



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING AGENDA**

**TUESDAY, OCTOBER 06, 2026
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. [July 07, 2026, Regular Meeting](#) 2
 - B. [August 18, 2026, Regular and Public Hearing Meeting](#) 4
- 6. CITIZEN COMMENTS (FOR ITEMS NOT ON THE AGENDA)**
- 7. PUBLIC HEARING**
- 8. UNFINISHED BUSINESS**
 - A. [2026 Comprehensive Plan Amendment | Supplemental Land Capacity Analysis and Implementing Development Regulations \(“STEP Housing”\)](#) 8
- 9. NEW BUSINESS**
 - A. Cancellation of November 03, 2026, Regular Planning Commission Meeting
- 10. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES**
 - A. Introduce new City Associate Planner – Allison Schiefer
 - B. Introduce new Planning Commissioners
 1. Matthew Green Po. No. 3
 2. Anthony Chelf Po. No. 4
- 11. FUTURE BUSINESS**
- 12. ADJOURNMENT**



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING AGENDA**

**TUESDAY, JULY 07, 2026
6:00 P.M.**

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

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Planning Commissioners Present: Commissioner Shirley Schultz, Vice Chair Eric Lane, Commissioner Andreas Schonger, and Commissioner Ben Furguson.

City Staff Present: Permit Coordinator Danielle O’Galleher and Planning Consultant Kimberly Gunderson with Mahoney Planning.

Motion to excuse Chair Kathy McVay.

**Motion: Commissioner Furguson
Second: Commissioner Shultz**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (4-0).

4. APPROVAL OF THE AGENDA

Motion to approve the agenda for the July 07, 2026, Regular Planning Commission Meeting.

**Motion: Commissioner Shultz
Second: Commissioner Furguson**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (4-0).

5. APPROVAL OF THE MINUTES

A. June 02, 2026, Regular Meeting

Motion to approve the minutes for June 02, 2026, Regular Planning Commission Meeting.

**Motion: Commissioner Furguson
Second: Commissioner Schonger**

**Vote: 3 – 0
Abstaining: Commissioner Schultz**

The Motion Carried (3-0).

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

There was no comment provided. It was noted that there were no citizens in chambers.

7. PUBLIC HEARING

There was no public hearing scheduled.

8. UNFINISHED BUSINESS

A. 2026 Comprehensive Plan Amendment | Supplemental Land Capacity Analysis and Implementing Development Regulations (“STEP Housing”)

Kim Gunderson of Mahoney Planning LLC, presented to the Planning Commission her recently drafted FMC amendments to confirm accuracy from the June Planning Commission’s discussion. With that confirmation, Kim will continue to advance the next stages of the project, which will include a Supplemental Land Capacity Analysis (LCA) in the Fircrest Comprehensive Plan. Key outstanding components of the Supplemental LCA include an Adequate Provisions analysis and an Emergency Housing specific LCA. Discussion of these project components is expected to continue with Planning Commission through October 2026.

B. 2026 Planning Legislative Priorities (Group 2 of 2) | SBs 5509, 5571, 5290

Kim Gunderson of Mahoney Planning LLC, presented to the Planning Commission Exhibit D, which is a redlined copy of the Fircrest Municipal Code (FMC) and discussed how the “Group 2” SBs have been incorporated into the FMC. Mrs. Gunderson went into detail about SB 5290 how it reduces permit review times, site plan review cannot include interior remodels, refines requirements for Determination of Completeness, obligates NOA within 14 days of Determination of Completeness, financially penalizes cities for failing to meet review timelines, unless at least 3 specified procedures are in place (Fircrest meets this requirement), and requires annual reporting on permitting timelines (applies to cities 20,000 or more. Fircrest does not qualify.) One noteworthy edit that will need to be made is that Type IA and IB do require 100 days to issue a decision. Commissioner Shultz asked questions regarding a Site Development permit, and Mrs. Gunderson informed the commission that she will investigate this and return with more details.

C. Critical Areas Ordinance Update, RCW 36.70A.070

Kim Gunderson of Mahoney Planning LLC, presented to the Planning Commission the feedback the City received from WDFW and DOH in response to the City’s 60-day Notice of Intent to Adopt (Exhibits A and B, respectively). Edits drafted to the City’s CAO and its adopted definitions code (Exhibits C and D, respectively) were also presented, incorporating agreeable feedback from state agencies into Fircrest’s CAO.

9. NEW BUSINESS

A. Motion: Setting a Public Hearing on August 18, 2026, at 6:00 P.M. or shortly thereafter to receive comments on the proposed Critical Areas Ordinance Update

There was discussion on including SPTH, and if that would need to be excluded, Planning Consultant Gunderson notated that we did not include that in the code.

Motion: Commissioner Schultz
Second: Commissioner Ferguson

Vote: Unanimous
Abstaining: None

The Motion Carried (4-0).

10. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES

Commissioner Schonger announced that he was planning to resign from the Planning Commission. Clerk O’Galleher notated that the position has been posted and advertised to look for a replacement and that Commissioner Schonger is willing to stay on board until a replacement.

Commissioner Ferguson asked about the Planner position and if this was a full-time position, and if the consultant will still be a part of the city team. Planning Consultant Kim Gunderson mentioned that she will still be with the city.

11. FUTURE BUSINESS

There was none.

12. ADJOURNMENT

Motion to adjourn the July 7, 2026, Planning Commission regular meeting at 6:45 PM.

**Motion: Commissioner Ferguson
Second: Commissioner Schultz**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (4-0).

Kathy McVay
Chair, Fircrest Planning Commission

Danielle O’Galleher
Permit Coordinator



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING MINUTES**

**TUESDAY, AUGUST 18, 2026
6:00 P.M.**

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

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Planning Commissioners Present: Commissioner Shirley Schultz, Vice Chair Eric Lane and Chair Kathy McVay.

City Staff Present: Permit Coordinator Danielle O’Galleher and Planning Consultant Kimberly Gunderson with Mahoney Planning.

Motion to excuse Commissioner Schonger.

**Motion: Commissioner Schultz
Second: Vice Chair Lane**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (3-0).

4. APPROVAL OF THE AGENDA

Motion to approve the agenda for the August 18, 2026, Regular Planning Commission Meeting.

**Motion: Vice Chair Lane
Second: Commissioner Schultz**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (3-0).

5. APPROVAL OF THE MINUTES

There was discussion on whether a quorum was present to approve the meeting minutes from the July 07, 2026, meeting. Chair McVay made a comment that all Planning Commissioners should spend some time listening to the previous meeting to be able to approve the meeting minutes. It was determined that July 07, 2026, meeting minutes will need to be approved at the following meeting.

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

Chair McVay recognized that former Planning Commissioner and former Council Member Jerry Foss was present in the audience for the meeting. Mr. Foss had no comments.

7. PUBLIC HEARING

At 6:05 P.M., Chair McVay opened the public hearing to receive comments on the Critical Areas Ordinance Update. At that time Chair McVay turned over to the city's Planning Consultant, Kimberly Gunderson with Mahoney Planning. The project began in December due to the requirement of the growth management act. Fircrest has timely adopted its 2024 Periodic Comprehensive Plan Update, but had not advanced progress toward its CAO Update meaningfully enough to meet the December 2025 deadline, and is therefore noncompliant with the GMA in this manner. Cities that are noncompliant with the CAO Update deadline are ineligible for state monies issued under RCW Chapter 43.155 (Public Works Projects) and RCW Chapter 70A.135 (Water Pollution Control Facilities Financing). While it is important for the City to progress toward GMA compliance, the City's 2026 budget does not include any reliance on state monies from these RCWs, and so no projects planned in 2026 will be affected by the City's ineligibility for these funds.

Mrs. Gunderson went into detail regarding the five different critical areas that apply to the City of Fircrest. In April of 2026 Mrs. Gunderson sent to the Department of Commerce the notice of intent to adopt an updated Critical Areas Ordinance and they initiated a 60-day waiting period for the different agencies to respond.

Additionally, also issued a SEPA check list and a threshold determination on May 01, 2026, this was also noticed to the public for public engagement with a 14-day comment period. Additionally, the Public Hearing for tonight, August 18, 2026, hearing was properly noted with a 14-day comment period as well.

Attached in the packets show the revisions that have been made and have additionally been reviewed by the City's Attorney of Record. Staff is recommending that the Planning commission pass the resolution that will be addressed tonight under Unfinished Business item number 8C.

Planning Chair McVay opens the floor to invite public comments. Commissioner McVay asks two additional times for any additional comment, and notates that they are seeing none, and hearing no comments.

Both Chair Schultz and Vice Chair Lane took the opportunity to thank Mrs. Gunderson for all the hard work on this update.

Planning Chair McVay closes the Public Hearing at 6:14 P.M.

8. UNFINISHED BUSINESS

A. 2026 Comprehensive Plan Amendment | Supplemental Land Capacity Analysis and Implementing Development Regulations ("STEP Housing")

Kimberly Gunderson of Mahoney Planning presented an update on the STEP Housing project. The City is required to update its Comprehensive Plan Housing Element and development regulations to address its capacity for housing across all income levels, including Shelters, Transitional Housing, Emergency Housing, and Permanent Supportive Housing ("STEP Housing"). Fircrest's current Comprehensive Plan does not include the required analysis, and the Fircrest Municipal Code (FMC) does not currently allow for STEP Housing.

Mrs. Gunderson provided an overview of the Supplemental Land Capacity Analysis (LCA), including an Adequate Provisions analysis and an Emergency Housing-specific LCA. The Emergency Housing LCA will evaluate the City's capacity to accommodate its assigned target of 47 emergency housing beds. The Planning Commission has completed a draft ordinance that would allow STEP Housing within the Fircrest zoning code.

Mrs. Gunderson plans to present the Supplemental LCA at the October Planning Commission meeting. If there are no issues with the proposal, the City will provide the Department of Commerce with notice of its intent to adopt the STEP Housing ordinance. Mrs. Gunderson plans to return in January 2027 to review state comments and discuss next steps, with City Council adoption targeted for March 2027.

