed of distinctly lower permeability than that of the
36 aquifer itself and containing ground water under pressure approximately equal to that of the atmosphere. This term
37 is synonymous with the term “water table aquifer.” (Ord. 1375 § 12, 2005; Ord. 1246 § 27, 2000).
- 38 **22.98.085 Area of shallow flooding.**
39 “Area of shallow flooding” means an area designated AO or AH zone on the flood insurance map(s). The base flood
40 depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable
41 and indeterminate; and velocity flow may be evident. AO is characterized as sheet flow and AH indicates ponding.
42 (Ord. 1375 § 9, 2005).
- 43 **22.98.087 Articulation.**
44 “Articulation” means the giving of emphasis to architectural elements such as windows, balconies, entries, etc., that
45 create a complementary pattern of rhythm, dividing large buildings into smaller identifiable pieces. Articulating a

- 1 building to divide up its mass and reduce its apparent size may be accomplished through facade modulation (see
2 FMC 22.98.456) and other design techniques. (Ord. 1246 § 27, 2000).
- 3 **22.98.090 Assisted living facility.**
4 “Assisted living facility” means any of the following:
- 5 (a) Congregate Care Facility. A building or complex of dwellings specifically designed for occupancy by senior
6 citizens which provides for shared use of facilities, such as kitchens, dining areas, and recreation areas. Such
7 complexes may also provide kitchens and dining space in individual dwelling units, and practical nursing care.
- 8 (b) Convalescent Home. Any home, place, institution or facility which provides convalescent or chronic care, or
9 both, for a period in excess of 24 consecutive hours for three or more patients not related by blood or marriage to the
10 operator, who by reason of illness or infirmity, are unable to properly care for themselves. A convalescent home
11 shall be licensed as a “nursing home” pursuant to Chapter 18.51 RCW.
- 12 (c) Hospice Care Center. A facility licensed under Chapter 70.41 RCW which provides for the emotional and
13 physical care of terminally ill patients. Such centers provide food, lodging, and palliative care on a 24-hour basis for
14 two or more people, unrelated to the center’s operator, who are in the latter stages of a disease expected to cause
15 death.
- 16 (d) Nursing Home. See convalescent home.
- 17 (e) Residential Care Facility. A facility that cares for at least five, but not more than 15 functionally disabled
18 persons, that is not licensed pursuant to Chapter 70.128 RCW.
- 19 (f) Residential Treatment Facility. A residential building that is licensed by the state to provide residential and
20 domiciliary care to five or more individuals, or to provide rehabilitative treatment or services to individuals.
21 Residential treatment facilities generally provide a limited term living arrangement for their residents in a family-
22 like setting. Such facilities also provide rehabilitative services other than basic living skills training, often intended
23 to provide residents with the future ability to live independently. Such facilities may provide medical treatment as an
24 integral part of a rehabilitative program.
- 25 (g) Rest Home. See congregate care facility. (Ord. 1246 § 27, 2000).
- 26 **22.98.091 Available capacity.**
27 “Available capacity” means capacity for a public facility that is currently available for use. (Ord. 1275 § 2, 2001).
- 28 **22.98.091.1 Barbeque.**
29 “Barbeque” means a cooking appliance that may be portable or permanent. (Ord. 1507 § 6, 2011).
- 30 **22.98.092 Base flood.**
31 “Base flood” means a flood event having a one percent chance of being equaled or exceeded in any given year, also
32 referred to as the 100-year flood. Designations of base flood areas on flood insurance map(s) always include the
33 letters A or V. (Ord. 1375 § 9, 2005).
- 34 **22.98.093 Basement.**
35 “Basement” means any area of the building having its floor below ground level on all sides, when used in the
36 context of a frequently flooded area. (Ord. 1375 § 13, 2005; Ord. 1246 § 27, 2000).
- 37 **22.98.094 Battery charging station.**
38 “Battery charging station” means an electrical component assembly or cluster of component assemblies designed
39 specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations
40 set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540. (Ord. 1509 § 14, 2011).
- 41 **22.98.094.1 Battery electric vehicle (BEV).**
42 “Battery electric vehicle (BEV)” means any vehicle that operates exclusively on electrical energy from an off-board
43 source that is stored in the vehicle’s batteries, and produces zero tailpipe emissions or pollution when stationary or
44 operating. (Ord. 1509 § 15, 2011).

- 1 **22.98.094.2 Battery exchange station.**
2 “Battery exchange station” means a fully automated facility that will enable an electric vehicle with a swappable
3 battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated
4 process, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.27 RCW and
5 consistent with rules adopted under RCW 19.27.540. (Ord. 1509 § 16, 2011).
- 6 **22.98.095 Best available science.**
7 “Best available science” means current scientific information used in the process to designate, protect, or restore
8 critical areas, which is derived from a valid scientific process as defined by WAC 365-195-900 through 365-195-
9 925. Sources of the best available science are included in Citations of Recommended Sources of Best Available
10 Science for Designating and Protecting Critical Areas published by the Washington State Department of
11 Community, Trade and Economic Development. (Ord. 1375 § 9, 2005).
- 12 **22.98.096 Best management practices (BMPs).**
13 “Best management practices (BMPs)” means conservation practices or systems of practices and management
14 measures that:
- 15 (a) Control soil loss and reduce water quality degradation caused by high concentrations of nutrients, animal waste,
16 toxics, and sediment;
- 17 (b) Minimize adverse impacts to surface water and ground water flow and circulation patterns and to the chemical,
18 physical, and biological characteristics of wetlands;
- 19 (c) Protect trees and vegetation designated to be retained during and following site construction and use native plant
20 species appropriate to the site for revegetation of disturbed areas; and
- 21 (d) Provide standards for proper use of chemical herbicides within critical areas. (Ord. 1375 § 14, 2005; Ord. 1246 §
22 27, 2000).
- 23 **22.98.097 Biodiversity.**
24 “Biodiversity” means the variety of animal and plant life and its ecological processes and interconnections –
25 represented by the richness of ecological systems and the life that depends on them, including human life and
26 economies. (Ord. 1375 § 9, 2005).
- 27 **22.98.099 Block.**
28 “Block” is a group of lots, tracts, or parcels within well defined and fixed boundaries. (Ord. 1246 § 27, 2000).
- 29 **22.98.100 Breakaway wall.**
30 “Breakaway wall” means a wall that is not part of the structural support of the building and is intended through its
31 design and construction to collapse under specific lateral loading forces, without causing damage to the elevated
32 portion of the building or supporting foundation system. (Ord. 1375 § 9, 2005).
- 33 **22.98.102 Buffer.**
34 “Buffer” means an area contiguous or adjacent to a critical area that provides a naturally vegetated zone surrounding
35 a critical area. A buffer provides for the continued maintenance, function, and structural stability of a critical area.
36 (Ord. 1246 § 27, 2000).
- 37 **22.98.105 Buildable area.**
38 “Buildable area” means the area of a lot remaining after the minimum yard and open space requirements of this title
39 have been met. (Ord. 1246 § 27, 2000).
- 40 **22.98.108 Building.**
41 “Building” means any structure having a roof supported by columns, posts, or walls for the shelter, housing, or
42 enclosure of any individual, animal, process, equipment, goods, or materials of any kind. (Ord. 1246 § 27, 2000).
- 43 **Building, accessory.**
44 See FMC 22.98.009, Accessory building or structure.

- 1 **22.98.111 Building, detached.**
2 “Building, detached” means a building surrounded by open space on the same lot. (Ord. 1246 § 27, 2000).
- 3 **22.98.114 Building envelope.**
4 “Building envelope” means the three-dimensional space within which a structure is permitted to be built on a lot and
5 that is defined by maximum height regulations and minimum yard setbacks. (Ord. 1246 § 27, 2000).
- 6 **22.98.114.1 Building elevation.**
7 “Building elevation” means the visible vertical plane of the side of a building from ground level to the roofline.
8 (Ord. 1598 § 29, 2017).
- 9 **22.98.114.2 Building facade.**
10 “Facade” means the elevation of a building extending from the ground level up to the bottom of the fascia on a
11 pitched roof building, and up to the top of the wall or parapet on a flat roof building. The area of a building facade
12 for purposes of calculating allowable wall signage includes the area of the windows and doors but excludes openings
13 that do not have solid coverings, such as breezeways, colonnades and gateways that extend through, or to the back
14 side of, the building. (Ord. 1598 § 30, 2017).
- 15 **22.98.114.3 Building fascia.**
16 “Building fascia” means any flat horizontal member or molding with little projection, or any relatively narrow
17 vertical surface (frieze) or board under a roof edge or which forms the outer surface of a cornice, visible to an
18 observer. (Ord. 1598 § 31, 2017).
- 19 **22.98.114.4 Building frontage.**
20 “Building frontage” means the ground floor horizontal distance of a building or portion thereof occupied by a tenant.
21 Building frontage shall only be measured along a ground floor wall that has a customer entrance that faces and has
22 access onto a public open space, such as a courtyard or plaza; or is adjacent to a public street, or adjacent to a
23 driveway or parking lot that serves that use. If any building frontage does not consist of one straight line, the
24 frontage of any offset portion shall be projected, for computation purposes, to the extension of the line of the most
25 forward face of the building. (Ord. 1598 § 32, 2017).
- 26 **22.98.117 Building height.**
27 “Building height” means the average vertical distance between the finished grade on each exterior wall and a
28 horizontal plane level with the highest point of the coping of a flat roof, the deck of a mansard roof, or the highest
29 ridge line of a pitched roof. The height of a stepped or terraced building is measured for each segment of the
30 building. (Ord. 1246 § 27, 2000).
- 31 **22.98.120 Building line.**
32 “Building line” means a line extending across that part of a building closest to, and fronting, the street. (Ord. 1417 §
33 12, 2006; Ord. 1246 § 27, 2000).
- 34 **22.98.123 Building, principal or main.**
35 “Building, principal or main” means a building devoted to the principal use of the lot on which it is situated; where a
36 permissible use involves more than one building or structure designed or used for the principal purpose, each such
37 permissible building on a lot shall be classified as a principal building. (Ord. 1246 § 27, 2000).
- 38 **22.98.126 Bulk regulations.**
39 “Bulk regulations” means standards and controls that establish the maximum size of buildings and structures on a lot
40 and the buildable area within which the building or structure can be located, including lot coverage, setbacks, height,
41 floor area ratio, and yard requirements. (Ord. 1246 § 27, 2000).
- 42 **22.98.126.1 Burn barrel.**
43 “Burn barrel” means a barrel or other container used to burn rubbish and other debris. (Ord. 1507 § 6, 2011).
- 44 **22.98.129 Business or commerce.**
45 “Business or commerce” means the purchase, sale or other transaction involving the handling or disposition of any
46 article, service, substance or commodity for livelihood or profit; or the management of office buildings, offices,

1 recreational or amusement enterprises; or the maintenance and use of buildings, offices, structures and premises by
2 professions and trades rendering services. See FMC 22.98.249, Establishment, business or commercial. (Ord. 1246 §
3 27, 2000).

4 **22.98.132 Caliper.**

5 “Caliper” means the diameter of tree trunk measured at 12 inches above soil level. This measurement is used when
6 sizing a tree for purchase and installation. (Ord. 1562 § 54, 2015; Ord. 1246 § 27, 2000).

7 **22.98.135 Camouflaged facility.**

8 “Camouflaged facility” means a personal wireless service facility that is disguised, hidden, or integrated with an
9 existing structure that is not a monopole or tower, or a personal wireless service facility that is placed within an
10 existing or proposed structure, or new structure, tower, or mount within trees so as to be significantly screened from
11 view. (Ord. 1246 § 27, 2000).

12 **22.98.138 Carport.**

13 “Carport” means a roofed structure providing space for the parking of motorized and nonmotorized vehicles and
14 enclosed on not more than three sides. (Ord. 1246 § 27, 2000).

15 **22.98.141 Cell site.**

16 “Cell site” means a tract or parcel of land that contains personal wireless service facilities including any antenna,
17 support structure, accessory buildings, and parking, and may include other uses associated with and ancillary to
18 personal wireless services. (Ord. 1246 § 27, 2000).

19 **22.98.142 Certificate of capacity.**

20 “Certificate of capacity” means a document issued by the city of Fircrest indicating the quantity of capacity for each
21 concurrency facility that has been reserved for a specific development project on a specific property. The document
22 may have conditions and an expiration date associated with it. (Ord. 1275 § 2, 2001).

23 **22.98.143 Channel migration zone (CMZ).**

24 “Channel migration zone (CMZ)” means the lateral extent of likely movement along a stream or river during the
25 next 100 years as determined by evidence of active stream channel movement over the past 100 years. Evidence of
26 active movement over the 100-year time frame can be inferred from aerial photos or from specific channel and
27 valley bottom characteristics. The time span typically represents the time it takes to grow mature trees that can
28 provide functional large woody debris to streams. A CMZ is not typically present if the valley width is generally less
29 than two bankfull widths, if the stream or river is confined by terraces, no current or historical aerial photographic
30 evidence exists of significant channel movement, and there is no field evidence of secondary channels with recent
31 scour from stream flow or progressive bank erosion at meander bends. Areas separated from the active channel by
32 legally existing artificial channel constraints that limit bank erosion and channel avulsion without hydraulic
33 connections shall not be considered within the CMZ. (Ord. 1375 § 9, 2005).

34 **22.98.144 Character.**

35 “Character” means the distinctive features or attributes of buildings, uses and site design on adjacent properties and
36 in the vicinity, including but not limited to building facade, building length, building modulation, building height,
37 building location, roof form, building exterior finish materials, tree cover, types of flora, location of landscaping,
38 size and location of signs, setbacks, amount of parking, location of parking, fencing type, fencing height, location of
39 fencing, and intensity of uses. (Ord. 1246 § 27, 2000).

40 **22.98.145 Charging levels.**

41 “Charging levels” means the standardized indicators of electrical force, or voltage, at which an electric vehicle’s
42 battery is recharged. The terms 1, 2, and 3 are the most common EV charging levels, and include the following
43 specifications:

44 (a) Level 1 is considered slow charging.

45 (b) Level 2 is considered medium charging.

46 (c) Level 3 is considered fast or rapid charging. (Ord. 1509 § 17, 2011).

- 1 **22.98.147 Child day-care center.**
2 “Child day-care center” means a facility licensed by the state providing regularly scheduled care for a group of 13 or
3 more children within one month of age through 12 years of age range exclusively for periods less than 24 hours.
4 (Ord. 1246 § 27, 2000).
- 5 **22.98.148 City engineer.**
6 “City engineer” means the city engineer of the city of Fircrest or person appointed by the city manager to act in such
7 a role. (Ord. 1575 § 21, 2016).
- 8 **22.98.150 Clearing.**
9 “Clearing” means the destruction, disturbance or removal of logs, scrub-shrub, stumps, trees or any vegetative
10 material by burning, chemical, mechanical or other means. (Ord. 1246 § 27, 2000).
- 11 **22.98.153 Compensation.**
12 “Compensation” means replacement by creation, enhancement, or restoration of critical areas or buffers equivalent
13 in size, function and value to the one being altered or lost from development. (Ord. 1246 § 27, 2000).
- 14 **22.98.154 Compensation project.**
15 “Compensation project” means actions necessary to replace project-induced critical area and buffer losses, including
16 land acquisition, planning, construction plans, monitoring, and contingency actions. (Ord. 1375 § 9, 2005).
- 17 **22.98.155 Compensatory mitigation.**
18 “Compensatory mitigation” means replacing project-induced losses or impacts to a critical area, and includes, but is
19 not limited to, the following:
- 20 Restoration – Actions performed to reestablish wetland functional characteristics and processes that have been lost
21 by alterations, activities, or catastrophic events within an area that no longer meets the definition of a wetland.
- 22 Creation – Actions performed to intentionally establish a wetland at a site where it did not formerly exist.
- 23 Enhancement – Actions performed to improve the condition of existing degraded wetlands so that the functions they
24 provide are of a higher quality.
- 25 Preservation – Actions taken to ensure the permanent protection of existing, high-quality wetlands. (Ord. 1375 § 9,
26 2005).
- 27 **22.98.156 Club.**
28 “Club” means an association of persons for some common purpose, including social, civic, charitable, or
29 recreational activities, operated by a private nonprofit institution or organization, but excluding groups organized
30 primarily to render a service which is customarily carried on by a business. (Ord. 1246 § 27, 2000).
- 31 **22.98.159 Co-location.**
32 “Co-location” means the use of a personal wireless service facility or cell site by more than one personal wireless
33 service provider. (Ord. 1246 § 27, 2000).
- 34 **22.98.160 Concurrency facilities.**
35 “Concurrency facilities” means facilities for which concurrency is required in accordance with the provisions of
36 Chapter 22.12 FMC. (Ord. 1275 § 2, 2001).
- 37 **22.98.161 Concurrency test.**
38 “Concurrency test” means the comparison of an applicant’s impact on all public facilities to the capacity including
39 available and planned capacity of the facilities. (Ord. 1275 § 2, 2001).
- 40 **22.98.162 Conditional use.**
41 “Conditional use” means a use identified within the zoning district regulations of this title, that because of size,
42 location with respect to surroundings, equipment, unique characteristics and effects and/or demands on public
43 facilities, requires a special degree of control in order to ensure compatibility with the vicinity. (Ord. 1246 § 27,
44 2000).

- 1 **22.98.165 Conditional use permit.**
2 “Conditional use permit” means the documented evidence of authority granted by the hearing examiner in
3 accordance with Chapter 22.68 FMC to establish a conditional use at a specific location. (Ord. 1638 § 66, 2019;
4 Ord. 1246 § 27, 2000).
- 5
- 6 **22.98.166 Conservation easement.**
7 “Conservation easement” means a legal agreement that the property owner enters into to restrict uses of the land.
8 Such restrictions can include, but are not limited to, passive recreation uses such as trails or scientific uses and
9 fences or other barriers to protect habitat. The easement is recorded on a property deed, runs with the land, and is
10 legally binding on all present and future owners of the property, therefore providing permanent or long-term
11 protection. (Ord. 1375 § 9, 2005).
- 12 **22.98.168 Correctional group home.**
13 “Correctional group home” means a dwelling structure consisting of more than one adult within a halfway-house,
14 pre-release, training-release, work-release or other similar program under the supervision of a local, state or federal
15 criminal justice system. Additionally, the dwelling structure is operated or contracted by a local, state or federal
16 criminal justice system. A correctional group home includes staff who supervise the residents. A correctional facility
17 which consists solely of individuals below the age of 18 under the supervision of a local, state or federal criminal
18 justice system and correctional staff shall be classified as a family group home and not a correctional group home.
19 (Ord. 1246 § 27, 2000).
- 20 **22.98.169 Cottage Housing**
21 Cottage housing" means residential units on a lot with a common open space that either: (a) Is owned in common; or
22 (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot
23 size as open space.
- 24 **22.98.170 Courtyard Apartment**
25 "Courtyard apartment" means attached dwelling units arranged on two or three side of a yard or court.
26
- 27 **22.98.171 Covenant.**
28 “Covenant” means a restriction or condition placed upon the use of property by private instrument recorded by the
29 Pierce County Auditor. (Ord. 1246 § 27, 2000).
- 30 **22.98.174 COW.**
31 “COW” means an acronym for “cell on wheels,” an antenna as defined in FMC 22.98.063, which is portable. (Ord.
32 1246 § 27, 2000).
- 33 **22.98.177 Creation.**
34 “Creation” means bringing a wetland, stream corridor, fish and wildlife habitat, or other critical area, when possible,
35 into existence at a site in which the critical area did not formerly exist. (Ord. 1246 § 27, 2000).
- 36 **22.98.179 Critical aquifer recharge area.**
37 “Critical aquifer recharge area” means areas designated by WAC 365-190-080(2) that are determined to have a
38 critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2). (Ord. 1375 § 9,
39 2005).
- 40 **22.98.180 Critical area inventory maps.**
41 “Critical area inventory maps” means those maps and documents housed by the department which contain
42 information on the general location of critical areas. (Ord. 1246 § 27, 2000).
- 43 **22.98.183 Critical areas.**
44 “Critical areas” includes the following areas and ecosystems:
45 (a) Wetlands;

- 1 (b) Aquifer recharge areas;
- 2 (c) Fish and wildlife habitats;
- 3 (d) Frequently flooded areas; and
- 4 (e) Geologically hazardous areas. (Ord. 1246 § 27, 2000).

5 **22.98.184 Critical area tract.**

6 “Critical area tract” means land held in private ownership and retained in an open condition in perpetuity for the
7 protection of critical areas. Lands within this type of dedication may include, but are not limited to, portions and
8 combinations of forest habitats, grasslands, shrub steppe, on-site watersheds, 100-year floodplains, shorelines or
9 shorelines of statewide significance, riparian areas, and wetlands. (Ord. 1375 § 9, 2005).

10 **22.98.185 Critical facility.**

11 “Critical facility” means a facility for which even a slight chance of flooding, inundation, or impact from a hazard
12 event might be too great. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, police,
13 fire and emergency response installations, and installations that produce, use, or store hazardous materials or
14 hazardous waste. (Ord. 1375 § 9, 2005).

15 **22.98.185.1 Critical root zone.**

16 “Critical root zone (CRZ)” means an area where a tree’s roots are located. This root zone is generally the area
17 surrounding a tree at a distance that is equal to a one-foot radius for every one inch DBH. The CRZ may extend
18 further from a tree depending on tree species, age, soil type and other factors. (Ord. 1562 § 55, 2015).

19 **22.98.186 Critical species.**

20 “Critical species” means all animal and plant species listed by the state or federal government as threatened or
21 endangered. (Ord. 1375 § 15, 2005; Ord. 1246 § 27, 2000).

22 **22.98.188 Cumulative impacts or effects.**

23 “Cumulative impacts or effects” means the combined, incremental effects of human activity on ecological or critical
24 areas functions and values. Cumulative impacts result when the effects of an action are added to or interact with
25 other effects in a particular place and within a particular time. (Ord. 1375 § 9, 2005).

26 **22.98.189 Curb level.**

27 “Curb level” for any building means the level of the established curb in front of such building measured at the center
28 of such front. Where no curb elevation has been established, the mean elevation of the finished lot grade
29 immediately adjacent to a building shall be considered the curb level. (Ord. 1246 § 27, 2000).

30 **22.98.192 Dedication.**

31 “Dedication” is the transfer of property by the owner to another party for a specific use such as roads, utilities and
32 open space. A dedication is conveyed by written instrument and is completed with an acceptance. (Ord. 1246 § 27,
33 2000).

34 **22.98.192.1 Design review, Administrative**

35 “Administrative design review” means a development permit process whereby an application is reviewed, approved,
36 or denied by the director or the director's designee based solely on objective design and development standards
37 without a public predecision hearing, unless such review is otherwise required by state or federal law, or the
38 structure is a designated landmark or historic district established under a local preservation ordinance. FMC 22.66
39 describes the process for administrative design review.

40 **22.98.193 Developable area.**

41 “Developable area” means a site or portion of a site that may be utilized as the location of development. (Ord. 1375
42 § 9, 2005).

43 **22.98.194 Development.**

44 “Development” means any activity upon the land consisting of construction or alteration of structures, earth
45 movement, dredging, dumping, grading, filling, mining, removal of any sand, gravel, or minerals, driving of piles,

1 drilling operations, bulkheading, clearing of vegetation, or other land disturbance. Development includes the storage
2 or use of equipment or materials inconsistent with the existing use. Development also includes approvals issued by
3 the city that binds land to specific patterns of use, including, but not limited to, subdivisions, short subdivisions,
4 zone changes, conditional use permits, and binding site plans. When used in the context of critical areas regulations,
5 development activity does not include the following activities:

6 (a) Interior building improvements.

7 (b) Exterior structure maintenance activities, including painting and roofing.

8 (c) Routine landscape maintenance of established, ornamental landscaping, such as lawn mowing, pruning, and
9 weeding.

10 (d) Maintenance of the following existing facilities that does not expand the affected area: septic tanks (routine
11 cleaning); wells; individual utility service connections; and individual cemetery plots in established and approved
12 cemeteries. (Ord. 1375 § 16, 2005; Ord. 1275 § 2, 2001).

13 **22.98.195 Development permit.**

14 “Development permit” means a building permit or project permit as classified in FMC 22.05.003. (Ord. 1275 § 3,
15 2001; Ord. 1246 § 27, 2000).

16 **22.98.196 Development permit, final.**

17 “Development permit, final” means a building permit or any other development permit that results in an immediate
18 and continuing impact on public facilities. (Ord. 1275 § 2, 2001).

19 **22.98.197 Development permit, preliminary.**

20 “Development permit, preliminary” means a preliminary site plan, preliminary development plan, preliminary plat
21 or conditional use permit. (Ord. 1275 § 2, 2001).

22 **22.98.197.1 Diameter at breast height.**

23 “Diameter at breast height (DBH)” means the diameter of a tree trunk in inches at four and one-half feet above the
24 ground. On multistemmed or multitrunked trees, the diameter shall be the diameter equivalent to the sum of trunk
25 areas measured at four and one-half feet above ground. This measurement is used when sizing a mature tree. (Ord.
26 1562 § 56, 2015).

27 **22.98.198 Director.**

28 “Director” means the planning/building director of the city of Fircrest or person appointed by the city manager to act
29 in such a role. (Ord. 1562 § 57, 2015; Ord. 1246 § 27, 2000).

30 **22.98.201 Drip line.**

31 “Drip line” means an imaginary ground line around the perimeter of a tree that defines the outer limits of the tree
32 canopy, where precipitation falling from the branches of that tree lands on the ground. (Ord. 1246 § 27, 2000).

33 **22.98.204 Drive-thru.**

34 “Drive-thru” means a lane or window which is intended to serve customers who remain in their motor vehicles
35 during the business transactions, or which are designed in such a manner that customers must leave their
36 automobiles temporarily in a driving line located adjacent to the facility. (Ord. 1246 § 27, 2000).

37 **22.98.207 Dwelling.**

38 “Dwelling” means a building or portion thereof designed exclusively for human habitation; including, single-family,
39 duplex, and multifamily dwellings, accessory dwellings, modular homes, designated manufactured homes, but not
40 including hotel or motel units having no kitchens. (Ord. 1246 § 27, 2000).

41 **22.98.210 Dwelling, duplex.**

42 “Dwelling, duplex” means a building designed exclusively for occupancy by two families living separately from
43 each other and containing two dwelling units. A single-family dwelling which includes an accessory dwelling unit is
44 not classified as a duplex dwelling. (Ord. 1246 § 27, 2000).

- 1 **22.98.213 Dwelling, multifamily.**
2 “Dwelling, multifamily” means a building designed exclusively for occupancy by three or more families living
3 separately from each other and containing three or more dwelling units. (Ord. 1246 § 27, 2000).
- 4 **22.98.216 Dwelling, single-family.**
5 “Dwelling, single-family” means a detached building designed exclusively for occupancy by one family and
6 containing one dwelling unit. Includes family group homes and manufactured homes, as defined in FMC 22.98.273
7 and 22.98.438 respectively, but excludes manufactured homes which are not designated. (Ord. 1246 § 27, 2000).
- 8 **22.98.219 Dwelling unit.**
9 “Dwelling unit” means one or more rooms designed for or occupied by one family for sleeping and living purposes
10 and containing kitchen, sleeping and sanitary facilities for use solely by one family. All rooms comprising a
11 dwelling unit shall have access through an interior door to other parts of the dwelling unit. Includes apartments,
12 hotel rooms available on a month-to-month basis with kitchen facilities, designated manufactured and group homes,
13 but excludes recreational vehicles. (Ord. 1246 § 27, 2000).
- 14 **22.98.222 Early notice.**
15 “Early notice” means the city’s written response to an applicant stating whether it considers issuance of a SEPA
16 determination of significance likely for the applicant’s proposal. (Ord. 1246 § 27, 2000).
- 17 **22.98.225 Ecosystem.**
18 “Ecosystem” means the system of interrelationships within and between a biological community and its physical
19 environment. (Ord. 1246 § 27, 2000).
- 20 **22.98.228 EIA.**
21 “EIA” is an acronym for the Electronics Industry Association. (Ord. 1246 § 27, 2000).
- 22 **22.98.228.1 Electric scooters and motorcycles.**
23 “Electric scooters and motorcycles” means any two-wheel vehicle that operates exclusively on electrical energy
24 from an off-board source that is stored in the vehicle’s batteries and produces zero emissions or pollution when
25 stationary or operating. (Ord. 1509 § 18, 2011).
- 26 **22.98.228.2 Electric vehicle.**
27 “Electric vehicle” means any vehicle that operates, either partially or exclusively, on electrical energy from the grid,
28 or an off-board source, that is stored on-board for motive purpose. “Electric vehicle” includes: (a) a battery electric
29 vehicle; (b) a plug-in hybrid electric vehicle; (c) a neighborhood electric vehicle; and (d) a medium-speed electric
30 vehicle. (Ord. 1509 § 19, 2011).
- 31 **22.98.228.3 Electric vehicle charging stations.**
32 “Electric vehicle charging stations” means a public or private parking space located together with battery charging
33 station equipment that has as its purpose the transfer of electric energy (by conductive or inductive means) to a
34 battery or other storage device in an electric vehicle. (Ord. 1509 § 20, 2011).
- 35 **22.98.229 Elevated building.**
36 “Elevated building” means a building that has no basement and its lowest elevated floor is raised above ground level
37 by foundation walls, shear walls, posts, piers, pilings, or columns. (Ord. 1375 § 9, 2005).
- 38 **22.98.229.1 Eligible facilities request.**
39 “Eligible facilities request” means any request for facility modification of an existing wireless tower or base station
40 that involves:
- 41 (a) Co-location of new transmission equipment;
42 (b) Removal of transmission equipment; or
43 (c) Replacement of transmission equipment. (Ord. 1667 § 47, 2020).

- 1 **22.98.230 Emergent wetland.**
2 “Emergent wetland” means a wetland with at least 30 percent of the surface area covered by erect, rooted,
3 herbaceous vegetation extending above the water surface as the uppermost vegetative strata. (Ord. 1375 § 9, 2005).
- 4 **22.98.231 Enhancement.**
5 “Enhancement” means the actions performed to improve the condition of existing wetlands and/or buffers so that the
6 functions they provide are of a higher quality (e.g., increasing plant diversity, increasing wildlife habitat, installing
7 environmentally compatible erosion controls, removing nonindigenous plant or animal species, removing fill
8 material or garbage). (Ord. 1246 § 27, 2000).
- 9 **22.98.234 Equipment enclosure.**
10 As used in Chapter 22.24 FMC, “equipment enclosure” means a structure, shelter, cabinet, or vault used to house
11 and protect the electronic equipment necessary for processing wireless communication signals. Associated
12 equipment may include air conditioning, backup power supplies and emergency generators. (Ord. 1246 § 27, 2000).
- 13 **22.98.237 Erosion.**
14 “Erosion” means the wearing away of earth’s surface as a result of movement of wind, water, ice. (Ord. 1246 § 27,
15 2000).
- 16 **22.98.240 Erosion hazard areas.**
17 “Erosion hazard areas” means at least those areas identified by the U.S. Department of Agriculture National
18 Resources Conservation Service as having a “severe” rill and inter-rill erosion hazard. (Ord. 1375 § 17, 2005; Ord.
19 1246 § 27, 2000).
- 20 **22.98.243 Escort agency.**
21 “Escort agency” means a person or business association who furnishes, offers to furnish, or advertises to furnish
22 escorts as one of its primary business purposes for a fee, tip or other consideration. (Ord. 1246 § 27, 2000).
- 23 **22.98.246 Essential public facilities.**
24 “Essential public facilities” means those facilities that are typically difficult to site, such as airports, state education
25 facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling
26 facilities and inpatient facilities including substance abuse facilities, mental health facilities and group homes. (Ord.
27 1246 § 27, 2000).
- 28 **22.98.249 Establishment, business or commercial.**
29 “Establishment, business or commercial” means a place of business carrying on operations, the ownership and
30 management of which are separate and distinct from those of any other place of business located on the same lot and
31 where direct access to each “business or commercial establishment” is separate and distinct from direct access to any
32 other business or commercial establishment. (Ord. 1246 § 27, 2000).
- 33 **22.98.252 Excavation.**
34 “Excavation” means the mechanical removal of earth material. (Ord. 1246 § 27, 2000).
- 35 **22.98.255 Existing and ongoing agricultural activities.**
36 “Existing and ongoing agricultural activities” means those activities conducted on lands defined in RCW
37 84.34.020(2), and those activities involved in the production of crops and livestock, including but not limited to
38 operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between
39 agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or
40 improved areas. Activities which bring an area into agricultural use are not part of an ongoing activity. An operation
41 ceases to be ongoing when the area on which it was conducted has been converted to a nonagricultural use or has
42 lain idle both more than five years and so long that modifications to the hydrological regime are necessary to resume
43 operations, unless the idle land is registered in a federal or state soils conservation program. For the purposes of this
44 definition, if a large lot subdivision or other subdivision of land results in the creation of one or more lots five acres
45 or larger, any such lot of five or more acres shall not be considered to be converted to a nonagricultural use. Forest
46 practices are not included in this definition. (Ord. 1246 § 27, 2000).

- 1 **22.98.257 Exotic.**
2 “Exotic” means any species of plants or animals which are foreign to the planning area. (Ord. 1375 § 9, 2005).
- 3 **22.98.258 Extirpation.**
4 “Extirpation” means the elimination of a species from a portion of its original geographic range. (Ord. 1246 § 27,
5 2000).
- 6 **22.98.261 FAA.**
7 “FAA” is an acronym for the Federal Aviation Administration. (Ord. 1246 § 27, 2000).
- 8 **22.98.264 FCC.**
9 “FCC” is an acronym for the Federal Communications Commission. (Ord. 1246 § 27, 2000).
- 10 **22.98.265 Facility and service provider.**
11 As used in Chapter 22.12 FMC, “facility and service provider” means the department, district, or agency responsible
12 for providing a specific concurrency facility. Examples include, but are not limited to the city of Fircrest, Pierce
13 Transit, Tacoma School District, and University Place School District. (Ord. 1275 § 2, 2001).
- 14 **22.98.266 Facility modification.**
15 “Facility modification” means any modification of an existing wireless tower or base station that does not
16 substantially change the physical dimensions of such tower or base station. (Ord. 1667 § 48, 2020).
- 17 **22.98.267 Family.**
18 “Family” means an individual, individuals related by blood, marriage, or adoption, up to and including six
19 individuals who are not related by blood, marriage, or adoption, residing in a single-family dwelling unit (including
20 family group home), individuals with a handicap as defined in the Federal Fair Housing Amendments Act of 1988
21 (42 USCS Section 3602) as amended and residing in a group home or children residing in a group home. (Ord. 1246
22 § 27, 2000).
- 23 **22.98.270 Family day-care facility.**
24 “Family day-care facility” means a facility licensed by the state carried on in the family residence of the licensee
25 providing regularly scheduled care for 12 or fewer children, including children who reside at the family residence,
26 within a birth through 11 years of age range exclusively, for periods of less than 24 hours. (Ord. 1246 § 27, 2000).
- 27 **22.98.273 Family group home.**
28 “Family group home” means a dwelling unit consisting of individuals with a handicap as defined in the Federal Fair
29 Housing Amendments Act of 1988 (42 USCS Section 3602) as amended, or children under the legal custody of an
30 institution or an adult and any necessary staff for the care of individuals mentioned herein. An adult family home as
31 defined in FMC 22.98.033 is a family group home. (Ord. 1246 § 27, 2000).
- 32 **22.98.276 Fence.**
33 “Fence” means a wall or barrier for the purpose of enclosing space, separating property, reducing noise and/or visual
34 impacts, and composed of bricks, concrete, masonry blocks, or posts connected by boards, rails, panels, or wire. The
35 term fence does not include retaining wall. (Ord. 1246 § 27, 2000).
- 36 **22.98.279 Fenestration.**
37 “Fenestration” means window treatment in a building or building facade. (Ord. 1246 § 27, 2000).
- 38 **22.98.282 Fill.**
39 “Fill” means any material dumped or placed, by any means, from, to or on any soil or sediment surface including
40 temporary stockpiling of material. (Ord. 1246 § 27, 2000).
- 41 **22.98.284 Final plat.**
42 “Final plat” is the final drawing of the subdivision and dedication prepared for filing of record with the Pierce
43 County auditor, and containing all elements and requirements set forth in Chapter 22.21 FMC. (Ord. 1375 § 9,
44 2005).

- 1 **22.98.285 Fish and wildlife habitat conservation areas.**
2 “Fish and wildlife habitat conservation areas” means areas necessary for maintaining species in suitable habitats
3 within their natural geographic distribution so that isolated subpopulations are not created as designated by WAC
4 365-190-080(5). These areas include:
- 5 (a) Areas with which state or federally designated endangered, threatened, and sensitive species have a primary
6 association;
- 7 (b) Habitats of local importance, including but not limited to areas designated as priority habitat by the Washington
8 State Department of Fish and Wildlife;
- 9 (c) Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat,
10 including those artificial ponds intentionally created from dry areas in order to mitigate impacts to ponds;
- 11 (d) Waters of the state, including lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and
12 all other surface waters and watercourses within the jurisdiction of the state of Washington;
- 13 (e) Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity;
- 14 (f) State natural area preserves and natural resource conservation areas; and
- 15 (g) Land essential for preserving connections between habitat blocks and open spaces. (Ord. 1375 § 18, 2005; Ord.
16 1246 § 27, 2000).
- 17 **22.98.286 Fish habitat.**
18 “Fish habitat” means habitat that is used by fish at any life stage at any time of the year, including potential habitat
19 likely to be used by fish that could be recovered by restoration or management and includes off-channel habitat.
20 (Ord. 1375 § 9, 2005).
- 21 **22.98.286.1 Flag.**
22 “Flag” means a piece of cloth, attached to a staff, with distinctive colors, patterns or symbols, used as a national or
23 state symbol. (Ord. 1598 § 33, 2017).
- 24 **22.98.286.2 Flag canopy.**
25 “Flag canopy” means a line of flags, or a series of lines of flags, suspended above a site. (Ord. 1598 § 34, 2017).
- 26 **22.98.287 Flood or flooding.**
27 “Flood” or “flooding” means the general and temporary condition of partial or complete inundation of normally dry
28 land areas from the overflow of inland waters and/or the unusual and rapid accumulation of runoff of surface waters
29 from any source. (Ord. 1375 § 9, 2005).
- 30 **22.98.288 Flood insurance map.**
31 “Flood insurance map” means the official map on which the Federal Insurance Administration has delineated the
32 areas of special flood hazards and included the risk premium zones applicable to the community. Also known as
33 “flood insurance rate map” or “FIRM.” (Ord. 1375 § 19, 2005; Ord. 1246 § 27, 2000).
- 34 **22.98.289 Flood insurance study.**
35 “Flood insurance study” means the official report provided by the Federal Insurance Administration that includes
36 flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood. (Ord. 1375 §
37 9, 2005).
- 38 **22.98.290 Floodplain.**
39 “Floodplain” means the total land area adjoining a river, stream, watercourse, or lake subject to inundation by the
40 base flood. (Ord. 1375 § 9, 2005).
- 41 **22.98.291 Flood protection elevation.**
42 “Flood protection elevation” means the elevation that is two feet above the base flood elevation. (Ord. 1375 § 20,
43 2005; Ord. 1246 § 27, 2000).