Chair McVay asked whether both the Planning Commission and City Council would hold public hearings on the proposal. Mrs. Gunderson confirmed that both bodies would hold a public hearing. The Commission discussed scheduling the Planning Commission's public hearing. Vice Chair Lane expressed agreement with the one-bed-per-200-square-foot metric used to calculate the City's emergency housing capacity.

Chair McVay expressed concern about the property selected for the LCA. Mrs. Gunderson noted that the state likely would not provide feedback regarding the feasibility or likelihood of the particular site being developed, as that is not a matter for the state to evaluate.

There were no further comments.

B. 2026 Planning Legislative Priorities (Groups 1 and 2) | HBs 1377, 1757, 1096 and SBs 5509, 5571, 5290, 6015, 5559

Kimberly Gunderson of Mahoney Planning presented responses to Planning Commission feedback regarding Fircrest Legislative Priorities Groups 1 and 2, received during the June and July regular Planning Commission meetings. The Planning Commission thanked Mrs. Gunderson for her work and had no additional comments or requested changes.

Mrs. Gunderson will advance the project through Department of Commerce noticing, City Attorney review, and preparation of the SEPA checklist and threshold determination. Mrs. Gunderson is expected to return to the Planning Commission's regular meeting in December to report on any recommended changes to the draft Fircrest Municipal Code (FMC) based on agency and public feedback received during the Commerce and SEPA noticing periods.

A public hearing is expected to be scheduled following the December meeting, at which time the Planning Commission will be asked to make a recommendation to the City Council on the project by resolution.

C. Resolution No. 26-01: Recommending Adoption of Critical Areas Ordinance Update

Motion to recommend to the City Council approval of the proposed amendments to Title 22 of the Fircrest Municipal Code, as set forth in Exhibits A and B, which implement the Growth Management Act's requirements for Fircrest's update to its Critical Areas Ordinance.

Motion: Vice Chair Lane
Second: Commissioner Schultz

Vote: Unanimous
Abstaining: None

The Motion Carried (3-0).

9. NEW BUSINESS

There was none.

10. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES

Discussion ensued regarding whether a September Planning Commission meeting was necessary, as there were no anticipated updates on current projects. Permit Coordinator Daneille O’Galleher stated that she would follow up.

Mrs. O’Galleher provided an update on the interviews for the open Planning Commissioner position. The City has interviewed three of the four candidates and hopes to have a new Commissioner selected for appointment at the September 8th City Council meeting, allowing the new Commissioner to begin serving at the October Planning Commission meeting. Mrs. O’Galleher also stated that Commissioner Ferguson has indicated that he would like to step down from his position, which would result in another Planning Commissioner vacancy.

Commissioner Schultz asked whether there had been any progress in hiring a planner. Mrs. O’Galleher stated that the City is still moving through the hiring process

11. FUTURE BUSINESS

There was none.

12. ADJOURNMENT

Motion to adjourn the August 18, 2026, Planning Commission regular meeting at 6:45 PM.

**Motion: Vice Chair Lane
Second: Commissioner Schultz**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (3-0).

September 30, 2026

City of Fircrest Planning Commission
115 Ramsdell Street
Fircrest, WA 98466

Re: 2026-27 Comprehensive Plan Amendment | Supplemental Land Capacity Analysis and Implementing Development Regulations (“STEP” Housing)

Dear Planning Commission,

This memorandum has been prepared to reintroduce Planning Commission on the City’s STEP Housing and Supplemental Land Capacity Analysis (LCA) of the 2026-27 Fircrest Comprehensive Plan Update and present the **Emergency Housing LCA** required for this project. This project will consist of a completed analysis of Fircrest’s land capacity to accommodate its projected 20-year growth and amendments to the Fircrest Municipal Code (FMC) that would allow broader housing types within the fiscal reach of the city’s forecasted growth. These project components are explained in more depth below.

2026 Comprehensive Plan Amendment, Supplemental LCA

Fircrest is a fully-planning city in Pierce County, which requires the City to comply with the Growth Management Act (GMA)¹. The GMA mandates that fully-planning cities adopt a Comprehensive Plan and, on a decennial basis, update their Comprehensive Plan to comply with the then-current GMA. Cities in Pierce County were required to update their Comprehensive Plan by December 31, 2024², which Fircrest timely accomplished. The Puget Sound Regional Council issued a Certification Report of Fircrest’s Comprehensive Plan update on April 24, 2025, concluding the lengthy project.

The City’s adopted Comprehensive Plan fails to comply with key Housing Element requirements of the GMA. Specific requirements for a city’s Comprehensive Plan Housing Element are set forth in RCW 36.70A.070; in general, cities are required to analyze their capacity for all income bands of their projected 20-year growth and implement development regulations which support the potential for land to be developed with housing types affordable to all, including Shelters, Transitional housing, Emergency housing, and Permanent supportive housing³ (“STEP” Housing). Fircrest’s Comprehensive Plan does not include this complete analysis, nor does its FMC currently allow for STEP Housing.

As a component of its 2024 Comprehensive Plan Periodic Update, the City completed an LCA (BHC, 2024) and **observed deficient land availability** for housing that could meet its projected growth across all economic segments. The LCA studied Fircrest’s projected growth, its existing

¹ RCW 36.70A.040

² RCW 36.70A.130(5)(a)

³ HB 1220 (2021): <https://app.leg.wa.gov/billsummary/?BillNumber=1220&Year=2021&Initiative=false>.

housing capacity in each of the City’s zoning districts, and assumed housing affordability across each economic segment and captured its findings in Tables 1-3 of the 2024 Fircrest Comprehensive Plan, Appendix B: Housing Element. The resulting calculated housing adequacy in Fircrest’s existing zoning landscape is captured in Table 4 of its Housing Element. The aforementioned tables have been included with this memorandum as **Exhibit A**.

Table 1 of Fircrest’s Housing Element has been included below for ease in observing the city’s 20-year forecasted growth, and how that growth is expected to span over income levels.

Table 1 Housing Need Allocations by Income Bracket

(Pierce County Ordinance No. 2023-22s)

Income Level (% of Area Median Income)		2020 Estimated Supply	Units Needed in 2044
0-30%	Non-PSH*	12	99
	PSH*	0	134
30 - 50%		140	143
50 - 80%		812	113
80 - 100%		537	49
100 - 120%		322	44
>120%		1,104	188
Total		2,927	769
Temporary Emergency Housing Needs (beds)		0	47

*Permanent Supportive Housing (PSH)

Bracket >120% AMI not required to be planned for under HB 1220 but included for informational purposes.

Table 1, Fircrest Comprehensive Plan, Appendix B: Housing

Table 4 of the Housing Element represents the conclusions of the LCA, which find that persons of **“extremely low income” will have a deficit of 10 housing units** without amendments made to Fircrest’s zoning landscape, even with allowances for accessory dwelling units (ADUs) and middle housing. Table 4 is included below for ease in observing areas of Fircrest’s studied land deficiency.

Table 4 Projected Housing Unit Scenario Surplus/Deficits

Income Level	Household Income Bracket (Pierce County median income, rounded to nearest 1k)	Surplus/ (Deficit) (Estimated Unit Capacity - Housing Need)			
		1. Baseline (No Change)	2. ADUs	3. Duplexes	Total
Extremely low income (0-30% AMI)	\$0 - \$25,000	(20)	(10)	(20)	(10)
Very Low income (30-50% AMI)	\$25,000 - \$41,000	70	80	70	80
Low income (50-80% AMI)	\$41,000 - \$66,000	100	120	100	120
Moderate income (80-120% AMI)	\$66,000 - \$99,000	134	134	153	153
Total Net Capacity (includes >120% AMI for overall)		139	179	146	186

Table 4, Fircrest Comprehensive Plan, Appendix B: Housing

To address its land deficiency, Fircrest is required to apply “Adequate Provisions” that will enable a sufficient housing supply to be built in the city. Because Fircrest’s zoning code does not allow for the establishment of housing types assumed to be affordable to those earning 0-30% AMI, one efficient resolve to Fircrest’s LCA findings is to adopt provisions for STEP housing.

What is STEP Housing?

The Washington 2021-22 legislature passed HB 1220, Emergency Shelters and Housing – Local Planning and Development, which created a new statute (RCW 35.21.683) requiring that all cities and towns allow STEP Housing in their zoning codes. In summary, cities are required to:

- Allow permanent supportive housing (PSH) and transitional housing in any zones where residential dwelling units or hotels are allowed;
- Allow emergency shelters and emergency housing in any zones where hotels are allowed, and;
- Apply only reasonable⁴ occupancy, spacing, and intensity of use requirements for STEP housing.

⁴ “Reasonable” has been contextually defined in RCW 35.21.683 as having a nexus to public health and safety. Occupancy, spacing, and intensity limitations cannot be so severe that they prevent the ability for the city’s 20-year projected growth of STEP housing to be sited. Notably, the 2026 legislative session passed into law amendments to RCW 35.21.683 which no longer allow cities to apply these “reasonable” occupancy, spacing, and intensity requirements for STEP Housing and allow only for very limited instances of limitations that may be placed on emergency housing. Though Fircrest is not required to adopt STEP Housing regulations which comply with this change until mid-2028, Fircrest is opting for early compliance to demonstrate its commitment to legislative intentions.

Each STEP Housing type is defined in the RCW as follows:

Emergency Housing: Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement (RCW 36.70A.030).

Emergency Shelter: A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations (RCW 36.70A.030).

Transitional Housing: A project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living (RCW 84.36.043).

Permanent Supportive Housing: Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW (RCW 36.70A.030).

Implementing STEP housing into the FMC has been a focused effort between Mahoney Planning and the Fircrest Planning Commission since November 2025. The Planning Commission has studied where STEP housing could occur, potential methods for administering its development, and a suitable approach to regulating their use in Fircrest, all while employing thoughtful attention toward the priorities and preferences of the Fircrest community. Final draft amendments to the FMC governing STEP housing are discussed below.