- 1 **22.98.292 Flood-resistant material.**
2 “Flood-resistant material” means materials designed to be resistant to the impacts associated with flooding and
3 defined and described in detail in the Federal Emergency Management Agency’s Technical Bulletin No. 2-93, 1993,
4 and FEMA publication FEMA-348, Protecting Building Utilities from Flood Damage. (Ord. 1375 § 9, 2005).
- 5 **22.98.293 Floodway.**
6 “Floodway” means the channel of a river or other watercourse and the adjacent land area that must be reserved in
7 order to discharge the base flood without cumulatively increasing the surface water elevation more than two feet.
8 Also known as the “zero rise floodway.” (Ord. 1375 § 9, 2005).
- 9 **22.98.294 Floor area, gross.**
10 “Floor area, gross” means the sum of the gross horizontal areas of the floor(s) of a building or portion thereof,
11 measured from the exterior face of exterior walls and from the centerline of walls dividing uses or establishments.
12 Gross floor area includes basement space, elevator shafts and stairwells at each floor, mechanical equipment rooms
13 or attic space with headroom of 7.5 feet or more, penthouse floors, interior balconies and mezzanines, enclosed
14 porches and malls. Gross floor area shall not include accessory water tanks and cooling towers, mechanical
15 equipment or attic spaces with headroom of less than 7.5 feet, exterior steps or stairs, terraces, breeze ways and open
16 space. (Ord. 1375 § 21, 2005; Ord. 1246 § 27, 2000).
- 17 **22.98.295 Forested wetland.**
18 “Forested wetland” means a wetland with at least 30 percent of the surface area covered by woody vegetation
19 greater than 20 feet in height that is at least partially rooted within the wetland. (Ord. 1375 § 9, 2005).
- 20 **22.98.296 Formation.**
21 “Formation” means an assemblage of earth materials grouped together into a unit that is convenient for description
22 or mapping. (Ord. 1375 § 9, 2005).
- 23 **22.98.297 Formation, confining.**
24 “Formation, confining” means the relatively impermeable formation immediately overlying a confined aquifer.
25 (Ord. 1375 § 21(2), 2005; Ord. 1322 § 6, 2003; Ord. 1246 § 27, 2000).
- 26 **22.98.298 Frequently flooded areas.**
27 “Frequently flooded areas” means lands in the floodplain subject to a one percent or greater chance of flooding in
28 any given year and those lands that provide important flood storage, conveyance, and attenuation functions, as
29 determined by the director in accordance with WAC 365-190-080(3). Frequently flooded areas perform important
30 hydrologic functions and may present a risk to persons and property. Classifications of frequently flooded areas
31 include, at a minimum, the 100-year floodplain designations of the Federal Emergency Management Agency and the
32 National Flood Insurance Program. (Ord. 1375 § 9, 2005).
- 33 **22.98.299 Frontage.**
34 “Frontage” means the property line of an individual lot, tract or parcel that abuts a public or private street right-of-
35 way, excluding alleys and private driveways. The number of frontages on a lot is the same as the number of public
36 or private street rights-of-way that the lot abuts. (Ord. 1598 § 35, 2017; Ord. 1375 § 9, 2005).
- 37 **22.98.300 Functions and values.**
38 “Functions and values” means the beneficial roles served by critical areas including, but not limited to, water quality
39 protection and enhancement; fish and wildlife habitat; food chain support; flood storage, conveyance and
40 attenuation; ground water recharge and discharge; erosion control; protection from hazards; historical,
41 archaeological, and aesthetic value protection; educational opportunities; and recreation. (Ord. 1375 § 22, 2005;
42 Ord. 1246 § 27, 2000).
- 43 **22.98.303 Garage, private.**
44 “Garage, private” means an accessory building or an accessory portion of the main building, enclosed on not less
45 than three sides and designed and primarily used for the shelter or storage of vehicles, including boats. (Ord. 1246 §
46 27, 2000).

- 1 **22.98.306 Garage, side entry.**
2 “Garage, side entry” means a private garage where the sole vehicular garage door or opening is perpendicular to the
3 lot line used for vehicular access. (Ord. 1246 § 27, 2000).
- 4 **22.98.309 Geologically hazardous areas.**
5 “Geologically hazardous areas” means areas that may not be suited to development consistent with public health,
6 safety, or environmental standards, because of their susceptibility to erosion, sliding, earthquake, or other geological
7 events as designated by WAC 365-190-080(4). Types of geologically hazardous areas include: erosion, landslide
8 and seismic hazards. (Ord. 1375 § 23, 2005; Ord. 1246 § 27, 2000).
- 9 **22.98.312 Geologist.**
10 “Geologist” means a person who has earned a bachelor’s degree in geology and has at least one year of professional
11 experience as a practicing geologist. (Ord. 1246 § 27, 2000).
- 12 **22.98.315 Geotechnical engineer.**
13 “Geotechnical engineer” means a practicing, geotechnical civil engineer licensed as a professional civil engineer
14 with the state of Washington with at least four years’ experience in landslide evaluation, soils and soils hydrology.
15 (Ord. 1246 § 27, 2000).
- 16 **22.98.318 Governing authority.**
17 “Governing authority” means the city council of the city of Fircrest. (Ord. 1246 § 27, 2000).
- 18 **22.98.321 Grade, finished.**
19 “Grade, finished” means the finished elevation of the ground level after development, measured at a horizontal
20 distance of five feet from a building foundation wall. (Ord. 1246 § 27, 2000).
- 21 **22.98.322 Grade, natural.**
22 “Grade, natural” means the topographic condition or elevation of a site or portion of a site over the past five years,
23 or the finished grade of an approved site development plan. Changes to grade or elevation resulting from fill,
24 mounding or berming within five years preceding any requested permit other than a site development plan shall not
25 be considered natural grade for permitting purposes. (Ord. 1598 § 36, 2017).
- 26 **22.98.324 Grading.**
27 “Grading” means clearing of trees, brush, scrubs or grass or excavating, filling or leveling of surface contours. (Ord.
28 1246 § 27, 2000).
- 29 **22.98.325 Groundcover.**
30 “Groundcover” means low growing vegetative materials with a mounding or spreading manner of growth that
31 provide solid cover within three years after planting. (Ord. 1375 § 9, 2005).
- 32 **22.98.326 Ground water.**
33 “Ground water” means water in a saturated zone or stratum beneath the surface of land or a surface water body.
34 (Ord. 1375 § 9, 2005).
- 35 **22.98.327 Ground water management area.**
36 “Ground water management area” means a specific geographic area or subarea designated pursuant to Chapter 173-
37 100 WAC for which a ground water management program is required. (Ord. 1375 § 24, 2005; Ord. 1246 § 27,
38 2000).
- 39 **22.98.328 Ground water management program.**
40 “Ground water management program” means a comprehensive program designed to protect ground water quality, to
41 ensure ground water quantity, and to provide for efficient management of water resources while recognizing existing
42 ground water rights and meeting future needs consistent with local and state objectives, policies, and authorities
43 within a designated ground water management area or subarea and developed pursuant to Chapter 173-100 WAC.
44 (Ord. 1375 § 9, 2005).

- 1 **22.98.329 Ground water, perched.**
2 “Ground water, perched” means ground water in a saturated zone is separated from the underlying main body of
3 ground water by an unsaturated rock zone. (Ord. 1375 § 9, 2005).
- 4 **Group home, correctional.**
5 See FMC 22.98.168, Correctional group home.
- 6 **Group home, family.**
7 See FMC 22.98.273, Family group home.
- 8 **22.98.330 Habitat.**
9 “Habitat” means the specific area or environment in which a particular type of plant or animal lives. (Ord. 1246 §
10 27, 2000).
- 11 **22.98.331 Habitats of local importance.**
12 “Habitats of local importance” means areas that include a seasonal range or habitat element with which a given
13 species has a primary association, and which, if altered may reduce the likelihood that the species will maintain and
14 reproduce over the long-term. These might include areas of high relative density or species richness, breeding
15 habitat, winter range, and movement corridors. These might also include habitats that are of limited availability or
16 high vulnerability to alterations such as cliffs, talus, and wetlands. (WAC 365-190-030) (Ord. 1375 § 9, 2005).
- 17 **22.98.332 Halo illuminated.**
18 “Halo illuminated” means a light source placed behind totally opaque letter or symbol so that the light reflects off
19 the wall or background to which the letters or symbols are mounted rather than emanating through the letters or
20 symbols, creating a halo effect that leaves the letters or symbols viewable in silhouette form only. (Ord. 1598 § 37,
21 2017).
- 22 **22.98.333 Hazardous substance.**
23 “Hazardous substance” means any liquid, solid, gas, or sludge, including any material, substance, product,
24 commodity, or waste, regardless of quantity, that exhibits any of the characteristics or criteria of hazardous waste;
25 and including waste oil and petroleum products. (Ord. 1246 § 27, 2000).
- 26 **22.98.336 Hazardous waste.**
27 “Hazardous waste” means all dangerous waste and extremely hazardous waste as designated pursuant to Chapter
28 70.105 RCW and Chapter 173-303 WAC. (Ord. 1246 § 27, 2000).
- 29 **22.98.338 Hedge.**
30 “Hedge” means a row of small trees, shrubs, or other vegetation planted as a fence or boundary. (Ord. 1375 § 9,
31 2005).
- 32 **Height, building.**
33 See FMC 22.98.117, Building height.
- 34 **22.98.339 High intensity land use.**
35 “High intensity land use” means land uses that are associated with high levels of human disturbance or substantial
36 habitat impacts including, but not limited to, single-family and multifamily residential, commercial and industrial
37 land uses, when used in the context of critical areas regulations. (Ord. 1375 § 25, 2005; Ord. 1246 § 27, 2000).
- 38 **22.98.340 High quality wetlands.**
39 “High quality wetlands” means those wetlands that meet the following criteria:
- 40 (a) No, or isolated, human alteration of the wetland topography;
- 41 (b) No human-caused alteration of the hydrology or the wetland appears to have recovered from the alteration;
- 42 (c) Low cover and frequency of exotic plant species;

1 (d) Relatively little human-related disturbance of the native vegetation, or recovery from past disturbance;

2 (e) If the wetland system is degraded, it still contains a viable and high quality example of a native wetland
3 community; and

4 (f) No known major water quality problems. (Ord. 1375 § 9, 2005).

5 **22.98.341 Historic condition.**

6 “Historic condition” means a condition of the land, including, flora, fauna, soil, topography, and hydrology, that
7 existed before the area and vicinity were developed or altered by human activity. (Ord. 1375 § 9, 2005).

8 **22.98.342 Home occupation.**

9 “Home occupation” means any activity conducted for financial gain or profit in a dwelling unit, and which activity
10 is clearly incidental or secondary to the residential use of a dwelling unit or an associated accessory building. (Ord.
11 1246 § 27, 2000).

12 **22.98.345 Hotel.**

13 “Hotel” means a building or group of buildings in which there are five or more guest rooms where lodging with or
14 without meals is provided for compensation, and where no provision is made for cooking in any individual room or
15 suite. Motels and bed-and-breakfasts are considered hotels under this title. Hotels with guest rooms that contain
16 kitchen facilities shall be considered multifamily dwelling units subject to the provisions and requirements of this
17 title governing such units for the zone in which the establishment is located. (Ord. 1246 § 27, 2000).

18 **22.98.346 Hydraulic project approval (HPA).**

19 “Hydraulic project approval (HPA)” means a permit issued by the Washington State Department of Fish and
20 Wildlife for modifications to waters of the state in accordance with Chapter 75.20 RCW. (Ord. 1375 § 9, 2005).

21 **22.98.348 Hydric soil.**

22 “Hydric soil” means soil that is saturated, flooded or ponded long enough during the growing season to develop
23 anaerobic conditions in the upper portion. (Ord. 1246 § 27, 2000).

24 **22.98.350 Hydrologic soil groups.**

25 “Hydrologic soil groups” means soils grouped according to their runoff-producing characteristics under similar
26 storm and cover conditions. Properties that influence runoff potential are depth to seasonally high water table, intake
27 rate and permeability after prolonged wetting, and depth to a low permeable layer. Hydrologic soil groups are
28 normally used in equations that estimate runoff from rainfall, but can be used to estimate a rate of water
29 transmission in soil. There are four hydrologic soil groups:

30 Low runoff potential and a high rate of infiltration potential;

31 Moderate infiltration potential and a moderate rate of runoff potential;

32 Slow infiltration potential and a moderate to high rate of runoff potential; and

33 High runoff potential and very slow infiltration and water transmission rates. (Ord. 1375 § 9, 2005).

34 **22.98.351 Hydrophyte.**

35 “Hydrophyte” means an aquatic plant growing in water or on a substrate (hydric soil) that is at least periodically
36 deficient in oxygen where the saturated soil is too wet for most plants to survive. Examples of hydrophytes include
37 plants such as cattails, sedges, and bulrush. (Ord. 1246 § 27, 2000).

38 **22.98.352 Hyporheic zone.**

39 “Hyporheic zone” means the saturated zone located beneath and adjacent to streams that contains some portion of
40 surface waters, serves as a filter for nutrients, and maintains water quality. (Ord. 1375 § 9, 2005).

41 **22.98.354 Impervious surface.**

42 “Impervious surface” means a hard surface area that either prevents or retards the entry of water into the soil mantle
43 as under natural conditions prior to development or that causes water to run off the surface in greater quantities or at

- 1 an increased rate of flow from the flow present under natural conditions prior to development. Common impervious
2 surfaces include, but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas,
3 concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces which
4 similarly impede the natural infiltration of stormwater. (Ord. 1375 § 26, 2005; Ord. 1246 § 27, 2000).
- 5 **22.98.357 Impervious surface coverage.**
6 “Impervious surface coverage” means the area of a lot that is covered by impervious surfaces, measured by
7 percentage. (Ord. 1246 § 27, 2000).
- 8 **22.98.360 Impound.**
9 “Impound” means to take and hold a vehicle in legal custody. (Ord. 1246 § 27, 2000).
- 10 **22.98.363 Impound yard.**
11 “Impound yard” means any area or enclosure established and used solely and exclusively for the parking and storage
12 of impounded vehicles. (Ord. 1246 § 27, 2000).
- 13 **22.98.365 Infiltration.**
14 “Infiltration” means the downward entry of water into the immediate surface of soil. (Ord. 1375 § 9, 2005).
- 15 **22.98.366 In-kind compensation.**
16 “In-kind compensation” means to replace critical areas with substitute areas whose characteristics and functions
17 closely approximate those destroyed or degraded by a regulated activity. It does not mean replacement “in-
18 category.” (Ord. 1375 § 27, 2005; Ord. 1246 § 27, 2000).
- 19 **22.98.369 Inoperable vehicle.**
20 “Inoperable vehicle” means a motor vehicle which is apparently inoperable or which requires repairs in order to be
21 legally operated on the public roads, such as repair or replacement of a window, windshield, wheel, tire, motor or
22 transmission. (Ord. 1246 § 27, 2000).
- 23 **22.98.369.1 Inter-rill.**
24 “Inter-rill” means areas subject to sheet wash. (Ord. 1375 § 28, 2005).
- 25 **22.98.370 Isolated wetlands.**
26 “Isolated wetlands” means those wetlands that are outside of and not contiguous to any 100-year floodplain of a
27 lake, river, or stream and have no contiguous hydric soil or hydrophytic vegetation between the wetland and any
28 surface water. (Ord. 1375 § 9, 2005).
- 29 **22.98.371 Joint aquatic resource permits application (JARPA).**
30 “Joint aquatic resource permits application (JARPA)” means a single application form that may be used to apply for
31 hydraulic project approvals, shoreline management permits, approvals of exceedance of water quality standards,
32 water quality certifications, Coast Guard bridge permits, Washington State Department of Natural Resources use
33 authorization, and U.S. Army Corps of Engineers permits. (Ord. 1375 § 9, 2005).
- 34 **22.98.372 Junk or salvage yard.**
35 “Junk or salvage yard” means a lot where nonhazardous waste or scrap materials are bought, sold, exchanged,
36 stored, baled, packaged, disassembled or handled, but excludes recycling and vehicle wrecking activities. (Ord. 1246 §
37 27, 2000).
- 38 **22.98.375 Kennel.**
39 “Kennel” means a house, enclosure, or other structure in which five or more dogs, five or more cats, or any
40 combination of eight or more cats and dogs, which individually exceed seven months of age, are kept for breeding,
41 sale, training, boarding, or sporting purposes, or are kept or cared for as pets or for any other purpose. (Ord. 1246 §
42 27, 2000).

- 1 **22.98.378 Kitchen.**
2 “Kitchen” means any room or rooms, or portion of a room or rooms, used or intended or designed to be used for
3 cooking or the preparation of food, including any room having a sink and provisions for a gas or electric stove, oven
4 or range. (Ord. 1246 § 27, 2000).
- 5 **22.98.381 Landslide.**
6 “Landslide” means an episodic downslope movement of a mass of soil, rock, and/or snow. (Ord. 1246 § 27, 2000).
- 7 **22.98.382 Landslide hazard areas.**
8 “Landslide hazard areas” means areas that are potentially subject to risk of mass movement due to geologic
9 landslide resulting from a combination of geologic, topographic, and hydrologic factors. These areas are typically
10 susceptible to landslides because of a combination of factors including: bedrock, soil, slope gradient, slope aspect,
11 geologic structure, ground water, or other factors. (Ord. 1375 § 29, 2005; Ord. 1311 § 36, 2002; Ord. 1246 § 27,
12 2000. Formerly 22.98.384).
- 13 **22.98.384 Large retail establishment.**
14 “Large retail establishment” means a retail establishment, or any combination of retail establishments in a single
15 building, occupying more than 25,000 gross square feet of floor area. (Ord. 1311 § 37, 2002).
- 16 **22.98.385 Level of service standard.**
17 “Level of service standard” means the level of service standards specified in the comprehensive plan. (Ord. 1275 §
18 2, 2001).
- 19 **22.98.386 Logo.**
20 “Logo” means an identifying emblem or insignia containing sign graphics, symbols or colors typically used for
21 identification and/or advertisement. (Ord. 1322 § 7, 2003).
- 22 **22.98.387 Logo shield.**
23 “Logo shield” means a logo contained within an area no greater than four square feet, incorporated into a larger sign
24 face or designed as an individual sign or a component of a sign containing individually mounted sign graphics. (Ord.
25 1322 § 8, 2003).
- 26 **22.98.388 Lot.**
27 “Lot” means a division of land having fixed boundaries, which has been created by a subdivision or short
28 subdivision; or is a parcel of property that was exempt from subdivision requirements or was established prior to the
29 requirement that lots be created by a subdivision or short subdivision. (Ord. 1322 § 9, 2003).
- 30 **22.98.390 Lot, corner.**
31 “Lot, corner” means a lot abutting upon two or more streets at their intersection, or upon two portions of the same
32 street forming an interior angle of less than 135 degrees within the lot lines. (Ord. 1246 § 27, 2000).
- 33 **22.98.393 Lot, flag.**
34 “Lot, flag” means a lot that does not meet minimum frontage requirements and where access to the public road is by
35 a narrow, private right-of-way or driveway. (Ord. 1246 § 27, 2000).
- 36 **22.98.396 Lot, interior.**
37 “Lot, interior” means a lot other than a corner lot. (Ord. 1246 § 27, 2000).
- 38 **22.98.399 Lot, substandard.**
39 “Lot, substandard” means a parcel of land that has less than the minimum area or minimum dimensions required in
40 the zone in which the lot is located. (Ord. 1246 § 27, 2000).
- 41 **22.98.402 Lot, through.**
42 “Lot, through” means a lot that fronts upon two parallel streets or that fronts upon two streets that do not intersect at
43 the boundaries of the lot. (Ord. 1246 § 27, 2000).

- 1 **22.98.405 Lot area, gross.**
2 “Lot area, gross” means the entire horizontal land space, including land covered by water, contained within the fixed
3 boundaries of any described lot or parcel of land. (Ord. 1246 § 27, 2000).
- 4 **22.98.408 Lot area, net.**
5 “Lot area, net” means the area of a lot, excluding future dedications, critical areas and associated buffers, and other
6 specified land features. (Ord. 1246 § 27, 2000).
- 7 **22.98.411 Lot coverage.**
8 “Lot coverage” means the area of a lot that is covered by buildings. (Ord. 1246 § 27, 2000).
- 9 **22.98.414 Lot depth.**
10 “Lot depth” means the mean horizontal distance between the front lot line and the rear lot line of a lot measured
11 within the lot boundaries. (Ord. 1246 § 27, 2000).
- 12 **22.98.417 Lot frontage.**
13 “Lot frontage” means the length of the front lot line measured at the street right-of-way line. (Ord. 1246 § 27, 2000).
- 14 **22.98.420 Lot line.**
15 “Lot line” means a line of record bounding a lot that divides one lot from another lot or from a public or private
16 street or any other public space. (Ord. 1246 § 27, 2000).
- 17 **22.98.423 Lot line, front.**
18 “Lot line, front” means the boundary of a lot which abuts a public street right-of-way or private ingress and/or
19 egress easement. (Ord. 1246 § 27, 2000).
- 20 **22.98.426 Lot line, rear.**
21 “Lot line, rear” means the lot line opposite and most distant from the front lot line. In the case of triangular or
22 otherwise irregularly shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum
23 distance from the front lot line. (Ord. 1246 § 27, 2000).
- 24 **22.98.429 Lot line, side.**
25 “Lot line, side” means any lot line other than a front or rear lot line. (Ord. 1246 § 27, 2000).
- 26 **22.98.432 Lot of record, legal.**
27 “Lot of record, legal” means a lot that has been legally established and recorded or registered pursuant to statute
28 with the Pierce County Auditor. (Ord. 1246 § 27, 2000).
- 29 **22.98.435 Lot width.**
30 “Lot width” means the horizontal distance between the side line of a lot measured at right angles to its depth along a
31 straight line parallel to the front lot line at the minimum required front yard setback line. (Ord. 1246 § 27, 2000).
- 32 **22.98.436 Low intensity land use.**
33 “Low intensity land use” means land uses that are associated with low levels of human disturbance or low habitat
34 impacts, including, but not limited to, passive recreation, open space, or forest management land uses, when used in
35 the context of critical areas regulations. (Ord. 1375 § 9, 2005).
- 36 **22.98.437 Lowest floor.**
37 “Lowest floor” means the lowest floor of the lowest enclosed area, including the basement, when used in the context
38 of a frequently flooded area. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles,
39 building access, or storage in an area other than a basement area, which is not considered a building’s lowest floor;
40 provided, that such enclosure is not built so as to render the structure in violation of the applicable requirements of
41 this title. (Ord. 1375 § 9, 2005).
- 42 **22.98.437.1 Luminance.**
43 “Luminance” means the photometric quality most closely associated with the perception of brightness. Luminance is
44 measured in candelas per square meters or “nits.” (Ord. 1598 § 38, 2017).

- 1 **22.98.437.2 Mansard.**
2 “Mansard” means a roof with two slopes on each side of the four sides, the lower steeper than the upper. (Ord. 1598
3 § 39, 2017).
- 4 **22.98.438 Manufactured home.**
5 “Manufactured home” means a factory-assembled structure intended solely for human habitation, which has
6 sleeping, eating, and plumbing facilities, which is being used for residential purposes, which was constructed in
7 accordance with the HUD federal manufactured housing construction and safety standards act in effect at the time of
8 construction, and that is constructed in a way suitable for movement along public highways. A manufactured home
9 is limited to those structures assembled after June 15, 1976, in accordance with state and federal requirements for
10 manufactured homes, which are comprised of at least two fully enclosed parallel sections each of not less than 12
11 feet wide by six feet long; were originally constructed with and now have a composition or wood shake or shingle,
12 coated metal, or similar roof of not less than three to 12 pitch; and have exterior siding similar in appearance to
13 siding materials commonly used on conventional site-built single-family residences regulated by the International
14 Building Code. The term does not include recreational vehicles. (Ord. 1473 § 6, 2009; Ord. 1246 § 27, 2000).
- 15 **22.98.441 Marquee.**
16 “Marquee” means a permanent structure attached to, supported by, and projecting from a building and providing
17 protection from the elements. (Ord. 1598 § 40, 2017; Ord. 1322 § 10, 2003; Ord. 1246 § 27, 2000).
- 18 **22.98.441.1 Master sign plan.**
19 “Master sign plan” means a coordinated sign plan that includes the details of all signs (not including exempt or
20 temporary signs) that are or will be placed on a site. (Ord. 1598 § 41, 2017).
- 21 **22.98.444 Medical or dental clinic.**
22 “Medical or dental clinic” means a building or complex occupied and used by physicians and dentists and other
23 medical practitioners recognized by the state of Washington, for out-patients only; and including accessory uses
24 including but not limited to therapeutic room and x-ray room, medical and dental laboratories, the dispensing of
25 medicine and medical aides to out-patients of the clinic. (Ord. 1246 § 27, 2000).
- 26 **22.98.445 Microbeverage production facility.**
27 “Microbeverage production facility” means an establishment that manufactures alcoholic and nonalcoholic
28 beverages for distribution on or off site. Examples include microbreweries, microdistilleries and microwineries.
29 Microbeverage production facilities may operate in conjunction with a tasting room, retail outlet, and/or food-
30 serving establishment. (Ord. 1611 § 21, 2018).
- 31 **22.98.445.1 Microbrewery.**
32 “Microbrewery” means a business known as a craft brewery that produces 5,000 barrels or less of beer per calendar
33 year. A microbrewery may sell beer of its own production directly to a customer for off-premises consumption and
34 by all other legal means. A microbrewery may operate a tasting room or in conjunction with a food-serving
35 establishment. A microbrewery must be licensed by the Washington State Liquor and Cannabis Board and the
36 Federal Alcohol and Tobacco Tax and Trade Bureau. (Ord. 1611 § 22, 2018).
- 37 **22.98.445.2 Microdistillery.**
38 “Microdistillery” means a business known as a craft distillery that produces 5,000 proof gallons or less of spirits per
39 calendar year. A microdistillery may sell spirits of its own production directly to a customer for off-premises
40 consumption and by all other legal means. A microdistillery may operate a tasting room or in conjunction with a
41 food-serving establishment. A microdistillery must be licensed by the Washington State Liquor and Cannabis Board
42 and the Federal Alcohol and Tobacco Tax and Trade Bureau. (Ord. 1611 § 23, 2018).
- 43 **22.98.445.3 Microwinery.**
44 “Microwinery” means a business engaged primarily in the production, including crushing, fermentation, aging,
45 bottling, and distribution, of no more than 5,000 cases of wine per year. A microwinery may sell wine of its own
46 production directly to a customer for off-premises consumption and by all other legal means. A microwinery may
47 operate a tasting room or in conjunction with a food-serving establishment. A microwinery must be licensed by the
48 Washington State Liquor and Cannabis Board and the Federal Alcohol and Tobacco Tax and Trade Bureau. (Ord.
49 1611 § 24, 2018).

- 1 **22.98.447 Mitigation.**
2 “Mitigation” means avoiding, minimizing, or compensating for adverse critical areas impacts. Mitigation, in the
3 following sequential order of preference, is:
- 4 (a) Avoiding the impact altogether by not taking a certain action or parts of an action;
- 5 (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using
6 appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or
7 reduce impacts;
- 8 (c) Rectifying the impact to wetlands, critical aquifer recharge areas, and habitat conservation areas by repairing,
9 rehabilitating, or restoring the affected environment to the conditions existing at the time of the initiation of the
10 project;
- 11 (d) Minimizing or eliminating the hazard by restoring or stabilizing the hazard area through engineered or other
12 methods;
- 13 (e) Reducing or eliminating the impact or hazard over time by preservation and maintenance operations during the
14 life of the action;
- 15 (f) Compensating for the impact to wetlands, critical aquifer recharge areas, and habitat conservation areas by
16 replacing, enhancing, or providing substitute resources or environments; and
- 17 (g) Monitoring the hazard or other required mitigation and taking remedial action when necessary.
- 18 Mitigation for individual actions may include a combination of the above measures. (Ord. 1375 § 30, 2005; Ord.
19 1246 § 27, 2000).
- 20 **22.98.450 Mini-storage or mini-warehouse (indoor).**
21 “Mini-storage, indoor” means a facility consisting of separate storage units that are rented to customers having
22 exclusive and independent indoor access through a common building entrance to their respective units for storage of
23 residential or commercial oriented goods. (Ord. 1518 § 3, 2011; Ord. 1246 § 27, 2000).
- 24 **22.98.451 Mini-storage or mini-warehouse (outdoor).**
25 “Mini-storage, outdoor” means a facility consisting of separate storage units that are rented to customers having
26 exclusive and independent outdoor access to their respective units for storage of residential or commercial oriented
27 goods. (Ord. 1518 § 4, 2011).
- 28 **22.98.452 Moderate intensity land use.**
29 “Moderate intensity land use” means land uses that are associated with moderate levels of human disturbance or
30 substantial habitat impacts including, but not limited to, active recreation and moderate agricultural land uses, when
31 used in the context of critical areas regulations. (Ord. 1375 § 9, 2005).
- 32 **22.98.453 Modification.**
33 As used in Chapter 22.24 FMC, “modification” means the changing of any portion of a personal wireless service
34 facility from its description in a previously approved permit. Examples include, but are not limited to, changes in
35 design. (Ord. 1246 § 27, 2000).
- 36 **22.98.456 Modulation.**
37 “Modulation” means a measured and proportioned inflexion or setback in a building’s face. (Ord. 1246 § 27, 2000).
- 38 **22.98.459 Monitoring.**
39 “Monitoring” means the process of collecting and evaluating data to assess the biological, hydrological or geological
40 performance of newly created, restored, rehabilitated and/or affected critical ecosystem area. (Ord. 1246 § 27, 2000).
- 41 **22.98.461 Motion.**
42 “Motion” means the depiction of movement or change of position of text, images or graphics. Motion shall include,
43 but not be limited to, visual effects such as dissolving and fading text and images, running sequential text, graphic

- 1 bursts, lighting that resembles zooming, twinkling or sparkling, changes in light or color, transitory bursts of light
2 intensity, moving patterns or bands of light, expanding or contracting shapes and similar actions. (Ord. 1598 § 42,
3 2017).
- 4 **22.98.462 Mount.**
5 “Mount” means the structure or surface upon which personal wireless service facilities are mounted. There are three
6 types of mounts:
- 7 (a) Building mount, which means a personal wireless service facility mount fixed to the roof or side of a building.
8 (b) Ground mount, which means a personal wireless service facility mount fixed to the ground, such as a tower.
9 (c) Structure mount, which means a personal wireless service facility fixed to a structure other than a building, such
10 as a light standard, utility pole, or bridge. (Ord. 1246 § 27, 2000).
- 11 **22.98.463 Multiple building complex.**
12 “Multiple building complex” means a group of commercial or industrial structures. (Ord. 1322 § 11, 2003).
- 13 **22.98.464 Multiple tenant building.**
14 “Multiple tenant building” means a single structure that houses more than one retail business, office or commercial
15 venture, but that does not include residential apartment buildings sharing the same lot, access and/or parking
16 facilities. (Ord. 1322 § 12, 2003).
- 17 **22.98.465 Native growth protection area (NGPA).**
18 “Native growth protection area (NGPA)” means an area where native vegetation is preserved for the purpose of
19 preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and
20 erosion, maintaining slope stability, buffering, and protecting plants and animal habitat. (Ord. 1375 § 31, 2005; Ord.
21 1246 § 27, 2000).
- 22 **22.98.466 Native vegetation.**
23 “Native vegetation” means vegetation comprised of plant species that are indigenous to an area. (Ord. 1375 § 9,
24 2005).
- 25 **22.98.467 Nighttime hours.**
26 “Nighttime hours” means from one-half hour before sunset to one-half hour after sunrise. (Ord. 1598 § 43, 2017).
- 27 **22.98.467.1 Nits.**
28 “Nits” means a unit of measure of brightness or luminance. One nit is equal to one candela/square meter. (Ord. 1598
29 § 44, 2017).
- 30 **22.98.468 Nonconforming lot, use, or structure.**
31 “Nonconforming lot, use, or structure” means any lot, use, or structure which was legally established and in lawful
32 compliance with the applicable zoning prior to the adoption of this title or title amendment, but because of such
33 adoption or amendment, would not be permitted or does not fully comply with the provisions of this title. (Ord. 1246
34 § 27, 2000).
- 35 **22.98.469 Nonresidential zone.**
36 “Nonresidential zone” means, in the context of Chapter 22.26 FMC, any zone that does not include residential
37 dwelling units except for mixed use zoning districts where residential units are located above or behind
38 nonresidential uses and the ground floor streetscape is characterized by commercial and other nonresidential uses.
39 (Ord. 1598 § 45, 2017).
- 40 **22.98.471 Noxious element.**
41 “Noxious element” means material which is capable of causing injury to living organisms by chemical reaction or is
42 capable of causing detrimental effects upon the physical or economic well-being of individuals. (Ord. 1246 § 27,
43 2000).

- 1 **22.98.474 Nude or semi-nude.**
2 “Nude or semi-nude” means a state of complete or partial undress in such costume, attire, clothing so as to expose
3 any portion of the nipple, the areola, or the lower half of the female breast or any portion of the pubic region, anus,
4 buttocks, vulva, or genitals, or human male genitals in a discernibly turgid state, even if completely and opaquely
5 covered. (Ord. 1246 § 27, 2000).
- 6 **22.98.475 Off-site compensation.**
7 “Off-site compensation” means to replace critical areas away from the site on which a critical area has been
8 impacted. (Ord. 1375 § 9, 2005).
- 9 **22.98.476 On-site compensation.**
10 “On-site compensation” means to replace critical areas at or adjacent to the site on which a critical area has been
11 impacted. (Ord. 1375 § 9, 2005).
- 12 **22.98.476.05 Opaque.**
13 “Opaque” means a material that does not transmit light from an internal illumination source. (Ord. 1598 § 46, 2017).
- 14 **22.98.476.1 Open fire.**
15 “Open fire” means any fire upon woodland, lot, subdivision, grassland, field or public right-of-way within the city
16 that is not within a receptacle approved by the city. (Ord. 1507 § 6, 2011).
- 17 **22.98.477 Open space.**
18 “Open space” means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated,
19 or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants and their
20 guests of land adjoining or neighboring such space. As used in Chapter 22.92 FMC, open space means lands which
21 contain distinctive geologic, botanic, zoologic, historic, scenic or other critical area features. These areas are often
22 undeveloped and serve as greenbelts and wildlife habitats. Specific types of open space include gulches, steep slopes
23 and wetlands. (Ord. 1246 § 27, 2000).
- 24 **22.98.480 Open space, common.**
25 “Open space, common” means land within or related to a development, not individually owned or dedicated for
26 public use, that is designed and intended for the common use or enjoyment of the residents and their guests of the
27 development and may include such complementary structures and improvements as are necessary and appropriate.
28 (Ord. 1246 § 27, 2000).
- 29 **22.98.483 Open space, private.**
30 “Open space, private” means open space, the use of which is normally limited to the occupants of a single dwelling,
31 building, or property. (Ord. 1246 § 27, 2000).
- 32 **22.98.486 Open space, public.**
33 “Open space, public” means open space owned by a public agency and maintained by it for the use and enjoyment
34 of the general public. (Ord. 1246 § 27, 2000).
- 35 **22.98.489 Ordinance.**
36 “Ordinance” means the ordinance, resolution or other procedure used by the city to adopt regulatory requirements.
37 (Ord. 1246 § 27, 2000).
- 38 **22.98.492 Ordinary high water mark (OHM).**
39 “Ordinary high water mark (OHM)” means the mark that is found by examining the bed and banks and ascertaining
40 where the presence and action of waters are so common and usual, and so long continued in all ordinary years, that
41 the soil has a character distinct from that of the abutting upland in respect to vegetation. (Ord. 1375 § 32, 2005; Ord.
42 1246 § 27, 2000).
- 43 **22.98.495 Outdoor storage.**
44 “Outdoor storage” means the keeping, in an unenclosed area, of any goods, junk, material, merchandise, or vehicles
45 in the same place, or substantially the same place, for more than 24 hours. (Ord. 1246 § 27, 2000).

- 1 **22.98.496 Out-of-kind compensation.**
2 “Out-of-kind compensation” means to replace critical areas with substitute critical areas whose characteristics do not
3 closely approximate those destroyed or degraded. It does not refer to replacement “out-of-category.” (Ord. 1375 § 9,
4 2005).
- 5 **22.98.498 Owner-occupied.**
6 “Owner-occupied” means when the property owner’s primary and permanent legal residence is located on-site, as
7 evidenced by voter registration, vehicle registration and/or other similar means. (Ord. 1246 § 27, 2000).
- 8 **22.98.501 Panorama or peepshow.**
9 “Panorama or peepshow” means any device which, upon insertion of a coin or by any other means of payment,
10 including membership fee or other charge, exhibits or displays a picture or view by film, video or by any other
11 means, including observation of live performances. (Ord. 1246 § 27, 2000).
- 12 **22.98.504 Panorama premises.**
13 “Panorama premises” means any premises or portion of a premise on which a panorama is located and which is open
14 to the public, including through membership. (Ord. 1246 § 27, 2000).
- 15 **22.98.506 Parapet.**
16 “Parapet” means a protective wall or barrier projecting above any canopy, balcony or roof. (Ord. 1598 § 47, 2017;
17 Ord. 1322 § 13, 2003).
- 18 **22.98.507 Parcel.**
19 “Parcel” means a description of land which is on record with the Pierce County assessor’s office. A parcel of land
20 may or may not be a legal lot of record and may be for tax or description purposes only. (Ord. 1246 § 27, 2000).
- 21 **22.98.510 Parking area.**
22 “Parking area” means an area of a lot accessible to vehicles, which is provided, improved, maintained and used for
23 the primary purpose of accommodating a motor vehicle. (Ord. 1246 § 27, 2000).
- 24 **22.98.513 Patio, covered.**
25 “Patio, covered” means a raised structure which provides partial or complete shelter over a patio area. (Ord. 1246 §
26 27, 2000).
- 27 **22.98.516 Patio, uncovered.**
28 “Patio, uncovered” means any prepared surface outdoor living area. (Ord. 1246 § 27, 2000).
- 29 **22.98.518 Perimeter.**
30 “Perimeter” means a square or rectangle required to enclose the sign area. (Ord. 1322 § 14, 2003).
- 31 **22.98.519 Permeability.**
32 “Permeability” means the capacity of an aquifer or confining bed to transmit water. It is a property of the aquifer or
33 confining bed and is independent of the force causing movement. (Ord. 1375 § 33, 2005; Ord. 1246 § 27, 2000).
- 34 **22.98.520 Person.**
35 “Person” includes any individual, firm, joint venture, co-partnership, association, social club, fraternal organization,
36 corporation, estate, trust, business trust, receiver or any other group or combination acting as a unit. (Ord. 1375 § 9,
37 2005).
- 38 **22.98.522 Personal wireless service, personal wireless service facilities, and facilities.**
39 “Personal wireless service,” “personal wireless service facilities,” and “facilities,” as used in Chapter 22.24 FMC,
40 shall be defined in the same manner as in Title 47, United States Code, Section 332 (c)(7)(C), and includes facilities
41 for the transmission and reception of radio or microwave signals used for communication, cellular phone, personal
42 communications services, enhanced specialized mobile radio, and any other wireless services licensed by the FCC
43 and unlicensed wireless services. (Ord. 1246 § 27, 2000).

- 1 **22.98.525 Personal wireless service facility design.**
2 “Personal wireless service facility design,” as used in Chapter 22.24 FMC, means the appearance of personal
3 wireless service facilities, including such features as their materials, colors, and shape. (Ord. 1246 § 27, 2000).
- 4 **22.98.528 Pet shop.**
5 “Pet shop” means a retail establishment which sells fish, domesticated animals, birds and associated supplies,
6 provided no boarding or veterinarian services are rendered, except bathing and clipping of dogs and cats. Pet shop
7 does not include kennels. (Ord. 1246 § 27, 2000).
- 8 **22.98.531 Pharmaceuticals.**
9 “Pharmaceuticals” includes drugs, toiletries and cosmetics. (Ord. 1246 § 27, 2000).
- 10 **22.98.533 Planned capacity.**
11 “Planned capacity” means capacity for a public facility that is not yet available, but for which the necessary facility
12 construction, expansion or modification project is contained in the current adopted capital facilities element of the
13 comprehensive plan and scheduled to be completed within six years. (Ord. 1275 § 2, 2001).
- 14 **22.98.534 Planned development.**
15 “Planned development” means a development built under the provisions of Chapter 22.76 FMC, which permits
16 departures from the conventional requirements of other sections of this title in the interest of achieving superior site
17 development, creating open space and encouraging imaginative design by permitting design flexibility. (Ord. 1246 §
18 27, 2000).
- 19 **22.98.537 Planning commission.**
20 “Planning commission” means the duly appointed planning commission of the city of Fircrest. (Ord. 1246 § 27,
21 2000).
- 22 **22.98.540 Plat.**
23 “Plat” means a map or representation of a subdivision, showing thereon the division of a tract or parcel of land into
24 lots, blocks, streets and alleys or other divisions and dedications. (Ord. 1246 § 27, 2000).
- 25 **22.98.543 Porch.**
26 “Porch” means a roofed, open area, which may be screened, attached to or part of and with direct access to or from a
27 building. A porch becomes a room when the enclosed space is heated or air-conditioned and when the percentage of
28 window area to wall area is less than 50 percent. (Ord. 1246 § 27, 2000).
- 29 **22.98.544 Porous soil types.**
30 “Porous soil types” means soils, as identified by the National Resources Conservation Service, U.S. Department of
31 Agriculture, that contain voids, pores, interstices, or other openings which allow the passing of water. (Ord. 1375 §
32 9, 2005).
- 33 **22.98.544.1 Portable fire device.**
34 “Portable fire device” means a commercially produced chamber or screened enclosure, portable in design, for the
35 purpose of containing a fire of three feet or less in diameter and two feet or less in height for pleasure, cooking,
36 warmth, or similar purposes. The products of combustion will either pass through a chimney prior to being emitted
37 into the air or the chamber will be of screened enclosure. (Ord. 1507 § 6, 2011).
- 38 **22.98.545 Potable water.**
39 “Potable water” means water that is safe and palatable for human use. (Ord. 1375 § 9, 2005).
- 40 **22.98.546 Practical alternative.**
41 “Practical alternative” means an alternative that is available and capable of being carried out after taking into
42 consideration cost, existing technology, and logistics in light of overall project purposes, and that has less impact to
43 critical areas. (Ord. 1375 § 34, 2005; Ord. 1246 § 27, 2000).

- 1 **22.98.549 Preliminary plat.**
2 “Preliminary plat” means a neat and approximate drawing of a proposed subdivision showing the general layout of
3 streets and alleys, lots, blocks and other elements of a subdivision consistent with the requirements of this title. The
4 preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision. (Ord. 1246
5 § 27, 2000).
- 6 **22.98.551 Premises.**
7 “Premises” means the real estate as a unit, upon which is displayed the sign or signs mentioned in this chapter. (Ord.
8 1322 § 15, 2003).
- 9 **22.98.552 Preschool.**
10 “Preschool” means educational programs that emphasize readiness skills where children of preschool age are
11 enrolled on a regular basis for four hours per day or less (WAC 180-59-020). (Ord. 1246 § 27, 2000).
- 12 **22.98.555 Preschool, accredited.**
13 “Preschool, accredited” means a preschool which has been accredited by the State Board of Education in accordance
14 with the standards for accreditation as prescribed in Chapter 180-59 WAC. (Ord. 1246 § 27, 2000).
- 15 **22.98.557 Primary association area.**
16 “Primary association area” means the area that is used on a regular basis by, is in close association with, or is
17 necessary for the proper functioning of the habitat of a critical species. “Regular basis” means that the habitat area is
18 normally or usually known to contain a critical species, or, based on known habitat requirements of the species, the
19 area is likely to contain the critical species. “Regular basis” is species- and population-dependent. Species that exist
20 in low numbers may be present infrequently yet rely on certain habitat types. (Ord. 1375 § 9, 2005).
- 21 **22.98.558 Priority habitat.**
22 “Priority habitat” means habitat type or elements with unique or significant value to one or more species as
23 classified by the state Department of Fish and Wildlife. A priority habitat may consist of a unique vegetation type or
24 dominant plant species, a described successional stage, or a specific structural element. (Ord. 1375 § 9, 2005).
- 25 **Principal use.**
26 See FMC 22.98.720, Use, principal. (Ord. 1246 § 27, 2000).
- 27 **22.98.561 Printing, large-scale.**
28 “Printing, large-scale” means a printing establishment generally serving account customers and utilizing a sheet-fed
29 or web-fed press rather than a typical one-person off-set press. (Ord. 1246 § 27, 2000).
- 30 **22.98.564 Printing, small-scale.**
31 “Printing, small-scale” means a printing establishment generally serving both walk-in and account customers,
32 utilizing small-scale printing presses which are set up and operated by an individual and may include a bindery
33 person as an assistant. Products primarily consist of business cards, envelopes, letterheads, reports, manuals and
34 brochures. (Ord. 1246 § 27, 2000).
- 35 **22.98.565 Private road or driveway.**
36 “Private road or driveway” means every way or place in private ownership and used for travel of vehicles by the
37 owner or those having express or implied permission from the owner, but not by other persons. (Ord. 1322 § 16,
38 2003).
- 39 **22.98.567 Processed materials.**
40 “Processed materials” examples include natural or synthetic materials, including but not limited to bristles, canvas,
41 cellophane and similar synthetics, chalk, clay, cloth, cork, feathers, felt, fiber, fur, glass, graphite, hair, horn, leather,
42 metal products (nonprecious), paper, paraffin, plastic and resins, precious or semi-precious metals or stones, putty,
43 pumice, rubber, shell, textiles, tobacco, wire, wood, wool and yarn. (Ord. 1246 § 27, 2000).

- 1 **22.98.570 Professional office.**
2 “Professional office” means an office maintained and used as a place of business conducted by persons engaged in
3 recognized professions, and others whose business activity consists primarily of services to the person as
4 distinguished from the handling of commodities. (Ord. 1246 § 27, 2000).
- 5 **22.98.571 Project area.**
6 “Project area” means all areas within 50 feet of the area proposed to be disturbed, altered, or used by the proposed
7 activity or the construction of any proposed structures, when used in the context of critical area regulations. When
8 the action binds the land, such as a subdivision, short subdivision, binding site plan, planned unit development, or
9 rezone, the project area shall include the entire parcel, at a minimum. (Ord. 1375 § 9, 2005).
- 10 **22.98.573 Provider.**
11 As used in Chapter 22.24 FMC, “provider” means every corporation, company, association, joint stock company,
12 firm, partnership, limited liability company, other entity and individual which provides personal wireless service
13 over personal wireless service facilities. (Ord. 1246 § 27, 2000).
- 14 **22.98.576 Public or quasi-public utility.**
15 “Public or quasi-public utility” means a private corporation performing a public service and subject to special
16 governmental regulations; or a governmental agency performing a similar public service, the services by either of
17 which are paid for directly by individual recipients. Such services shall include, but are not limited to, water supply,
18 electric power, gas and transportation of persons and freight. (Ord. 1246 § 27, 2000).
- 19 **22.98.579 Qualified professional.**
20 “Qualified professional” means a person with experience and training in the pertinent scientific discipline, and who
21 is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with
22 WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology,
23 engineering, environmental studies, fisheries, geomorphology, or related field, and two years of related work
24 experience.
- 25 (a) A qualified professional for habitats or wetlands must have a degree in biology and professional experience
26 related to the subject species.
- 27 (b) A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the state
28 of Washington.
- 29 (c) A qualified professional for critical aquifer recharge areas means a hydrogeologist, geologist, engineer, or other
30 scientist with experience in preparing hydrogeologic assessments. (Ord. 1375 § 35, 2005; Ord. 1246 § 27, 2000).
- 31 **22.98.581 Raceway.**
32 “Raceway” means a box-type conduit to house electrical wires for signs and used to support and/or affix signage on
33 a wall. (Ord. 1598 § 48, 2017).
- 34 **22.98.582 Reasonable use alternatives.**
35 “Reasonable use alternatives” means alternatives to the proposed project which will result in minimum feasible
36 alteration or impairment of functional characteristics including contours, vegetation, fish and wildlife resources,
37 ground water and hydrological conditions. (Ord. 1246 § 27, 2000).
- 38 **22.98.583 Recharge.**
39 “Recharge” means the process involved in the absorption and addition of water to ground water. (Ord. 1375 § 9,
40 2005).
- 41 **22.98.584 Reclaimed water.**
42 “Reclaimed water” means municipal wastewater effluent that has been adequately and reliability treated so that it is
43 suitable for beneficial use, consistent with treatment levels and water quality requirements in the water reclamation
44 and reuse standards adopted by the state Departments of Ecology and Health. (Ord. 1375 § 9, 2005).

- 1 **22.98.585 Recorded.**
2 “Recorded” means filed and recorded with the Pierce County auditor. (Ord. 1246 § 27, 2000).
- 3 **22.98.588 Recreation, active.**
4 “Recreation, active” means leisure-time activities, usually of a formal nature and often performed with others,
5 requiring equipment and taking place at prescribed places, sites, or fields. (Ord. 1246 § 27, 2000).
- 6 **22.98.591 Recreation, passive.**
7 “Recreation, passive” means activities that involve relatively inactive or less energetic activities, such as walking,
8 sitting, picnicking, card games and table games such as chess. Passive recreation also includes open space for nature
9 walks and observation. (Ord. 1246 § 27, 2000).
- 10 **22.98.591.1 Recreational fire.**
11 “Recreational fire” means fires lit in chimineas, contained fire pits, fire bowls, cooking appliances and barbeques,
12 portable fire devices and similar free-standing devices commonly sold at home-improvement stores and mass
13 retailers, and permanent outdoor fireplaces that occur on private property for cooking, pleasure or ceremonial
14 purposes. (Ord. 1507 § 6, 2011).
- 15 **22.98.594 Recreational vehicle.**
16 “Recreational vehicles” means all vehicles, self-propelled or propelled by another vehicle, designed primarily for
17 touring with living/or sleeping quarters on board. Includes, but is not limited to, campers, travel trailers and motor
18 homes. (Ord. 1246 § 27, 2000).
- 19 **22.98.597 Recyclable material.**
20 “Recyclable material” shall mean, but not be limited to, those materials such as glass, paper and certain metals
21 which are suitable for break-down and refuse. (Ord. 1246 § 27, 2000).
- 22 **22.98.600 Recycling collection center.**
23 “Recycling collection center” means an enclosed facility or outdoor area which is used for the collection and
24 shipment of pre-sorted recyclable material. (Ord. 1246 § 27, 2000).
- 25 **22.98.603 Regulated activities.**
26 “Regulated activities” means any act which would destroy natural vegetation in a critical area or its buffer; result in
27 significant change in water temperature, physical or chemical characteristics; substantially alter existing pattern of
28 tidal flow; obstruct the flow of sediment or alter the natural contours of a site. (Ord. 1246 § 27, 2000).
- 29 **22.98.604 Religious institution.**
30 “Religious institution” means an establishment, the principal purpose of which is religious worship and for which
31 the principal building or other structure contains the sanctuary or principal place of worship. Accessory uses in the
32 main building or in separate buildings may include, but are not limited to, religious educational classrooms,
33 assembly rooms, kitchen, library or reading room, recreational hall, and a single-family dwelling unit for use by an
34 institution official. Accessory uses to a religious institution do not include day-care facilities or facilities for
35 residence or for training of religious orders. (Ord. 1375 § 9, 2005).
- 36 **22.98.605 Repair or maintenance.**
37 “Repair or maintenance” means an activity that restores the character, scope, size, and design of a serviceable area,
38 structure, or land use to its previously authorized and undamaged condition. Activities that change the character,
39 size, or scope of a project beyond the original design and drain, dredge, fill, flood, or otherwise alter critical areas
40 are not included in this definition. (Ord. 1375 § 9, 2005).
- 41 **22.98.606 Restoration.**
42 “Restoration” means measures taken to restore an altered or damaged natural feature including:
43 (a) Active steps taken to restore damaged wetlands, streams, protected habitat, or their buffers to the functioning
44 condition that existed prior to an unauthorized alteration; and

- 1 (b) Actions performed to reestablish structural and functional characteristics of the critical area that have been lost
2 by alteration, past management activities, or catastrophic events. (Ord. 1375 § 36, 2005; Ord. 1246 § 27, 2000).
- 3 **22.98.607 Retail establishment.**
4 “Retail establishment” (also known as retail store) means an establishment in which 60 percent or more of the gross
5 floor area is devoted to the sale or rental of goods or merchandise to the general public for personal or household
6 consumption or to services incidental to the sale or rental of such goods or merchandise. (Ord. 1375 § 9, 2005).
- 7 **22.98.608 Rills.**
8 “Rills” means deep-sided channels resulting from accelerated erosion. A rill is generally a few inches deep and not
9 wide enough to be an obstacle to farm machinery. Rill erosion tends to occur on slopes, particularly steep slopes
10 with poor vegetative cover. (Ord. 1375 § 9, 2005).
- 11 **22.98.609 Riparian habitat.**
12 “Riparian habitat” means areas adjacent to aquatic systems with flowing water that contain elements of both aquatic
13 and terrestrial ecosystems that mutually influence each other. The width of these areas extends to that portion of the
14 terrestrial landscape that directly influences the aquatic ecosystem by providing shade, fine or large woody material,
15 nutrients, organic and inorganic debris, terrestrial insects, or habitat for riparian-associated wildlife. Widths shall be
16 measured from the ordinary high water mark or from the top of bank if the ordinary high water mark cannot be
17 identified. It includes the entire extent of the floodplain and the extent of vegetation adapted to wet conditions as
18 well as adjacent upland plant communities that directly influence the stream system. Riparian habitat areas include
19 those riparian areas severely altered or damaged due to human development activities. (Ord. 1375 § 37, 2005; Ord.
20 1246 § 27, 2000).
- 21 **22.98.610 Roadway.**
22 “Roadway” means that portion of the street improved, designed, or ordinarily used for vehicular travel, exclusive of
23 the sidewalks and shoulder. Where there are curbs, the roadway is the curb to curb width of the street. (Ord. 1598 §
24 49, 2017; Ord. 1375 § 38, 2005; Ord. 1311 § 38, 2002).
- 25 **22.98.611 Roofline.**
26 “Roofline” means the uppermost edge of the roof or the top of the parapet, excluding mechanical equipment screens,
27 whichever is highest. Where a building has several roof levels, the roofline shall be the one belonging to that portion
28 of the building on which the sign is located. (Ord. 1598 § 50, 2017; Ord. 1375 § 39, 2005; Ord. 1322 § 17, 2003).
- 29 **22.98.612 Scientific process.**
30 “Scientific process” means a valid scientific process that produces reliable information useful in understanding the
31 consequences of a decision. The characteristics of a valid scientific process are as follows:
- 32 (a) Peer Review. The information has been critically reviewed by other qualified scientific experts in that scientific
33 discipline.
- 34 (b) Methods. The methods that were used are standardized in the pertinent scientific discipline or the methods have
35 been appropriately peer-reviewed to ensure their reliability and validity.
- 36 (c) Logical Conclusions and Reasonable Inferences. The conclusions presented are based on reasonable assumptions
37 supported by other studies and are logically and reasonably derived from the assumptions and supported by the data
38 presented.
- 39 (d) Quantitative Analysis. The data have been analyzed using appropriate statistical or quantitative methods.
- 40 (e) Context. The assumptions, analytical techniques, data, and conclusions are appropriately framed with respect to
41 the prevailing body of pertinent scientific knowledge.
- 42 (f) References. The assumptions, techniques, and conclusions are well referenced with citations to pertinent existing
43 information. (Ord. 1375 § 40, 2005; Ord. 1322 § 18, 2003; Ord. 1246 § 27, 2000).

- 1 **22.98.613 Screening.**
2 As used in Chapter 22.24 FMC, “screening” means a personal wireless telecommunication facility such as a tower
3 or mount placed amongst and adjacent to (within 20 feet of) three or more trees at least 75 percent of the height of
4 the facility. (Ord. 1322 § 19, 2003).
- 5 **22.98.614 Scrub-shrub wetland.**
6 “Scrub-shrub wetland” means a wetland with at least 30 percent of its surface area covered by woody vegetation less
7 than 20 feet in height as the uppermost strata. (Ord. 1375 § 9, 2005).
- 8 **22.98.615 Secondary use.**
9 As used in Chapter 22.24 FMC, “secondary use” means a use subordinate to the principle use of the property, such
10 as commercial, residential, utilities, etc. (Ord. 1246 § 27, 2000).
- 11 **22.98.616 Section 404 Permit.**
12 “Section 404 Permit” means a permit issued by the U.S. Army Corps of Engineers for the placement of dredge or fill
13 material or clearing in waters of the United States, including wetlands, in accordance with 33 USC Section 1344.
14 Section 404 Permits may also be for endangered species consultation. They require a consultation under Section 7 of
15 the Federal Endangered Species Act. (Ord. 1375 § 9, 2005).
- 16 **22.98.618 Security barrier.**
17 As used in Chapter 22.24 FMC, “security barrier” means a wall, fence, or berm that has the purpose of sealing a
18 personal wireless service facility from unauthorized entry or trespass. (Ord. 1246 § 27, 2000).
- 19 **22.98.621 Second-hand store.**
20 “Second-hand store” means a retail establishment that is involved in the selling of any or all second-hand goods or
21 items of personal property which can be used again for the purpose for which they were originally intended. The
22 establishment may include, but not be limited to, arrangements whereby a building or area is sold, leased, rented,
23 offered or donated to one or more persons where such persons may offer or display second-hand or junk items. This
24 term includes antique stores and consignment shops. (Ord. 1246 § 27, 2000).
- 25 **22.98.622 Seeps.**
26 “Seeps” means a spot where water oozes from the earth, often forming the source of a small stream. (Ord. 1375 § 9,
27 2005).
- 28 **22.98.623 Seismic hazard areas.**
29 “Seismic hazard areas” means areas that are subject to severe risk of damage as a result of earthquake-induced
30 ground shaking, slope failure, settlement, or soil liquefaction. (Ord. 1375 § 9, 2005).
- 31 **22.98.624 Sense of place.**
32 “Sense of place” means the characteristics of a location that make it readily recognizable as being unique and
33 different from its surroundings. (Ord. 1246 § 27, 2000).
- 34 **22.98.627 Sensitive receptor.**
35 “Sensitive receptor” means a public park or open space area, or any establishment that provides caretaking,
36 education, or recreation for persons under 18 years of age, including a community college, trade or vocational
37 school that on a regular basis has at least one student under the age of 18 years. (Ord. 1562 § 58, 2015; Ord. 1246 §
38 27, 2000).
- 39 **22.98.630 SEPA rules.**
40 “SEPA rules” means rules contained in Chapter 197-11 WAC adopted by the Department of Ecology. (Statutory
41 authority: RCW 43.21C.130. 84-13-036. (Order DE 84-25), § 173-806-030, filed 6/15/84. Formerly WAC 173-805-
42 030.) (Ord. 1246 § 27, 2000).
- 43 **22.98.632 Serviceable.**
44 “Serviceable” means presently usable. (Ord. 1375 § 9, 2005).

- 1 **22.98.633 Service station.**
2 “Service station” means a building or lot having storage tanks and pumps for the retail sale of fuel to vehicle drivers
3 and where minor repair service and/or the retail sale of food and vehicle supplies is incidental thereto. (Ord. 1246 §
4 27, 2000).
- 5 **22.98.634 Setback.**
6 “Setback” means the minimum required distance between any structure and a specified line such as a property or lot
7 line, easement or buffer line, or public or private right-of-way line, which is required to remain free of structures
8 unless otherwise provided in this title. (Ord. 1375 § 9, 2005).
- 9 **22.98.635 Shorelines.**
10 “Shorelines” means all of the water areas of the state as defined in RCW 90.58.030, including reservoirs and their
11 associated shorelands, together with the lands underlying them except:
- 12 (a) Shorelines of statewide significance;
- 13 (b) Shorelines on segments of streams upstream of a point where the mean annual flow is 20 cubic feet per second
14 (20 cfps) or less and the wetlands associated with such upstream segments; and
- 15 (c) Shorelines on lakes less than 20 acres in size and wetlands associated with such small lakes. (Ord. 1375 § 9,
16 2005).
- 17 **22.98.636 Shorelines of the state.**
18 “Shorelines of the state” means the total of all “shorelines,” as defined in RCW 90.58.030(2)(d), and “shorelines of
19 statewide significance” within the state, as defined in RCW 90.58.030(2)(c). (Ord. 1375 § 41, 2005; Ord. 1246 § 27,
20 2000).
- 21 **22.98.637 Shorelines of statewide significance.**
22 “Shorelines of statewide significance” means those areas defined in RCW 90.58.030(2)(e). (Ord. 1375 § 9, 2005).
- 23 **22.98.638 Shorelands or shoreland areas.**
24 “Shorelands or shoreland areas” means those lands extending landward for 200 feet in all directions as measured on
25 a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward 200 feet
26 from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are
27 subject to the provisions of Chapter 90.58 RCW. (Ord. 1375 § 9, 2005).
- 28 **22.98.639 Short plat.**
29 “Short plat” means the map or representation of a short subdivision. (Ord. 1246 § 27, 2000).
- 30 **22.98.642 Short subdivision.**
31 “Short subdivision” means the division or redivision of land into four or fewer lots, tracts, parcels, sites or divisions
32 for the purpose of sale, lease, or transfer of ownership into four or fewer lots. (Ord. 1246 § 27, 2000).
- 33 **22.98.644 Sidewalk.**
34 “Sidewalk” means that property between the curb lines or the lateral lines of a roadway and the adjacent property,
35 set aside and intended for the use of pedestrians or such portion of private property parallel and in proximity to a
36 street and dedicated to use by pedestrians. (Ord. 1322 § 20, 2003).
- 37 **22.98.645 Sidewalk cafe.**
38 “Sidewalk cafe” means a group of tables and chairs situated and maintained upon the public sidewalk for use in
39 connection with the consumption of food and beverages sold to the public from or in an adjoining restaurant. (Ord.
40 1246 § 27, 2000).
- 41 **22.98.648 Sign.**
42 “Sign” means letters, figures, symbols, trademarks, or logos, with or without illumination, intended to identify any
43 place, subject, person, firm, business, product, article, merchandise or point of sale. A sign also includes balloons
44 attached to sign structures, products, streamers, spinners, pennants, flags, inflatables or similar devices intended to
45 attract attention to a site or business, as well as architectural or structural forms, illuminated panels, spandrels,

1 awnings and other structural or architectural features not common to classic vernacular or noncorporate regional
2 architecture and that are intended to convey a brand, message or otherwise advertise a location or product, whether
3 or not such features include text or graphics and whether or not they serve other practical purposes such as lighting,
4 covering or enclosure of persons or products. A sign includes any device which streams, televises or otherwise
5 conveys electronic visual messages, pictures, videos or images, with or without sound or odors. Refer to FMC
6 22.26.026 for a list of prohibited signs. (Ord. 1598 § 51, 2017; Ord. 1322 § 21, 2003; Ord. 1246 § 27, 2000).

7 **22.98.648.1 Sign, abandoned.**

8 “Sign, abandoned” means a sign, the face of which has been removed or is broken and is not refaced within 180
9 days thereafter. Abandoned signs shall also include signs with rusted, faded, peeled, cracked or otherwise
10 deteriorated materials or finishes that have not been repaired within 90 days after the city provides notice of the
11 sign’s deteriorated condition under FMC 22.26.009. (Ord. 1598 § 52, 2017; Ord. 1322 § 22, 2003).

12 **22.98.648.2 Sign, accessory.**

13 “Sign, accessory” means a permanent, freestanding or building-mounted sign of limited height and size that provides
14 supplemental opportunity for freestanding or building-mounted signage on a site. (Ord. 1598 § 53, 2017; Ord. 1322
15 § 23, 2003).

16 **22.98.648.3 Sign alteration.**

17 “Sign alteration” means a change to the copy, color, size, shape, illumination, position, location, construction or
18 supporting structure of a sign, not including ordinary maintenance. (Ord. 1598 § 54, 2017; Ord. 1322 § 24, 2003).

19 **22.98.648.4 Sign area.**

20 “Sign area” means the smallest square, rectangle, parallelogram or circle that will enclose the extreme limits of
21 writing, representation, logo, or any figure of similar character, together with any frame, background area, structural
22 trim, or other materials or color forming an integral part of the display or used to differentiate such sign from the
23 background against which it is placed. The supports or uprights on which any such sign is supported shall not be
24 included in determining the sign area. The area of signs with two faces shall be considered to be the area of the
25 largest face. The area of signs with three or more faces shall be considered to be the area of the largest face or one-
26 half the area of all of the faces, whichever is less. For sign copy that has varying sizes of letters or graphics, the sign
27 area may be calculated by combining two or more geometric shapes. (Ord. 1598 § 55, 2017; Ord. 1322 § 25, 2003).

28 **22.98.648.5 Sign, awning, canopy or marquee.**

29 “Sign, awning, canopy or marquee” means a sign affixed to or imprinted on a temporary shelter or a permanent
30 architectural projection, such as an awning, canopy or marquee, composed of rigid or nonrigid materials on a
31 supporting framework, affixed to the exterior wall of a building, extending over a door, entrance, window or outdoor
32 service area. (Ord. 1598 § 56, 2017; Ord. 1322 § 26, 2003).

33 **22.98.648.6 Sign, changeable copy.**

34 “Sign, changeable copy” means a sign or portion thereof that is designed to have its message or copy readily
35 changed manually or by remote or automatic means without altering or replacing the face or surface. Changeable
36 copy signs support hard-copy text or graphics and do not use digital or electronic text or images. (Ord. 1598 § 57,
37 2017; Ord. 1322 § 27, 2003).

38 **22.98.648.7 Sign, digital.**

39 “Sign, digital” means a changeable copy sign with monochrome LED (light emitting diodes) text, graphics or
40 symbols over a black, nonilluminated background. (Ord. 1598 § 58, 2017; Ord. 1322 § 28, 2003).

41 **22.98.648.8 Sign, electrical.**

42 *Repealed by Ord. 1598.* (Ord. 1322 § 29, 2003).

43 **22.98.648.9 Sign, electronic.**

44 *Repealed by Ord. 1598.* (Ord. 1322 § 30, 2003).

45 **22.98.648.10 Sign, flashing.**

46 “Sign, flashing” means an electrical sign or portion thereof, except electronic message center signs, that changes
47 light intensity in a sudden transitory burst, or that switches on and off in a constant pattern in which more than one-

- 1 third of the nonconstant light source is off at any one time, random, or irregular pattern or contains motion or the
2 optical illusion of motion by use of electrical energy. (Ord. 1598 § 61, 2017; Ord. 1322 § 31, 2003).
- 3 **22.98.648.11 Sign, freestanding.**
4 “Sign, freestanding” means a sign and its support pole or base standing directly on the ground that is independent
5 from any building or other structure. (Ord. 1598 § 62, 2017; Ord. 1322 § 32, 2003).
- 6 **22.98.648.12 Sign, garage or yard sale.**
7 *Repealed by Ord. 1598.* (Ord. 1322 § 33, 2003).
- 8 **22.98.648.13 Sign height.**
9 “Sign height” means the vertical distance measured from the adjacent grade at the base of the sign support to the
10 highest point of the sign or sign structure. (Ord. 1598 § 64, 2017; Ord. 1322 § 34, 2003).
- 11 **22.98.648.14 Sign, identification.**
12 *Repealed by Ord. 1598.* (Ord. 1322 § 35, 2003).
- 13 **22.98.648.15 Sign, monument.**
14 “Sign, monument” means a freestanding low profile sign designed with a solid base and background consistent with
15 FMC 22.26.017(b). (Ord. 1598 § 66, 2017; Ord. 1322 § 36, 2003).
- 16 **22.98.648.16 Sign, neon.**
17 “Sign, neon” means a sign with illumination affected by a light source consisting of a neon or other gas tube which
18 is bent to form letters, symbols or other shapes. (Ord. 1598 § 67, 2017; Ord. 1322 § 37, 2003).
- 19 **22.98.648.17 Sign, nonconforming.**
20 “Sign, nonconforming” means any sign which at one time conformed to all applicable requirements and standards of
21 Chapter 22.26 FMC, including all permit requirements, but which subsequently ceased to so conform due to changes
22 in such requirements and standards. (Ord. 1598 § 68, 2017; Ord. 1322 § 38, 2003).
- 23 **22.98.648.18 Sign, pan channel.**
24 “Sign, pan channel” means a sign graphic that is constructed of a three-sided metal channel, usually having a light
25 source contained within the channel. The open side may face inward, resulting in silhouette lighting, or it may face
26 outward to allow full illumination. The open side of the channel may be enclosed with a translucent material. (Ord.
27 1598 § 69, 2017; Ord. 1322 § 39, 2003).
- 28 **22.98.648.19 Sign, permanent.**
29 “Sign, permanent” means a sign constructed of weather resistant material and intended for permanent use and that
30 does not otherwise meet the definition of “temporary sign.” Wall-mounted sign holders designed for insertion of
31 signs and posters shall be considered permanent signage and subject to all standards of this chapter. (Ord. 1598 § 70,
32 2017; Ord. 1322 § 40, 2003).
- 33 **22.98.648.20 Sign, pole-mounted.**
34 “Sign, pole-mounted” means a sign mounted on a weighted base, intended to be movable. (Ord. 1598 § 71, 2017;
35 Ord. 1322 § 41, 2003).
- 36 **22.98.648.21 Sign, portable.**
37 “Sign, portable” means a freestanding sign that is readily moveable and not permanently affixed to the ground,
38 including A-frame or sandwich board signs, pole signs mounted on weighted bases, and similar signs that are used
39 on more than a temporary basis. (Ord. 1598 § 72, 2017; Ord. 1322 § 42, 2003).
- 40 **22.98.648.22 Sign, principal.**
41 *Repealed by Ord. 1598.* (Ord. 1322 § 43, 2003).
- 42 **22.98.648.23 Sign, projecting.**
43 “Sign, projecting” means a sign attached to a building with the face not parallel to the vertical surface of the
44 building. Projecting signs include signs projecting directly from walls, or signs hanging from porch ceilings or other
45 support structures. (Ord. 1598 § 74, 2017; Ord. 1322 § 44, 2003).

- 1 **22.98.648.24 Sign, reader board.**
2 *Repealed by Ord. 1598. (Ord. 1322 § 45, 2003).*
- 3 **22.98.648.25 Sign, reader board portable.**
4 *Repealed by Ord. 1598. (Ord. 1322 § 46, 2003).*
- 5 **22.98.648.26 Sign, real estate.**
6 *Repealed by Ord. 1598. (Ord. 1322 § 47, 2003).*
- 7 **22.98.648.27 Sign, revolving.**
8 “Sign, revolving” means any sign that rotates or turns in a circular motion. (Ord. 1322 § 48, 2003).
- 9 **22.98.648.28 Sign, roof-mounted.**
10 “Sign, roof-mounted” means a sign that has a point of attachment to the roof or mansard of a building. Architectural
11 projections, including mechanical equipment screens, above any parapet or roof line whose sole function is a
12 background for signs shall be considered a sign structure. A sign on such an architectural projection shall be
13 considered a roof-mounted sign. (Ord. 1598 § 78, 2017; Ord. 1322 § 49, 2003).
- 14 **22.98.648.29 Sign, sandwich board.**
15 “Sign, sandwich board” means a portable sign consisting of two sign faces hinged at the top and separated at the
16 bottom to make it self standing. (Ord. 1322 § 50, 2003).
- 17 **22.98.648.30 Sign, service island.**
18 “Sign, service island” means a permanent sign displayed on the service island canopy, spandrel or island spanner of
19 a service station. (Ord. 1598 § 79, 2017; Ord. 1322 § 51, 2003).
- 20 **22.98.648.31 Sign, special event.**
21 “Sign, special event” means temporary signs or advertising displays or a combination thereof that advertises or
22 attracts public attention to a special one-time event. (Ord. 1598 § 80, 2017; Ord. 1322 § 52, 2003).
- 23 **22.98.648.32 Sign, temporary.**
24 “Sign, temporary” means any sign that is used temporarily and is not permanently mounted, painted or otherwise
25 affixed, excluding portable signs as defined by this chapter, including any poster, banner, placard, feather sign, stake
26 sign or sign not placed in the ground with concrete or other means to provide permanent support, stability and rot
27 prevention. Temporary signs may only be made of nondurable materials including, but not limited to, paper,
28 corrugated board, flexible, bendable or foldable plastics, foamcore board, vinyl canvas or vinyl mesh products of
29 less than 20-ounce fabric, vinyl canvas and vinyl mesh products without polymeric plasticizers, and signs painted or
30 drawn with water soluble paints or chalks. Signs made of any other materials shall be considered permanent and are
31 subject to the permanent sign regulations of this chapter. (Ord. 1598 § 81, 2017; Ord. 1322 § 53, 2003).
- 32 **22.98.648.33 Sign, under-canopy.**
33 “Sign, under-canopy” means a sign that is placed under an awning, marquee or canopy, and is placed perpendicular
34 to the storefront so that it is oriented to pedestrians on a sidewalk or an internal walkway. (Ord. 1598 § 82, 2017;
35 Ord. 1322 § 54, 2003).
- 36 **22.98.648.34 Sign, wall.**
37 “Sign, wall” means a sign that is attached parallel to or painted on a wall, including parapet or canopy fascia, or a
38 building. (Ord. 1598 § 83, 2017; Ord. 1322 § 55, 2003).
- 39 **22.98.648.35 Sign width.**
40 “Sign width” means the total horizontal dimension of a sign, including all frames or structures. (Ord. 1598 § 84,
41 2017).
- 42 **22.98.648.36 Sign, window.**
43 “Sign, window” means a sign that is attached to or is intended to be seen in, on or through a window of a building
44 and is visible from the exterior of the window. (Ord. 1598 § 85, 2017).