Implementing STEP Housing Development Regulations

To implement STEP housing and create housing opportunities for all income earners of Fircrest's expected 20-year growth, the City will need to allow STEP housing in the zoning districts set forth in **Table 1** and expects to pass by ordinance amendments to the FMC which govern STEP housing in these districts as is set forth in **Table 2**:

Table 1
STEP Housing Allowed Zones

PSH and Transitional Housing Zones	Emergency Housing and Shelter Zones
• Residential-4 (R-4) • Residential-4-Conservation (R-4-C) • Residential-6 (R-6) • Residential-8 (R-8) • Residential-10-Transitional Community Design (R-10-TCD) • Residential-20 (R-20) • Residential-30 (R-30) • Neighborhood Office (NO) • Neighborhood Commercial (NC) • Mixed-Use Neighborhood (MUN) • Mixed-Use Urban (MUU) • Golf Course (GC)	• Mixed-Use Neighborhood (MUN) • Mixed-Use Urban (MUU)

Table 2
FMC Edits to Implement STEP Housing

Topic	FMC Section	FMC Edits (Draft)
Create a Type II-C permit to review Administrative Use Permits.	22.05.003 Project Permit Application Framework	Type II-C: Administrative Use Permit (see Table A) Type II-C: Procedures (see Table B)
Establish increased public engagement and noticing.	22.05.007 Exemptions from Project Permit Application Processing	Pursuant to RCW 36.70B.140(2), building permits, boundary line adjustments, short plats, administrative design review, minor site plan review, minor variances, administrative use permits , other construction permits, or similar administrative approvals which are categorically exempt from environmental review under SEPA (Chapter 43.21C RCW) and the city's SEPA requirements, or permits/approvals for which environmental review has been completed in connection with other project permits, are excluded from the following procedures, <u>unless otherwise expressly required in this title</u> : (1) Determination of completeness (FMC 22.06.004(a)); (2) Notice of application (FMC 22.06.005); (3) Except as provided in RCW 36.70B.140, optional consolidated project permit review processing (FMC 22.05.002(b)); (4) Joint public hearings (FMC 22.05.004); (5) Single report stating all the decisions and recommendations made as of the date of the report that do not require an open record hearing (FMC 22.09.002(c)); (6) Notice of decision (FMC 22.09.008); (7) Completion of project review within any applicable time periods (including the 120-day permit processing time)
	22.06.004(a) Determination of Completeness	Within 28 days after receiving a Type II-C , Type III-A, Type III-B, or Type IV project permit application, the city shall mail or personally provide a written determination to the applicant...
	22.06.005(a) Notice of Application	A notice of application shall be issued on all Type II-C , Type III-A, III-B, and IV project permit applications pursuant to Chapter 22.07 FMC (RCW 36.70B.110) within 14 days after the city has issued a determination of completeness for a project permit application.

Topic	FMC Section	FMC Edits (Draft)
Allow Permanent Supportive Housing and Transitional Housing in all zones that permit residential development.	22.32.006 R-4 Admin Use	Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC: Permanent supportive housing. Transitional housing. Family group home, including adult family home.
	22.34.006 R-4-C Admin Use	
	22.36.006 R-6 Admin Use	
	22.38.006 R-8 Admin Use	
Establish that STEP Housing is reviewed via Administrative Use Permit, in addition to Family Group Homes.	22.40.006 R-10-TCD Admin Use	
	22.42.006 R-20 Admin Use	
	22.43.006 R-30 Admin Use	
	22.48.005 MUN Admin Use	
	22.50.006 MUU Admin Use	
	22.56.005 GC Admin Use	

Topic	FMC Section	FMC Edits (Draft)
Allow Permanent Supportive Housing and Transitional Housing in all zones that permit residential development.	22.44.007 NO Admin Use	Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC: <u>Permanent supportive housing.</u> <u>Transitional housing.</u> <u>Residential dwelling units, including family group homes and adult family homes, located above the ground floor of a commercial office establishment, not to exceed a maximum density of six units per gross acre of site area.</u>
Establish that STEP Housing is reviewed via Administrative Use Permit, in addition to Family Group Homes.	22.46.005 NC Admin Use	
Allow Emergency Housing and Emergency Shelters in all zones that permit residential or lodging/hotel development.	22.48.005 MUN Admin Use	Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC: <u>Emergency shelters, subject to compliance with FMC 22.58.030.</u> <u>Emergency housing, subject to compliance with FMC 22.58.030.</u>
Establish that STEP Housing is reviewed via Administrative Use Permit, in addition to Family Group Homes.	22.50.006 MUU Admin Use	

Topic	FMC Section	FMC Edits (Draft)
Create STEP Housing review and approval framework.	22.58.030 Emergency housing and emergency shelters	<i>See Exhibit B, pages 54-55⁵.</i>
	22.70.005 Administrative Use Permit – Submittal Requirements	<u>Applications for an administrative use permit to develop or operate a facility for emergency shelters or emergency housing may be required to submit a proposal establishing reasonable and additional requirements pertaining to health and safety protocols as set forth in FMC 22.58.030 with their application.</u>
Add off-street parking requirements for STEP Housing.	22.60.003 Parking Space Requirements per Activity	<u>Permanent supportive housing and transitional housing: 0.5 per bedroom + 1 per staff</u> <u>Emergency housing and emergency shelters: 0.5 per bed + 1 per staff¹</u> ¹ <u>Emergency housing and emergency shelters within 0.25 miles of a major transit stop are required to only provide 0.25 parking spaces per bed.</u>
Add germane definitions.	22.98.229.2 <u>Emergency Housing</u>	<u>“Emergency housing” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families.</u>
Remove dated definitions.	22.98.229.3 <u>Emergency Shelter</u>	<u>“Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.</u>
	22.98.267 Family	<u>“Family” means an individual, individuals related by blood, marriage, or adoption, up to and including six individuals who are not related by blood, marriage, or adoption, residing in a single family dwelling unit (including family group home), individuals with a handicap as defined in the Federal Fair Housing Amendments Act of 1988 (42 USCS Section 3602) as amended and residing in a group home or children residing in a group home.</u>
	22.98.437.3 <u>Major transit stop</u>	<u>“Major transit stop” means the same as is defined in RCW 36.70A.030, or as amended or recodified.</u>

⁵ FMC 22.58.030 is a newly created section, the length of which may detract from ease in reading this table. For brevity, the reader is being directed to Exhibit B.

Topic	FMC Section	FMC Edits (Draft)
	22.98.518.1 Permanent Supportive Housing	<u>“Permanent supportive housing” means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident’s health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.</u>
	22.98.706 Transitional Housing	<u>“Transitional housing” means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.</u>

Supplemental LCA Initial Findings

To reevaluate Fircrest’s capacity for its projected housing growth, a Supplemental LCA is being prepared that will consider Fircrest’s anticipated allowance for STEP Housing. Fircrest’s Supplemental LCA will detail the response taken by the city to create sufficient land capacity for all economic segments of its projected growth through 2044 and will be separately appended to the Fircrest Comprehensive Plan to include revised housing capacity findings, an analysis of emergency housing capacity, and a review of Fircrest’s development regulations, processes, land availability, environmental constraints, and funding gaps that could be barriers to the development of housing (known as “Adequate Provisions”).

Even in a zoning landscape revised to allow for ADUs and duplexes required by HBs 1110 and 1337, the City is poised to have more than sufficient capacity in all income levels except for the 0-30% AMI level. **Table 3** below combines the findings of Tables 1, 3, and 4 in Fircrest’s LCA to seamlessly represent the city’s land use capacity and the zones intended to serve Fircrest’s growth:

Table 3
Housing Need Surplus/Deficit: Baseline Landscape

Income Level (% AMI)	Income Bracket	Projected Housing Need ⁶	Zones Serving Income Levels	Baseline Capacity Assignment	Surplus/ (Deficit)
0-30% AMI	\$0 - \$25,000	99 (Non-PSH)	R-30, MUN, MUU	398 (Non-PSH) ⁷	299
		134 (PSH)		0 (PSH) ⁸	(134) (PSH)
>30-50%	\$25,000 - \$41,000	143	R-20, R-30, MUN, MUU	197 ⁹	54
>50-80%	\$41,000 - \$66,000	113	R-8, R-20, R-30, MUN, MUU	197 ⁹	84
>80-100%	\$66,000 - \$82,000	49	R-8, R-10-TCD, R- 20, R-30, MUN, MUU	60 ¹⁰	11
>100-120%	\$82,000 - \$99,000	44	R-4, R-4-C, R-6, R-8, R-10-TCD, R- 20	58 ¹¹	14
Total		582		910	328

⁶ HB 1220 does not require cities to plan for housing in the >120% AMI bracket. Fircrest is expected to need 188 housing units for those earning >120% AMI by 2044; those housing units are not contemplated in the Supplemental LCA.

⁷ It is assumed that the baseline capacity for the MUN zone found in Fircrest Comprehensive Plan, Appendix B: Housing, Table 2, will serve the city's expected growth in the >0-30% AMI (Non-PSH) income bracket. Notably, while Table 2 of the current Housing Element in Fircrest notes a total capacity of 395 units in the MUN, further computation of its assumed densities yields a total baseline capacity of 398 units.

⁸ According to the Department of Commerce *Guidance for Updating Your Housing Element (Book 2)*, housing capacity within any zone cannot be assumed as satisfying projected PSH growth unless the zone in question allows PSH housing types. Efforts made by the City to allow all STEP Housing types has been a key component of this project and its effects alone will create housing capacity for this income bracket.

⁹ It is assumed that the baseline capacity for the MUU zone found in Fircrest Comprehensive Plan, Appendix B: Housing, Table 2, will serve the city's expected growth in the >30-50% AMI and >50-80% AMI income brackets. Notably, while Table 2 of the current Housing Element in Fircrest notes a total capacity of 395 units in the MUU, further computation of its assumed densities yields a total baseline capacity of 394 units. This total capacity has been evenly divided between the >30-50% AMI and >50-80% AMI income brackets in this table.