- 1 **22.98.650 Significant portion of its range.**
2 “Significant portion of its range” means that portion of a species’ range likely to be essential to the long-term
3 survival of the population in Washington. (Ord. 1375 § 9, 2005).
- 4 **22.98.651 Significant tree.**
5 “Significant tree” means a healthy evergreen tree with a height of 10 feet or more and a healthy deciduous tree with
6 a minimum caliper of six inches measured at four feet above finished planting grade. (Ord. 1246 § 27, 2000).
- 7 **22.98.652 Site.**
8 “Site” means a unit of land, together with all improvements thereon, determined as follows:
9 A unit of land that may be conveyed separately from all adjacent land without the requirement of approval of a
10 boundary line adjustment, short plat, or a preliminary plat.
11 Two or more buildings or business activities that are or will be related to each other physically or architecturally,
12 such as by sharing off-street parking facilities, so as to form an integrated development, such as a shopping center,
13 mixed-use center, or office complex. (Ord. 1667 § 49, 2020; Ord. 1598 § 86, 2017).
- 14 **22.98.654 Slope.**
15 “Slope,” as determined or agreed upon by the city engineer, means an inclined earth surface, the inclination of which
16 is expressed as the ratio of horizontal distance from the top-of-slope to the toe-of-slope to the vertical distance
17 (height of slope). Slope percent is computed by dividing the vertical distance by the horizontal distance times 100. A
18 change in grade of more than five percent along any slope analyzed, or a vertical elevation variation of two feet off
19 of the base line slope, whichever is less, constitutes a separate slope calculation, beginning at the location of grade
20 breaks. (Ord. 1417 § 13, 2006; Ord. 1246 § 27, 2000).
- 21 **22.98.657 Social card game.**
22 “Social card game” means a card game that constitutes gambling and is authorized by the Washington State
23 Gambling Commission under RCW 9.46.070. (Ord. 1246 § 27, 2000).
- 24 **22.98.658 Soil survey.**
25 “Soil survey” means the most recent soil survey for the local area or county by the National Resources Conservation
26 Service, U.S. Department of Agriculture. (Ord. 1375 § 9, 2005).
- 27 **22.98.658.1 Spandrel.**
28 “Spandrel” means a panel or box-type structure that spans between and/or is connected to the support columns of a
29 porch, colonnade or canopy, usually for architectural embellishment and/or signage purposes. (Ord. 1598 § 87,
30 2017).
- 31 **22.98.659 Special flood hazard areas.**
32 “Special flood hazard areas” means the land in the floodplain within an area subject to a one percent or greater
33 chance of flooding in any given year. Designations of special flood hazard areas on flood insurance map(s) always
34 include the letters A or V. (Ord. 1375 § 9, 2005).
- 35 **22.98.660 Special protection areas.**
36 “Special protection areas” means aquifer recharge areas defined by WAC 173-200-090 that require special
37 consideration or increased protection because of unique characteristics, including, but not limited to:
38 (a) Ground waters that support an ecological system requiring more stringent criteria than drinking water standards;
39 (b) Ground water recharge areas and wellhead protection areas that are vulnerable to pollution because of
40 hydrogeologic characteristics; and
41 (c) Sole source aquifer status. (Ord. 1375 § 42, 2005; Ord. 1246 § 27, 2000).
- 42 **22.98.661 Species.**
43 “Species” means any group of animals classified as a species or subspecies as commonly accepted by the scientific
44 community. (Ord. 1375 § 9, 2005).

- 1 **22.98.662 Species, endangered.**
2 “Species, endangered” means any fish or wildlife species that is threatened with extinction throughout all or a
3 significant portion of its range and is listed by the state or federal government as an endangered species. (Ord. 1375
4 § 9, 2005).
- 5 **22.98.663 Species of local importance.**
6 “Species of local importance” means those species of local concern due to their population status or their sensitivity
7 to habitat manipulation, or that are game species. (Ord. 1375 § 43, 2005; Ord. 1246 § 27, 2000).
- 8 **22.98.664 Species, priority.**
9 “Species, priority” means any fish or wildlife species requiring protective measures and/or management guidelines
10 to ensure their persistence as genetically viable population levels as classified by the Washington State Department
11 of Fish and Wildlife, including endangered, threatened, sensitive, candidate and monitor species, and those of
12 recreational, commercial, or tribal importance. (Ord. 1375 § 9, 2005).
- 13 **22.98.665 Species, threatened.**
14 “Species, threatened” means any fish or wildlife species that is likely to become an endangered species within the
15 foreseeable future throughout a significant portion of its range without cooperative management or removal of
16 threats, and is listed by the state or federal government as a threatened species. (Ord. 1375 § 9, 2005).
- 17 **22.98.666 Specified sexual activities.**
18 “Specified sexual activities” means an act of sexual intercourse within its ordinary meaning, occurring upon a
19 penetration, however slight; a penetration of the vagina or anus, however slight, by an object; a contact between
20 persons involving the sex organs of one person and the mouth or anus of another; masturbation, manual or
21 instrumental, of oneself or one person by another; touching of the sex organs, anus, or female breasts, whether
22 clothed or unclothed, of oneself or of one person by another. (Ord. 1375 § 9, 2005; Ord. 1246 § 27, 2000).
- 23 **22.98.667 Specified anatomical areas.**
24 “Specified anatomical areas” means less than completely and/or opaquely covered human genitals, pubic region,
25 buttock, or any portion of the nipple, the areola, or the lower half of the female breast and human male genitals in a
26 discernibly turgid state even if completely or opaquely covered. (Ord. 1375 § 9, 2005).
- 27 **22.98.669 Stand.**
28 “Stand” means a structure, open on at least one side, for the display and sale of goods. (Ord. 1246 § 27, 2000).
- 29 **22.98.670 Stacked Flat**
- 30 **"Stacked flat" means dwelling units in a residential building of no more than three stories on a residential zoned lot**
31 **in which each floor may be separately rented or owned.**
32
- 33 **22.98.672 Stock-in-trade.**
34 “Stock-in-trade” means the dollar value of all products, equipment, books, magazines, posters, pictures, periodicals,
35 other printed materials, prerecorded video tapes, discs, or similar material readily available for purchase, rental,
36 viewing or use by patrons of the establishment, excluding material located in any storeroom or other portion of the
37 premises not regularly open to patrons; the number of titles of all products, equipment, books, magazines, posters,
38 pictures, periodicals, other printed materials, prerecorded video tapes, discs, or similar material readily available for
39 purchase, rental, viewing or use by patrons of the establishment, excluding material located in any storeroom or
40 other portion of the premises not regularly open to patrons. (Ord. 1246 § 27, 2000).
- 41 **22.98.675 Story.**
42 “Story” means that portion of a building included between the upper surface of any floor and the upper surface of
43 the floor next above, except that the topmost story shall be that portion of a building included between the upper
44 surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or
45 unused underfloor space is more than six feet above grade as defined herein for more than 50 percent of the total
46 perimeter or is more than 12 feet above grade as defined herein at any point, such basement or unused underfloor
47 space shall be considered as a story. (Ord. 1246 § 27, 2000).

- 1 **22.98.678 Stream corridor.**
2 “Stream corridor” means perennial, intermittent, or ephemeral waters included within a channel of land and its
3 adjacent riparian zones which serves as a buffer between the aquatic and terrestrial upland ecosystems. (Ord. 1246 §
4 27, 2000).
- 5 **22.98.681 Street.**
6 “Street” means a public right-of-way or private road which provides a primary means of access to abutting property.
7 (Ord. 1246 § 27, 2000).
- 8 **22.98.684 Street furniture.**
9 “Street furniture” means constructed, aboveground objects, such as outdoor seating, kiosks, bus shelters, sculpture,
10 tree grids, trash receptacles, fountains, and telephone booths, that have the potential for enlivening and giving
11 variety to streets, sidewalks, plazas, and other outdoor spaces open to, and used by, the public. (Ord. 1246 § 27,
12 2000).
- 13 **22.98.687 Street right-of-way.**
14 “Street right-of-way” means the strip of land platted, dedicated, condemned, established by prescription or otherwise
15 legally established for the use of pedestrians, vehicles or utilities. (Ord. 1598 § 88, 2017; Ord. 1246 § 27, 2000).
- 16 **22.98.690 Streetscape.**
17 “Streetscape” is a design term referring to all the elements that constitute the physical makeup of a street and that, as
18 a group, define its character, including trees and other plantings, awnings and marquees, signs, and lighting. (Ord.
19 1246 § 27, 2000).
- 20 **22.98.693 Subdivision.**
21 “Subdivision” means the division or redivision of land into five or more lots, tracts, parcels, sites or divisions for the
22 purpose of sale, lease, or transfer of ownership, except as provided in Chapter 22.16 FMC. (Ord. 1246 § 27, 2000).
- 23 **22.98.694 Subdrainage basin or subbasin.**
24 “Subdrainage basin or subbasin” means the drainage area of the highest order stream containing the subject property
25 impact area. “Stream order” is the term used to define the position of a stream in the hierarchy of tributaries in the
26 watershed. The smallest streams are the highest order (first order) tributaries. These are the upper watershed streams
27 and have no tributaries of their own. When two first order streams meet, they form a second order stream, and when
28 two second order streams meet they become a third order stream, and so on. (Ord. 1375 § 9, 2005).
- 29 **22.98.695 Substantial damage.**
30 “Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the
31 structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure
32 before the damage occurred. (Ord. 1375 § 9, 2005).
- 33 **22.98.696 Structural alteration.**
34 “Structural alteration” means any change, addition or modification in construction. (Ord. 1375 § 9, 2005; Ord. 1246
35 § 27, 2000).
- 36 **22.98.697 Substantial improvement.**
37 “Substantial improvement” means any repair, reconstruction, or improvement of a structure, the cost of which
38 equals or exceeds 50 percent of the assessed value of the structure either: before the improvement or repair is
39 started; or if the structure has been damaged and is being restored, before the damage occurred. (Ord. 1562 § 59,
40 2015; Ord. 1375 § 44, 2005).
- 41 **22.98.697.1 Substantially change.**
42 “Substantially change” means to increase the height of an existing wireless tower by more than 10 percent, or by a
43 height exceeding 20 feet, whichever is greater. (Ord. 1667 § 50, 2020).
- 44 **22.98.698 Tenant space.**
45 “Tenant space” means the entire building which encompasses a building or use on a site; or in buildings designed for
46 multi-tenant occupancy, it is the space between demising walls and which has an independent entrance to common

- 1 corridors or to the outside. Portions of tenant spaces that are sublet to or otherwise allowed to be used by persons or
2 businesses other than the principal person or business of a tenant space are not considered tenant spaces in the
3 context of this chapter. (Ord. 1598 § 89, 2017).
- 4 **22.98.699 Toe of slope.**
5 “Toe of slope” means a distinct topographic break in slope at the lower most limit of an area where the ground
6 surface drops 10 feet or more vertically within a horizontal distance of 25 feet. (Ord. 1246 § 27, 2000).
- 7 **22.98.702 Tot lot.**
8 “Tot lot” means an improved and equipped play area for small children usually up to elementary school age. (Ord.
9 1246 § 27, 2000).
- 10 **22.98.705 Tower.**
11 As used in Chapter 22.24 FMC, “tower” means any structure that is designed and constructed primarily for the
12 purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole
13 towers. The term encompasses personal wireless service facilities including radio and television transmission
14 towers, microwave towers, common-carrier towers, cellular telephone towers or personal communications services
15 towers, alternative tower structures, and the like. (Ord. 1246 § 27, 2000).
- 16 **22.98.708 Tree topping.**
17 “Tree topping” means the cutting of a branch or stem back to a stub or lateral branch not sufficiently large enough to
18 assume the terminal role. (Ord. 1246 § 27, 2000).
- 19 **22.98.711 Unavoidable.**
20 “Unavoidable” means adverse impacts to a critical area that remain after all appropriate and practical avoidance and
21 minimization have been achieved. (Ord. 1375 § 45, 2005; Ord. 1246 § 27, 2000).
- 22 **22.98.712 Unit Density**
- 23 **“Unit density” means the number of dwelling units allowed on a lot, regardless of lot size.**
- 24 **22.98.714 Unlicensed wireless services.**
25 “Unlicensed wireless services” means commercial mobile services that operate on public frequencies and do not
26 need an FCC license. (Ord. 1246 § 27, 2000).
- 27 **22.98.715 Unshielded lighting.**
28 “Unshielded lighting” means an external illumination source which is exposed to view. (Ord. 1598 § 90, 2017).
- 29 **22.98.717 Use.**
30 “Use” means the nature of the occupancy, the type of activity, or the character and form of improvements to which
31 land is devoted or may be devoted. (Ord. 1246 § 27, 2000).
- 32 **22.98.720 Use, principal.**
33 “Use, principal” means the primary use of land or improvements as distinguished from a subordinate or accessory
34 use. (Ord. 1246 § 27, 2000).
- 35 **22.98.723 Use, accessory.**
36 “Use, accessory” means a use customarily incidental and subordinate to a permitted principal use and located on the
37 same lot or in the same building as the principal use. (Ord. 1246 § 27, 2000).
- 38 **22.98.726 Use type.**
39 Reserved. (Ord. 1246 § 27, 2000).
- 40 **22.98.729 Variance.**
41 “Variance” means a means, approved by the hearing examiner or director, of altering the requirements of this title in
42 specific instances where the strict application of these regulations would deprive a property of privileges enjoyed by
43 other properties which are similarly situated, due to special features or constraints unique to the property involved.
44 (Ord. 1638 § 67, 2019; Ord. 1246 § 27, 2000).

- 1 **22.98.730 Variance, de minimis.**
2 “Variance, de minimis” means a minimal or minor deviation from a bulk or dimensional zoning requirement that
3 does not require proof of unnecessary hardship and compliance with other statutory requirements for the granting of
4 a variance. (Ord. 1575 § 22, 2016).
- 5 **22.98.732 Vehicle repair, major.**
6 “Vehicle repair, major” means the rebuilding or reconditioning of motor vehicles or trailers including trucks over
7 one and one-half tons capacity, including but not limited to engine replacement or rebuilding; collision service,
8 including body, frame or fender straightening or repair; and vehicle painting. (Ord. 1246 § 27, 2000).
- 9 **22.98.735 Vehicle repair, minor.**
10 “Vehicle repair, minor” means general engine repair and part replacement for automobiles and trucks not exceeding
11 one and one-half ton capacity, but not including any operation specified under FMC 22.98.732, Automobile repair,
12 major. (Ord. 1246 § 27, 2000).
- 13
- 14 **22.98.738 Vehicle wash.**
15 “Vehicle wash” means a facility for washing motor vehicles utilizing any combination of mechanical and/or manual
16 processes. (Ord. 1246 § 27, 2000).
- 17 **22.98.741 Vehicle wrecker.**
18 “Vehicle wrecker” means every person, firm, partnership, association or corporation engaged in the business of
19 buying, selling or dealing in vehicles of a type required to be licensed under the laws of the this state, for the
20 purpose of wrecking, dismantling, disassembling or substantially changing the form of a vehicle, or who buys or
21 sells integral second-hand parts of component material thereof, in whole or in part, or who deals in second-hand
22 vehicle parts. (Ord. 1246 § 27, 2000).
- 23 **22.98.744 Veterinary clinic.**
24 “Veterinary clinic” means an establishment in which veterinary services and incidental temporary boarding are
25 rendered, but not including kennels. (Ord. 1246 § 27, 2000).
- 26 **22.98.745 Vulnerability.**
27 “Vulnerability” means the combined effect of susceptibility to contamination and the presence of potential
28 contaminants. (Ord. 1375 § 9, 2005).
- 29 **22.98.746 Warehouse/warehousing.**
30 “Warehouse/warehousing” means a facility generally dealing with the active reception and dispersal of goods that
31 are oriented to manufactured products and household goods. (Ord. 1375 § 9, 2005).
- 32 **22.98.747 Water dependent.**
33 “Water dependent” means a use or portion of a use that cannot exist in a location that is not adjacent to the water,
34 but is dependent on the water by reason of the intrinsic nature of its operations; a use that can be carried out only on,
35 in, or adjacent to water. Examples of water dependent uses include: ship cargo terminal loading areas; fishing; ferry
36 and passenger terminals; barge loading, ship building, and dry docking facilities; marinas, moorage, and boat
37 launching facilities; aquaculture; float plane operations; surface water intake; and sanitary sewer and storm drain
38 outfalls. (Ord. 1375 § 46, 2005; Ord. 1246 § 27, 2000).
- 39 **22.98.748 Water resource inventory area (WRIA).**
40 “Water resource inventory area (WRIA)” means one of 62 watersheds in the state of Washington, each composed of
41 the drainage areas of a stream or streams, as established in Chapter 173-500 WAC as it existed on January 1, 1997.
42 (Ord. 1375 § 9, 2005).
- 43 **22.98.749 Water table.**
44 “Water table” means that surface in an unconfined aquifer at which the pressure is atmospheric. It is defined by the
45 levels at which water stands in wells that penetrate the aquifer just far enough to hold standing water. (Ord. 1375 §
46 9, 2005).

- 1 **22.98.750 Water typing system.**
2 “Water typing system” means waters classified according to WAC 222-16-031. (Ord. 1375 § 47, 2005; Ord. 1246 §
3 27, 2000).
- 4 **22.98.751 Watercourse.**
5 “Watercourse” means any portion of a channel, bed, bank, or bottom waterward of the ordinary high water line of
6 waters of the state including areas in which fish may spawn, reside, or through which they may pass, and tributary
7 waters with defined beds or banks, which influence the quality of fish habitat downstream. This definition includes
8 watercourses that flow on an intermittent basis or which fluctuate in level during the year and applies to the entire
9 bed of such watercourse whether or not the water is at peak level. This definition does not include irrigation ditches,
10 canals, stormwater run-off devices, or other entirely artificial watercourses, except where they exist in a natural
11 watercourse that has been altered by humans. (Ord. 1375 § 9, 2005).
- 12 **22.98.752 Well.**
13 “Well” means a bored, drilled, or driven shaft, or a dug hole whose depth is greater than the largest surface
14 dimension for the purpose of withdrawing or injecting water or other liquids. (Ord. 1375 § 9, 2005).
- 15 **22.98.753 Wellhead protection area (WHPA).**
16 “Wellhead protection area (WHPA)” means the portion of a zone of contribution for a well, wellfield, or spring, as
17 defined using criteria established by the Washington State Department of Ecology. (Ord. 1375 § 48, 2005; Ord.
18 1246 § 27, 2000).
- 19 **22.98.754 Wetland classes, classes of wetlands, or wetland types.**
20 “Wetland classes,” “classes of wetlands,” or “wetland types” means the descriptive classes of the wetlands
21 taxonomic classification system of the U.S. Fish and Wildlife Service (Cowardin, et al., 1979). (Ord. 1375 § 9,
22 2005).
- 23 **22.98.755 Wetland edge.**
24 “Wetland edge” means the boundary of a wetland as delineated based on the definitions contained in this title.
25 “Wetland edge” also means a line dividing uplands from water habitat. The line can be identified through
26 procedures in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands by examining the presence
27 or absence of aquatic plants (hydrophyte), hydric soils and/or water table at or near the surface. (Ord. 1375 § 9,
28 2005).
- 29 **22.98.756 Wetlands.**
30 “Wetlands” means those areas that are inundated or saturated by surface or ground water at a frequency and duration
31 sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in
32 saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not
33 include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation
34 and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and
35 landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the
36 construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from
37 nonwetland areas to mitigate the conversion of wetlands. (Ord. 1574 § 9, 2016; Ord. 1375 § 49, 2005; Ord. 1246 §
38 27, 2000).
- 39 **22.98.759 Wetlands mitigation bank.**
40 “Wetlands mitigation bank” means a site where wetlands are restored, created, enhanced, or in exceptional
41 circumstances, preserved expressly for the purpose of providing compensatory mitigation in advance of authorized
42 impacts to similar resources. (Ord. 1375 § 50, 2005; Ord. 1246 § 27, 2000).
- 43 **22.98.760 Window.**
44 “Window” means the entire window unit including individual sashes or panes that might otherwise divide the area
45 between the head, jamb and sill; except that in commercial storefront window assemblies, a single “window” is the
46 glass area between each mullion that divides the window assembly, whether installed as a single piece of glass or as
47 multiple pieces of glass divided by muntins. (Ord. 1598 § 91, 2017).

- 1 **22.98.762 Wrecked vehicle.**
2 “Wrecked vehicle” [as defined by RCW 46.80.010(4), as amended] means a vehicle which is disassembled or
3 dismantled or a vehicle which is acquired with the intent to dismantle or disassemble and never again to operate as a
4 vehicle, or a vehicle which has sustained such damage that its cost to repair exceeds the fair market value of a like
5 vehicle which has not sustained such damage, or a damaged vehicle whose salvage value plus cost to repair equals
6 or exceeds its fair market value, if repaired, or a vehicle which has sustained such damage or deterioration that it
7 may not lawfully operate upon the highways of this state for which the salvage value plus cost to repair exceeds its
8 fair market value, if repaired; further it is presumed that a vehicle is a wreck if it has sustained such damage or
9 deterioration that it may not lawfully operate upon the highways of the state. (Ord. 1246 § 27, 2000).
- 10 **22.98.765 Yard, automobile wrecking.**
11 “Automobile wrecking yard” means an establishment that cuts up, compresses, or otherwise disposes of motor
12 vehicles. (Ord. 1246 § 27, 2000).
- 13 **22.98.768 Yard.**
14 “Yard” means a space defined by the required setback on any lot and unoccupied by a structure and unobstructed
15 from the ground upward except as otherwise provided in this title. A yard extends along a lot line and at right angles
16 to such lot line to a depth or width specified in the yard regulations for a specified zoning district or use. (Ord. 1246
17 § 27, 2000).
- 18 **22.98.771 Yard, front.**
19 “Yard, front” means a yard lying between the minimum setback line for a principal building and the front property
20 line and extending across the width of the lot. (Ord. 1246 § 27, 2000).
- 21 **22.98.774 Yard, rear.**
22 “Yard, rear” means a yard lying between the minimum setback line for a principal building and the rear property
23 line and extending across the width of the lot. (Ord. 1246 § 27, 2000).
- 24 **22.98.777 Yard, required.**
25 “Yard, required” means the open space between a lot line and the minimum building setback line, which is required
26 to remain free of structures unless otherwise provided in this title. (Ord. 1246 § 27, 2000).
- 27 **22.98.780 Yard, side.**
28 “Yard, side” means a yard lying between the minimum setback line for a principal building and the side property
29 line and extending along the length of the lot between the front yard and the rear yard. (Ord. 1246 § 27, 2000).
- 30 **22.98.783 Yard, side street side.**
31 “Yard, side street side” means a yard lying between the minimum setback line for a principal building and the side
32 property line adjoining a street right-of-way and extending along the length of the lot between the front yard and the
33 rear yard. (Ord. 1246 § 27, 2000).
- 34 **22.98.785 Zone of contribution.**
35 “Zone of contribution” means the area surrounding a well or spring that encompasses all areas or features that
36 supply ground water recharge to the well or spring. (Ord. 1375 § 9, 2005).
- 37 **22.98.786 Zone or zoning district.**
38 “Zone” or “zoning district” means an area accurately defined as to boundaries and location, and classified by this
39 title as available for certain types of uses and within which other types of uses are excluded. Such district includes
40 specific conditions, standards and requirements related to the permitted use of land within such district. (Ord. 1246 §
41 27, 2000).
- 42 **22.98.789 Zoning map.**
43 “Zoning map” means the official map, adopted as a part of this title, as amended, which accurately defines
44 boundaries and locations of zoning districts. The official map may contain one or more map sheets and may be
45 produced in multiple copies. (Ord. 1246 § 27, 2000).

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Development Regulation Amendments for HB 1110 (Middle Housing) and HB 1337 (Accessory Dwelling Units)

2. Name of applicant:

City of Fircrest

3. Address and phone number of applicant and contact person:

Dawn Masko – City Manager dmasko@cityoffircrest.net

City of Fircrest

115 Ramsdell Street

Fircrest, WA 98466

(253)-564-8901

Checklist prepared by:

Kimley-Horn and Associates

Contact: Nick Chen, AICP – nick.chen@kimley-horn.com

(425) 689-5064

4. Date checklist prepared:

April 30, 2025

5. Agency requesting checklist:

City of Fircrest

6. Proposed timing of schedule (including phasing, if applicable):

Planning Commission review will take place in late spring 2025, followed by City Council review and consideration for adoption no later than June 30, 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No, any additions or further amendments to the Fircrest Development Regulations will be evaluated as a separate proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No additional environmental information has been prepared related to this proposal.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None. Future projects developed within the applicable areas where changes to development regulations are being proposed will be reviewed and evaluated separately for consistency with local, state, and federal regulations.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposed amendments to the City of Fircrest's Development Regulations will need to be approved by the Fircrest City Council.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is a non-project action to update Fircrest's Municipal Code (FMC) Title 22 Land Development. Specific chapters of Title 22 (Land Development) are being updated to conform to required updates established in the Washington Administrative Code (WAC) in response to House Bill 1110 (Middle Housing) and House Bill 1337 (Accessory Dwelling Units or ADUs). House Bill 1110 generally requires the City to allow certain middle housing types in areas primarily designated for single-family residential uses, which in Fircrest includes the R-4, R-4-C, and R-6 zones. House Bill 1337 generally requires cities to expand housing options by easing barriers to the construction and use of accessory dwelling units.

As these development regulations take effect in zones that geographically cover much of the City of Fircrest, references to the City's 2024 Comprehensive Plan, which considered growth relating to middle housing and accessory dwelling units, have been included to provide guidance on broader citywide analysis of potential impacts and mitigation, if needed.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The City of Fircrest is located in Pierce County, adjacent to Tacoma and University Place.

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

Fircrest has some lower-lying areas near the wetlands in the southeastern portion of the city. The rest of Fircrest varies but is mostly flat with some hills.

Circle or highlight one: **Flat, rolling, hilly, steep slopes, mountainous, other:**

b. What is the steepest slope on the site (approximate percent slope)?

This proposal is for a non-project action and does not propose the development of a specific site. However, the City of Fircrest is generally flat with some more significantly sloped areas.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soils found throughout Fircrest are primarily Alderwood, glacial till soils, which are gravelly and sandy loam soils. There are no agricultural lands of long-term significance within the City limits.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

In Fircrest, there are no present indications of unstable soils in the City limits or a history of unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Does not apply. This is a non-project proposal and does not propose the development of a specific site. Future development will be reviewed separately for environmental impacts.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Does not apply. This is a non-project proposal and does not propose the development of a specific site. Future development will be reviewed for environmental impacts.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Does not apply. This is a non-project proposal and does not propose the development of a specific site. Future development will be reviewed for environmental impacts.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None. Future development will be reviewed for environmental impacts separately from this non-project action.

2. Air

[Find help answering air questions⁴](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

None. Future development will be reviewed for environmental impacts separately from this non-project proposal action. More broadly in the Comprehensive Plan, goals and policies LU-10.15, LU-2.3, LU-7.7, Goal T-13, and the goals and policies found in the Climate Resilience element address air pollution and emissions within the City of Fircrest.

3. Water

[Find help answering water questions⁵](#)

- a. Surface:**

[Find help answering surface water questions⁶](#)

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If**

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Leech Creek runs through part of the southeastern corner of Fircrest. Tacoma's storm facility lies within Fircrest but is not part of the City.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No. This is a non-project proposal and does not propose the development of a specific site.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None. This is a non-project proposal and does not propose the development of a specific site.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No. This is a non-project proposal and does not propose the development of a specific site.

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Portions of Fircrest lie within the 100-year floodplain, but this is a non-project proposal that does not propose development of a specific site.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No, this is a non-project proposal and does not propose the development of a specific site.

b. Ground:

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)⁷

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

No. This is a non-project proposal and does not propose the development of a specific site.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None. This is a non-project proposal and does not propose the development of a specific site.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

2. Could waste materials enter ground or surface waters? If so, generally describe.

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Future development will be reviewed for environmental impacts.

Goals and policies within the City of Fircrest Comprehensive Plan encourage future growth to locate outside of the 100-year floodplain, minimize impacts from flooding, and address stormwater management, such as CD-4.5, LU-7.9, LU-10.1, LU-10.14, LU-11.2, LU-15.2, CF-7.5, Goal CR-3, CR-5.1, and CR-5.2.

4. Plants

[Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain

- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

c. List threatened and endangered species known to be on or near the site.

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

e. List all noxious weeds and invasive species known to be on or near the site.

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

5. Animals

[Find help answering animal questions](#)⁸

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

In Fircrest, there are aquatic habitats and wetlands, and both little brown and Yuma myotis bats.

b. List any threatened and endangered species known to be on or near the site.

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

c. Is the site part of a migration route? If so, explain.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

d. Proposed measures to preserve or enhance wildlife, if any.

None. Future development will be reviewed for environmental impacts.

The City of Fircrest Comprehensive Plan includes goals and policies to preserve and enhance wildlife habitat, such as LU-10.1, LU-10.7, LU-10.8, LU-10.9, LU-10.10, LU-10.12, LU-12.7, LU-13.4, and Goal P-5.

e. List any invasive animal species known to be on or near the site.

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Does not apply. This is a non-project proposal.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Does not apply. This is a non-project proposal.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Does not apply. This is a non-project proposal. Future development will be reviewed for impacts to energy and natural resources, including compliance with applicable building codes.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Does not apply. This is a non-project proposal.

1. Describe any known or possible contamination at the site from present or past uses.

Does not apply. This is a non-project proposal.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

Does not apply. This is a non-project proposal.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Does not apply. This is a non-project proposal.

4. **Describe special emergency services that might be required.**

Does not apply. This is a non-project proposal.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

None. This is a non-project proposal. There are policies in the City of Fircrest Comprehensive Plan that address water quality and health standards, such as T-12.1, T-12.2, CR-1.3, and CR-7.5.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Does not apply. This is a non-project proposal.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Does not apply. This is a non-project proposal.

3. **Proposed measures to reduce or control noise impacts, if any:**

None. This is a non-project proposal and any future development will be reviewed for environmental impacts.

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹¹

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Land uses in Fircrest include Low Density Residential, LDR Conservation, Medium Density Residential, MDR – Traditional Community Design, High Density Residential, Neighborhood Commercial, Commercial Mixed Use, Parks, Recreation and Open Space, and Public and Quasi Public Facilities. The Development Regulations update will not result in changes to adjacent land uses. The associated zoning districts will be modified to permit middle housing and accessory dwelling units in addition to the existing single-

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

family residential already permitted. Future developments will be reviewed separately for their impacts on land use.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

This Development Regulations update will not result in the conversion of agricultural or forest lands of long-term significance. There are no working farmlands or forest lands of significance in Fircrest.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No.

- c. Describe any structures on the site.**

Does not apply. This is a non-project proposal.

- d. Will any structures be demolished? If so, what?**

Does not apply. This is a non-project proposal.

- e. What is the current zoning classification of the site?**

Does not apply. This is a non-project proposal.

- f. What is the current comprehensive plan designation of the site?**

Does not apply. This is a non-project proposal.

- g. If applicable, what is the current shoreline master program designation of the site?**

There are no shoreline designations in Fircrest.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

There are wetlands and floodplains within the City of Fircrest.

- i. Approximately how many people would reside or work in the completed project?**

Does not apply. This is a non-project proposal.

- j. Approximately how many people would the completed project displace?**

Does not apply. This is a non-project proposal.

- k. Proposed measures to avoid or reduce displacement impacts, if any.**

Does not apply. This is a non-project proposal.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Does not apply. This is a non-project proposal.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None. This is a non-project proposal. Future development will be reviewed for environmental impacts.

9. Housing

[Find help answering housing questions](#)¹²

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This is a non-project proposal and will not result in the direct development of any housing units. However, the Development Regulation amendments do create the ability to develop lots within the R-4, R-4-C, and R-6 zones with up to two additional units per lot in addition to single-family. Those units may be middle housing or accessory dwelling units, or a combination. Those units are not required to be attainable for any particular income level.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units will be eliminated as a direct result of this non-project action.

c. Proposed measures to reduce or control housing impacts, if any:

None. This project does not develop housing and will not result in a direct housing impact. The City of Fircrest Comprehensive Plan contains goals and policies to address potential displacement impacts and encourage a variety of housing types affordable for a range of incomes, such as Goals LU-5, H-1, H-2, H-3, and their corresponding policies.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Does not apply. This is a non-project proposal.

b. What views in the immediate vicinity would be altered or obstructed?

Does not apply. This is a non-project proposal.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

c. Proposed measures to reduce or control aesthetic impacts, if any:

None. This is a non-project proposal. Future development will be reviewed for aesthetic impacts.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Does not apply. This is a non-project proposal.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Does not apply. This is a non-project proposal.

c. What existing off-site sources of light or glare may affect your proposal?

Does not apply. This is a non-project proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

None. This is a non-project proposal. Future development will be reviewed for light and glare impacts.

12. Recreation

[Find help answering recreation questions](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

Fircrest has a few parks, including a pocket park, neighborhood park, and two community parks, as well as a natural open space area and a special use area. The City also has a community center with space for recreational activities that serve the community.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None. This non-project proposal does not include substantive changes to recreation regulations.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

While there are structures older than 45 years old, there are no buildings or other sites within the City of Fircrest that are listed on preservation registers. There is one eligible property nearby to the east, but it is in Tacoma. Future development will be reviewed separately from this non-project proposal in case of any changes.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

The City of Fircrest was once home to the Puyallup Tribe, but no known artifacts or resources remain in the City. Future development will be reviewed separately from this non-project proposal.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Review of Washington State DAHP database/WISAARD map viewer, Fircrest historical narratives. The Development Regulations update is not expected to affect cultural or historical resources directly. Future changes or developments will be evaluated separately.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None. No disturbances to resources will directly result from the adoption of this Development Regulations update. Future development will be evaluated separately from this non-project proposal.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

WA State Route 16 runs adjacent to the northeast corner of Fircrest.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Fircrest is served by Pierce Transit, which operates four bus routes that serve or stop in the city. These routes do not meet the State's definition of a Major Transit Stop as defined within HB 1110.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No. This is a non-project proposal.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No. This is a non-project proposal.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Does not apply. This is a non-project proposal.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No. Does not apply. This is a non-project proposal.

- g. Proposed measures to reduce or control transportation impacts, if any:**

None. This is a non-project proposal.

The City of Fircrest Comprehensive Plan outlines policies to guide transportation improvements for a 20-year period, such as Goals T-2, T-3, T-6, T-8, T-9, T-10, T-13, T-15, and their corresponding policies. Future changes will be evaluated separately.

15. Public services

[Find help answering public service questions¹⁷](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Does not apply. This is a non-project proposal.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

None. This is a non-project proposal.

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

The Comprehensive plan includes goals and policies to guide public service and facility improvements for a 20-year planning period, such as Goals U-1, U-2, CF-1, CF-3, CF-4, and their corresponding policies.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

The City of Fircrest owns and operates water, sanitary sewer, and stormwater utilities within its boundaries. Other services are provided by public or private utilities, including electricity, natural gas, telecommunications, cable, and solid waste.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Does not apply. This is a non-project proposal.

The City of Fircrest Comprehensive Plan outlines policies to guide utility improvements for a 20-year planning period in the Utilities and Capital Facilities elements, and any future changes will be evaluated separately.

C. Signature

[Find help about who should sign¹⁹](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Type name of signee: Nick Chen, AICP

Position and agency/organization: Planning Consultant, Kimley-Horn and Associates

Date submitted: April 30, 2025

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The Development Regulation update creates the opportunity for additional housing units in Fircrest through the establishment of a unit lot density as required by State law. These additional units may lead to increases in environmental impacts, but all future development will be evaluated separately.

• Proposed measures to avoid or reduce such increases are:

There are no proposed measures to avoid or reduce increases in environmental impacts, however the City of Fircrest Comprehensive Plan addresses anticipated growth in residential units within the City and many goals and policies throughout this plan, if implemented effectively, will be sufficient to mitigate potential adverse impacts, such as goals and policies LU-10.15, LU-2.3, LU-7.7, Goal T-13, and the goals and policies found in the Climate Resilience element.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The Development Regulations update is unlikely to have an adverse impact to plants, animals, fish, or marine life. Any future changes or development will be evaluated separately for site-specific impacts to wildlife.

• Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The City of Fircrest 2024 Comprehensive Plan includes goals and policies to increase the protection of fish and wildlife species and their habitats, such as LU-10.1, LU-10.4, LU-10.7, LU-10.8, LU-10.9, LU-10.10, LU-10.12, LU-10.13, LU-12.7, LU-13.4, and Goal P-5.

Adopted development standards, such as those protecting critical areas and shorelines, will protect plants, animals, and fish habitats from future development.

3. How would the proposal be likely to deplete energy or natural resources?

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

The adoption of this Development Regulations update is unlikely to have adverse impacts or deplete energy or natural resources. Energy is provided through Puget Sound Energy, including natural gas and electricity.

Throughout the development of the City's 2024 Comprehensive Plan, the increased demand for additional energy and natural resources was reviewed. Though future growth will likely not deplete resources, existing facilities will need to continue to be maintained to accommodate future demand and growth.

- **Proposed measures to protect or conserve energy and natural resources are:**

This Development Regulations update does not propose any measures to protect or conserve energy and natural resources as these will not be directly impacted by the proposed amendments. Goals and policies in the City of Fircrest 2024 Comprehensive Plan that support the transition to alternative energy sources and promote energy and natural resource conservation include T-11.3, T-12.4, CF-2.3, CF-2.4, Goal U-3, U-3.1, and U-3.5.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This Development Regulations update will not impact designated environmentally sensitive areas or areas designated for governmental protection beyond what is already permitted for single-family development within these areas. HB 1110 and the corresponding updates to the Washington Administrative Code exempt portions of lots with designated critical areas from middle housing requirements, and all future development will be evaluated separately for site-specific impacts and must follow the City's existing Critical Areas requirements.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

This Development Regulations update does not propose any measures to protect environmentally sensitive areas as it does not impact these areas. Goals and policies in the City of Fircrest 2024 Comprehensive Plan that protect environmentally sensitive areas and historic or cultural sites include CD-9, CD-9.1, CD-9.4, CD-9.5, CR-2.4, LU-10.1, LU-10.7, LU-10.8, LU-10.9, LU-10.10, LU-10.12, LU-10.13, LU-12.7, LU-13.4, and Goal P-5.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Development Regulations update does not propose changes to existing land use designations or development patterns. Any future changes or development will be evaluated separately.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

Existing land use and zoning regulations are sufficient to mitigate impacts on land use.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The adoption of this Development Regulations update is unlikely to have adverse impacts on transportation or public service and utility demands. Development is anticipated to be incremental, with future development spread across the City of Fircrest.