¹⁰ It is assumed that the baseline capacity for the R-30 zone found in Fircrest Comprehensive Plan, Appendix B: Housing, Table 2, will serve the city's expected growth in the >80-100% AMI income bracket.

¹¹ It is assumed that the cumulative baseline capacity for the R-4, R-4-C, and R-6 zones found in Fircrest Comprehensive Plan, Appendix B: Housing, Table 2, will serve the city's expected growth in the >100-120% AMI income bracket.

STEP Housing

With the adoption of Fircrest's 2026 Comprehensive Plan Amendment and its Supplemental LCA, Fircrest expects to adopt by ordinance amendments to its development regulations which will allow STEP Housing as per RCW 35A.21.683. In doing so, Fircrest would allow for the development of permanent supportive housing (PSH), a housing type which is not currently included as a permitted use in Fircrest's Land Use Matrix. This important adjustment to the zoning landscape in Fircrest, combined with Fircrest's recent adoption of ordinances allowing for middle housing and ADUs in compliance with HBs 1110 and 1337, will create the capacity needed for Fircrest's expected population growth in the 0-30% AMI range, particularly the 134 future residents expected to need PSH. These adjustments are reflected in **Table 4**.

Table 4
Housing Need Surplus/Deficit: STEP Housing, Duplex, and ADU Landscape

Income Level (% AMI)	Income Bracket	Projected Housing Need	Zones Serving Income Levels	Baseline Capacity Assignment	Capacity Adjustment with STEP, Duplex, and ADU	Surplus/ (Deficit)
0-30% AMI	\$0 - \$25,000	99 (Non-PSH)	R-30, MUN, MUU	398 (Non-PSH)	-199 (Non-PSH)	100
		134 (PSH)		0 (PSH)	+199 (PSH) ¹²	65
>30-50%	\$25,000 - \$41,000	143	R-20, R-30, MUN, MUU	197	-	54
>50-80%	\$41,000 - \$66,000	113	R-8, R-20, R-30, MUN, MUU	197	-	84
>80-100%	\$66,000 - \$82,000	49	R-8, R-10-TCD, R-20, R-30, MUN, MUU	60	+20 (ADUs) ¹³ +10 (Duplex)	41
>100-120%	\$82,000 - \$99,000	44	R-4, R-4-C, R-6, R-8, R-10-TCD, R-20	58	+20 (ADUs) ¹⁴ +9 (Duplex)	43
Total (less Emergency Housing beds)		582		910	+59	387

Emergency Housing LCA

As a fully-planning City under the GMA, Fircrest is required to quantify its capacity for emergency housing¹⁴.

¹² Fircrest expects to pass by ordinance in Q1 2027 development regulation amendments which would allow for permanent supportive housing (PSH) in all zones that allow for residential development, including the R-30, MUN, and MUU zones. With the intended passing of said ordinance prior to the adoption of this Supplemental LCA, the 398 unit capacity in Fircrest's MUN zone would sufficiently accommodate its projected 20-year growth of those earning 0-30% AMI, both non-PSH and PSH. Assumed unit capacity in Fircrest's MUN zone has been equally distributed among those earning 0-30% AMI in Fircrest's projected housing need.

¹³ While assumptions made in the Fircrest Comprehensive Plan Housing Appendix demonstrate a growth of housing capacity attributed to the development of ADUs with the passing of HB 1337, Table 4 of the Housing Appendix assigns this assumed growth of 40 ADUs to those earning less than 80% AMI. According to the Department of Commerce *Guidance for Updating Your Housing Element (Book 2)*, ADUs in higher-cost communities (including all of Pierce County) are likely only affordable to those earning 80% AMI or more. This table reappropriates that growth to an equal distribution between the >80-100% AMI and the >100-120% AMI income brackets to better align with state guidance.

¹⁴ RCW 36.70A.070(2)(c)

The city has also taken action to address zoning provisions which behaved as unintended barriers to the siting of emergency housing and emergency shelters in Fircrest. As was demonstrated in Table 1 of the City of Fircrest Comprehensive Plan, Appendix B: Housing (see below), Fircrest is estimated to have 0 emergency housing supply as of 2020 and is projected to need 47 emergency housing units (beds) in 2044.

Table 1 Housing Need Allocations by Income Bracket
(Pierce County Ordinance No. 2023-22s)

Income Level (% of Area Median Income)		2020 Estimated Supply	Units Needed in 2044
0-30%	Non-PSH*	12	99
	PSH*	0	134
30 - 50%		140	143
50 - 80%		812	113
80 - 100%		537	49
100 - 120%		322	44
>120%		1,104	188
Total		2,927	769
<i>Temporary Emergency Housing Needs (beds)</i>		0	47

*Permanent Supportive Housing (PSH)

Bracket >120% AMI not required to be planned for under HB 1220 but included for informational purposes.

The City has completed its Adequate Provisions analysis, and in doing so has learned that Title 22 of the Fircrest Municipal Code (FMC) governing Land Development had not yet been amended to implement House Bill (HB) 1220, a 2021 law requiring cities to allow for emergency housing and emergency shelters in all zones that allow for hotels. In reviewing FMC Title 22, Fircrest discovered that emergency housing was not expressly prohibited in any of its zones, but that the housing type was absent from any discussion in its development code. Reasoning that the absence of emergency housing governance may be an unintended barrier to accommodating its forecast emergency housing needs, Fircrest has acted to amend Title 22 and make provisions for the siting of emergency housing and emergency shelters.

As a component of this Supplemental LCA and in the interest of adhering to the City's expectations for land use and housing analysis set forth in the GMA, the Fircrest City Council plans to adopt by ordinance amendments to Title 22 FMC that would allow emergency housing and emergency shelters in its Mixed Use Urban (MUU) and Mixed Use Neighborhood (MUN) zoning districts. The MUU and MUN zones are the City's only zoning districts that allow for lodging; the City's action to adopt allowances for emergency housing and emergency shelters in these zones not only creates statutory compliance, but also creates potential for the siting of an important housing type needed to support Fircrest's projected growth.

To even further remove potential barriers to the siting of emergency housing and shelters, the City has opted for early compliance with a new law passed in 2026 which also governs emergency housing: HB 2266. Although the City has until June 2028 to comply with HB 2266, Fircrest is choosing to advance its development code into early compliance with the new law as a demonstration of its commitment to plan for and accommodate housing needed for its projected growth. To that end, Fircrest's ordinance governing emergency housing and shelters contains no occupancy, spacing, or intensity of use requirements that could limit the potential for adequate emergency housing supply.

The amended development regulations that will accommodate Fircrest's projected emergency housing need of 47 beds are expected to be adopted by ordinance with the City's Comprehensive Plan Amendment, which will incorporate this Supplemental LCA. With the passing of Fircrest's emergency housing and emergency shelter ordinance, adequate capacity will be created to accommodate the City's forecast growth. The adequate capacity is demonstrated below in **Table 5**, which studies how the net developable area of an underutilized parcel in Fircrest's MUU zone could amply provide for more than three times the projected emergency housing bed supply needed for Fircrest's 2044 expected population.

Table 5¹⁵
Emergency Housing Capacity Results Summary Table

Site Grouping	Housing Type	Developable Area (net square feet)	Assumed Density (bed/square feet) ¹⁶	Bed Capacity	Beds Needed in 2044	Surplus/ (Deficit)
Existing underutilized land (vacant warehouse) conversion	Emergency Shelter	30,500	1 bed/200 square feet	152	47	105

With Fircrest’s allowance for emergency housing and emergency shelters in the MUU and MUN zones without restriction on their occupancy, spacing, or intensity of use, Fircrest will have taken action with the passing of its emergency housing ordinance to plan for and accommodate the housing needs of each income band within its 2044 projected population, satisfying the requirements of the GMA and creating sufficient capacity for its forecast need of 47 beds.

Adequate Provisions

The City will need to analyze “Adequate Provisions” as a part of the Supplemental LCA, which aim to identify barriers to the development of housing affordable in all income bands that may be caused by local jurisdictions’ development regulations, processes, land availability, environmental constraints, and funding gaps. This requirement stems from RCW 36.70A.070(2)(d)(ii), which states in relevant part, “Each comprehensive plan shall include a plan, scheme, or design for each of the following...A housing element ensuring the vitality and character of established residential neighborhoods that...Makes adequate provisions for existing and projected needs of all economic segments of the community, including...Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations.”

Municipalities are required to adopt changes to their zoning landscape necessary in removing these barriers as a part of its Comprehensive Plan update¹⁷. The City’s efforts to adopt STEP Housing provisions is an important component of its Adequate Provisions analysis. A full Adequate

¹⁵ Table 5 has been developed using Exhibits 21 and 22 of the Department of Commerce *Guidance for Updating Your Housing Element (Book 2)* as a template.

¹⁶ An assumption of 1 bed per 200 square feet was applied as a reasonable density assumption, given its relation to other state and federal standards for emergency shelter spacing requirements. Whereas the Federal Emergency Management Agency (FEMA) cites an average density of up to 60 square feet per bed, and whereas Chapter 388-61A Washington Administrative Code (WAC) establishes a standard minimum of 50 square feet per bed, Fircrest has amply afforded a more spacious standard to reasonably account for sanitation, kitchen, and intake space within an emergency shelter facility. See FEMA standard: [FEMA Shelter Spacing Standard](#). See WAC standard: [Chapter 388-61A WAC](#).

¹⁷ RCW 36.70A.130(1)(a). See Commerce’s *Guidance for Updating Your Housing Element (January 2026)*, p. 55

Provisions analysis is provided herein modeled after the Department of Commerce *Guidance for Updating Your Housing Element (Book 2)*.

By analyzing the Housing Element and Land Use Element data prepared as a part of the 2024 Fircrest Comprehensive Plan and this Supplemental LCA, it is evident that Fircrest's production trends are indicative of promising housing yields for those earning 50% AMI and above. Fircrest is projected to cumulatively need 206 housing units for those earning 50% AMI and above. The estimated supply of housing in 2020 for these income brackets is more than eight times that need at 1,671 housing units. Considering these documented development trends which far surpass the City's projected housing supply needed for those earning 50%+ AMI and the quantified ample surplus of housing projected in Table 4 for these income brackets, Fircrest is affirmed in its understanding that barriers are not present for housing production needed to serve those earning 50%+ AMI.

Fircrest's 20-year projected housing growth needs are chiefly concentrated in housing for those earning 50% AMI or less. Of the 582 units that Fircrest is required to plan for¹⁸, 376 units (or 65% of its growth targets) are for those earning less than 50% AMI, along with 47 emergency housing beds. In reviewing Table 1's 2020 estimated housing supply of units available to serve those earning 0-30% AMI and 30-50% AMI, it is evidenced that Fircrest has not historically observed housing production that can meet the needs of these income brackets. Although the City has demonstrated in this Supplemental LCA sufficient capacity for the forecast housing needed for these income brackets, Fircrest acknowledges that barriers to their production may exist if few housing units are produced despite its land capacity's demonstrated sufficiency for their adequate production.

Therefore, the City has completed a Barriers and Strategies Matrix modeled after Exhibit 28 of the Department of Commerce *Guidance for Updating Your Housing Element (Book 2)* which documents whether development regulations, process obstacles, limited land availability and environmental constraints, and funding gaps potentially present barriers to the production of housing for those earning less than 50% AMI and what strategies the City expects on implementing to address these potential barriers. See Table 6 below.

¹⁸ Discounting units needed for those earning 120% AMI and above, which are not required to be planned for.

Table 6
Barriers and Strategies Matrix: <50% AMI Housing Production

Barrier/Strategy (Bold indicates barrier or strategy present in Fircrest)	Development Regulation	Process Obstacle	Limited Land Availability & Environmental Constraints	Funding Gaps	Notes
Reduce minimum lot size	X		X		Minimum lot sizes in Fircrest's zones that support housing types affordable to those earning <50% AMI are flexible metrics established through the Planned Development (PD) application process. PDs afford the opportunity for the creation of small lots and have been exercised in Fircrest to create such housing developments.
Require a minimum density	X		X		Fircrest is adopting STEP housing regulations with no density limitations as a part of this Supplemental LCA adoption. These housing units are known to be affordable to those earning <50% AMI.
Upzone	X		X		Given the adoption of this Supplemental LCA will implement statutes that inherently yield greater density of affordable housing units, upzoning is not a needed strategy to create sufficient land use capacity or remove barriers from affordable housing production.
Increase building height	X		X		Maximum building heights in Fircrest's zones that support housing types affordable to those earning <50% AMI are sufficient to allow the construction

					of 3-7 story multifamily structures. Multifamily development in these zones is also potentially able to construct taller structures through flexible development regulation opportunities reviewed via the PD process. Structures of this size align with Commerce's guidance ¹⁹ that low- and mid-rise multifamily development is affordable to those earning <50% AMI.
Integrate or adjust FAR standards	X		X		There are no minimum FAR standards in Fircrest's zones that support housing types affordable to those earning <50% AMI.
Increase allowed housing types in existing zones (cottages; 2, 3, 4-plexes; townhouses; micro-housing)	X		X		Increased allowed housing types in existing zones has been an implemented housing production strategy in Fircrest. With the adoption of Ordinance 1667 in 2020, the City adopted a form-based code (FBC) which created the MUN and MUU zones. As demonstrated in this Supplemental LCA, these zones contain the greatest capacity for affordable housing development and were created with allowances for broad housing type development, including live-work units, co-living, high-density multifamily development, and assisted living facilities.
Allow co-living	X		X		This affordable housing strategy has been implemented in Fircrest. With the passing of Ordinance 1748 in 2025, the City has implemented

¹⁹ See Exhibit 13 of the Department of Commerce *Guidance for Updating Your Housing Element (Book 2)*.

					by local ordinance those co-living allowances required by RCW 36.70A.535.
Increase or remove density limits	X		X		This affordable housing strategy is expected to be implemented in Fircrest with the adoption of this Supplemental LCA and its implementing regulations by ordinance. The subject ordinance includes an increase in density allowances for affordable housing developed on land owned or controlled by religious organizations, and also adopts STEP housing provisions which contain no limitation on density or intensity of use.
Revise ADU standards	X				This affordable housing strategy has been implemented in Fircrest. With the passing of Ordinance 1754 in 2025, the City has implemented by local ordinance those ADU standards required by RCW 36.70A.680 and .681.
Offer density and/or height incentives for desired unit types	X		X		This affordable housing strategy is expected to be implemented in Fircrest with the adoption of this Supplemental LCA and its implementing regulations by ordinance. The subject ordinance includes an increase in density allowances for affordable housing developed on land owned or controlled by religious organizations, and also adopts STEP housing provisions which contain no limitation on density or intensity of use.
Reduced requirements for conversion of commercial to residential	X		X		This affordable housing strategy is expected to be implemented in Fircrest with the adoption of this Supplemental LCA and its implementing regulations by ordinance. The subject ordinance

					includes amendments to FMC Title 22 which implement RCW 35A.21.440 and RCW 35.21.990.
Reduce off-street parking requirements	X		X		This affordable housing strategy is expected to be implemented in Fircrest with the adoption of this Supplemental LCA and its implementing regulations by ordinance. The subject ordinance includes amendments to FMC Title 22 which implement RCW 35A.21.440 and RCW 35.21.990, including a limitation on additional off-street parking for residential uses. The subject ordinance also includes amendments to FMC Title 22 which implement RCW 36.70A.622, which ease or otherwise reduce off-street parking requirements for residential uses.
Relax ground floor retail requirements	X				So as not to interfere with findings of sufficient job capacity needed to support the Economic Element of the City's Comprehensive Plan, Fircrest is unlikely to consider revisions to any assignment or preference of retail space use, particularly in its MUU and MUN zones.
Reduce setbacks, lot coverage, and/or impervious area standards	X		X		Given the adoption of this Supplemental LCA will implement statutes that inherently yield greater density of affordable housing units, reduced dimensional standards are not needed to create sufficient land use capacity or remove barriers from affordable housing production.
Adopt clear and objective design review	X	X			This affordable housing strategy has been implemented in Fircrest. With the passing of Ordinance 1754 in 2025, the City has implemented

					by local ordinance those design review standards required by RCW 36.70A.630, including clear and objective regulations.
Use a form-based approach	X	X	X		This affordable housing strategy has been implemented in Fircrest. With the adoption of Ordinance 1667 in 2020, the City adopted a FBC which applies a form-based approach to the City's zones with the greatest capacity for dense development.
PUD/PRD and cluster subdivisions	X		X		This affordable housing strategy has been implemented in Fircrest. The City has adopted a PD application process and a small lot development process, each of which allow for creative approaches to land development and denser housing opportunities than a traditional subdivision process.
Implement TOD	X		X		While Fircrest does not currently have plans for a formal Transit-Oriented Development area of the City, it partners with neighboring municipalities and publicly collaborates on the grander Sound Transit light rail extension project, to be constructed immediately adjacent to the City's MUU and MUN zones in the City of Tacoma. Fircrest acknowledges and has planned for its concentration of dense residential development and employment opportunities in this area to broadly support TOD in the region.
Manufactured home and tiny house communities	X		X		This affordable housing strategy has been implemented in Fircrest. The City allows

					manufactured homes to be developed in any zone and in the same manner as stick-built single-family residences.
Allow a variety of housing types in more areas (adult family homes, transitional housing, senior housing, etc.)	X		X		This affordable housing strategy has been implemented in Fircrest. With the adoption of Ordinance 1667 in 2020, the City adopted a FBC which created the MUN and MUU zones. As demonstrated in this Supplemental LCA, these zones contain the greatest capacity for affordable housing development and were created with allowances for broad housing type development, including live-work units, co-living, high-density multifamily development, and assisted living facilities. This affordable housing strategy is expected to be further implemented in Fircrest with the adoption of this Supplemental LCA and its implementing regulations by ordinance. The subject ordinance adopts STEP housing provisions in alignment with HB 2266.
Allow for building design exceptions	X				The City could contemplate implementing the requirements of RCW 36.70A.810, .812, .813, or .815 into the FMC as a part of its 2027 Planning Legislative Priorities workplan.
Adopt regulations making it easier for affordable housing development	X				This affordable housing strategy is expected to be implemented in Fircrest with the adoption of this Supplemental LCA and its implementing regulations by ordinance. The subject ordinance



					includes an increase in density allowances for affordable housing developed on land owned or controlled by religious organizations, and also adopts STEP housing provisions which contain no limitation on density or intensity of use. Additionally, with the passing of Ordinance 1748 in 2025, the City has implemented by local ordinance those co-living allowances required by RCW 36.70A.535 which ease the development of affordable housing. Finally, with the passing of Ordinance 1754 in 2025, the City has implemented by local ordinance those ADU standards required by RCW 36.70A.680 and .681 and those design standards required by RCW 36.70A.630 which further ease the development of affordable housing.
SEPA threshold exemptions		X			Fircrest has adopted by reference those SEPA categorical exemptions set forth in WAC 197-11-800. The City could contemplate increasing its exemption thresholds for multifamily residential development as allowed under WAC 197-11-800(1)(c) and (d) to further incentivize the development of an affordable housing type.
SEPA infill exemption		X	X		Fircrest is unlikely to adopt a SEPA infill exemption authorized under RCW 43.21C.229, given such an exemption is allowed only if the City has undergone an Environmental Impact Statement