Increased transportation demand from projected population growth assumed in the Comprehensive Plan has been factored into the Transportation Element of the Comprehensive Plan and 6-Year Transportation Improvement Plan. Projected population growth is unlikely to lead to significant negative impacts on transportation or public services and utilities.

- **Proposed measures to reduce or respond to such demand(s) are:**

This Development Regulations update does not propose any measures to reduce or respond to changes in transportation and public service demands.

Policies related to transportation, capital facilities, and utilities can be found in the corresponding elements of the Comprehensive Plan, as well as the Transportation Improvement Plan in the Capital Facilities and Transportation element, which includes efforts to improve sidewalks and roadways throughout the City.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts are anticipated with local, state, or federal laws or requirements for the protection of the environment.



DETERMINATION OF NONSIGNIFICANCE AND PUBLIC COMMENT PERIOD

Date of Issuance: Friday, May 2, 2025

Description of Proposal: Draft Development Regulation Update for HB 1110 and HB 1337

Agency Contact: Dawn Masko
City Manager
(253) 564-8901 dmasko@cityoffircrest.net

Project Location: City of Fircrest, Nonproject Action

Lead Agency: City of Fircrest

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under [RCW 43.21C.030\(2\)\(c\)](#). This decision was made after review of a completed SEPA environmental checklist and other information on file with the lead agency and linked below. Hardcopy files to view at City Hall are available to the public upon request.

View Files: <https://www.cityoffircrest.net/middle-housing/>

Comment Period: This DNS is issued under [WAC 197-11-340\(2\)](#); the lead agency will not act on this proposal for 14 days from the date of issuance. Comments must be submitted by 5:00 PM on Friday, May 16, 2025.

Appeal Period: Any person wishing to appeal this determination may file such an appeal within fourteen (14) days from the issue date of this threshold determination to the City of Fircrest City Clerk, pursuant to [FMC 22.86.030](#). All appeals of the above determination must be filed by 5:00 PM on May 16, 2025. There is a \$100 fee to appeal this determination.

SEPA Responsible Official:

Dawn Masko

Dawn Masko, City Manager
115 Ramsdell Street
Fircrest, WA 98466

Fircrest Fun Days Overview

Fircrest Fun Days is an annual community event hosted by Fircrest Parks and Recreation that includes entertainment, food trucks, and vendors. As a part of the public engagement process for the Fircrest Middle Housing Code Update, the Project Team hosted a booth at the event on July 20th, 2024. The purpose of this community engagement was to provide information to the public on new zoning code requirements included as part of House Bills 1110 and 2321 as well as answer questions and collect feedback relating to future housing opportunity in Fircrest. Materials available at the booth included information on the two House Bills, frequently asked questions, a Project map, and an interactive board to collect community feedback.



Engagement Themes

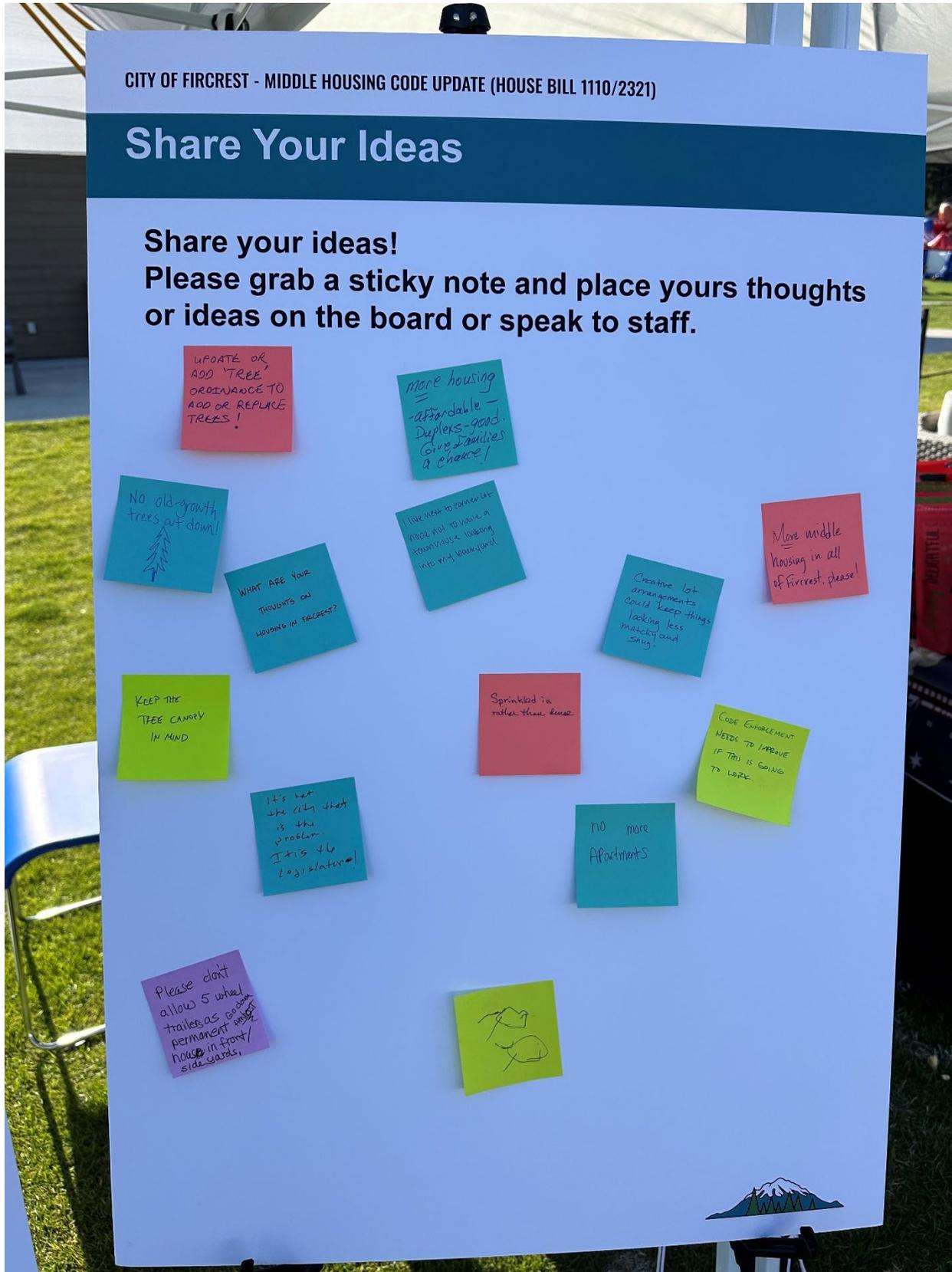
Throughout the day, the Project Team spoke with Fun Days attendees to share information about HB1110 and HB2321, ask questions and gather input. Common themes expressed by attendees included increasing housing affordability through middle housing options, being mindful of existing old-growth trees and the impact removing trees have on the urban canopy, supporting middle housing types, and aesthetic variation and appropriate lines of site between parcels.

For record purposes, comments submitted in their entirety included:

- “Update or add ‘tree’ ordinance to add or replace trees!”
- “No old-growth trees cut down!”
- “More housing (and) affordable duplexes (are) good. Give families a chance!”
- “I live next to (a) corner lot (and) hope not to have a townhouse looking into my backyard.”
- “Creative lot arrangements could keep things looking less matchy and snug!”
- “More middle housing in all of Fircrest, please!”
- “Keep the tree canopy in mind.”
- “Sprinkled in rather than dense.”
- “Code enforcement needs to improve if this is going to work.”
- “No more apartments.”
- “It’s not the City that is the problem. It is the legislature!”

- “Please don’t allow 5-wheel trailers as permanent houses in front/side yards. Go down Amherst.”

Fircrest Middle Housing Open House



Fircrest Middle Housing Open House Overview

As a part of the community engagement process, the ProjectTteam held an open house at the Roy H Murphy Community Center in Fircrest on July 30th, 2024 from 6:00-7:30 pm. The purpose of this community engagement was to provide information to the public on new zoning code requirements included as part of HB 1110 and HB 2321, answer community questions, and gather feedback from the community through project visioning boards, a poll on housing availability and group discussion. Approximately 30 to 40 community members attended the event.

The project team delivered an introduction to the group and held a brief Q&A before attendees began interacting with the four stations. Four stations were staffed by project team members:

- Station 1: Sign in and handouts with information on HB 1110/HB2321
- Station 2: State requirements and a map showing areas where the two House Bills will apply
- Station 3: Frequently Asked Questions (FAQs) about the project
- Station 4: Three-question poll on housing availability
- Station 5: Visioning board (sticky note to share your ideas)

Stations one through three were informational and focused on setting the groundwork for community understanding of the new requirements based on HB 1110/2321, as well as where and how they may apply to different areas within Fircrest.

Stations four and five were interactive and focused on gathering input from the community on housing focused topics. Further descriptions, including photos and summary tables, are shown below for these two stations.

Figure 1: Middle Housing Project Informational Handout

CITY OF FIRCREST — MIDDLE HOUSING CODE UPDATE (HOUSE BILL 1110/2321)



What is Middle Housing?

Middle housing is a term for homes that are at a middle scale between detached single-family houses and large multifamily complexes. Examples include: duplexes, triplexes, fourplexes, fiveplexes, sixplexes, courtyard apartments, cottage clusters, and townhomes. These types are typically “house-scale”; that is, the buildings are about the same size and height as detached houses. As a Tier 3 city, Fircrest is only required to implement two middle housing units per lot per the updated requirements of HB 2321.



What is HB 1110 and HB 2321?

During the 2023-24 legislative session, HB 1110 (2023) was adopted to implement middle housing across the state. HB 1110 requires cities of certain sizes and locations to allow multiple dwelling units per lot in a middle housing type of form. HB 2321 was passed in 2024 and modified HB 1110 to only require 2 units per lot for a city with a population under 25,000 people.

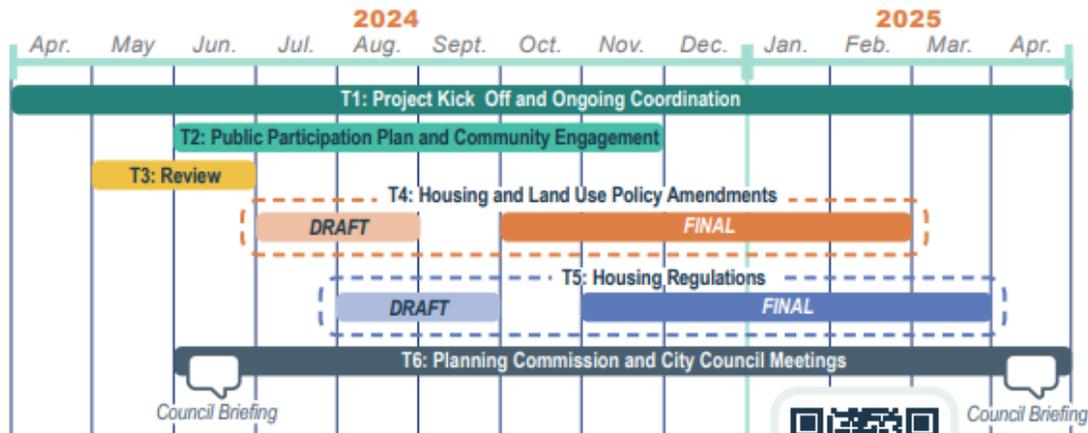
1110. Fircrest is classified as a Tier 3 city (a city with population under 25,000 that are contiguous with an urban growth area (UGA) that includes the largest city in a county with a population over 275,000.

This requires all residentially-zoned areas to allow 2 dwelling units per lot, unless zoning permits higher densities.

What Does HB 1110 Require?

Middle housing requirements apply to cities in each of the three population tiers established by HB

The City of Fircrest is required to update its Comprehensive Plan and Development Regulations to address middle housing by June 30, 2025.



How can I stay involved?

For more information, scan the QR code to the right or visit our website: www.cityoffircrest.net/middle-housing



SCAN ME!

There you can:

- ✓ Sign up to receive middle housing updates
- ✓ See dates for future outreach events
- ✓ See past and present City Council and Planning Commission agenda packet material
- ✓ Complete a community engagement survey (Coming soon!)

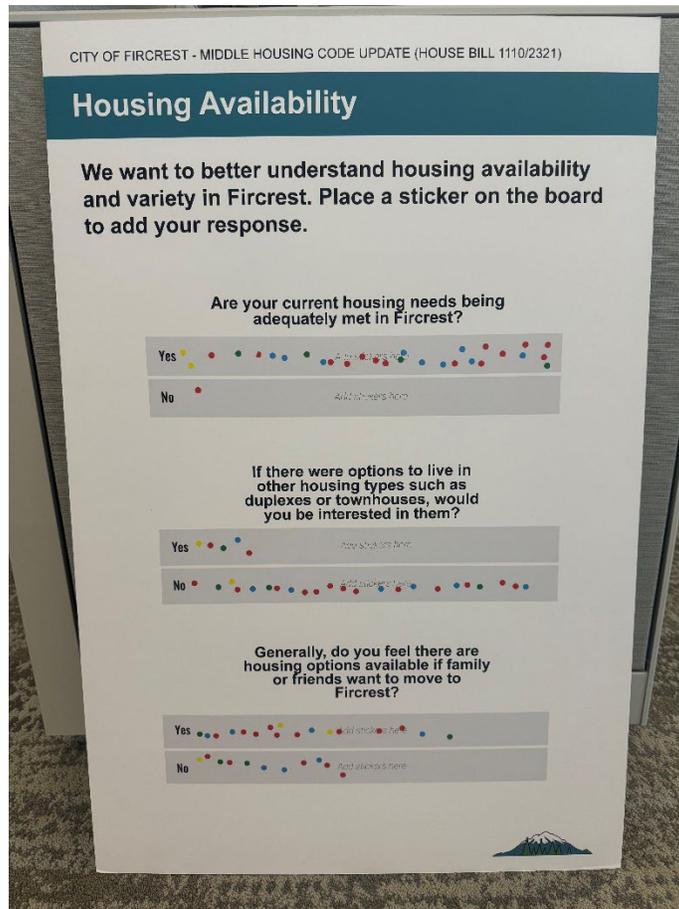
For questions, contact Mark Newman at mnewman@cityoffircrest.net

Engagement Themes
Housing Availability Poll

At station four, attendees were asked to place dots on a board in response to three questions. The following table displays the questions and the yes/no response breakdown:

Question	Yes	No
“Are your current housing needs being met adequately in Fircrest?”	29	1
“If there were options to live in other housing types such as duplexes or townhouses, would you be interested in them?”	5	23
“Generally, do you feel there are housing options available if family or friends want to move to Fircrest?”	17	11

Figure 2: Question Board from Station 3



Visioning Board

The visioning board at the fifth station was a general response board where community members placed sticky notes sharing their ideas about middle housing in Fircrest. Based on the responses received, the following themes were gathered. For the purposes of this outreach summary, themes are considered to be two or more responses which share a common concern, hope, or action.

- Concern around evaluating and potentially improving existing infrastructure in Fircrest to accommodate housing growth.
- Concern about the potential to increase the role of developers in Fircrest's housing market
- Protecting the existing tree canopy
- Desire to improve affordability of housing options in the community
- Taking legal action against the state for imposing these housing requirements
- Retaining design standards for homes of all types
- Ensuring code changes are as minimal as possible

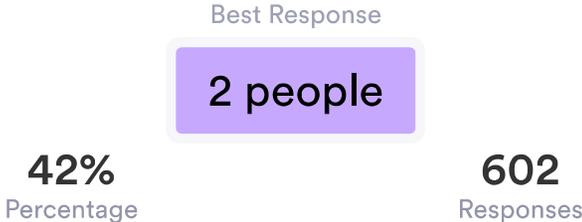
All comments were photographed for use in the project's analysis as shown in Figure 3.

Middle Housing Public Outreach Survey

Middle Housing Public Outreach Survey

1. What is the size of your current household?

602 Responses- 2 Empty



Data	Response	%
2 people	251	42%
1 person	119	20%
3 people	106	18%
4 people	80	13%
5 people or greater	46	8%

2. At least one person in my household is 65 or older.

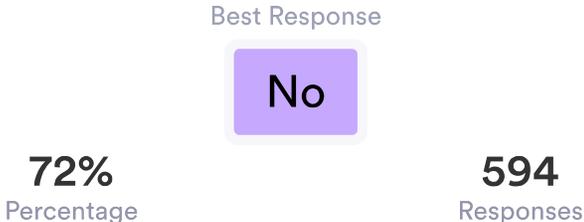
599 Responses- 2 Empty



Data	Response	%
Yes	314	52%
No	285	48%

3. At least one person in my household is 18 or younger.

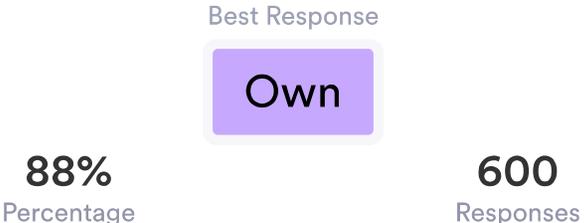
594 Responses- 7 Empty



Data	Response	%
No	425	72%
Yes	169	28%

4. Do you own or rent your residence?

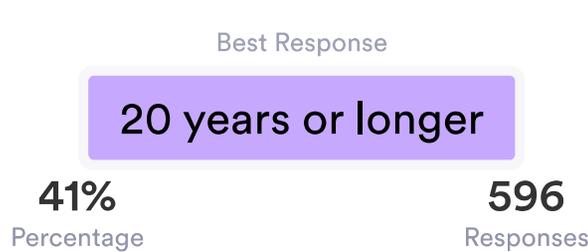
600 Responses- 3 Empty



Data	Response	%
Own	527	88%
Rent	64	11%
Other entries	9	2%

5. How long have you lived in your current home?

596 Responses- 5 Empty



Data	Response	%
20 years or longer	242	41%
1 to 9 years	214	36%
10 to 19 years	116	19%
Less than 1 year	24	4%

6. How long have you lived in Fircrest?

605 Responses- 2 Empty



Data	Response	%
20 years or longer	282	47%
1 to 9 years	179	30%
10 to 19 years	108	18%
Less than 1 year	24	4%
Other entries	12	2%

7. How would you describe your current housing? Select all that apply

624 Responses- 3 Empty

Best Response

Single-family detached home

79%
Percentage

624
Responses

Data	Response	%
Single-family detached home	494	79%
Apartment	27	4%
Townhouse	27	4%
Condominium	25	4%
Duplex, triplex, or fourplex	21	3%
Other entries	30	5%

8. Do any of the following apply to your current living situation?

497 Responses- 136 Empty

Best Response

Aging in place

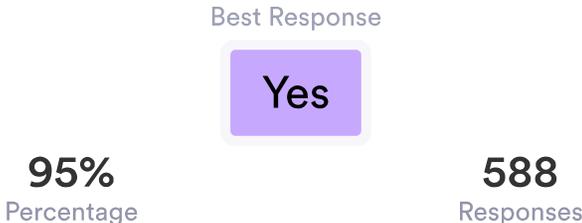
54%
Percentage

497
Responses

Data	Response	%
Aging in place	269	54%
Multi-generational	81	16%
First-time homeowner	78	16%
Prefer not to answer	69	14%

9. Are your current housing needs being adequately met in Fircrest?

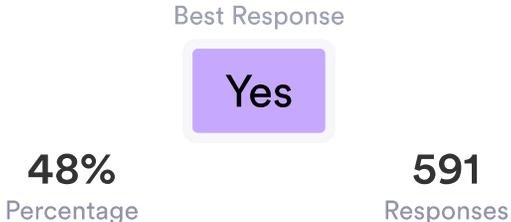
588 Responses- 13 Empty



Data	Response	%
Yes	561	95%
No	27	5%

11. Do you think there are adequate housing options if family or friends want to move to Fircrest?

591 Responses- 10 Empty



Data	Response	%
Yes	286	48%
I don't know	179	30%
No	126	21%

12. When it comes to housing, I am interested in (select all that apply)

1036 Responses- 21 Empty

Best Response

Continuing to live in Fircrest

50%
Percentage

1036
Responses

Data	Response	%
Continuing to live in Fircrest	515	50%
Reducing my housing costs	164	16%
Downsizing (having a smaller ...)	92	9%
More housing options	83	8%
Multi-generational housing	55	5%
Upsizing (having a larger home)	52	5%
Creating rental unit(s) on my lot	46	4%
Other entries	29	3%

13. What type of housing do you want to live in 5 - 10 years from now?

797 Responses- 7 Empty

Best Response

Single-family detached home

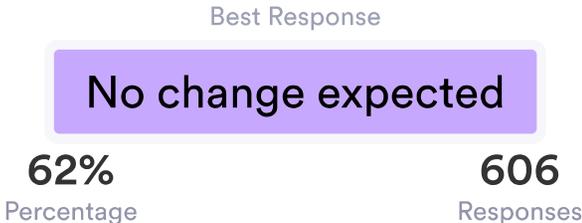
49%
Percentage

797
Responses

Data	Response	%
Single-family detached home	391	49%
Current Housing	162	20%
Condominium	50	6%
Townhouse	33	4%
Duplex, triplex, or fourplex	32	4%
Assisted living/retirement home	32	4%
Detached accessory dwelling ...	27	3%
Apartment	20	3%
Attached accessory dwelling ...	19	2%
Other entries	31	4%

14. Do you expect to need a larger or smaller home in the next 5 years?

606 Responses- 8 Empty



Data	Response	%
No change expected	376	62%
Smaller	113	19%
Unsure	64	11%
Larger	53	9%

15. If you think your household will need a larger or smaller home in the next five years, please tell us why.

197 Responses- 404 Empty

Data	Responses
N/A	18
Growing family	4
N/a	2
Aging	2
Same	2
I am retired and recently widowed.	1
Empty nest	1
Kids gone to college	1
Other entries	166

16. What types of middle housing would you most like to see in Fircrest? Select all that apply.

1198 Responses- 68 Empty

Best Response

Small “cottage” style homes

29%
Percentage

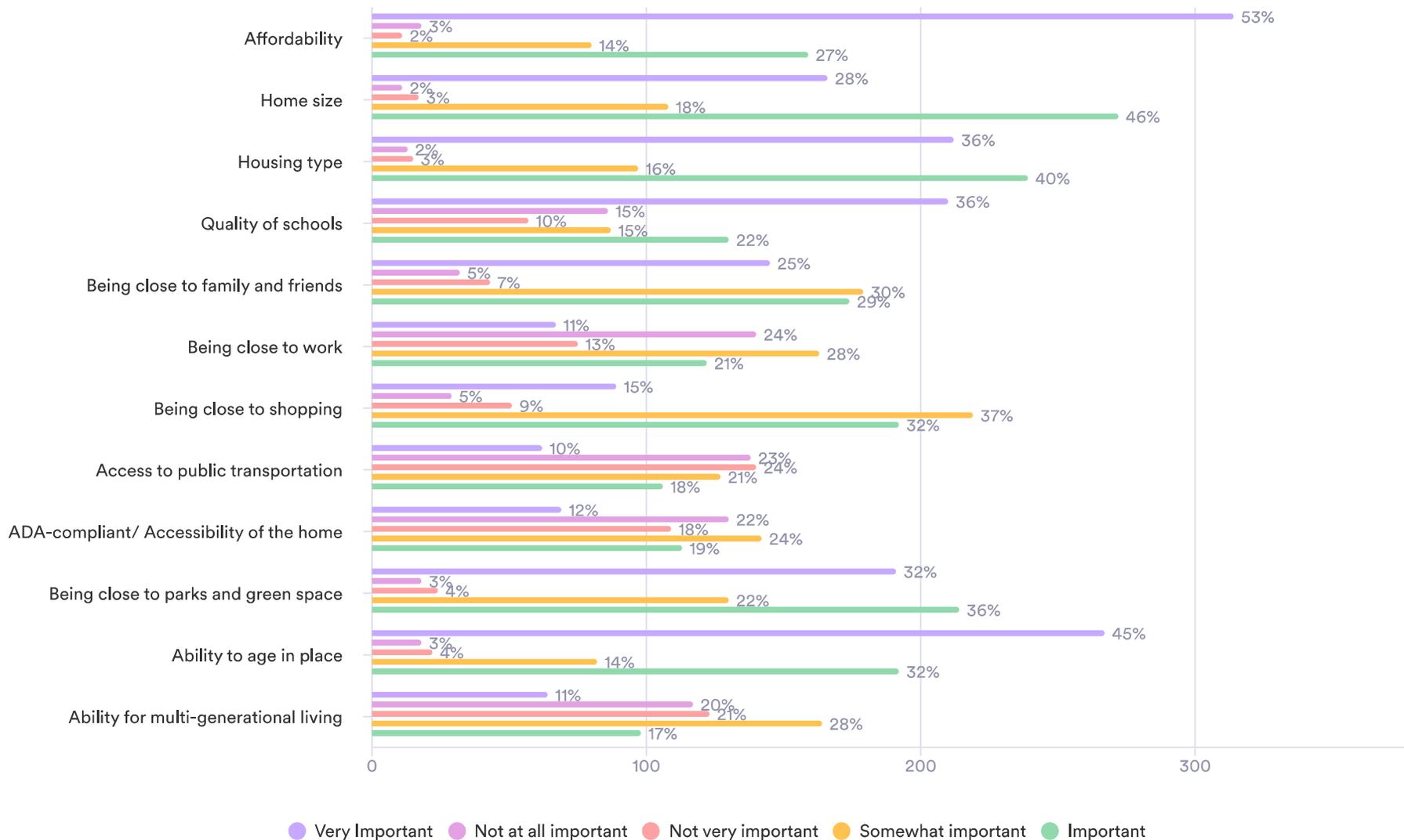
1198
Responses

Data	Response	%
Small “cottage” style homes	343	29%
Two-unit residential buildings ...	158	13%
Attached or detached access...	156	13%
Residential buildings designed...	148	12%
Townhomes	132	11%
Unsure	99	8%
Stacked flats two- or three-st...	56	5%
Three-unit residential building...	50	4%
Four-unit residential buildings ...	32	3%
Six-unit residential buildings	13	1%
Other entries	11	1%

Middle Housing Public Outreach Survey

17. How important are the following factors to you when deciding on housing?

591 Responses- 10 Empty



19. What are your biggest concerns related to the implementation of HB 1110 in single-family neighborhoods and communities in Fircrest? (select all that apply)

3403 Responses- 21 Empty

Best Response

Traffic

12%
Percentage

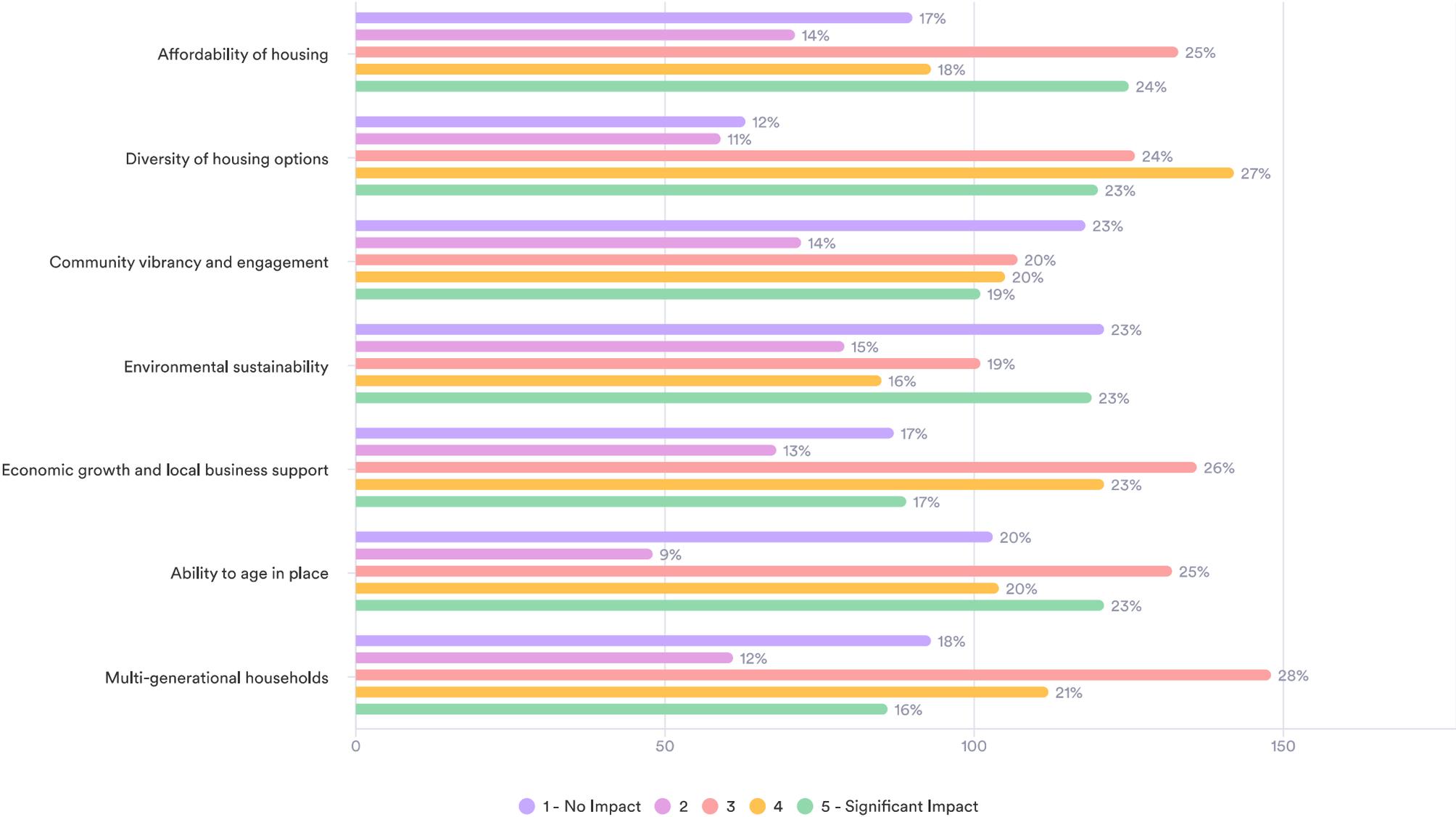
3403
Responses

Data	Response	%
Traffic	422	12%
Loss of trees or green spaces	402	12%
Change or loss of community ...	384	11%
Public safety	382	11%
Parking	380	11%
Demands on infrastructure ser...	358	11%
Increased density	347	10%
Neighborhood aesthetics	341	10%
Impact on home values	335	10%
Other entries	52	2%

Middle Housing Public Outreach Survey

20. On a scale of 1 to 5, how much do you believe the implementation of HB 1110 in Fircrest could positively impact the following areas?

523 Responses- 78 Empty



Middle Housing Public Outreach Survey

21. Are you aware that Fircrest already has the following types of middle housing within its borders? See pictures below.

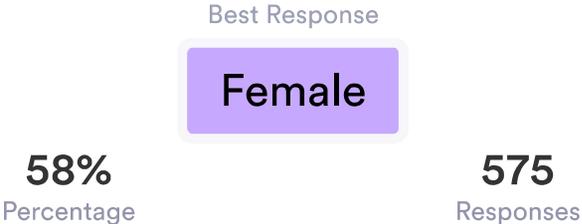
508 Responses- 93 Empty



Data	Response	%
Yes	397	78%
No	111	22%

24. What gender do you identify as?

575 Responses- 36 Empty



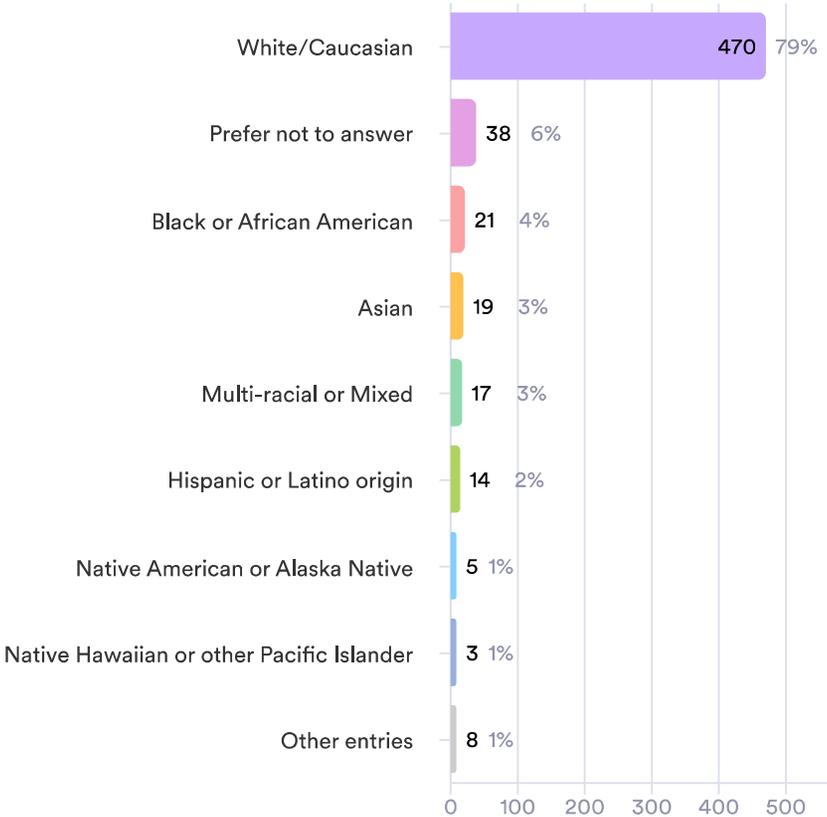
Data	Response	%
Female	332	58%
Male	209	36%
Prefer not to answer	28	5%
Non-binary	2	0%
Other entries	4	1%

22. What types of the below “middle housing” would you personally be interested in living in? Select all that apply.

Data	Response	%
Grouping of small cottages	246	22%
None	180	16%
Residential buildings designed around courtyards	166	15%
Two-unit residential building (duplex)	165	15%
Attached or detached accessory dwelling unit	151	13%
Townhome	100	9%
Stacked flat (a two or three-story building in which each floor is separately rented or owned)	47	4%
Three-unit residential building (triplex)	40	4%
Unsure	32	3%

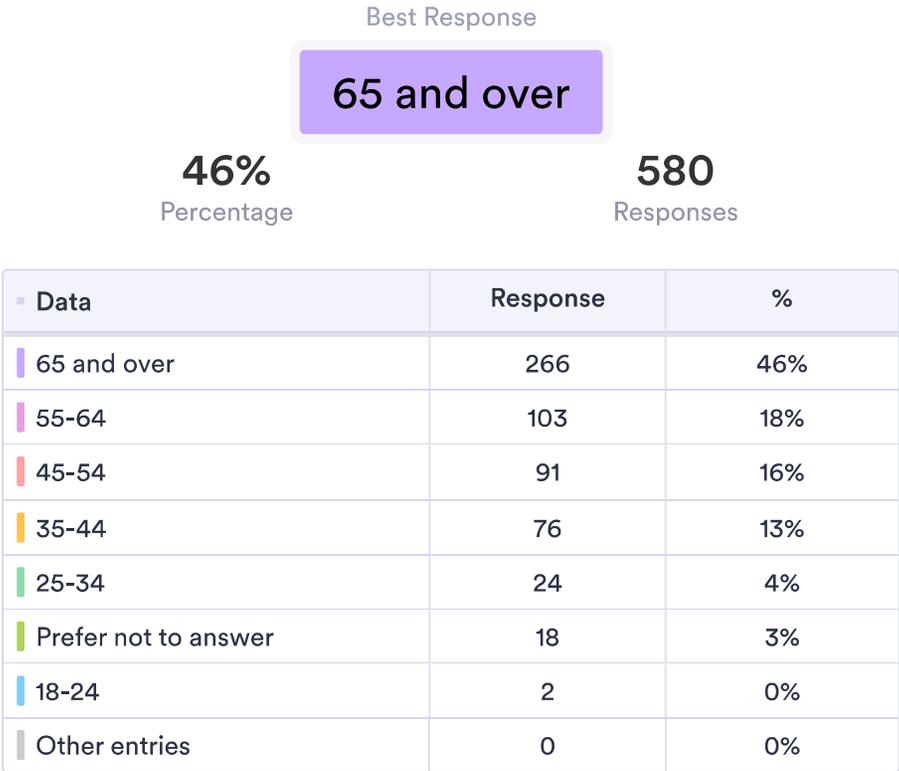
25. What is your race and ethnicity? Select all that apply.

595 Responses- 33 Empty



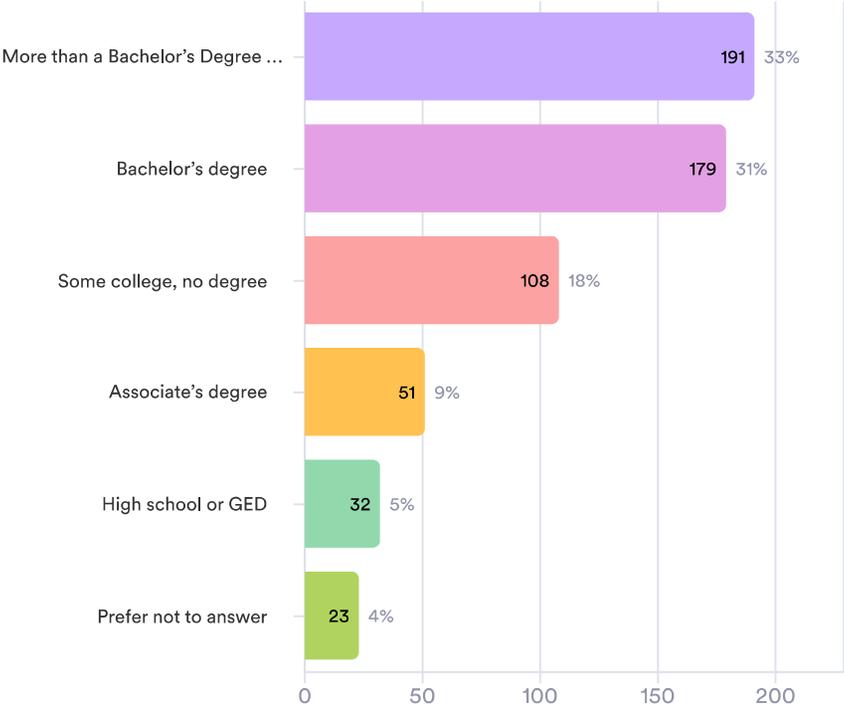
26. What is your age? (in years)

580 Responses- 31 Empty



27. What is the highest degree or level of education you have completed?

584 Responses- 30 Empty



28. What is your current employment status?

587 Responses- 27 Empty



Data	Response	%
Employed full-time	250	43%
Retired	243	41%
Employed part-time	61	10%
Prefer not to answer	23	4%
Unemployed	7	1%
Student	3	1%

29. What is your annual household income?

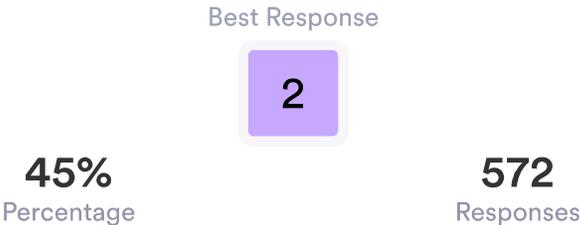
565 Responses- 37 Empty



Data	Response	%
\$100,001 to \$200,000	176	31%
\$50,001 to \$100,000	125	22%
Prefer not to answer	121	21%
More than \$200,000	80	14%
\$25,000 to \$50,000	49	9%
Less than \$25,000	14	2%

30. How many vehicles (automobiles, vans, light-duty trucks, etc.) are kept at your residence for use by members of your household?