					(EIS) as a part of its Comprehensive Plan adoption. The City has undergone no such EIS and is unlikely to undergo such a costly endeavor for the benefit of one additional SEPA categorical exemption.
Subarea plan with non-project EIS		X			Given the City's Supplemental LCA has found adequate capacity for its projected housing growth, and considering the City's 2020 adoption of a FBC targeted in mixed use zones along main corridors with robust expected public transportation improvements in the near future, a subarea plan is unneeded.
Planned action		X			Fircrest is unlikely to undergo a planned action study, which is generally viewed to be cost-prohibitive and more effective in a dense urbanized environment with considerably greater growth projections.
Protection from SEPA appeals on transportation impacts		X			The City could contemplate amending its local SEPA Rules to adopt provisions which protect SEPA decisions from appeal for impacts to transportation elements of the environment when the approved residential, multifamily, or mixed use project is consistent with the Fircrest Comprehensive Plan Transportation Element, are subject to traffic impact fees, and are confirmed by WSDOT as having no present significant adverse impact to state-owned transportation systems.
Permitting process streamlining		X			The City has implemented a revised staffing and consultant structure to support streamlined permit processing. Where previously Fircrest's Planning



					staff included 1 full-time and 1 part-time employee, the Planning department is now supplemented with two on-call Planning consultants who are responsible for supporting the City's permitting timeline demands and maintaining continuity and institutional knowledge in instances of staff turnover. The City has also submitted an application for a Department of Commerce Permit Review Process Update grant which would enable the City to implement a permitting software program in its routine permit review, significantly streamlining the permitting process.
Subdivision process streamlining		X			This affordable housing strategy is not expected to be implemented in Fircrest. The City does not wish to remove the thoughtful contributions of its elected officials in representing the priorities and concerns of its citizenry.
Allow unit-lot subdivisions		X	X		This affordable housing strategy is expected to be implemented in Fircrest with the adoption of this Supplemental LCA and its implementing regulations by ordinance. The subject ordinance includes amendments to FMC Title 22 which would implement RCW 58.17.060 as it relates to unit lot subdivisions and unit lot short subdivisions.
Allow lot-splitting		X		X	This affordable housing strategy is expected to be implemented in Fircrest with the adoption of this Supplemental LCA and its implementing



					regulations by ordinance. The subject ordinance includes amendments to FMC Title 22 which would implement RCW 58.17.145.
Multi-family tax exemption				X	This strategy is not expected for implementation in Fircrest, given the sufficiency of its land capacity to accommodate projected growth and the implementation of many other strategies aimed at removing barriers to affordable housing production documented in this Supplemental LCA.
Density bonuses for affordable housing	X			X	This affordable housing strategy is expected to be implemented in Fircrest with the adoption of this Supplemental LCA and its implementing regulations by ordinance. The subject ordinance includes an increase in density allowances for affordable housing developed on land owned or controlled by religious organizations in alignment with RCW 35.21.915. The subject ordinance also adopts STEP housing provisions which contain no limitation on density or intensity of use, incentivizing their development in greater densities.
Alternative development standards for affordable housing	X				This affordable housing strategy is expected to be implemented in Fircrest with the adoption of this Supplemental LCA and its implementing regulations by ordinance. The subject ordinance includes an increase in density allowances for affordable housing developed on land owned or controlled by religious organizations in alignment with RCW 35.21.915. The subject ordinance also

					adopts STEP housing provisions which contain no limitation on density or intensity of use, incentivizing their development in greater densities. These density increases are afforded as an alternative development standard that could incentivize denser affordable housing and do not extend to market-rate housing development standards.
Adopt proportional impact fees				X	The City does not impose any impact fees on development. Therefore, impact fees cannot be disproportionate or a barrier to housing production.
Fee waivers for affordable housing				X	This strategy is not expected for implementation in Fircrest, given the sufficiency of its land capacity to accommodate projected growth and the implementation of many other strategies aimed at removing barriers to affordable housing production documented in this Supplemental LCA.
Allow affordable housing on religious owned property	X		X		This affordable housing strategy is expected to be implemented in Fircrest with the adoption of this Supplemental LCA and its implementing regulations by ordinance. The subject ordinance includes an increase in density allowances for affordable housing developed on land owned or controlled by religious organizations in alignment with RCW 35.21.915.
Inclusionary zoning	X				This strategy is not expected for implementation in Fircrest, given the sufficiency of its land capacity to accommodate projected growth and the

					implementation of many other strategies aimed at removing barriers to affordable housing production documented in this Supplemental LCA.
Local option taxes, fees, and levies				X	The City collects taxes through the Real Estate Excise Tax 2 (REET 2) (RCW 82.46.035). The City does not expect to amend its tax collection policies.
Tax increment financing and other infrastructure funding tools				X	This strategy is not expected for implementation in Fircrest. The City does not use tax increment financing and does not expect to amend its taxation policies.
Surplus land and other opportunities				X	This strategy is not expected for implementation in Fircrest, given the need for public land owned by the City to be used to meet minimum Level of Service requirements for public facilities and public recreational space otherwise called for by the Growth Management Act.
Partner with local housing providers				X	As housing needs become apparent, the City works actively to connect its citizens with resources available locally through Pierce County.
Strategic infrastructure and service investments		X	X		This strategy is not expected for implementation in Fircrest, given the sufficiency of its land capacity to accommodate projected growth and the implementation of many other strategies aimed at removing barriers to affordable housing production documented in this Supplemental LCA.
Simplify land use designation maps	X				This strategy is not expected for implementation in Fircrest, given the sufficiency of its land capacity to accommodate projected growth and the implementation of many other strategies aimed at

					removing barriers to affordable housing production documented in this Supplemental LCA. Ultimately, it is expected that City's documented strategy implementation approach will incentivize the production of affordable housing (which Fircrest has capacity for), yielding greater affordable housing production without further need to pursue an inclusive restructuring of the City's zones.
Local programs to help build missing middle housing		X			This strategy is not expected for implementation in Fircrest, given the unavailability of staff resources needed to administer such a program. The City is a small city whose dense needs are managed by a small staff; there is insufficient funding available to staff new programs. The City remains open to considering partnerships with other nearby municipalities who administer such programs.
Strategic marketing of housing incentives	X			X	The City could contemplate hosting a webpage on its website that teaches its citizenry about density bonuses and affordable housing incentives available in Fircrest.
Allow temporary emergency housing	X				This affordable housing strategy is expected to be implemented in Fircrest with the adoption of this Supplemental LCA and its implementing regulations by ordinance. The subject ordinance includes STEP housing provisions which contain no limitation on density or intensity of use, incentivizing their development in greater densities. The ordinance would align with HB 2266

					years ahead of its required implementation and is expected to further incentivize the development of STEP housing in Fircrest.
Allow emergency shelters, transitional housing, emergency housing, and permanent supportive housing (STEP)	X	X			This affordable housing strategy is expected to be implemented in Fircrest with the adoption of this Supplemental LCA and its implementing regulations by ordinance. The subject ordinance includes STEP housing provisions which contain no limitation on density or intensity of use, incentivizing their development in greater densities. The ordinance would align with HB 2266 years ahead of its required implementation and is expected to further incentivize the development of STEP housing in Fircrest.
Short-term rental regulations	X				This housing strategy has been implemented in Fircrest. The City has adopted by ordinance regulations for short-term rentals in FMC 22.58.011.
Coordination with 5-year homelessness plans				X	This strategy is not expected for implementation in Fircrest.
UGA swaps			X		This strategy is not expected for implementation in Fircrest, given the only undeveloped contiguous area in the City contains too many critical areas to qualify for the UGA net zero swap under FMC 36.70A.130.

Project Schedule

The project's schedule has been intentionally designed to expedite this important work without segueing from valued public engagement, agency feedback, and collaborative workshopping with Fircrest's appointed and elected officials. An abbreviated version of the project schedule highlighting project milestones is included below. It is expected that this project will conclude by March 2027.



I look forward to updating Planning Commission on our advances toward this important project at its October 6 meeting!



Kimberly A. Gunderson
 Mahoney Planning, LLC



Exhibits:

- A. 2024 Fircrest Comprehensive Plan Housing Element Tables
- B. Amendments to FMC Implementing STEP Housing

Pierce County adopted housing targets for all jurisdictions, including by income level, under Ordinance No. 2023-46s. The allocations for Fircrest for 2044 are shown below in Exhibit 1.

Table 1 Housing Need Allocations by Income Bracket
(Pierce County Ordinance No. 2023-22s)

Income Level (% of Area Median Income)		2020 Estimated Supply	Units Needed in 2044
0-30%	<i>Non-PSH*</i>	12	99
	<i>PSH*</i>	0	134
30 - 50%		140	143
50 - 80%		812	113
80 - 100%		537	49
100 - 120%		322	44
>120%		1,104	188
Total		2,927	769
<i>Temporary Emergency Housing Needs (beds)</i>		0	47

*Permanent Supportive Housing (PSH)
 Bracket >120% AMI not required to be planned for under HB 1220 but included for informational purposes.

Land Capacity for residential units was determined both through identifying underutilized and vacant lands from the Pierce County Assessor and from the 2021 Pierce County Buildable Lands Analysis. In addition to developable lands, the analysis identified 156 units for the MUN zone and 235 units for the MUU zone as expected as part of the Prose application. These units were also counted as part of the analysis.

This analysis used a series of density assumptions based on zoned and achieved densities in the city, shown in the following exhibit, to convert acreage to units. To establish a baseline scenario for comparison, these initial assumptions did not include density adjustments considering ADUs and duplexes under new state legislation. This analysis then determined the number of units.

The assumed densities and estimated vacant and under-utilized capacities are established on the following page, in Table 2.