572 Responses- 30 Empty



Data	Response	%
2	258	45%
1	128	22%
3	117	20%
4	44	8%
None	15	3%
5 or more	10	2%

Thank You!

Middle Housing Public Outreach Survey

**THE CITY OF FIRCREST**

115 RAMSDELL STREET • FIRCREST, WA 98466-6999 • (253) 564-8901 • www.cityoffircrest.net

CITY OF FIRCREST PLANNING COMMISSION**PUBLIC HEARING TO RECEIVE COMMENTS ON THE MIDDLE HOUSING
CODE AMENDMENTS**

NOTICE IS HEREBY GIVEN that the Fircrest Planning Commission will conduct a public hearing on May 6, 2025, commencing at 6:00 P.M. or soon thereafter, to accept public comments on the Middle Housing code amendments.

Individuals who desire special accommodations should contact the Fircrest City Clerk at least 48 business hours prior to this meeting. Citizens attending the public hearing have the right to provide written and oral comments. Written comment may be sent in advance of the hearing to: City Clerk, 115 Ramsdell Street, Fircrest, WA 98466; phone: 253.564.8901; fax: 253.566.0762. Please visit www.cityoffircrest.net or contact Fircrest City Hall at (253) 564-8901 for more information.



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

04/03/2025

Mr. Nick Chen
Consultant
City of Fircrest
115 Ramsdell Street
Fircrest, WA 98466

Sent Via Electronic Mail

Re: City of Fircrest--2025-S-8244--60-day Notice of Intent to Adopt Amendment

Dear Mr. Chen:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed edits to Title 22 of their development code to incorporate required revisions that address the requirements of House Bills 1110 (Middle Housing) and 1337 (ADUs).

We received your submittal on 04/02/2025 and processed it with the Submittal ID 2025-S-8244. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 06/01/2025.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Eric Guida, (360) 725-3044.

Sincerely,

Review Team
Growth Management Services

CITY OF FIRCREST PLANNING COMMISSION
RESOLUTION NO. 25-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF FIRCREST, WASHINGTON, RECOMMENDING THE
ADOPTION OF AMENDMENTS TO TITLE 22 OF THE FIRCREST
MUNICIPAL CODE IN RESPONSE TO THE REQUIREMENTS OF
HOUSE BILL 1110 AND HOUSE BILL 1337.

WHEREAS, the Washington State Legislature adopted House Bills (HB) 1110 and 1337 during the 2023 legislative session, which mandate that cities and counties adopt regulations to allow middle housing and accessory dwelling units, as well as certain minimum densities; and

WHEREAS, the Planning Commission of the City of Fircrest is appointed by the Mayor and confirmed by the City Council to act as a research and fact-finding agency for the City, as requested or required by the City Council, to participate in the activities of regional planning commissions, and to study, promulgate, develop, and make recommendations on updates to the comprehensive plan; and

WHEREAS, the Planning Commission has undertaken review of the Development Regulation update to comply with House Bill 1110 and House Bill 1337, by providing comments, suggestions, and historical subject matter expertise to staff regarding this development regulation update; and

WHEREAS, the City embarked on this process in March 2024 with initial City Council engagement and continued community engagement via in-person and virtual methods; and

WHEREAS, the Planning Commission is committed to amendments to Title 22 of the Fircrest Municipal Code that further a diversity of housing development types within the R-4 and R-6 zones; and

WHEREAS, the Planning Commission has had the opportunity to review comments on the draft update to Title 22 of the Fircrest Municipal Code via community surveys and summaries of in-person feedback received at a project open house and community event; and

WHEREAS, the City submitted a *Notice of Intent to Adopt Amendment* to the Washington State Department of Commerce on April 3, 2025, which was issued to state agencies for a comment period that ends on June 1, 2025; and

WHEREAS, the City issued a *Determination of Nonsignificance* on May 2, 2025, with a 14-day comment period ending May 16, 2025; and

WHEREAS, after providing legally required public notice, the Planning Commission held a public hearing on May 6, 2025 to accept public testimony and comment on the proposed amendments; and

1 **WHEREAS**, the Planning Commission, in consideration of the criteria listed in
2 FMC 22.78.004, finds that the proposed amendments are consistent with the goals,
objectives, and policies of the comprehensive plan, in particular:

3 Goal LU-1: Provide sufficient land area and densities to meet Fircrest’s projected
4 needs for housing, employment, and public facilities while focusing growth in
appropriate locations.

5 Goal LU-5: Achieve a mix of housing types and densities, maintain attractive and
6 healthy residential neighborhoods, and guide new housing development into
7 appropriate areas.

8 Policy LU-5.1: Accommodate and encourage a wide range of housing types to
9 meet the needs of community members through various life stages.

10 Policy LU-5.2: Expand housing choices, such as missing middle housing, to
11 enable residents to remain living in the community as their housing needs or
preferences change over time, and to attract new residents to the community.

12 Policy LU-5.3: Encourage detached and attached single-family dwellings,
13 cottage housing, live-work units, multi-family dwellings, including townhomes
and units located within vertical mixed-use buildings, accessory dwelling units,
14 residential care facilities for those who are unable to maintain independent living
arrangements, and other innovative housing that is compatible with the type and
15 scale of surrounding residential development.

16 Goal H-2: Achieve a mix of housing types to meet the needs of diverse
17 households at various income levels.

18 Policy H-2.1: Support housing innovation, using appropriate incentives, to meet
19 Fircrest’s needs for housing affordability and diversity for a variety of household
sizes, incomes, types, and ages.

20 Policy H-2.3: Facilitate development of accessory dwelling units (ADUs) and
21 duplexes in conjunction with single-family attached structures, to promote
housing choice and opportunities to age in place.

22 **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING**
23 **COMMISSION OF THE CITY OF FIRCREST:**

24 **Section 1.** The Planning Commission hereby recommends to the City Council approval
25 of the proposed amendments to Title 22 of the Fircrest Municipal Code, as set forth in
26 Exhibit A, which address the requirements of House Bill 1110 and House Bill 1337.

27 **APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE**
28 **CITY OF FIRCREST, WASHINGTON**, at a regular meeting thereof this 6th day
of May 2025.

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APPROVED:

Shirley Schultz, Chair

ATTEST:

Dawn Masko, City Manager

JUNE 2024

STAKEHOLDER OUTREACH REPORT

South Sound
Housing
Affordability
Partners

SSHAP³

Alcove Ballard, a 43-unit co-living development in Seattle
acquired and renovated by Great Expectations

Mary Connolly

Coordinating Low-Income
Housing Planning Grant

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- [Beyond Development Regulations](#)11
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The Village, a co-living community in Portland with 4 homes and 26 units, developed by Open Door

Introduction

The research contained in this report was conducted by the South Sound Housing Affordability Partners (SSHA³P)¹ staff as a part of a project completed in partnership with the Cities and Towns of DuPont, Edgewood, Fife, Fircrest, Gig Harbor, Lakewood, Puyallup, Steilacoom, and University Place. The purpose of the project is to support implementation of Washington State House Bill (HB) 1998 (2024)² and identify strategies to facilitate the development of co-living housing, especially for low and very low-income households. This work is funded by the Department of Commerce’s Coordinating Low-Income Housing Planning (CLIHP) Grant, and the scope of work includes the following deliverables:

- **Deliverable 1:** Report summarizing research conducted on background information regarding co-living housing and stakeholder input on the development of co-living housing.
- **Deliverable 2:** Materials to support communication with Councils, Planning Commissions, and the public regarding co-living housing types.
- **Deliverable 3:** Model ordinance for co-living housing consistent with RCW 36.70A and tailored to participating jurisdictions’ context.
- **Deliverable 4:** Final recommendations for participating jurisdictions on implementing the model ordinance and removing barriers to development of co-living housing to meet the needs of low and very low-income households.

This report serves as deliverable 1 and will inform the development of deliverables 2, 3, and 4.



Westward Studios, a 17-unit co-living development in Seattle acquired and renovated by Great Expectations

¹ Established in 2021, the South Sound Housing Affordability Partners (SSHA³P) is an intergovernmental collaboration between the Cities and Towns of Auburn, DuPont, Edgewood, Fife, Fircrest, Gig Harbor, Lakewood, Milton, Puyallup, Sumner, Steilacoom, Tacoma, and University Place, Pierce County, and the Puyallup Tribe of Indians, working together to create and preserve affordable, attainable, and accessible housing throughout our communities.

² <https://app.leg.wa.gov/billsummary?BillNumber=1998&Initiative=false&Year=2023>

Data Sources

Interviews

The information in this report is primarily a summary of semi-structured interviews that SSHA³P staff conducted in April and May 2024 with developers who have experience developing co-living housing in the Puget Sound region.

Staff developed a list of questions to serve as a starting place for conversation with developers; these questions can be found in Appendix A. Because these interviews were semi-structured, staff allowed the interview to flow as a conversation and asked additional questions outside of this list.

Staff also interviewed advocates and government employees to learn additional information about the benefits of co-living housing and application of development regulations and the building code to co-living housing. These interviews were unstructured or semi-structured. Questions differed based on the subject matter expertise of the interviewee.

A list of interviewees can be found in Table 1.



Common space at the Freya in Seattle, designed by Neiman Taber Architects



A unit at Spring Park Flats in Seattle, acquired and renovated by Great Expectations

Table 1 - Interviewees

Organization	Name	Stakeholder Type	Notes
AARP Washington	Cathleen MacCaul, Advocacy Director	Advocate	AARP Washington was a supporter of HB 1998.
Bode	Jenifer Vanway, Managing Director	Developer of Co-Living Housing	Vertically integrated developer building in the Puget Sound region from Olympia to Everett to Bremerton, including Pierce County.
City of DuPont	Ray Shipman, Building Official	Government	Provided information on how the building code may be applied to co-living housing.
City of Fife	Norman Brickhouse, Community Navigator Manager	Government	Provided information on the housing needs of homeless outreach clients.
City of Tacoma	City of Tacoma Staff (group interview): <ul style="list-style-type: none"> Chris Seaman, Commercial Building Review Supervisor Debbie Bingham, Program Manager, Community and Economic Development Department Dustin Lawrence, Development Services Program Coordinator Shirley Schultz, Interim Division Manager, Planning & Development Services Stephen Antupit, Senior Planner, Urban Design Studio 	Government	Staff provided insight into co-living development patterns and regulations in Tacoma.
Great Expectations	Benjamin Maritz, Chief Executive Officer	Developer of Co-Living Housing	Builds and acquires in Portland, Seattle, Tukwila, and Tacoma.
Housing Diversity Corporation	Brad Padden, Chief Executive Officer	Developer of Co-Living Housing	Builds in Los Angeles and Seattle.
Natural and Built Environments	Angela Rozmyn, Director of Sustainable Development	Developer of Co-Living Housing	Builds in Redmond and Kirkland. Builds LEED Platinum co-living buildings.
Neiman Taber Architects	David Neiman, Partner	Architect and Developer of Co-Living Housing	Primarily designs and builds in Seattle.
Sightline Institute	Dan Bertolet, Senior Director of Housing and Cities Program	Advocate	Sightline Institute was the primary advocate for HB 1998.
	Claude Remy	Developer of Co-Living Housing	Experience developing in Pierce County.

Other Data Sources

Jeff Tate, Director of Community Development at the City of Auburn, provided data via email on co-living housing production in Auburn.

Online articles, American Community Survey (ACS) data, and data from Rent.com also informed this report and are cited in footnotes.

About Co-Living Housing

HB 1998 defines “co-living housing” as: “a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.” Other names that may refer to co-living housing include:

- Congregate living facilities
- Single room occupancy
- Rooming house
- Boarding house
- Lodging house
- Residential suites
- Eco-flats, eco-units

The primary features of co-living housing as defined by HB 1998 are:

- *Sleeping units that are independently rented and lockable*
- *Shared kitchen facilities*

Co-Living in the Building Code

According to Ray Shipman, the City of DuPont Building Official, co-living housing will usually be considered a “congregate living facility” under the International Building Code (IBC): “a building or part thereof that contains sleeping units where residents share bathroom or kitchen facilities, or both.”³ Congregate living facilities with 16 or fewer non-transient occupants are classified as Residential Group R-3.⁴ Congregate living facilities with more than 16 non-transient occupants are classified as Residential Group R-2.⁵ Shipman said that the IBC requires a minimum number of bathrooms and kitchens in congregate living facilities based on the number of sleeping units.

Co-Living Units and Amenities

Units built by interviewed developers range in size from 150 to 220 square feet. According to interviewees, in most co-living buildings, each unit has a “kitchenette” or “convenience center” with a microwave, sink, and appliance outlet to support appliances such as hot plates and air fryers. One developer said that they have developed a building where kitchenettes are shared between two units. Interviewees also noted that in most co-living buildings, each unit has its own bathroom. One developer said that 5% or less of their co-living units have bathrooms that are shared between two units, while also noting these units lease the fastest due to their lower prices.

By definition, co-living housing has shared kitchen facilities.⁶ In addition to shared kitchen spaces, co-living buildings often have other shared amenities, including common spaces, bike rooms, and coworking spaces.

³ https://codes.iccsafe.org/content/IBC2021P2/chapter-2-definitions#IBC2021P2_Ch02_Sec202

⁴ https://codes.iccsafe.org/content/IBC2021P2/chapter-3-occupancy-classification-and-use#IBC2021P2_Ch03_Sec310.4

⁵ https://codes.iccsafe.org/content/IBC2021P2/chapter-3-occupancy-classification-and-use#IBC2021P2_Ch03_Sec310.3

⁶ While there are developers who develop buildings where each unit has a kitchenette but there are no shared full kitchens, these buildings would not technically fall under HB 1998’s definition of co-living housing.

Cost

Co-living units tend to be rented at more affordable rates than one-bedroom apartments, studios, and small efficiency dwelling units (SEDUs) in the same area. The following are some data points on the cost of co-living units:

- Two developers said they aim to rent their units for a certain percentage of the cost of studio apartments in the same area; for example, one developer said they aim for their prices to be 50-60% of the cost of a studio apartment in the area, while another said they aim for 70-80%.
- The 2022 American Community Survey reports that in Pierce County, the median gross rent for units with no bedrooms⁷ was \$1072,⁸ while in June 2024, Rent.com reported the average rent for a studio in Pierce County to be \$1,448.⁹
- Rents for co-living units in buildings developed by interviewees range in price from less than \$1000 to \$1400.
- According to the Sightline Institute, “Rents in newly constructed, market-rate co-living homes in the Puget Sound region are commonly affordable to people earning as low as 50% of the area median income (AMI). Rents in older co-living buildings can be even lower.”¹⁰
- In Pierce County, a one-person household earning 50% of AMI (\$40,550)¹¹ is considered to have affordable housing-related expenses if they spend \$1014¹² or less on housing-related expenses, including utilities, per month.
- Jeff Tate, director of Community Development at the City of Auburn, said that Auburn has seen recent development of mid-rise co-living buildings in their downtown and reported that market rate rents for these units are generally affordable households to making about 50% of the AMI.¹³

Tudor Apartments, a 61-unit co-living development in Redmond, WA developed by Natural and Built Environments



⁷ For the purpose of this report, these are assumed to be studios.

⁸ 2022 ACS 1-yr estimates: https://censusreporter.org/data/table/?table=B25031&geo_ids=05000US53053&primary_geo_id=05000US53053

⁹ <https://www.rent.com/washington/tacoma-apartments/rent-trends>

¹⁰ “FAQ: Co-living for Washington State” flyer by the Sightline Institute

¹¹ [https://www.huduser.gov/portal/datasets/il/il2024/2024summary.odn?](https://www.huduser.gov/portal/datasets/il/il2024/2024summary.odn?inputname=METRO42660MM8200*Tacoma%2C+WA+HUD+Metro+FMR+Area&wherefrom=%24wherefrom%24&selection_type=hma&year=2024)

[inputname=METRO42660MM8200*Tacoma%2C+WA+HUD+Metro+FMR+Area&wherefrom=%24wherefrom%24&selection_type=hma&year=2024](https://www.huduser.gov/portal/datasets/il/il2024/2024summary.odn?inputname=METRO42660MM8200*Tacoma%2C+WA+HUD+Metro+FMR+Area&wherefrom=%24wherefrom%24&selection_type=hma&year=2024)

¹² 30% of the household’s monthly income.

¹³ Most of the City of Auburn is located in King County, which has a different Area Median Income than Pierce County.

Related Terms

Micro-housing “is an umbrella term that refers to housing options that are smaller than average.”¹⁴ Micro-housing includes but is not limited to co-living housing.

Small Efficiency Dwelling Units (SEDUs) are undersized studios with a full kitchen and bathroom. They are a type of micro-housing but are not the same as co-living housing.¹⁵

Shared housing typically refers to a living situation in which rooms are rented out in a house to separate households or a homeowner rents out a room in their house. Norman Brickhouse, Community Navigator Manager at the City of Fife, supports unhoused people in finding housing and says shared housing is a helpful transitional option for his clients before they find a more traditional apartment. There may be opportunity for shared housing to be built as co-living housing, and it appears that a single-family home with independently rented and locked bedrooms may be included in HB 1998’s definition of co-living housing. However, this report primarily focuses on co-living housing built as multifamily housing.

Co-housing refers to communities with communal spaces and private homes.¹⁶ Co-housing is not the same as co-living housing.

¹⁴ <https://www.sightline.org/2016/09/06/how-seattle-killed-micro-housing/>

¹⁵ <https://www.sightline.org/2016/09/06/how-seattle-killed-micro-housing/>

¹⁶ <https://www.cohousing.org/>

¹⁷ <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/multi-family-housing-property-tax-exemption-program>

¹⁸ <https://www.aboutamazon.com/impact/community/housing-equity>

¹⁹ <https://epath.org/>

²⁰ https://www.hud.gov/topics/housing_choice_voucher_program_section_8

²¹ https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/vash

²² <https://www.lacda.org/section-8/project-based-vouchers>

²³ <https://lalgbtcenter.org/>

²⁴ <https://planning.lacity.gov/plans-policies/transit-oriented-communities-incentive-program>

²⁵ In Washington, this exemption is authorized by [RCW 84.36.560](#).

Financing

Interviewees said that most co-living housing in the region was built by private developers and, in the recent past, has been primarily financed with private funding sources. Even without public subsidy, the rents for co-living units are often low enough that the developments would be eligible to receive funding from affordable housing programs; however, co-living housing developers have not needed federal and state funding sources to make their deals financially feasible and therefore have not pursued them due to their complexity. Some have opted for local incentives, such as the Multifamily Property Tax Exemption (MFTE),¹⁷ and local funding sources such as private funds from Amazon.¹⁸

Several developers said that more recently, due to the increasing costs of developing housing, they are beginning to consider additional public funding sources that they have not needed before, including tax credits, tax exempt bonds, and recycled bonds.

One developer said that they are also considering using creative financing strategies in Washington that they have piloted elsewhere. For example, in Los Angeles, CA, this developer rents one of their buildings to the Los Angeles Homeless Services Authority to be used as permanent supportive housing. For another one of their developments in Los Angeles, they work with a group called People Assisting the Homeless (PATH),¹⁹ who connects people with vouchers to their units and provides them with wraparound services. In this building, 36% of units are rented as market-rate units, 12% are rented to extremely-low income households, and 52% are rented to people with vouchers, including Housing Choice Vouchers,²⁰ HUD-VASH vouchers,²¹ Los Angeles County Development Authority vouchers,²² and vouchers from the Los Angeles LGBT Center.²³ This building was developed through Los Angeles’ Transit Oriented Communities Incentive Program.²⁴ Finally, this developer is considering applying for the State of Washington’s property tax exemption²⁵ for affordable housing.

HB 1998

The purpose of HB 1998 (2024) is to facilitate the development of co-living housing by requiring cities and counties to allow the development of co-living housing on certain lots and setting limitations on development regulations that may be imposed. HB 1998 includes the following requirements for cities and counties planning under Washington State's Growth Management Act ([RCW 36.70A](#)), which must be implemented by December 31, 2025:²⁶

- Jurisdictions must allow co-living housing on any lot within an urban growth area where at least 6 multifamily units are allowed, including lots zoned for mixed-use development.
- The following may not be required of co-living housing:
 - Room dimensional standards larger than those required by the state building code.
 - A mix of unit sizes or number of bedrooms.
 - Other uses, such as space for commercial use.
- Within 0.5 miles of a major transit stop, parking may not be required for co-living housing. Everywhere else, no more than 0.25 off-street parking spaces may be required per unit.
- Jurisdictions may not impose development regulations stricter than standards for other multifamily residential uses in the same zone and may not require additional review, notice, or public meetings for co-living housing that are not required for other types of residential uses in the same area.
- For the purposes of counting unit density, each sleeping unit may not be treated as more than 0.25 of a dwelling unit.
- Co-living housing cannot be excluded from participating in affordable housing incentive programs.
- Sewer connection charges for each sleeping unit may not exceed 50% of charges for a dwelling unit.



A unit at Yobi Apartments in Seattle, designed by Neiman Taber Architects

²⁶<https://lawfilesexternal.wa.gov/biennium/2023-24/Pdf/Bills/Session%20Laws/House/1998-S.SL.pdf?q=20240527133158>

Facilitating Development of Co-Living Housing: Development Regulations

Interviewees identified the following additional zoning-related policies beyond HB 1998 that can facilitate the development of affordable housing.

Parking

Every interviewed developer identified parking requirements as one of the biggest barriers to building co-living housing. HB 1998 requires that no off-street parking be required for co-living housing within 0.5 miles of a major transit stop, and otherwise, that up to 0.25 parking stalls may be required per sleeping unit. Most developers said that having no parking minimums are best, pointing out that surface parking is the only financially feasible way to meet parking requirements for co-living housing, and that surface parking is only possible where land is inexpensive. However, one developer who builds primarily in Redmond and Kirkland said that 0.2 to 0.3 off-street parking stall requirements are reasonable. They have been able to include structured ground floor parking in fully-co-living developments and below-grade parking in buildings with both co-living and standard-sized apartments.

A few developers provided estimates on how many of their residents own cars:

- One developer who primarily develops and acquires co-living buildings in Seattle, Portland, Tukwila, WA, and Tacoma, WA said that about 10-15% of residents in their buildings have cars.
- Another developer who develops in Redmond and Kirkland said that 20-40% of their co-living residents have cars, and all park on-site in structured parking. (As noted above, for buildings with only co-living units, structured parking is usually at grade.)
- Another developer said that in Seattle, about 25% of their residents in co-living units and SEDUs have cars. Residents park on the street or rent parking spaces at nearby buildings.

- Another developer who works across the Puget Sound region said about 25% of their residents in co-living units have cars, and all park off-site.

Density

The second regulation type mentioned most often as a barrier to building co-living housing is density requirements. HB 1998 requires that sleeping units be treated as 0.25 of a dwelling unit for the purpose of calculating density. However, jurisdictions may choose to enact additional density requirements that are friendly to co-living housing development. One developer said that unlimited density limits are helpful.

Per-Unit Requirements

One developer pointed out that certain per-unit requirements can create de facto limits on allowed density of co-living units. Such per-unit requirements may be for a certain amount of open space, landscaped area, or playground space per unit. The developer pointed out that the City of Seattle requires a percentage of open space per land area, rather than per unit, which is more favorable to development of co-living housing.

Energy Requirements

One developer pointed out that rules regarding energy use can be a barrier to development. For example, they said that the City of Seattle's energy code²⁷ restricts energy use per square foot of the building, which is difficult to achieve when units in the building are very small. Additionally, they pointed out that residents of co-living housing already use less energy than residents of larger apartments. The developer cautioned against jurisdictions adding additional energy requirements beyond the State's requirements.

²⁷ [https://www.seattle.gov/sdci/codes/codes-we-enforce-\(a-z\)/energy-code#2018seattleenergycode](https://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/energy-code#2018seattleenergycode)

Facilitating Development of Co-Living Housing: Beyond Development Regulations

Beyond development regulations, interviewees identified the following additional policies that can support the development of co-living housing.

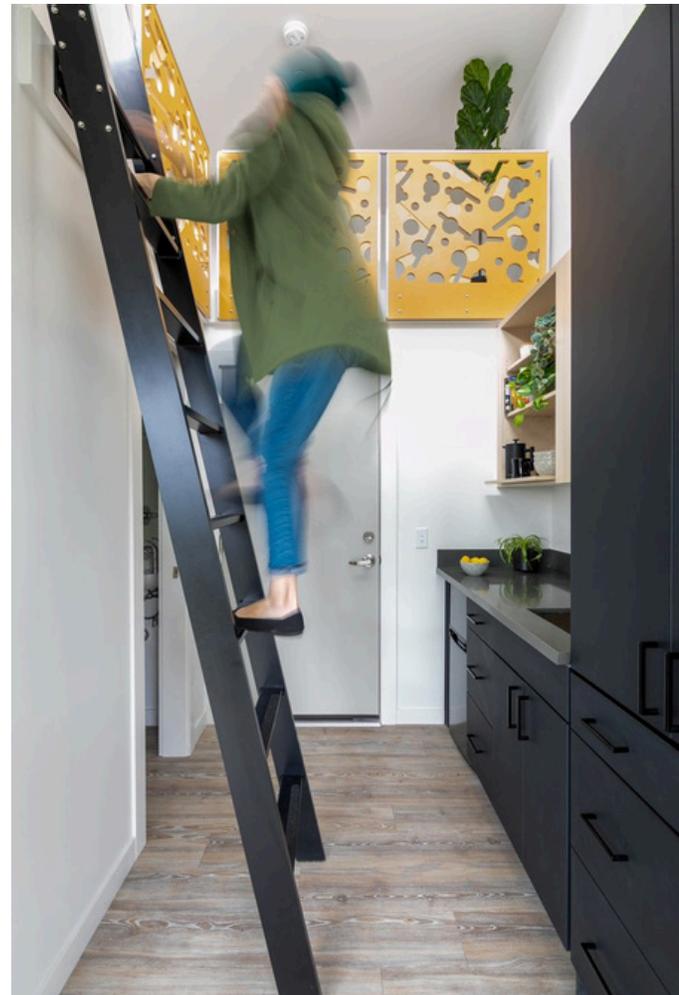
Permit Processes & Fees

One developer noted that streamlining the permitting process and reducing permit fees helps facilitate the development of co-living housing. They pointed to two pieces of legislation that have streamlined the permitting process for housing in Seattle:

- In August 2023, the City of Seattle adopted temporary legislation which exempts affordable housing projects from the design review process.²⁸ The legislation is in effect until August 2025, and the City plans to use results from this policy to inform a proposal for permanent legislation.
- Senate Bill 5412 (2023)²⁹ requires the City of Seattle to categorically exempt residential or middle housing units from the State Environmental Policy Act (SEPA) until September 30, 2025.³⁰

The developer said that together, these policies have reduced permitting timelines for their projects by up to a year.

Private developers cannot access the Washington State Housing Trust Fund without a partner organization who is an eligible applicant, such as a local government, housing authority, nonprofit, or federally recognized Indian tribe ([RCW 185A.040](#)). This restriction is a barrier to co-living developers, who are primarily private developers. A change to this policy would require legislative action by the State legislature.



A unit at the Kärsti in Seattle, designed by Neiman Taber Architects

²⁸ <https://www.seattle.gov/sdci/codes/changes-to-code/affordable-housing-design-review-amendments>

²⁹ <https://app.leg.wa.gov/billsummary?BillNumber=5412&Initiative=false&Year=2023>

³⁰ [https://www.seattle.gov/sdci/codes/codes-we-enforce-\(a-z\)/state-environmental-policy-act-\(sepa\)-code](https://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/state-environmental-policy-act-(sepa)-code)

Financing

Some developers noted reasons why they had not yet built in Pierce County. In Pierce County, lower median incomes than in King County result in lower allowed rents for projects funded with public dollars. Additionally, in the recent past there have been few local funding sources, which are needed for projects funded by tax credits to make them competitive. As a result, it has been difficult for a developer to make a project pencil in Pierce County. New funding sources, such as the Sales and Use Tax for Housing and Related Services³¹ and the Affordable and Supportive Housing Sales Tax³² have created public funding sources that may help attract developers to this area.

Jurisdictions can support the development of affordable co-living housing by offering support to developers beyond capital funding, such as waiving impact fees or providing municipal-owned real estate to make tax credit projects more competitive.

Private developers cannot access the Washington State Housing Trust Fund without a partner organization who is an eligible applicant, such as a local government, housing authority, nonprofit, or federally recognized Indian tribe (RCW 185A.040). This restriction is a barrier to co-living developers, who are primarily private developers. A change to this policy would require legislative action by the State legislature.

Multifamily Property Tax Exemption

The Multifamily Property Tax Exemption (MFTE) is one financing tool that co-living developers use to finance their projects. Developers suggested some ways that local programs can be structured or improved to support the development of co-living housing. Two developers said that the City of Seattle's MFTE program has different requirements for affordability depending on the unit type. Co-living units (referred to as "congregate residence sleeping rooms" in code) must be affordable to households earning 40% of the AMI, while others have higher rent thresholds (e.g. 50% AMI for SEDUs, 60% AMI for studio units, and 70% AMI for one-bedroom units.)³³ These developers said that as a result, there is more incentive to build one-bedrooms instead of co-living housing or SEDUs.

Another developer who has developed co-living housing in the City of Tacoma said that it would be helpful for the residential target areas to be expanded to other areas.

Implementing jurisdictions may want to consider the following:

- Calibrating their incentive programs to ensure that all unit types are properly incentivized.
- Ensuring that MFTE residential target areas include areas where they would like to see co-living housing development.

³¹ Authorized by RCW 82.14.530 and enacted by Pierce County, City of Tacoma, Town of Ruston, and City of Orting.

³² Authorized by RCW 82.14.540 and enacted by Pierce County and the Cities of Auburn, Fife, Sumner, Puyallup, University Place, Bonney Lake, Tacoma, and Lakewood.

³³ SMC 5.73.040 (B)(2).

Pre-Approved Plans

One developer suggested that jurisdictions could provide pre-approved plans for small co-living apartment buildings. They pointed to Seattle's pre-approved detached accessory dwelling unit (DADU) plans³⁴ as a model for this kind of program. Seattle's program offers developers a gallery of 10 pre-approved designs, and developers who use these designs can usually get a permit in 2-6 weeks.

Staff Training

One developer noted that they have encountered local government staff who are not familiar with or have negative perceptions of co-living housing. They said it would be helpful for jurisdictions to ensure their staff are familiar with co-living housing and understand the benefits to residents and the community. Some developers are willing to provide tours to their facilities so local government staff can better understand what co-living housing is.

Building Code Changes

Two developers noted building code changes that would be helpful in the development of co-living housing. These changes would need to be made at the state level:

- Allowing buildings with up to 6 units and up to 3 stories to be built under the International Residential Code (IRC) instead of the International Building Code (IBC); and
- Removing the requirement for a second set of stairs in certain multifamily buildings up to 6 stories, allowing for the development of larger "point access blocks": "compact single stair buildings with dwellings centered around a stairway and elevator core."³⁵ While the Washington State Building Code requires two stairways in multifamily buildings with more than 3 floors, the City of Seattle only requires one set of stairs for multifamily buildings that are 6 stories or less and meet other criteria.³⁶

The Washington State Legislature recently passed two bills related to these building code changes:

- HB 2071³⁷ (2024) directs the State Building Code Council to convene a technical advisory group to make recommendations on policies that would allow multiplex housing (buildings with up to 6 units) to be built under the Washington State Residential Code.
- SB 5491³⁸ (2023) directs the State Building Code Council to convene a technical advisory group to make recommendations on policies that would allow for including one set of stairs in multifamily buildings with up to 6 stories.

Shared kitchen space at the Kärsti in Seattle, designed by Neiman Taber Architects



³⁴ <https://www.seattle.gov/sdci/permits/common-projects/accessory-dwelling-units>

³⁵ https://www.larchlab.com/wp-content/uploads/2023/01/Larch-Lab-PAB_Policy-Brief.pdf p. 1

³⁶ <https://www.seattle.gov/Documents/Departments/SDCI/Codes/SeattleBuildingCode/2018SBCChapter10.pdf> p. 367-36; p. 9-10 of PDF

³⁷ <https://app.leg.wa.gov/bills/summary?BillNumber=2071&Year=2023&Initiative=false>

³⁸ <https://app.leg.wa.gov/bills/summary?Year=2023&BillNumber=5491>

Communication Strategies

Interviewees indicated that the public sometimes has a negative perception of co-living housing. People make assumptions, such as:

- Everyone who lives in co-living housing is in their twenties.
- Adding so many units to the neighborhood will bring too many cars to the street.
- No one wants to live in such a small unit.

The following communication strategies identified by interviewees explain the benefits of co-living housing to the residents and the community while dispelling myths and alleviating concerns.

Co-Living housing is affordable workforce housing.

Developers and advocates agree that communication strategies should emphasize the affordability of these units for low and moderate-income households. Co-living housing units can be rented at affordable prices because of the small unit sizes. One developer said that building co-living housing is the only way to build naturally occurring affordable housing:

“The units are small because you can’t build an affordable apartment without public money that’s any bigger.”

Co-living housing allows low and moderate-income households (people who staff grocery and retail stores, work in the service industry, teachers, medical workers, nannies, and others) to live near where they work in a private space for an affordable price, avoiding long commutes and reducing the amount of traffic on the road. Because terms such as “microunits” have a negative connotation, one developer suggested using the term “workforce housing” while another suggested “affordable apartments.”

Residents of co-living housing come from all walks and stages of life.

Residents of co-living housing include many kinds of people in many stages of life. One developer said that many of their buildings’ residents live in co-living housing to be closer to their jobs. Additionally, they see many residents who are experiencing a life transition, such as the end of a relationship or their children moving out. Another developer said that residents of co-living housing are disproportionately women and people of color. A KUOW article from January 2024 highlights the experience of seniors living in affordable housing, including a 79-year-old barber who lives in Kirkland.³⁹ Residents also experience benefits from opportunities for social connection and community building.

“All types of micro-housing unlock a more affordable and small but independent home for someone who wants it.”

- David Neiman⁴⁰

³⁹ <https://www.kuow.org/stories/why-some-seniors-are-choosing-dorm-sized-apartments>

⁴⁰ <https://www.sightline.org/2016/09/06/how-seattle-killed-micro-housing/>

Co-living housing has positive environmental impacts.

Several interviewees noted that co-living housing has positive environmental impacts. Transit-oriented development decreases the transportation impacts of residents and the workforce. When people can live near where they work, there are less commuters on the road. Because co-living units are small, residents also see reduced heating and cooling costs compared to larger units.

Co-living housing is an old type of housing.

Co-living housing used to be more common across the country and has always been one of the most affordable market rate housing options.⁴¹ Ariel Aberg-Riger's book *America Redux: Visual Stories from Our Dynamic History* describes the importance of co-living housing and other types of shared housing as affordable options to shelter workers in rapidly growing cities around the turn of the last century. She writes, "Shared living was so pervasive, it's estimated that anywhere from one-third to one-half of all urban Americans either boarded or took boarders at some point in their lives."⁴² During the 1930s, flexible housing types with shared rooms, bathing facilities, and/or kitchens became known as "SROs" (single-room occupancy).⁴³ In Seattle, SRO residential hotels were primarily built between 1880 and 1920. Many were located in the Chinatown-International District. Residents had their own bedrooms and shared bathing facilities. At first, the buildings primarily provided rooms for transient people, but over time they became permanent housing for very low-income households.⁴⁴

During the second half of the 20th century, as jurisdictions prioritized planning for single-family homes in the suburbs, many co-living units across the US were lost (including 15,000 in Seattle), and cities created policies to restrict construction of new co-living units. Aberg-Riger writes, "By the 1980s, the SROs that remained were being converted into luxury co-ops. And increasingly, people became unhoused."⁴⁵

From 2008 to 2014, Seattle experienced a boom in market-rate construction of SROs⁴⁶ when developers began building SRO housing in a way that bypassed lengthy design review process and, in some cases, did not require on-site parking. At the time, rents for these units averaged \$660, significantly less than \$1,367, the average rent for studios. Following this construction boom, the City effectively banned construction of SRO housing and microunits⁴⁷ through a series of development regulations and judicial decisions that made development financially infeasible. One study estimates that as a result of these policies, 829 less affordable units are produced in Seattle each year.⁴⁸

Reversing policies that discourage development of co-living housing and implementing policies that facilitate this type of development can allow the production of a housing type that has served as naturally occurring affordable housing since the turn of the last century.