Table 2 Land Capacity Acreage and Assumed Density

Zone	Net Developable Land (acres)			Assumed density/pipeline units		Total baseline capacity (dwelling units)
	Vacant*	Under-utilized*	Total	Baseline assumed Dwelling units/acre	Pipeline and recent units added	
Residential-4, R-4	1.0	0.0	1.0	4	0	4
Residential-4-Conservation, R-4-C	13.0	0.0	13.0	4	0	52
Residential-6, R-6	0.4	0.0	0.4	5.5	0	2
Residential-8, R-8	0.0	0.0	0.0	8	0	0
Residential-10-Traditional Community Design, R-10-TCD	0.0	0.0	0.0	10	0	0
Residential-20, R-20	0.0	0.0	0.0	20	0	0
Residential-30, R-30	0.0	2.0	2.0	30	0	60
Neighborhood Office, NO	0.0	0.0	0.0	6	0	0
Neighborhood Commercial, NC	0.0	0.0	0.0	6	0	0
Mixed-Use Neighborhood, MUN	0.0	4.1	4.1	59	156	395
Mixed-Use Urban, MUU	0.0	2.7	2.7	59	235	395
Park, Recreation and Open Space, PROS	0.0	0.0	0.0	0	0	0
Golf Course, GC	0.0	0.0	0.0	15	0	0

Source: Pierce County 2021 Buildable Lands Report (Fourth Edition).

*15% market/infrastructure deduction for vacant lands, 25% for underutilized.

To compare unit capacity with the adopted housing need by income bracket, the land capacity analysis created assumed income brackets served by each zone. These assumptions were based both on the Washington State Department of Commerce's Guidance and on local conditions in Fircrest. The analysis used allocation ratios to consider the fact that zones serve multiple income brackets. The assumptions are shown in the following, Table 3.

Table 3 Assumed Affordability Allocation Ratios by Zone

Residential Zones	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	>120% AMI
Residential-4, R-4					0.25	0.75
Residential-4-Conservation, R-4-C					0.25	0.75
Residential-6, R-6					0.25	0.75
Residential-8, R-8			0.25	0.25	0.25	0.25
Residential-10-Traditional Community Design, R-10-TCD				0.25	0.25	0.50
Residential-20, R-20		0.25	0.25	0.25	0.25	
Residential-30, R-30	0.25	0.25	0.25	0.25		
Mixed-Use Neighborhood, MUN	0.25	0.25	0.25	0.25		
Mixed-Use Urban, MUU	0.25	0.25	0.25	0.25		
Golf Course, GC						1.00

Row add up to 100 horizontally to ensure no under/over counting.

This analysis compared the following scenarios and trends to better understand Fircrest's expected capacity or deficits by income level.

1. Baseline (No Change). This scenario assumes that despite state legislation, density and housing production will remain consistent with historic levels and will not include additional duplexes or ADUs.
2. Accessory Dwelling Units (ADUs). This scenario includes estimates of ADUs. This analysis assumes an average of two ADUs produced over the next 20 years, consistent with recent permit data trends at the City. ADUs were assumed to be affordable for the 0-80% AMI brackets.
3. Duplexes. Under this scenario, the analysis increases the assumed density for R-4 to 4.5 dwellings per acre (du's/acre) and 4.5 du's/acre fore the R-6 zone. This then adjusts affordability for these zones for 50-120% AMI brackets, rather than the >100% AMI in the baseline.
4. Total (Combined Trends). This adds the ADU and Duplex scenarios to show the overall, expected surplus or deficit expected for housing unit supply compared to need.

The results are shown in the following table. In summary, while the City may expect an overall surplus at the citywide level, there will be a likely deficit of supply affordable to the 0-30% AMI bracket.

Table 4 Projected Housing Unit Scenario Surplus/Deficits

Income Level	Household Income Bracket (Pierce County median income, rounded to nearest 1k)	Surplus/ (Deficit) (Estimated Unit Capacity - Housing Need)			
		1. Baseline (No Change)	2. ADUs	3. Duplexes	Total
Extremely low income (0-30% AMI)	\$0 - \$25,000	(20)	(10)	(20)	(10)
Very Low income (30-50% AMI)	\$25,000 - \$41,000	70	80	70	80
Low income (50-80% AMI)	\$41,000 - \$66,000	100	120	100	120
Moderate income (80-120% AMI)	\$66,000 - \$99,000	134	134	153	153
Total Net Capacity <i>(includes >120% AMI for overall)</i>		139	179	146	186

Fircrest will need to make adequate provisions to meet these housing targets and the projected deficit for the 0-30% AMI bracket as part of the Comprehensive Plan Update.

Exhibit B
October 6, 2026
Fircrest Planning Commission
Comprehensive Plan | Housing Adequacy Analysis

Fircrest Municipal Code
Chapter 22.05 TYPES OF PROJECT PERMIT
APPLICATIONS

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Chapter 22.05

TYPES OF PROJECT PERMIT APPLICATIONS

- Sections:
- 22.05.001 Classification of project permits.
 - 22.05.002 Determination of classification.
 - 22.05.003 Project permit application framework.
 - 22.05.004 Joint public hearings.
 - 22.05.005 Legislative decisions.
 - 22.05.006 Legislative enactments not restricted.
 - 22.05.007 Exemptions from project permit application processing.

22.05.001 Classification of project permits.
For the purpose of project permit processing, all project permit applications shall be classified as shown in Table A, FMC 22.05.003, as one of the following: Type I, Type II-A, Type II-B, Type III-A, Type III-B, or Type IV. Legislative decisions are Type V actions, and are addressed in FMC 22.05.005. Exclusions from the requirements of project permit application processing are contained in FMC 22.05.007 (RCW 36.70B.120). (Ord. 1512 § 1, 2011; Ord. 1120 § 1, 1996).

- 22.05.002 Determination of classification.**
- (a) Determination by Director. The director of the planning/building department or his designee (hereinafter the “director”) shall determine the proper classification for each project permit application. If there is a question as to the appropriate classification, the director shall resolve the question in favor of the higher classification type.
- (b) Optional Consolidated Permit Processing. An application that involves two or more classification types may be processed collectively under the highest numbered type required for any part of the application or processed individually under each of the procedures identified by the code. The applicant may determine whether the application shall be processed collectively or individually. If the application is processed individually, the highest numbered type shall be processed prior to the subsequent lower numbered type (RCW 36.70B.060(3), RCW 36.70B.120).
- (c) Hearing Bodies. Applications processed in accordance with subsection (b) of this section which involve different hearing bodies shall be heard collectively by the highest-ranking hearing body. The city council is the highest rank, followed by the planning commission and hearing examiner, and then the director. Joint public hearings with other agencies shall be processed according to FMC 22.05.004 (RCW 36.70B.060(3), RCW 36.70B.120). (Ord. 1638 § 1, 2019; Ord. 1120 § 1, 1996).

22.05.003 Project permit application framework.

Table A – Classifications

Type I	Type II-A	Type II-B	Type II-C	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	Administrative use permit	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
Minor amendment to Type III-A project permit	Administrative use permit	Final development plan		Preliminary plat, plat vacation or alteration			Area-wide rezone

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

Fircrest Municipal Code
Chapter 22.05 TYPES OF PROJECT PERMIT
APPLICATIONS

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Type I	Type II-A	Type II-B	Type II-C	Type III-A	Type III-B	Type IV	Type V
Temporary accessory structure and use		Design review		Preliminary site plan (major)			Annexation
Home occupation permit, not requiring CUP		Land clearing/grading permit		Preliminary development plan			
Short-term rental permit, not requiring CUP		Administrative interpretation		Major amendment to Type III-A project permit			
De minimis variance		Critical areas determination		Critical areas reasonable use exception and public agency and utility exception			
		Binding site plan		Development agreement associated with project permit			

Table B – Procedures

Action	Type I	Type II-A	Type II-B	Type II-C	Type III-A	Type III-B	Type IV	Type V
Recommendation made by:	N/A	N/A	N/A	N/A	N/A	Hearing examiner	Hearing examiner	Planning commission
Final decision made by:	Director	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	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 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	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	Yes	No	Yes

(Ord. 1638 § 2, 2019; Ord. 1611 § 1, 2018; Ord. 1575 § 1, 2016; Ord. 1562 § 1, 2015; Ord. 1527 § 1, 2012; Ord. 1468 § 1, 2009; Ord. 1375 § 8, 2005; Ord. 1245 § 1, 2000).

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

22.05.004 Joint public hearings.

(a) Director's Decision to Hold Joint Hearing. The director may combine any public hearing on a project permit application with any hearing that may be held by another local, state, regional, federal, or other agency, on the proposed action, as long as: (1) the hearing is held within the city limits; and (2) the requirements of subsection (c) of this section are met (RCW 36.70B.110(7)).

(b) Applicant's Request for a Joint Hearing. The applicant may request that the public hearing on a permit application be combined as long as the joint hearing can be held within the time periods set forth in this title. In the alternative, the applicant may agree to a particular schedule if that additional time is needed in order to complete the hearings (RCW 36.70B.110(7)).

(c) Prerequisites to Joint Public Hearing. A joint public hearing may be held with another local, state, regional, federal or other agency and the city, as long as:

- (1) The other agency is not expressly prohibited by statute from doing so (RCW 36.70B.110(8));
- (2) Sufficient notice of the hearing is given to meet each of the agencies; adopted notice requirements as set forth in statute, ordinance, or rule;
- (3) The agency has received the necessary information about the proposed project from the applicant in enough time to hold its hearing at the same time as the local government hearing; and
- (4) The hearing is held within the geographic boundary of the local government. (Ord. 1120 § 1, 1996).

22.05.005 Legislative decisions.

(a) Decisions. The following decisions are legislative, and are not subject to the procedures in this chapter, unless otherwise specified:

- (1) Zoning code text and zoning district amendments;
- (2) Adoption of development regulations and amendments;
- (3) Area-wide rezones to implement new city policies;
- (4) Adoption of the comprehensive plan and any plan amendments; and
- (5) Annexations.

(b) Planning Commission. The planning commission shall hold a public hearing and make recommendations to the city council on the decisions listed in subsection (a) of this section. The public hearing shall be held in accordance with the requirements of Chapter 22.09 FMC.

(c) City Council. The city council may consider the planning commission's recommendation in a public hearing held in accordance with the requirements of Chapter 22.09 or 22.10 FMC.

(d) Public Notice. Notice of the public hearing or public meeting shall be provided to the public as set forth in FMC 22.07.003(b)(4).