⁴¹ <https://www.kuow.org/stories/why-some-seniors-are-choosing-dorm-sized-apartments>

⁴² <https://www.bloomberg.com/news/features/2023-05-02/a-visual-history-of-single-room-occupancy-sro-affordable-housing>

⁴³ <https://www.bloomberg.com/news/features/2023-05-02/a-visual-history-of-single-room-occupancy-sro-affordable-housing>

⁴⁴ <https://www.historylink.org/File/11135>

⁴⁵ <https://www.bloomberg.com/news/features/2023-05-02/a-visual-history-of-single-room-occupancy-sro-affordable-housing>

⁴⁶ Here, SRO refers to units with communal kitchen and/or bathroom facilities.

⁴⁷ Here, microunits are units with private bathrooms and kitchens that are smaller than traditional studios.

⁴⁸ <https://www.huduser.gov/portal/pdredge/pdr-edge-trending-062518.html>

Appendix A: Developer Interview Questions

1. Tell me about the type of housing that you build.
2. Tell me about the financing that you use to develop co-living housing.
3. What policies facilitate or cause barriers to the development of co-living housing?
4. Are there communication messages or strategies that you have found increase support amongst elected officials, Planning Commission members, and/or the public for co-living housing?
5. Is there anything else that you would like to share or that we should know?
6. What other resources would you recommend, and who else should we talk to?



Arete Apartments in Kirkland, a building with 228 co-living units and 52 1-3 bedroom units, developed by Natural and Built Environments

Appendix B: Photograph Sources

The photos in this report are used with permission from the following organizations:

- Great Expectations: <https://grtexp.co/>
- Natural and Built Environments: <https://www.naturalandbuilt.com/>
- Neiman Taber Architects: <https://www.neimantaber.com/>
- Open Door: <https://opendoor.io/>



The Village, a co-living community in Portland with 4 homes and 26 units, developed by Open Door

JUNE 2024



The Kärsti, a mixed-use co-living building in Seattle with 52 units designed by Neiman Taber Architects

South Sound
Housing
Affordability
Partners

SSHAP³

Mary Connolly

Coordinating Low-Income
Housing Planning Grant

SSAH³P Co-Living Model Ordinance

February 28th, 2024

This ordinance was drafted for South Sound Housing Affordability Partners (SSHA³P), in partnership with the Cities and Towns of DuPont, Edgewood, Fife, Fircrest, Gig Harbor, Lakewood, Puyallup, Steilacoom, and University Place, using funds from the Washington State Department of Commerce’s Coordinating Low-Income Housing Planning (CLIHP) grant.

The Model Ordinance has two text styles meant to address implementation of Engrossed Substitute House Bill 1998, commonly referred to as “HB 1998”:

- **Bold text in the Model Ordinance** represents provisions required by [RCW 36.70A.535](#).
- The non-bold text are standards that are optional for a city to use. Cities may choose to revise these optional standards, as well as adopt all, some, or none of the optional provisions.

Recitals

AN ORDINANCE OF THE CITY/TOWN OF _____, WASHINGTON, IMPLEMENTING THE ENGROSSED SUBSTITUTE HOUSE BILL (ESHB) 1998, ADDING NEW SECTIONS _____, AMENDING SECTIONS _____, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in 2024 the Washington State legislature passed Engrossed Substitute House Bill (ESHB) 1998 (chapter 180, Laws of 2024) related to co-living housing; and

WHEREAS, in passing ESHB 1998 (chapter 180, Laws of 2024) the State legislature found that Washington is facing a housing affordability crisis; and

WHEREAS the State legislature further found that many communities throughout Washington face a severe shortage of workforce housing, and co-living housing provides housing affordable to that income range and below, without public funding; and

WHEREAS, the State legislature further found:

Co-living housing is a residential development with sleeping units that are independently rented and provide living and sleeping space, in which residents share kitchen facilities with residents of other units in the building;

Co-living housing historically provided a healthy inventory of rental homes on the lowest rung of the private housing market;

Co-living housing reduces pressure on the limited amount of publicly funded affordable housing by providing housing that is affordable to lower income residents who might otherwise wait years for subsidized housing;

Co-living housing provides options for people who: wish to lower their housing expenses by paying less for a smaller home; prefer a living arrangement with shared community spaces that facilitate social connections; wish to trade off location for space and, by living in a small home, also get to live in a high opportunity neighborhood they could not otherwise afford; or want a low-cost, more private alternative to having a roommate in a traditional rental;

Co-living housing reduces demand for family-sized rentals from singles who would otherwise group together to rent large homes;

Co-living housing provides a good option for seniors, especially those who want to downsize, or those who desire a living arrangement that is more social than a standard apartment and when located in walkable neighborhoods, co-living housing gives mobility options to seniors who can no longer drive;

Co-living housing is well-suited for people of diverse incomes, including low and very-low income households;

State building codes have established minimum sizes and other standards to ensure that co-living housing meets modern health and safety standards;

Creating co-living housing near transit hubs, employment centers, and public amenities can help the state achieve its greenhouse gas reduction goals by increasing walkability, shortening household commutes, curtailing sprawl, and reducing the pressure to develop natural and working lands; and

Co-living housing, because the units are small, is inherently more energy efficient than standard apartments, both saving residents money and reducing the state's energy demand.

WHEREAS, on _____, the city/town transmitted a copy of the proposed ordinance to the Washington State Department of Commerce in accordance with RCW 36.70A.106 at least 60 days in advance of adoption for the required 60-day State review period; and

WHEREAS, on _____, the city/town issued a State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) on the proposed ordinance, which is a non-project proposal; and

WHEREAS, during the course of developing the proposed ordinance, various means of public outreach were used including, but not limited to, _____; and

WHEREAS, the city/town planning commission held work sessions on _____ to study and review matters related to implementing RCW 36.70A.535; and

WHEREAS, on _____, the city/town Planning Commission held a duly noticed public hearing on the proposed ordinance, accepted testimony and made a recommendation to the _____city/town council; and

WHEREAS, on _____, the city/town council held a duly noticed public hearing to consider the planning commission recommendation and accept public testimony; and

WHEREAS, adoption of the ordinance will bring the city/town into compliance with RCW 36.70A.535 and will serve the general welfare of the public;

NOW THEREFORE BE IT ORDAINED BY THE CITY/TOWN COUNCIL AS FOLLOWS

Section 1 – Purpose

The purpose of this middle housing ordinance (“ordinance”) is to implement Engrossed Substitute House Bill 1998, codified in RCW 36.70A.535, by providing land use, development, design, and other standards for co-living housing to be developed on all lots zoned to allow at least six multifamily units.

Section 2 – General Provisions

- A. Nothing in this ordinance prevents the city from setting development regulations related to density, parking, open space, design standards, or sewer connection fees for multifamily housing.
- B. The city shall not require through development regulations any standards for co-living housing that are more restrictive than those that are required for other types of multifamily residential uses in the same zone.**
- C. The city shall only require a review, notice, or public meeting for co-living housing that is required for other types of residential uses in the same location, unless otherwise required by state law including, but not limited to, shoreline regulations under chapter [90.58](#) RCW.**
- D. The city shall not exclude co-living housing from participating in affordable housing incentive programs under RCW [36.70A.540](#).**
- E. Conflicts. In the event of a conflict between this ordinance and other development regulations applicable to co-living, the standards of this ordinance control except that, this subsection shall not apply to shoreline regulations under Chapter 90.58.RCW.

Section 3 – Definitions

The following definitions shall apply for the purposes of this ordinance, notwithstanding other definitions in the city’s development regulations:

“Co-living” means a residential development with sleeping units that are independently rented or owned and lockable and provide living and sleeping space with residents sharing kitchen facilities with other sleeping units in the building.

“Major transit stop” means:

- (a) a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
- (b) commuter rail stops;
- (c) stops on rail or fixed guideway systems, including transitways;

- (d) stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes;
or
- (e) stops for a bus or other transit mode providing actual fixed route service at intervals of at least 15 minutes for at least five hours during the peak hours of operation on weekdays.

“Sleeping unit” means an independently rented or owned and lockable unit that provides living and sleeping space.

“Kitchenette” means a room or part of a room which is used, intended, or designed to be used for basic food preparation, with a sink and at least one 120v electrical outlet.

“Kitchen” means a room or part of a room which is used, intended, or designed to be used for preparing food. The kitchen includes facilities, or utility hookups for facilities, sufficient to prepare, cook, and store food, and wash dishes, including, at a minimum, countertops, a kitchen-style sink, space and utilities sufficient for a gas or 220/240v electric stove and oven, and a refrigerator.

“Shared kitchen” means a kitchen that is used, intended, or designed to be used by residents of multiple dwelling or sleeping units for preparing food simultaneously.

Section 4 – Permitted Uses

Co-living is a permitted use in all zones which allow at least six units of multifamily or middle housing development, including zones which allow six multifamily units as a component of mixed-use development.

Section 5 – Sleeping Units and Shared Kitchens

- A. Sleeping units shall be subject to the following standards:
 - 1. All sleeping units shall be no more than 300 square feet.
 - 2. Sleeping units may include kitchenettes, but shall not include kitchens.
 - 3. Sleeping units must include a private bathroom.
 - 4. All sleeping units must have access by interior or covered exterior walkway to a shared kitchen.
- B. Shared kitchens shall be subject to the following standards:
 - 1. At least one shared kitchen shall be provided for every fifteen sleeping units.
 - 2. At least one shared kitchen shall be provided on each floor that also contains sleeping units.

Section 6 – Density

For the purposes of calculating density, sleeping units count as one quarter of a dwelling unit.

Section 7 – Open Space Standards

Where open space standards are applied based on the number of dwelling units, one half of the open space requirement will be required for sleeping units that is required of dwelling units.

Section 8 – Parking

A. Off-street parking for co-living housing shall be subject to the following:

- 1. No off-street parking shall be required within one-half mile walking distance of a major transit stop.**
- 2. No more than one off-street parking space per four sleeping units shall be required**

Section 9 – Sewer connection fees

A. Sleeping units shall be treated as one-half of a multifamily dwelling unit for the purpose of calculating fees for sewer connections.

Section 10 – Severability

If any section, subsection, clause, sentence, or phrase of this ordinance should be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 11 – Authority to Make Necessary Corrections

The City/Town Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Section 12 – Effective Date

The ordinance shall take effect and be in full force five days after publication of the attached summary which is hereby approved.

HOUSE BILL 1998

Summary

- The Washington State Legislature passed House Bill (HB) 1998 in 2024.
- HB 1998 requires jurisdictions to allow co-living housing on any lot within an urban growth area where at least 6 multifamily units are allowed, including lots zoned for mixed-use development.
- Implementation is required by December 31, 2025.

Requirements

- Jurisdictions may not require the following of co-living housing:
 - Room dimensional standards larger than those required by the state building code.
 - A mix of unit sizes or number of bedrooms.
 - Other uses, such as space for commercial use.
- There may not be parking requirements for co-living housing within 0.5 miles of a major transit stop. If co-living housing is farther than 0.5 miles from a major transit stop, jurisdictions may not require more than 0.25 off-street parking spaces per unit. The bill provides an exception to these parking requirements if an empirical study shows that they would be significantly less safe than the jurisdiction's parking requirements.
- Development regulations may not be stricter than standards for other multifamily residential uses in the same zone.
- Jurisdictions may not require additional review, notice, or public meetings for co-living housing that are not required for other types of residential uses in the same location.
- Jurisdictions may not exclude co-living housing from participating in affordable housing incentive programs.
- For the purposes of counting unit density, each sleeping unit may not be treated as more than 0.25 of a dwelling unit.
- Sewer connection charges for each sleeping unit may not exceed 50% of charges for a dwelling unit.



Westward Studios, a 17-unit co-living development in Seattle acquired and renovated by Great Expectations



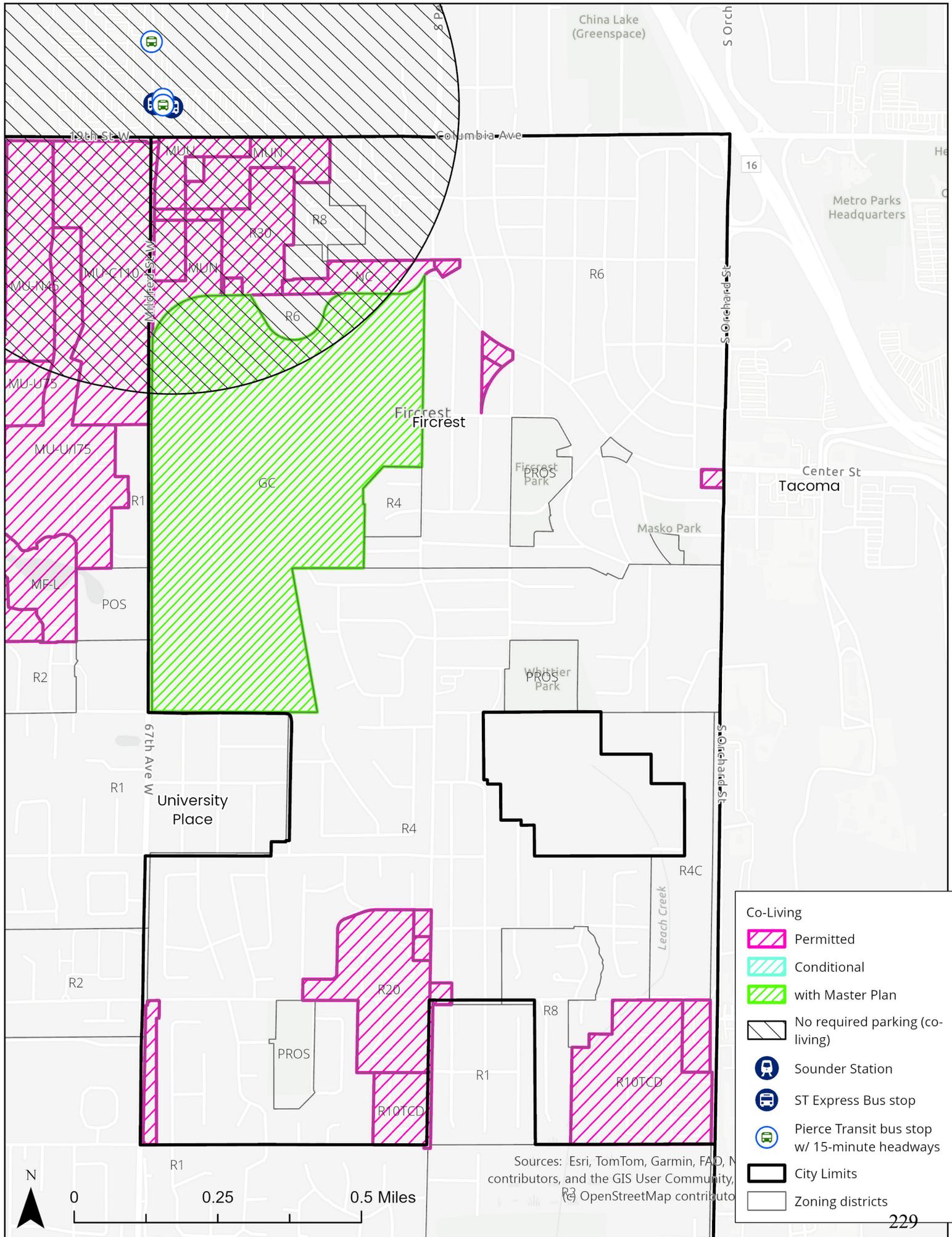
Common space at the Freya in Seattle, designed by Neiman Taber Architects



A unit at Yobi Apartments in Seattle, designed by Neiman Taber Architects



The Village, a co-living community in Portland with four homes and 26 units, developed by Open Door



Sources: Esri, TomTom, Garmin, FAO, N contributors, and the GIS User Community, OpenStreetMap contributors

SSAH³P Co-Living Guidance

DRAFT April 16, 2024

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1.0 – Introduction

This guidance has been prepared for South Sound Housing Affordability Partners (SSHA³P) to provide guidance on implementing HB 1998, codified in RCW 36.70A.535, which requires cities subject to the growth management act to allow broadly allow co-living as a permitted use.

The guidance was created in partnership with the Cities and Towns of DuPont, Edgewood, Fife, Fircrest, Gig Harbor, Lakewood, Puyallup, Steilacoom, and University Place, using funds from the Washington State Department of Commerce’s Coordinating Low-Income Housing Planning (CLIHP) grant. This group of cities is referred to as the CLIHP/co-living workgroup in this document.

The user guide is specifically targeted to address the needs and concerns of the partner cities listed above. The Washington State [Department of Commerce Co-Living Guidance](#) should be consulted for more general information on co-living and compliance with RCW 36.70A.535.

2.0 Model Ordinance Text and Commentary

2.1 – Front Matter

Recitals

The recitals included in the model ordinance were adapted from the text of HB 1998 and the Department of Commerce' Middle Housing Model code. They are provided for the convenience of staff and should be updated for local context.

Purpose – Section 1 Model Ordinance Text

The purpose of this middle housing ordinance (“ordinance”) is to implement Engrossed Substitute House Bill 1998, codified in RCW 36.70A.535, by providing land use, development, design, and other standards for co-living housing to be developed on all lots zoned to allow at least six multifamily units.

The purpose statement helps clarify the goal of the regulations and is a useful reference point if and when questions arise related to code application. If the code is divided into multiple sections staff should consider adding or updating purpose statements for the relevant sections.

2.2 – General Provisions

Section 2 Model Ordinance Text

- A. *Nothing in this ordinance prevents the city from setting development regulations related to density, parking, open space, design standards, or sewer connection fees for multifamily housing.*
- B. ***The city shall not require through development regulations any standards for co-living housing that are more restrictive than those that are required for other types of multifamily residential uses in the same zone.***
- C. ***The city shall only require a review, notice, or public meeting for co-living housing that is required for other types of residential uses in the same location, unless otherwise required by state law including, but not limited to, shoreline regulations under chapter [90.58 RCW](#).***
- D. ***The city shall not exclude co-living housing from participating in affordable housing incentive programs under RCW [36.70A.540](#).***
- E. *Conflicts. In the event of a conflict between this ordinance and other development regulations applicable to co-living, the standards of this ordinance control except that, this subsection shall not apply to shoreline regulations under Chapter 90.58.RCW.*

Discussion

This section establishes that co-living cannot be regulated differently from non-co-living multifamily in zones where multifamily is allowed. Cities should update all provisions that relate to multifamily development to apply to co-living as well, but if there are any remaining code conflicts, the standards in this ordinance take precedence, except for shoreline regulations. Specific co-living standards that do not apply to multifamily are only appropriate for issues unique to co-living, including provision of common kitchens and rules about sleeping units (see 2.5 – Sleeping Units and Shared Kitchens).

Workgroup Recommendations

The model code provisions were drafted to be adopted by all workgroup cities. The appropriate code section will depend on the city. We recommend that cities create a new section specific to co-living. When possible, this section should be with other citywide development standards specific to a building type or element. Suggestions for appropriate code sections are listed below.

- Dupont: DMC 25.82.
- Edgewood: EMC 18.90.200
- Fife: FMC 19.68.160
- **Fircrest: FMC 22.61**
- Gig Harbor: GHMC 17.69
- Lakewood: LMC 18A.40.100(B)(14)
- Puyallup: PMC 20.67
- Steilacoom: SMC 18.16.100
- University Place: UPMP 19.70.150

2.3 – Definitions

Section 3 Model Ordinance Text

The following definitions shall apply for the purposes of this ordinance, notwithstanding other definitions in the city's development regulations:

“Co-living” means a residential development with sleeping units that are independently rented or owned and lockable and provide living and sleeping space with residents sharing kitchen facilities with other sleeping units in the building.

“Kitchenette” means a room or part of a room which is used, intended, or designed to be used for basic food preparation, with a sink and at least one 120v electrical outlet.

“Kitchen” means a room or part of a room which is used, intended, or designed to be used for preparing food. The kitchen includes facilities, or utility hookups for facilities, sufficient to prepare, cook, and store food, and wash dishes, including, at a minimum, countertops, a kitchen-style sink, space and utilities sufficient for a gas or 220/240v electric stove and oven, and a refrigerator.

"Major transit stop" means:

- (a) a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
- (b) commuter rail stops;
- (c) stops on rail or fixed guideway systems, including transitways;
- (d) stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or
- (e) stops for a bus or other transit mode providing actual fixed route service at intervals of at least 15 minutes for at least five hours during the peak hours of operation on weekdays.

"Multifamily means a building that contains seven or more dwelling or sleeping units. The term also includes any dwelling or sleeping units that are within a mixed-use building."

"Sleeping unit" means an independently rented or owned and lockable unit that provides living and sleeping space.

"Shared kitchen" means a kitchen that is used, intended, or designed to be used by residents of multiple dwelling or sleeping units for preparing food simultaneously.

Discussion

HB 1998 introduced several important new terms into the planning lexicon – “co-living” and “sleeping units” – and elevated the importance of several existing terms: “multifamily”, “dwelling unit”, and “kitchen”. Typical approaches to zoning and planning have long drawn a clear distinction between residential uses that consist of dwelling units and other residential uses like boarding houses, single-room occupancy hotels (“SROs”), or dormitories, which have been discouraged or prohibited in most zones. As defined in RCW 36.70A.535, the presence or absence of private, in-unit kitchens is the key legal distinction between these types.

Multifamily Definition

Because HB 1998 required GMA cities to allow co-living uses anywhere where multifamily is allowed, it raises the question: is co-living a type of multifamily use? Cities can comply with RCW 36.70A.535 whether they consider co-living a type of multifamily or not. However, the approach taken with the multifamily definition has important implications for how other elements of code interact, such as design and dimensional standards.

The model code has been updated since the 3/15 draft to explicitly recommend that cities include co-living in their multifamily definition. Adopting this approach (which is optional) will reduce the number of code sections cities must update to comply with RCW 36.70A.535

All workgroup cities currently define multifamily as consisting of dwelling units, i.e. not including co-living.



Figure 1. Single-room occupancy hotels (“SROs”) like the Milwaukee Hotel in Seattle played a prominent role in early 20th Century cities, but have been widely prohibited since the 1950’s. Source: MAKERS

Commented [IC1]: Note: this is a (non-required) addition to the model code since the 3/15 version.

The multifamily definition in the model code section above is intended to avoid overlap with middle housing, to include any buildings with more than a handful of sleeping units, and to avoid small boarding houses, which are currently permitted in some CLIHP/co-living workgroup city zones. Cities that choose to define “multifamily” to specifically refer to housing with multiple dwelling units will need to add language to standards that reference multifamily, such as use permissions and tables, design standards, or to be clear that such standards also apply to co-living.

Other Considerations

Mixed sleeping and dwelling units. Cities should also consider incorporating language explicitly allowing sleeping units (i.e., co-living) to be mixed with dwelling units in an apartment or condominium building (i.e., multifamily), as some developers in Seattle and east King County cities have done.

Middle housing. HB 1110 passed in 2023 and codified in RCW 36.70A.635 creates a definition of middle housing that includes attached housing types including triplexes, fourplexes, fiveplexes, and sixplexes. RCW 36.70A.635 also requires that cities provide special consideration for middle housing types related to parking and design review, even for middle housing types that cities are not required to permit in all residential zones. As a result, definitions at multifamily that also include buildings with 2-6 units may create conflicts in some cases, such as when a triplex is permitted in a multifamily zone. To avoid this situation, we recommend that cities define multifamily as buildings containing seven or more dwelling units.

Workgroup Recommendations

All workgroup cities are encouraged to adopt the model code multifamily definition.

The cities of Dupont, Gig Harbor, Lakewood and Steilacoom do not currently define “kitchen” and should consider adopting the optional definition provided in the model code text. The cities of Edgewood and Steilacoom should consider revising existing definitions for greater specificity. All workgroup cities should adopt the optional kitchenette and shared kitchen definitions provided in the model code.

Recommendations for definitions related to co-living and other residential types such as micro-unit and co-housing are located in chapter 2.4.

2.4 – Permitted Uses

Section 4 Model Ordinance Text

Co-living is a permitted use in all zones which allow at least six units of multifamily or middle housing development, including zones which allow six multifamily units as a component of mixed-use development.

Discussion

RCW 36.70A.535 requires cities to permit co-living through the same process by which multifamily development is permitted anywhere multifamily development is allowed. This includes zones that

allow multifamily as a conditional use, where co-living must also be a conditional use, and zones that allow multifamily uses on upper floors of mixed-use buildings.

Cities may also choose to allow hybrid buildings that mix dwelling units and sleeping units. This can provide flexibility for developers and increase, variety of housing types delivered by individual projects, and help more affordable co-living units blend in with typical development.

Residential Uses Similar to Co-living

Some workgroup cities already permit certain residential uses that could be characterized as co-living, because they could include sleeping rooms and shared kitchen facilities. These include boarding houses, rooming houses, micro-units, and congregate living facilities. Permitted uses such as these could conflict with RCW 36.70A.535 if more restrictive provisions are placed on a subset of co-living uses in zones where co-living uses must be allowed outright. However, our review of existing code provisions found few conflicts with the RCW, because these uses are:

- permitted in zones that are not required to allow co-living, such as boarding houses in single-family zones in Steilacoom;
- defined a way that is outside of the definition of co-living in RCW;
- or in the case of micro-unit conversions in Fife, consist of dwelling units, rather than sleeping units.

Boarding house and “co-housing” provisions in Lakewood do appear to conflict with RCW 36.70A.535; see Workgroup Recommendations below.

Some ambiguous uses may be considered co-living in some cases and not in other cases, such as “congregate living facilities” as defined in Puyallup. In cases where congregate living facilities meet the standards for co-living in Sections 3 and 5, reduced parking rates and increased density allowances will be required per 36.70A.535.

Commented [IC2]: Staff we’d like to check in on this one again - I know we’ve already talked about it.

Workgroup Residential Uses Similar to Co-living

Jurisdiction	Use
Dupont	None
Edgewood	None
Fife	Micro-units, a smaller footprint type of dwelling units (i.e. not co-living)
Fircrest	None
Gig Harbor	None
Lakewood	Boarding houses, “co-housing” dormitories could both conflict with RCW 36.70A.535.
Puyallup	Congregate living facility
Steilacoom	Boarding houses, limited to five rooms, permitted in non-co-living zones.
University Place	Rooming houses limited to four rooms, permitted in non-co-living zones.

Overlap with Middle Housing

Because RCW 36.70A.535 requires cities to allow co-living in zones that allow “at least” six units, zones that allow six-plex development must allow co-living. This includes R-1, R-2, R-3, and R-4 zones in Lakewood and the HDR and MDR zones in Fife. Since each sleeping unit counts as a quarter of a unit for calculating unit density, 24 sleeping units must be permitted in zones that allow sixplexes. See the Chapter 2.1 in the [Department of Commerce Co-Living Guidance](#) for more on how RCW 36.70A.535 applies to specific zones.

Workgroup Zones Subject to RCW 36.70A.535

Jurisdiction	Zones
Dupont	<ul style="list-style-type: none"> • Mixed-use district – MXD • Mixed-use district 2 – MXD-2 • Mixed use village 1 – MUV-1 • Mixed use village 2 – MUV-2 • Mixed use village 3 – MUV-3 • Mixed use village 8 – MUV-8 <p><i>When designated within an approved preliminary plat or short plat as provided in DMC 25.20.050</i></p> <ul style="list-style-type: none"> • R-3 • R-4 • R-5 • R-12 <p><i>Co-living as a conditional use:</i></p> <ul style="list-style-type: none"> • Community Business District – CB
Edgewood	<ul style="list-style-type: none"> • Mixed Use Residential – MUR • Business Park – BP • Commercial – C <p><i>Except where street-level residential uses are prohibited:</i></p> <ul style="list-style-type: none"> • Town Center – TC
Fife	<ul style="list-style-type: none"> • Medium Density Residential – MDR • High Density Residential – HDR <p><i>Except at street level on 20th E St:</i></p> <ul style="list-style-type: none"> • Community Mixed Use – CMU <p><i>Up to 32 sleeping units if permitted through planned residential development:</i></p> <ul style="list-style-type: none"> • Community Commercial – CC
Fircrest	<ul style="list-style-type: none"> • Residential 10-Traditional Community Design – R-10-TCD (max 32 sleeping units) • Residential-20 – R-20 • Residential-30 – R-30 • Mixed-Use Neighborhood – MUN

	<ul style="list-style-type: none"> • Mixed-Use Urban – MUU <p><i>Above ground floor, up to 24 sleeping units per acre:</i></p> <ul style="list-style-type: none"> • Neighborhood Commercial – NC • Neighborhood Office – NO <p><i>Subject to Master Plan approval:</i></p> <ul style="list-style-type: none"> • Golf Course – GC
Gig Harbor	<ul style="list-style-type: none"> • Residential and Business District – RB-2 • Planned Community Development Medium Density Residential – PCD-RMD • Planned Community Development – Neighborhood Business District – PCD-NB • Mixed Use Overlay (MUD) <p><i>Max 32 sleeping units:</i></p> <ul style="list-style-type: none"> • Multiple-Family Residential – R-3 <p><i>Above street-level commercial uses:</i></p> <ul style="list-style-type: none"> • Neighborhood Commercial District – B-1 • Downtown Business District – DB <p><i>Co-living as a conditional use:</i></p> <ul style="list-style-type: none"> • General Business District – B-2 • Commercial District C-1
Lakewood	<ul style="list-style-type: none"> • Multifamily 1 – MF1 • Multifamily 2 – MF2 • Multifamily 3 – MF3 • Arterial Residential/Commercial – ARC • Neighborhood Commercial – NC1 • Neighborhood Commercial – NC2 • Transit-Oriented Commercial – TOC • Central Business District – CBD <p><i>In zones where six units are allowed, 32 sleeping units must be allowed:</i></p> <ul style="list-style-type: none"> • Residential 1 – R1 • Residential 2 – R2 • Residential 3 – R3 • Residential 4 – R4 • Mixed Residential – MR1 • Mixed Residential – MR2
Puyallup	<ul style="list-style-type: none"> • Medium density multiple-family residential zone – RM-10 • High density multiple-family residential zone – RM-20 • Regional growth center-oriented high density multiple-family residential zone – RM-Core

	<ul style="list-style-type: none"> • Community commercial mixed-use zone – CCX • River Road mixed-use zone – RMX • Urban center mixed-use zone – UCX • Limited mixed-use zone – LMX • Shaw-Pioneer community mixed-use zone – CMX • Central Business District Zone – CBD (except where ground-floor residential prohibited) • Central Business District Core Zone – CBD-Core (except where ground-floor residential prohibited) <p><i>Where multifamily residential is permitted as an “accessory use” in Commercial zones under PMC 20.30.026 and 20.30.026:</i></p> <ul style="list-style-type: none"> • Community Business Zone – CB • Limited Commercial Zone – CL • General Commercial Zone – CG
Steilacoom	<ul style="list-style-type: none"> • Multi-Family – MF • Master planned development – MPD <p><i>As a secondary use:</i></p> <ul style="list-style-type: none"> • Commercial General – CG • Commercial Shoreline – CS
University Place	<ul style="list-style-type: none"> • Multifamily Residential Low – MF-L • Multifamily Residential High – MF-H • Mixed Use – MU • Mixed Use Office – MU-O • Mixed Use – Maritime – MU-M • Mixed Use Neighborhood – MU-N45 • Mixed Use Urban – MU-U75 • Mixed Use Urban/Industrial – MU-U/I75 • Mixed Use Center – MU-C110

Workgroup Recommendations

DuPont

Consider updating use permissions in residential zones (R-3, R-4, R-5, and R-12) to more clearly identify zones where multifamily, and by extension, co-living, is and is not allowed. All residential zones currently share the same use permissions, which state multifamily residences are a permitted use “when designated within an approved preliminary plat or short plat”. Per RCW 36.70A.535 co-living uses must also be permitted in these zones under the same provisions.

Fife

Define micro-units. Motel to micro-unit conversions currently allowed in the regional commercial zone. Micro-units are “a form of multifamily development”, per FMC 19.44.055, but micro-units are not defined. Based on conversations with staff, micro-units are considered a type of dwelling unit, so there should be no conflict with co-living permissions. However, once co-living units are allowed in all zones that allow multifamily, the City should consider updating use permissions to allow micro-units in these zones as well.

Lakewood

Review use permissions in R1, R2, R3, R4, MR1, and MR2 zones. Note that since six units are allowed outright in these zones, co-living uses must be allowed outright as well per 36.70A.535. If it is not the city’s intention to allow co-living in some or all of these zones, one obvious option is to adjust use permissions so that fiveplexes are allowed, but not sixplexes.

Remove code provisions relating to Boarding Houses, which are conditionally allowed in several zones that will be required to allow co-living outright. Or, if six units are not allowed outright in R1-R4 zones, allow boarding houses only in zones that do not allow co-living.

Update “co-housing” provisions for compliance with RVW 36.70A.535. “Co-housing” as currently used in the code refers primarily to college dormitories and other similar uses, and is allowed as an accessory to an educational or religious use. This is not the common meaning of the term [co-housing](#), which typically refers to a cluster of ownership dwelling units sharing some common areas. Because the use of the term co-housing overlaps with the definition of co-living under RCW, and the provisions for co-housing are more stringent, this conflicts with RCW. The City could either replace the term “co-housing” with “co-living”, or removing co-housing provisions entirely.

Puyallup

Consider clarifying the role of “accessory” multi-family units in CB, CL, and CG zones. Current code language does not make it clear if these would be fairly typical mixed-use buildings, or something more limited.

Commented [IC3]: Staff is the goal for “accessory” multifamily units to allow limited live/work arrangements or more typical mixed-use buildings?

Consider updating definitions for “congregate” and “congregate living facility” for greater clarity. Also consider defining “congregate emergency shelter” and “congregate emergency housing” separately to reduce potential overlap and work to eliminate confusion. Notwithstanding the age restriction, the current definition of congregate living facility could include some co-living uses. As long as the correct parking requirement and density standards are applied in these cases there is no conflict with RCW 36.70A.535.

University Place

Existing rooming house definitions and permissions are not likely to create conflicts with co-living permissions.

Steilacoom

Existing boarding house allowed use does not create conflicts with co-living because boarding houses are only allowed in zones (R-7.2, R-9.6) that aren’t required to allow co-living.

2.5 – Sleeping Units and Shared Kitchens

Section 5 Model Ordinance Text

A. *Sleeping units shall be subject to the following standards:*

1. All sleeping units shall be no more than 300 square feet.

2. Sleeping units may include kitchenettes, but shall not include kitchens.
3. Sleeping units must include a private bathroom.
4. All sleeping units must have access by interior or covered exterior walkway to a shared kitchen.

B. Shared kitchens shall be subject to the following standards:

1. At least one shared kitchen shall be provided for every fifteen sleeping units.
2. At least one shared kitchen shall be provided on each floor that also contains sleeping units.

Discussion

This section deals with sleeping units and shared kitchens, core components of co-living housing, which are mentioned but not elaborated upon in the law. None of the code provisions in this section are required by RCW 36.70A.535. However, because RCW 36.70A.535 mandates a generous density bonus and reduced parking requirements for co-living uses, it is helpful for cities to clearly define what types of development meet the definition of co-living.

Sleeping Units

“Sleeping unit” is defined under RCW 36.70A.535(11)(a) as “...independently rented and lockable and provide living and sleeping space..” According to the [Department of Commerce Co-Living Guidance](#), this definition does not preclude sleeping units with bathrooms and/or kitchenettes.

The RCW definition differs slightly from the International Building Code (IBC) “sleeping unit” definition: “A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.”

The model code provides several specifications for sleeping units (again, these are recommended for adoption, but not required by RCW 30.70A.535): a maximum size for sleeping units, and the requirements that they do not include a full kitchen and do include a private bathroom. The presence of a kitchen is the key differentiator between dwelling and sleeping units (“kitchen” defined in Section 3 as including “at a minimum, countertops, a kitchen-style sink, space and utilities sufficient for a gas or 220/240v electric stove and oven, and a refrigerator”). “Kitchenettes” which are often but not always included in sleeping units, provide a small space for food preparation (see Section 3 for definition).

Unit Size

A unit of any size that includes a kitchen and sleeping and bathroom facilities is a dwelling unit, but technically under state law a very large unit without full kitchen facilities could be classified as a sleeping unit. The model code sets a maximum size cap on units that are counted as sleeping units to reduce the incentive to circumvent development regulations on multifamily dwelling unit development through the use of co-living bonus density or parking exemptions.

Most co-living buildings the team has reviewed have sleeping units well under 300 sf, with 200 sf being a typical size. Cities could consider adjusting the 300 sf cap to suit local needs, or creating special standards for “micro-units” that are technically fully equipped dwelling units but have a small footprint and cater to one or two-person households.

The minimum size for sleeping units under the IBC is 70 square feet.

Private Bathrooms

The model code requires that co-living sleeping units include private bathrooms. Sleeping units in most but not all modern co-living buildings include private bathrooms. However, requiring in-unit bathrooms may impact the feasibility of conversions of office or church buildings to co-living uses, due to the added cost of extending plumbing to new parts of the building. Cities interested in co-living conversion of existing buildings should consider exempting conversions from standards in Section 5(A)(3) to provide greater flexibility.

Shared Kitchens

The model code requires that at least one shared kitchen be provided for every fifteen sleeping units and one shared kitchen per floor. It also requires that each unit is able to access a shared kitchen via a covered or indoor walkway. These standards provide basic guardrails to ensure adequate access to cooking facilities.

New co-living buildings typically feature at least one shared kitchen per 10-15 sleeping units and one per floor. Conversions of existing office or church buildings to co-living may rely on larger shared kitchens that serve a larger number of units and/or may not provide kitchens on every floor. Cities interested in co-living conversion of existing buildings should consider exempting conversions from standards in Section 5(B) to provide greater flexibility.

Outside of the model code, there is no building code limit on how many sleeping units can share a kitchen or sanitation facilities (bathrooms). Relatedly, RCWs 35.21.682, 35A.21.314, and 36.01.227 prohibit cities and counties from limiting the number of unrelated persons occupying a household or dwelling unit.



Figure 2: Left and right sides of a compact shared kitchen in *The Roost* building and a larger shared kitchen in *the Kärsti*. Photos Courtesy of Neiman Taber Architects.

Workgroup Recommendations

All workgroup cities are recommended to adopt the optional model code provisions in this section. These provisions should be located in the same code section as the items in Section 2 – General Provisions.

2.6 – Density

Section 6 Model Ordinance Text

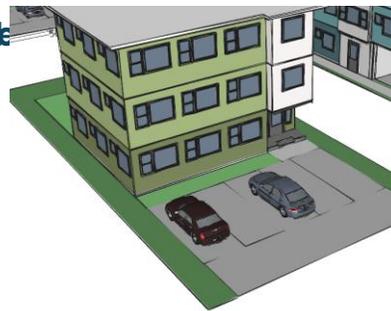
For the purposes of calculating density, sleeping units count as one quarter of a dwelling unit.

Discussion

Every city in the workgroup uses dwelling units per acre density to control development capacity in some zones. Density is most often used in zones that primarily allow residential uses. Some commercial zones that allow multifamily or mixed-use development have density standards, but many rely on floor area ratio (FAR) or other constraints such as coverage, height, setbacks, and parking requirements to control development capacity.

Workgroup cities that currently permit multifamily uses (and therefore must permit co-living under RCW 36.70A.535) maximum densities range from around 2 units per acre to 60 units per acre. Some lower density zones also allow multifamily development with a master plan or existing use permit. For the purposes of calculating density, sleeping units count as one quarter of a dwelling unit for the purposes of calculating density. The density standards included in this ordinance are:

Figure 3. A 20-unit co-living building on a 5,000 sf parcel has a density of 174 sleeping units per acre.



Commented [IC4]: The image at right is a rough working draft model and will be updated.

4.4 Open Space Standards

Several partner cities requested guidance for updating open space standards to provide clearer requirements for developers. Cities like Burien, Mountlake Terrace, and Bothell have adopted open space standards for multifamily and mixed-use development that provide flexibility for developers within clearly-defined parameters that are compliant with new rules on design guidance established through HB 1293.

These standards pair several key components:

- Variable standards based on the size of unit. This will make it easy to add a reduced standard for co-living units.
- Options for standards to be met through common or private open space, with specific design standards or each.
- Options to meet some, but not all, of the requirement through balconies, or, depending on the building type, roof-decks.

The model open space standards code is adapted from Burien Municipal Code 19.47.320, with changes to include co-living noted with **bold and underlined text**.

Model Open Space standards

XX.XX.XXX - Internal open space.

A. Purpose.

1. To create useable space that is suitable for leisure or recreational activities for residents.
2. To create open space that contributes to the residential setting.
3. To encourage plazas and other pedestrian-oriented spaces for residential uses within mixed-use developments that enhance the employees' and public's opportunity for active and passive activities, such as dining, resting, people watching, and recreational activities.

B. Residential open space.

1. All residential developments, including residential portions of mixed-use development, must provide minimum usable recreational space equal to **50-square-feet per co-living sleeping unit**, 100-square-feet per dwelling unit for studio units, 125-square feet for one-bedroom apartment dwellings and 150-square-feet per dwelling unit for dwellings with two or more bedrooms. The required recreational space may be provided in a combination of ways:
 - i. Shared recreational space. All of the required recreational space may be in the form of shared recreational space available to all residents and meeting the requirements of subsection (B)(2) below.
 - ii. Ground/grade-level individual outdoor space. All of the required recreational space for a unit may be provided by ground-level outdoor space that is adjacent and directly accessible to the subject unit. Such recreational spaces must be:
 - a. Outdoor spaces may be located in the front, side, or rear yard provided they are generally level, feature no dimension less than ten-feet, and enclosed by a fence, railing, and/or hedge at least 32-inches in height to qualify
 - b. Private porches may qualify as outdoor space provided they are at least 36-square-feet in area, with no dimension less than six-feet.

Individual ground-level open space that is in excess of minimum requirements must not be used in the calculations for determining the minimum usable recreational space requirements for other units in the development.

- iii. Balconies and other similar private outdoor spaces. Up to 50-percent of the required recreational space for a unit may be provided by private balconies provided such spaces are at least 36-square-feet in area, with no dimension less than four-feet (not including railings), to provide a space usable for human activity.
- iv. Common indoor recreation-areas. Up to 50-percent of the required recreational space may be provided by common indoor recreation areas meeting the following conditions:
 - a. The space must meet ADA standards and must be located in a visible area, such as near an entrance, lobby, or high traffic corridors.
 - b. The space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement.
- v. Shared roof-decks. For apartment buildings, up to 50-percent of the required recreational space may be provided by shared roof-decks located on the top of buildings which are available to all residents and meet the requirements below. For mixed-use buildings, 100-percent of the required recreational space may be provided by shared roof-decks. Design requirements:
 - a. Space must feature hard surfacing, provide amenities such as seating areas, landscaping, and/or other features that encourage use.
 - b. Space must integrate landscaping elements (at least 20-percent of the space) that enhance the character of the space and encourage its use.

Figure XX.XX.XXX.2.A.v
Rooftop deck examples.



- B. Shared recreational space design requirements. Shared recreational space can include landscaped courtyards or decks, entrance plazas, gardens with pathways, children’s play areas, pools, and water features provided they are accessible to all residents of the

development. Accessible areas used for storm water retention, infiltration, or other multipurpose recreational and/or green spaces that meet the design criteria herein may qualify as shared recreational space.

Special requirements for shared recreational spaces include the following:

1. Shared recreational space must be located in centralized areas that are visible from units within the development.
2. Required setback areas must not count as shared recreational space unless the design of the space meets the standards herein.
3. Shared recreational space must feature no dimension less than 15-feet in order to provide functional leisure or recreational activity. Wider minimum dimensions are required perpendicular to building elevations containing windows of dwelling units whose only solar access is from the applicable building wall. Specifically:
 - i. 20-foot minimum for such elevations up to three-stories tall.
 - ii. 25-foot minimum for such elevations four-stories tall.
 - iii. 30-foot minimum for such elevations five or more stories tall.
4. Shared recreational space must feature paths or walkable lawns, landscaping, seating, lighting, and play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for a range of users.
5. Shared recreational spaces (or at least one shared recreational space for each development) must integrate design elements and features that function as play areas for preadolescent children. This includes natural, creative play elements for free and/or structured play. These elements do not have to be overtly for play but should support, allow, and even encourage play by children. For instance, ground slides from one level to another, tricycle tracks, swings hung from arbors or trees, paths that meander and are of varying materials and widths, water that can be manipulated, outdoor rooms made from landscape or rocks, berms and hills.
6. Shared recreational space must be separated from ground-level windows, streets, service areas and parking lots with via landscaping, fencing, and/or other acceptable treatments that enhance safety and create an effective transition between public and private space.
7. When possible, the space should be oriented to receive sunlight, facing east, west or preferably south.
8. Stairways and service elements located within or on the edge of shared recreational space must not be included in the open space calculations.
9. Shared porches may qualify as shared recreational space, provided they are at least eight-feet in depth and 96-square-feet in total area.
10. The space must be accessible to all residents of the development

Figure XX.XX.XXX.2.B
Shared recreational space examples.



The upper left example is a courtyard over a parking deck. Notice the transition elements between the courtyard and adjacent residential units. The upper right courtyard is shared by ground-level commercial uses and apartments above.



The left image above includes a covered gathering space with outdoor grills adjacent to a landscaped commons with a central pathway. The right image is an example of shared indoor recreation space.



The left image above includes a turf play area with mounds for fun play. The right image shows traditional play equipment.

4.5 Workgroup Zoned Density.

City	Zone ID	Zone Name	Base Density (DU/ac)	Co-living density (DU/ac)	Max Height (ft)	FAR	Limitations
DuPont	R-3	Single-family 3 units per acre	3.5	14	45		Requires master plan approval
Fircrest	R20	Residential-20	20	80	35		
Gig Harbor	B-2	General Business District	6	24	35		Requires ground-floor commercial use
Puyallup	CB	Community Business Zone	16	64	50	4.0	
University Place	MU	Mixed Use	60	240	65		

See chapter 3.2 Density and Floor Area Ratio for considerations on density and floor area ratio and chapter 4.4 Open Space Standards

Several partner cities requested guidance for updating open space standards to provide clearer requirements for developers. Cities like Burien, Mountlake Terrace, and Bothell have adopted open space standards for multifamily and mixed-use development that provide flexibility for developers within clearly-defined parameters that are compliant with new rules on design guidance established through HB 1293.

These standards pair several key components:

- Variable standards based on the size of unit. This will make it easy to add a reduced standard for co-living units.
- Options for standards to be met through common or private open space, with specific design standards or each.
- Options to meet some, but not all, of the requirement through balconies, or, depending on the building type, roof-decks.

The model open space standards code is adapted from Burien Municipal Code 19.47.320, with changes to include co-living noted with **bold and underlined text**.

Model Open Space standards

XX.XX.XXX - Internal open space.

A. Purpose.

1. To create useable space that is suitable for leisure or recreational activities for residents.
2. To create open space that contributes to the residential setting.
3. To encourage plazas and other pedestrian-oriented spaces for residential uses within mixed-use developments that enhance the employees' and public's opportunity for active and passive activities, such as dining, resting, people watching, and recreational activities.

B. Residential open space.

1. All residential developments, including residential portions of mixed-use development, must provide minimum usable recreational space equal to **50-square-feet per co-living sleeping unit**, 100-square-feet per dwelling unit for studio units, 125-square feet for one-bedroom apartment dwellings and 150-square-feet per dwelling unit for dwellings with two or more bedrooms. The required recreational space may be provided in a combination of ways:
 - i. Shared recreational space. All of the required recreational space may be in the form of shared recreational space available to all residents and meeting the requirements of subsection (B)(2) below.
 - ii. Ground/grade-level individual outdoor space. All of the required recreational space for a unit may be provided by ground-level outdoor space that is adjacent and directly accessible to the subject unit. Such recreational spaces must be:
 - a. Outdoor spaces may be located in the front, side, or rear yard provided they are generally level, feature no dimension less than ten-feet, and enclosed by a fence, railing, and/or hedge at least 32-inches in height to qualify
 - b. Private porches may qualify as outdoor space provided they are at least 36-square-feet in area, with no dimension less than six-feet.Individual ground-level open space that is in excess of minimum requirements must not be used in the calculations for determining the minimum usable recreational space requirements for other units in the development.
 - iii. Balconies and other similar private outdoor spaces. Up to 50-percent of the required recreational space for a unit may be provided by private balconies provided such spaces are at least 36-square-feet in area, with no dimension less than four-feet (not including railings), to provide a space usable for human activity.
 - iv. Common indoor recreation-areas. Up to 50-percent of the required recreational space may be provided by common indoor recreation areas meeting the following conditions:
 - a. The space must meet ADA standards and must be located in a visible area, such as near an entrance, lobby, or high traffic corridors.

- b. The space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement.
- v. Shared roof-decks. For apartment buildings, up to 50-percent of the required recreational space may be provided by shared roof-decks located on the top of buildings which are available to all residents and meet the requirements below. For mixed-use buildings, 100-percent of the required recreational space may be provided by shared roof-decks. Design requirements:
 - a. Space must feature hard surfacing, provide amenities such as seating areas, landscaping, and/or other features that encourage use.
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Rooftop deck examples.



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Special requirements for shared recreational spaces include the following:

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2. Required setback areas must not count as shared recreational space unless the design of the space meets the standards herein.
3. Shared recreational space must feature no dimension less than 15-feet in order to provide functional leisure or recreational activity. Wider minimum dimensions are required perpendicular to building elevations containing windows of dwelling units whose only solar access is from the applicable building wall. Specifically:

- i. 20-foot minimum for such elevations up to three-stories tall.
 - ii. 25-foot minimum for such elevations four-stories tall.
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4.5 Workgroup Zoned Density for a full list of densities in co-living zones.

Workgroup Recommendations

All cities should review co-living zone density standards and consider if adjustments to FAR, lot coverage, impervious coverage, height, or other standards are needed to align permitted development with land use goals for the zone.

Dupont

Again, consider updating residential zones to provide greater specificity for where different buildings types are permitted. Clear standards and outright permitted uses not requiring project by project approval will reduce staff workload and uncertainty for developers. At the same time, a

narrower range of permitted uses in low-density zones may ease local concerns about co-living in areas with little access to services and amenities.

2.7 – Open Space Standards

Section 7 Model Ordinance Text

Where open space standards are applied based on the number of dwelling units, one half of the open space requirement will be required for sleeping units that is required of dwelling units.

Discussion

Based on the review conducted for this project, four cities in the CLHP/co-living workgroup currently require a specific amount of open space per unit in multifamily development in at least some zones. These cities should update for compliance with RCW 36.70A.535, which does not allow cities to “require through development regulations any standards for co-living housing that are more restrictive than those that are required for other types of multifamily residential uses in the same zone”. Since co-living buildings have a much greater number of units than multifamily buildings for the same size building, applying the same per-unit open space standard would be more restrictive for co-living. These cities could adopt the optional model code provision above, or update the standards themselves to use a different metric for requiring open space. For more on the legality of open space requirements for co-living, see Section 2.5 of the [Department of Commerce Co-Living Guidance](#).

Specific recommendations to update open space standards for RCW compliance are included below. **For cities that would like to undertake more significant updates to open space standards, example standards are provided in Chapter 4.4 Open Space Standards.**

Workgroup Existing Code

Jurisdiction	Open space standard
DuPont	No specific standard, but some density bonuses for providing a greater percentage of lot are for private for common open space in residential zones.
Edgewood	In Town Center zones must provide publicly accessible open space equal to 1.5% of gross floor area, per EMC 18.80.080(F) , compliant with the design standards in EMC 18.95.030(F) .
Fife	Open space required on 15-25% of gross land area for multifamily buildings and planned residential developments (PRDs), depending on acreage per FMC 19.64.060 and FMC 19.52.040(C) .
Fircrest	Private open spaces of 50 to 100 sf are required for each unit in the form-based code area around S 19th St and S Mildred St, per BS.2.A through BS.2.H. There are alternative compliance pathways with common public space for Liner- and Flex-type buildings, but not for other building types.
Gig Harbor	No open space required for residential development.
Lakewood	100 sf of common open space required per unit, per LMC 18A370.040(C)(1)(o).

Puyallup	Code as of April 2025 requires 60-200 sf private open space per unit in RM zones, per PMC 20.25.020(15) and (16) and LMX and CMX zones per PMC 20.31.026 .
Steilacoom	Developments of seven or more units in the MF zones must provide 250 sf of common open space per unit per SMC 18.20.050 .
University Place	Multifamily development in most zones must provide common open space equal 17% of net land area, per UPMC 19.53.220(D)MF4 .

Workgroup Recommendations

Fircrest

Consider updating the form-based code to allow the alternative compliance pathway under OS.1D for all building types. If desired, this option could be reserved specifically for co-living buildings, or for portions of buildings that consist of sleeping units.

Lakewood

Staff mentioned existing standards do not provide sufficient direction for applicants. Consider revising [LMC 18A370.040\(C\)\(1\)\(o\)](#) to require 100 sf of common open space per 750 sf of residential living area or, 10-20% of lot area for common open space (or allow applicants to choose from either) and review the model open space standards in Chapter 4.3.

Puyallup

Staff indicated code revisions were already underway. If still potentially out of compliance with RCW 36.70A.535, consider exempting sleeping units from private open space provisions while retaining the % of lot area common open space provisions in [PMC 20.25.020\(14\)](#) and, potentially, adding a percentage based common open space requirement to the LMX and CMX zones.

Steilacoom

Apart from RCW 36.70A.535 compliance, existing standards are arguably excessive in terms of space per unit required, likely impacting feasibility of multifamily development. Consider revising [SMC 18.20.050](#) to require 100 sf of common open space per 750 sf of residential living area or, 10-20% of lot area for common open space (or allow applicants to choose from either).

Commented [IC5]: Staff, is that correct? It just says %, not percent of what

Commented [BB6R5]: Agree that it's not clear. (13) above clearly says "by percentage of net lot area for attached units". Maybe it was felt that you didn't repeat the same statement - my guess. Otherwise I agree with your suggestion.

2.8 – Parking

Section 8 Model Ordinance Text

A. Off-street parking for co-living housing shall be subject to the following:

1. No off-street parking shall be required within one-half mile walking distance of a major transit stop as defined in RCW 36.70A.535.
2. No more than one off-street parking space per four sleeping units shall be required

Commented [IC7]: Note - this text has been updated slightly from the model code issued in March 2025.

Discussion

RCW 36.70A.535 establishes specific standards related to parking for co-living buildings. Every city in the CLIHP/co-living workgroup will need to adopt language similar to the model code to come into compliance.

Cities with a parking requirements chart like _____ should be able to add a row for co-living easily, with the appropriate footnote for the major transit stop exemption. Note: the definition of major transit stop in RCW 36.70A.535 is **not** the same as the major transit stop definition for middle housing in RCW 36.70A.635 (HB 1110), however it **is** the same as the language related to parking exemptions for ADUs in RCW 36.70A.681 (HB 1337).

Workgroup Multifamily Parking standards

Jurisdiction	Multifamily standard
DuPont	2 spaces per multifamily dwelling unit
Edgewood	1.5 spaces per multifamily dwelling unit
Fife	1 space per studio (draft code update)
Fircrest	1 space per multifamily dwelling unit 0.5 spaces per efficiency dwelling unit (250 – 450 sf)
Gig Harbor	1 space per studio unit
Lakewood	0.75 per studio unit (seven or more units) 1 per boarding house room
Puyallup	1/1.5/2 spaces per unit depending on zone
Steilacoom	1 space per studio or 1-br unit
University Place	1 space per studio unit

Workgroup Recommendations

Every city in the CLIHP/co-living workgroup will need to update parking requirements to specifically address co-living sleeping units.

The following cities do not have an existing definition for major transit stops:

- DuPont
- Edgewood
- Fife
- **Fircrest**
- Gig Harbor
- Steilacoom
- Puyallup

These cities should consider adopting the language in the model code (updated since March 2025 version) that specifically references RCW 36.70A.535. This is because major transit stop is defined differently in different RCWs, specifically the definition of “major transit stop” for middle housing

differs from the co-living (and ADU) definition, because the middle housing version does not include buses that run four times per hour.

University Place

University Place has a straightforward approach for referencing and linking to the RCW definition of major transit stops for accessory dwelling unit minimum parking standards in UPMC 19.70.010 and should adopt a similar approach for co-living.

Lakewood

The City of Lakewood has several redundant definitions of “major transit stop” in code, with slight differences as needed to address with the parking exemptions for accessory dwelling units, middle housing types, and other code elements. To avoid confusion, Lakewood should consider referencing specific RCWs for the major transit stop definitions for co-living, ADUs, and middle housing.

2.9 – Sewer connection fees

Commented [IC8]: SECTION IN PROGRESS

Section 9 Model Ordinance Text

- A. *Sleeping units shall be treated as one-half of a multifamily dwelling unit for the purpose of calculating fees for sewer connections.***

Discussion

This section is required by required by RCW 36A.70.535(8). Cities that administer their own sewer connection fees will need to update their fee schedules to comply with the law. Cities that do not have a variable fee schedule for sewer connections fees, with lower fees for unit types that are likely to have lower usage, should consider adopting one.

Workgroup Sewer Connection fees

Jurisdiction	Open space standard
DuPont	Pierce County Utilities
Edgewood	Lakehaven Water and Sewer
Fife	
Fircrest	
Gig Harbor	Flat fee
Lakewood	Pierce County Utilities
Puyallup	Variable
Steilacoom	Variable
University Place	Pierce County Utilities

Workgroup Recommendations

Pierce County Utilities

Three CLIHP/co-living workgroup cities rely on third parties to set sewer connection fees. As part of the project MAKERS reached out to Pierce County Utilities to confirm they were aware of the change in RCW and the requirement for reduced fees for co-living. They already had a reduced rate for the equivalent of co-living equivalent types.

THIS SECTION IN PROGRESS

End Matter

Note: sections 10 through 12 contain provisions related to severability, authority to make necessary corrections, and an effective date.

Commented [IC9]: Note: we think this isn't needed and we'll remove it from the model code.

3.0 Considerations

3.1 Conversions

Co-living uses can be accommodated in a much wider range of building types than traditional dwelling units for two reasons:

- Each individual unit is smaller, providing more floor plan flexibility
- Sleeping units do not necessarily require their own plumbing, because bathroom and kitchen facilities can be shared.

As a result, co-living conversions have attracted attention as a potential route to making use of existing buildings that have outlived their original use and to increasing the supply of affordable housing. Office buildings, motels, and churches are examples of buildings that have potential for co-living uses.

In addition, RCW 35.21.990 and RCW 35A.21.440 require cities to provide regulatory flexibility for conversion projects in commercial and mixed-use zones. See chapter 3.2 of the [Department of Commerce Co-Living Guidance](#) for more.

Office Conversions

There has been significant interest in residential conversions of office buildings in areas where demand for office space has fallen due to work-from-home trends following the COVID-19 pandemic.

While there are significant challenges to office-to-residential conversion, a recent study by the Pew Charitable Trusts found that office-to-co-living offered one of the most feasible paths.¹

Motel Conversions

Several **motel conversions** in the south sound area have been developed by different companies. Sage Investment Group specializes in this type of conversion, with 17 in five states, including [one in Fife](#) and at least [one in Tacoma](#). Other companies have undertaken conversions in Tacoma as well.

These conversions have produced studio or “micro-unit” dwelling units, but co-living will likely be an attractive option for motel conversion developers, because motel rooms are already essentially sleeping units. It is with motel conversions in mind that the standards in Section 2.5 of the model code have been included, to ensure adequate shared kitchen provision and



Figure 4. 288 sf micro-unit in Tacoma in a converted motel. Source: Zumper

¹ [Pew Charitable Trusts: Co-Living Could Unlock Office-to-Residential Conversions, 2024.](#)

access. Cities with existing older motels in zones that allow multifamily uses should prepare for the possibility of co-living conversion and recognize that this could be a route to help meet the need for low-cost market-rate housing.

Church Conversions

SSHA3P is aware of one group that is pursuing church-to-co-living conversions in the south sound area. Amici House has two projects underway, one in [Port Orchard](#) that will be opening soon, and one in [Tacoma](#).

Amici Houses’ vision is for a religiously-oriented group residence, with prayer meetings and an emphasis on building community. This type of co-living use echoes pre-WWII “SROs” operated by organizations with an explicitly religious mission, like the YMCA. Such housing played a prominent role in the USA in the first half of the 20th Century.

Both Amici House projects were permitted under a conditional use permit process, but under RCW 36.70A.535 would likely be a permitted use where older churches are located in zones that allow multifamily uses.

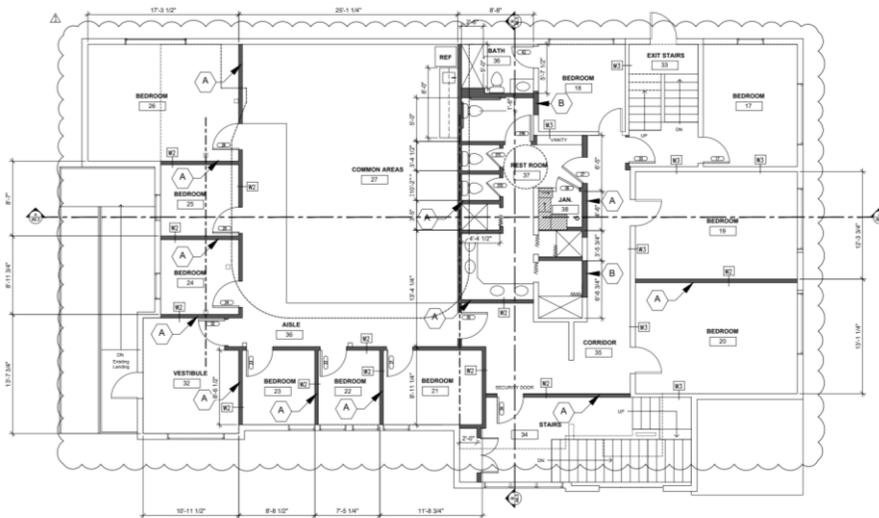


Figure 5. Level 2 flood plan for church conversion in Port Orchard. Note: this floor plan would not meet the co-living model code provisions requiring a shared kitchen on every floor sleeping units under 300 sf.

3.2 Density and Floor Area Ratio

Floor area ratio, or “FAR”, is a tool some cities use to control the size of buildings. RCW 36.70A.535 includes specific provisions related to density, but it silent on floor area ratio. FAR is a helpful regulatory tool when the goal is achieving or maintaining a certain building scale, rather than a

specific number of units. FAR is often used in commercial and mixed-use districts to control building size, but cities are now increasingly using FAR in addition to or in lieu of density per acre standards in residential zones.

Because FAR is agnostic about the total number of units in a given building many cities incorporate it into code updates allowing middle housing in traditionally single-family zones. FAR works well for introducing co-living to multifamily zones for the same reason. Using FAR, rather than per-acre density, could also simplify permitting calculations for buildings that combine dwelling and sleeping units in the same building. Seattle’s [multifamily zoning summary sheet](#) provides an application example for using FAR in residential zones.

A rough rule of thumb to convert FAR to per-acre density is to multiply the allowed FAR by 50. Some example FAR thresholds are provided below.

Zone type	FAR	Max units per lot	Density equivalent
Single-family	0.4-0.6	1	5-12 du/acre
Middle housing	0.5-1.0	4	10-35 du/acre
Low-rise multifamily	0.5-2.0	N/A	20-100 du/acre
Midrise residential	1.0-4.0	N/A	50-150 du/acre
Mixed-used town center	1.0-5.0	N/A	50-200 du/acre

4 Resources

4.1 Examples of Existing Co-living Buildings



The Kärssti
Seattle, 2020

52 co-living units + 334 sf commercial space
Co-living unit size range: 187-276 sf

Mixed-use income-restricted (MFTE) congregate apartments built in one of Seattle's mixed-use zones.

Photo courtesy of Neiman Taber Architects

Kärssti Levels 2-4 Floor Plan



Arete Apartments
Kirkland, 2015

228 co-living units, 52 dwelling units, and 7,200 sf commercial space
Co-living unit size range: 185-286 sf

Large mixed-use complex incorporating both co-living units and traditional one-, two-, and three-bedroom apartments.

Image courtesy of Natural and Build Environments, LLC



Ramiro's Place
Seattle, 2014

22 co-living units
Co-living unit size range: 131-175 sf

One of many micro-unit buildings built in Seattle between 2012-2015 prior to code changes that increased the minimum unit size.

Image source: MAKERS



Tudor Apartments
Remond, 2011

61 co-living units
Co-living unit size range: 222-301 sf

Micro-suite building designed to mimic appearance of townhouses.

Photo courtesy of Natural and Build Environments, LLC



Amici House
Port Orchard, 2025 (pending)

22 co-living units (40 beds)

Church converted to communal religiously oriented living space.
See floor plan on page 21.

4.2 Co-living Massing Models

The models below were developed to explore dimensional and density metrics on typical lot sizes. Given development economics in the south sound region, these models assume surface parking, which constrains usable site area, especially for small sites.
 IN PROGRESS – ADDITIONAL LOWER INTENSITY MODELS TO COME.

Commented [IC10]: We've started developing some simple models to test what scale of co-living could fit in certain zones. These two are on the larger end of the scale - we're currently working on less intense and smaller site examples.

Commented [IC11R10]: We'll also add trees and roof decks to the final versions.

	<p>Lot size: 15,000 sf Sleeping units: 69 Height: 30 ft Coverage: 44% Density: 200 sleeping units/acre FAR: 1.4 Parking: 18 spaces (0.26 per unit)</p>
	<p>Lot size: 15,000 sf Sleeping units: 108 Height: 60 ft Coverage: 33% Density: 314 sleeping units/acre FAR: 2.0 Parking: 27 spaces (0.25 per unit)</p>

4.3 Example Comprehensive Plan Policies

[EXAMPLE Comp plan policies – requested by Dupont, IN PROGRESS]

4.4 Open Space Standards

Several partner cities requested guidance for updating open space standards to provide clearer requirements for developers. Cities like Burien, Mountlake Terrace, and Bothell have adopted open space standards for multifamily and mixed-use development that provide flexibility for developers within clearly-defined parameters that are compliant with new rules on design guidance established through HB 1293.

These standards pair several key components:

- Variable standards based on the size of unit. This will make it easy to add a reduced standard for co-living units.
- Options for standards to be met through common or private open space, with specific design standards or each.
- Options to meet some, but not all, of the requirement through balconies, or, depending on the building type, roof-decks.

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3. To encourage plazas and other pedestrian-oriented spaces for residential uses within mixed-use developments that enhance the employees' and public's opportunity for active and passive activities, such as dining, resting, people watching, and recreational activities.

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 - i. Shared recreational space. All of the required recreational space may be in the form of shared recreational space available to all residents and meeting the requirements of subsection (B)(2) below.

ii. Ground/grade-level individual outdoor space. All of the required recreational space for a unit may be provided by ground-level outdoor space that is adjacent and directly accessible to the subject unit. Such recreational spaces must be:

- a. Outdoor spaces may be located in the front, side, or rear yard provided they are generally level, feature no dimension less than ten-feet, and enclosed by a fence, railing, and/or hedge at least 32-inches in height to qualify
- b. Private porches may qualify as outdoor space provided they are at least 36-square-feet in area, with no dimension less than six-feet.

Individual ground-level open space that is in excess of minimum requirements must not be used in the calculations for determining the minimum usable recreational space requirements for other units in the development.

iii. Balconies and other similar private outdoor spaces. Up to 50-percent of the required recreational space for a unit may be provided by private balconies provided such spaces are at least 36-square-feet in area, with no dimension less than four-feet (not including railings), to provide a space usable for human activity.

iv. Common indoor recreation-areas. Up to 50-percent of the required recreational space may be provided by common indoor recreation areas meeting the following conditions:

- a. The space must meet ADA standards and must be located in a visible area, such as near an entrance, lobby, or high traffic corridors.
- b. The space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement.

v. Shared roof-decks. For apartment buildings, up to 50-percent of the required recreational space may be provided by shared roof-decks located on the top of buildings which are available to all residents and meet the requirements below. For mixed-use buildings, 100-percent of the required recreational space may be provided by shared roof-decks. Design requirements:

- a. Space must feature hard surfacing, provide amenities such as seating areas, landscaping, and/or other features that encourage use.
- b. Space must integrate landscaping elements (at least 20-percent of the space) that enhance the character of the space and encourage its use.

Figure XX.XX.XXX.2.A.v
Rooftop deck examples.



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Special requirements for shared recreational spaces include the following:

1. Shared recreational space must be located in centralized areas that are visible from units within the development.
2. Required setback areas must not count as shared recreational space unless the design of the space meets the standards herein.
3. Shared recreational space must feature no dimension less than 15-feet in order to provide functional leisure or recreational activity. Wider minimum dimensions are required perpendicular to building elevations containing windows of dwelling units whose only solar access is from the applicable building wall. Specifically:
 - i. 20-feet minimum for such elevations up to three-stories tall.
 - ii. 25-feet minimum for such elevations four-stories tall.
 - iii. 30-feet minimum for such elevations five or more stories tall.
4. Shared recreational space must feature paths or walkable lawns, landscaping, seating, lighting, and play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for a range of users.
5. Shared recreational spaces (or at least one shared recreational space for each development) must integrate design elements and features that function as play areas for preadolescent children. This includes natural, creative play elements for free and/or structured play. These elements do not have to be overtly for play but should support, allow, and even encourage play by children. For instance, ground slides from one level to another, tricycle tracks, swings hung from arbors or trees, paths that meander and are of varying materials and widths, water that can be manipulated, outdoor rooms made from landscape or rocks, berms and hills.

6. Shared recreational space must be separated from ground-level windows, streets, service areas and parking lots with via landscaping, fencing, and/or other acceptable treatments that enhance safety and create an effective transition between public and private space.
7. When possible, the space should be oriented to receive sunlight, facing east, west or preferably south.
8. Stairways and service elements located within or on the edge of shared recreational space must not be included in the open space calculations.
9. Shared porches may qualify as shared recreational space, provided they are at least eight-feet in depth and 96-square-feet in total area.
10. The space must be accessible to all residents of the development

Figure XX.XX.XXX.2.B
Shared recreational space examples.



The upper left example is a courtyard over a parking deck. Notice the transition elements between the courtyard and adjacent residential units. The upper right courtyard is shared by ground-level commercial uses and apartments above.



The left image above includes a covered gathering space with outdoor grills adjacent to a landscaped commons with a central pathway. The right image is an example of shared indoor recreation space.



The left image above includes a turf play area with mounds for fun play. The right image shows traditional play equipment.

4.5 Workgroup Zoned Density

Workgroup Co-living Zoned Density Standards

City	Category	Zone ID	Zone Name	Base Density (DU/ac)	Co-living density (DU/ac)	Height	FAR
DuPont	Low-intensity residential	R-3	Single-family 3 units per acre**	3.5	14	45	
		R-4	Single-family 4 units per acre**	4.5	18	45	
		R-5	Single-family 5 units per acre**	5.5	22	45	
	Multifamily	R-12	Multifamily 12 units per acre	12.5	50	45	
	Mixed use	MUV 1	Mixed Use Village 1	24	96	55	
		MUV 2	Mixed Use Village 2	24	96	55	
		MUV 3	Mixed Use Village 3	24	96	55	
		MUV 8	Mixed Use Village 8	24	96	55	
		MUV 9	Mixed Use Village 9	24	96	55	
		COM	Commercial District			50	
		MXD	Mixed Use District			50	
	Commercial	MXD2	Mixed Use District-2			50	
		CB	Community Business District*	12	48	70	

City	Category	Zone ID	Zone Name	Base Density (DU/ac)	Co-living density (DU/ac)	Height	FAR
Edgewood	Mixed Use	C	Commercial	48	192	35	0.5
		MUR	Mixed Use Residential	48	192	35	0.5
		TC	Town Center	48	192	45	1.0
		BP	<i>Business Park*</i>			35	0.5
Fife	Low-intensity residential	MDR	Medium Density Residential	10	40	30	
		HDR	High Density Residential	14	56	35	
	Mixed use	CMU	Community Mixed Use			55	
		CC	Community Commercial	<i>W/ planned residential development permit</i>			
Fircrest	Multifamily	R10TCD	Residential-10 Traditional Community Design	10	40	35	
		R20	Residential-20	20	80	35	
		R30	Residential-30	30	120	40	
	Mixed use	NC	Neighborhood Commercial	6	24	40	
		NO	Neighborhood Office	6	24	30	
		MUN	Mixed-Use Neighborhood			50	
		MUU	Mixed-Use Urban			80	
	Low-intensity residential	GC	<i>Golf Course</i>	<i>Subject to master plan approval</i>			
Gig Harbor	Commercial	B-1	Neighborhood Commercial District	4	16	35	
		B-2	<i>General Business District*</i>	6	24	35	
		C-1	<i>Commercial District*</i>	6	24	35	
	Low-intensity residential	PRD	Planned Residential Development Zone	4	16	35	
	Multifamily	R-3	Multiple-Family Residential	8	32	35	
	Mixed use	RB-1	Residential and Business District (RB-1)	3	12	35	
		RB-2	Residential and Business District (RB-2)			35	
		MUD	Mixed Use District Overlay	4	16	35	

City	Category	Zone ID	Zone Name	Base Density (DU/ac)	Co-living density (DU/ac)	Height	FAR
		DB	Downtown Business District	8	32		
		RMD	PCD - Medium Density Residential	8	32	45	
		PCD-C	PCD - Commercial			45	
		PCD-NB	PCD - Neighborhood Business District			35	
Lakewood	Low-intensity residential	R1	Residential One	3.5	14	35	
		R2	Residential Two	5.2	20.8	35	
		R3	Residential Three	11.7	26.8	35	
		R4	Residential Four	15.3	61.2	35	
		MR1	Mixed Residential One	22	88	35	
		MR2	Mixed Residential Two	35	140	50	
	Multifamily	MF1	Multi Family One	22	88	45	
		MF2	Multi Family Two	35	140	65	
		MF3	Multi Family Three	54	216	80	
	Mixed use	ARC	Arterial Residential/Commercial	15	60	40	
		NC1	Neighborhood Commercial One	22	88	50	
		NC2	Neighborhood Commercial Two	35	140	60	
		CBD	Central Business District	80	320	90	
TOC		Transit Oriented Commercial	80	320	90		
Puyallup	Commercial	MED	Medical Zone	18	72	36	
	Multifamily	RM-20	High Density Multiple-Family Residential Zone	16	64	36	3.0
		RM-CORE	Downtown-Oriented High Density Multiple-Family Residential Zone			50	
	Mixed use	CMX	Shaw-Pioneer Community Mixed-Use Zone	10	40	40	
		LMX	Limited Mixed-Use Zone	12	48	40	
		CB	Community Business Zone	16	64	50	4.0
		RMX	River Road Mixed-Use Zone	22	88	68	

City	Category	Zone ID	Zone Name	Base Density (DU/ac)	Co-living density (DU/ac)	Height	FAR
		UCX	Urban Center Mixed-Use Zone	22	88	68	
		CCX	Community Commercial Mixed-Use Zone			75	
		CBD	Central Business District Zone			35	2.0
		CBD-Core	Central Business District Core Zone			40	2.0
		CG	General Commercial Zone			50	4.0
		CL	Limited Commercial Zone			40	1.5
Steilacoom	Multifamily	MF	Multi-Family	18	72	35	
	Mixed use	CG	Commercial, General			26	
		CS	Commercial, Shoreline			26	
		MPD	Master Planned Development	<i>Subject to master plan approval</i>			
University Place	Multifamily	MF-H	Multifamily Residential - High	35	140	45	
		MF-L	Multifamily Residential - Low	55	220	45	
	Mixed use	MU-M	Mixed Use - Maritime	30	120	65	
		MU	Mixed Use	60	240	45	
		MU-O	Mixed Use - Office	60	240	45	
		MU-C110	Mixed Use - Center			110	
		MU-N45	Mixed Use - Neighborhood			45	
		MU-U/175	Mixed Use - Urban/Industrial			75	
MU-U75	Mixed Use - Urban			75			

* Multifamily/co-living as a conditional use

** When designated within an approved preliminary plat or short plat