(e) Implementation. The city council's decision shall become effective by passage of an ordinance. (Ord. 1120 § 1, 1996).

22.05.006 Legislative enactments not restricted.

Nothing in this chapter or the permit processing procedures shall limit the authority of the city council to make changes to the city's comprehensive plan, as part of an annual revision process, or to make changes to the city's development regulations (RCW 36.70B.020(4)). (Ord. 1120 § 1, 1996).

22.05.007 Exemptions from project permit application processing.

(a) Whenever a permit or approval in this code has been designated as a Type I, II-A, II-B, III-A, III-B, or IV permit, the procedures in this title shall be followed in project permit processing. The following permits or approvals are, however, specifically excluded from the procedures set forth in this title:

- (1) Landmark designations;
- (2) Street vacations;
- (3) Street use permits.

(b) Pursuant to RCW 36.70B.140(2), building permits, boundary line adjustments, short plats, administrative design review, minor site plan review, minor variances, ~~administrative use permits~~, other construction permits, or similar administrative approvals which are categorically exempt from environmental review under SEPA (Chapter 43.21C RCW) and the city's SEPA requirements, or permits/approvals for which environmental review has been completed in connection with other project permits, are excluded from the following procedures, unless otherwise expressly required in this title:

- (1) Determination of completeness (FMC 22.06.004(a));
- (2) Notice of application (FMC 22.06.005);
- (3) Except as provided in RCW 36.70B.140, optional consolidated project permit review processing (FMC 22.05.002(b));
- (4) Joint public hearings (FMC 22.05.004);
- (5) Single report stating all the decisions and recommendations made as of the date of the report that do not require an open record hearing (FMC 22.09.002(c));
- (6) Notice of decision (FMC 22.09.008);
- (7) Completion of project review within any applicable time periods (including the 120-day permit processing time) (FMC 22.09.008, 22.09.009) (RCW 36.70B.140). (Ord. 1468 § 2, 2009; Ord. 1245 § 2, 2000).

Chapter 22.06

TYPE I-IV PROJECT PERMIT APPLICATIONS

Sections:

- 22.06.001 Preapplication conference.
- 22.06.002 Project permit application.
- 22.06.003 Application fees.
- 22.06.004 Determination of completeness.
- 22.06.005 Notice of application.
- 22.06.006 Referral and review of project permit applications.

22.06.001 Preapplication conference.

(a) Preapplication Conference. A preapplication conference may be held with city staff and a potential applicant for a Type II-A, Type II-B, Type III-A, Type III-B or Type IV permit to discuss application submittal requirements and pertinent fees. The purpose of the preapplication conference is to acquaint the applicant with the requirements of this code.

(b) The applicant may request that the following be provided:

- (1) A form which lists the requirements for a completed application;
- (2) A general summary of the procedures to be used to process the application;
- (3) The references to the relevant code provisions or development standards which may apply to the approval of the application;
- (4) The city's design guidelines.

(c) The conference is not intended to be an exhaustive review of all potential issues. The discussions at the conference or information provided by the city to the applicant under subsection (b) of this section shall not bind or prohibit the city's future application or enforcement of all applicable law. (Ord. 1638 § 3, 2019; Ord. 1120 § 1, 1996).

22.06.002 Project permit application.

Applications for project permits shall be submitted upon forms provided by the director. Pursuant to Washington State Department of Ecology requirements, all documents to be submitted to the SEPA Register, including all application materials, technical reports, and other supporting documentation, shall be provided to the city in electronic format. The city may also require electronic format submittals for non-SEPA Register documents. An application shall consist of all materials required by the applicable development regulations, and shall include the following general information:

- (a) A completed project permit application form;
- (b) A verified statement by the applicant that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all owners of the affected property;
- (c) A property and/or legal description of the site for all applications, as required by the applicable development regulations;
- (d) The applicable fees;
- (e) Evidence of adequate water supply as required by RCW 19.27.097;
- (f) A completed environmental checklist for project subject to review under the State Environmental Policy Act;

(g) Any supplemental information or special studies identified by the director. (Ord. 1575 § 2, 2016; Ord. 1245 § 3, 2000; Ord. 1120 § 1, 1996).

22.06.003 Application fees.

Filing fees and filing deposits for project permit applications shall be paid upon the filing of an application in accordance with the planning service fee schedule established by council resolution. (Ord. 1120 § 1, 1996).

22.06.004 Determination of completeness.

(a) Determination of Completeness. Within 28 days after receiving a [Type II-C](#), Type III-A, Type III-B, or Type IV project permit application, the city shall mail or personally provide a written determination to the applicant which states either: (1) that the application is complete; or (2) that the application is incomplete and what is necessary to make the application complete (RCW 36.70B.070).

(b) Identification of Other Agencies with Jurisdiction. To the extent known by the city, other agencies with jurisdiction over the project permit application shall be identified in the city's determination required by subsection (a) of this section (RCW 36.70B.070).

(c) "Complete" Application/Additional Information. A project permit application is complete for purposes of this section when it meets the submission requirements in FMC 22.06.002, as well as the submission requirements contained in the applicable development regulations. The determination of completeness shall be made when the application is sufficient for continued processing even though additional information may be required or project modifications may be undertaken subsequently. The city's determination of completeness shall not preclude the city from requesting additional information or studies either at the time of the notice of completeness or at some later time, if new information is required or where there are substantial changes in the proposed action (RCW 36.70B.090(1)).

(d) Incomplete Application Procedure.

(1) If the applicant receives a determination from the city that an application is not complete, the applicant shall have 120 days to submit the necessary information to the city. Within 14 days after an applicant has submitted the requested additional information, the city shall make the determination as described in subsection (a) of this section, and notify the applicant in the same manner.

(2) If the applicant either refuses in writing to submit additional information or does not submit the required information within the 120-day period, the application shall lapse.

(3) If the application has lapsed because the applicant has failed to submit the required information within the necessary time period, the applicant may request a refund of any unused portion of an application deposit fee.

(e) City's Failure to Provide Determination of Completeness. A project permit application shall be deemed complete under this section if the city does not provide a written determination to the applicant that the application is incomplete as provided in subsection (a) of this section (RCW 36.70B.070(4)(a)).

(f) Date of Determination of Completeness. When the project permit application is deemed complete, the director shall accept the application and note the date of the determination of completeness. If the city has not provided a written determination to the applicant that an application is either complete or incomplete within 28 days of receiving the application, the date of the determination of completeness shall be noted as 5:00 p.m. on the twenty-eighth day. (Ord. 1245 § 4, 2000; Ord. 1145 § 2, 1997; Ord. 1120 § 1, 1996).

22.06.005 Notice of application.

(a) Issuance/Timeframe. A notice of application shall be issued on all [Type II-C](#), Type III-A, III-B, and IV project permit applications pursuant to Chapter 22.07 FMC (RCW 36.70B.110) within 14 days after the city has issued a determination of completeness for a project permit application. If any open record predecision hearing is required for the requested project permit(s), the notice of application shall be provided at least 15 days prior to the open record hearing (RCW 36.70B.110).

(b) SEPA Exempt Projects. A notice of application shall not be required for project permits that are categorically exempt under SEPA, unless a public comment period or an open record predecision hearing is required (RCW 36.70B.140(2)).

(c) Contents. The notice of application shall include:

- (1) The name of applicant;
- (2) The date of application, the date of the determination of completeness for the application, and the date of the notice of application;
- (3) A description of the proposed project action and a list of the project permits included in the application and, if applicable, a list of any studies requested under RCW 36.70B.070;
- (4) The identification of other permits not included in the application, to the extent known by the city;
- (5) The identification of existing environmental documents that evaluate the proposed project, and, if not otherwise stated on the document providing notice of application, the location where the application and any studies can be reviewed;
- (6) A statement of the limits of the public comment period, which shall be not less than 14 nor more than 30 days following the date of notice of application, and statements of the right of any person to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights;
- (7) The date, time, place and type of hearing, if applicable and scheduled at the time of issuance of the notice of application;
- (8) A statement of the preliminary determination of consistency, if one has been made at the time of issuance of the notice of application, and of those development regulations that will be used for project mitigation and the determination of consistency as provided in Chapter 22.08 FMC;
- (9) Any other information determined appropriate by the city, such as the city's threshold determination, if complete at the time of issuance of the notice of application (RCW 36.70B.110).

(d) Public Comment on the Notice of Application. All public comments on the notice of application must be received in the planning/building department by 5:00 p.m. on the last day of the comment period. Comments may be mailed, personally delivered or sent by facsimile. Comments should be as specific as possible.

(e) Except for a determination of significance, the city may not issue its threshold determination or issue a decision or recommendation on a project permit until the expiration of the public comment period on the notice of application (RCW 36.70B.110). (Ord. 1145 § 3, 1997; Ord. 1120 § 1, 1996).

22.06.006 Referral and review of project permit applications.

Within 10 days of issuing a determination of completeness, the director shall do the following:

(a) Transmit a copy of the application, or appropriate parts of the application, to each affected agency and city department for review and comment, including those responsible for determining compliance with state and federal requirements. The affected agencies and city departments shall have 15 days to comment. The referral agency or city department is presumed to have no comments if comments are not received within the specified time period. The director shall grant an extension of time for comment only if the application involves unusual circumstances. Any extension shall only be for a maximum of three additional days (RCW 36.70B.070).

(b) If a Type III-A or III-B procedure is required, notice and hearing shall be provided as set forth in Chapter 22.07 FMC. (Ord. 1120 § 1, 1996).

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.
- [22.32.006 Administrative uses.](#)

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) Family group home, including adult family home.~~

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

~~(cd)~~ 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).

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

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

22.32.004 Conditional uses.

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

- (a) Child day-care center.
- (b) Home occupation – Type II (subject to compliance with FMC 22.58.013).
- (c) School, accredited K-12, public or private.
- (d) Preschool, accredited, public or private.
- (e) Religious institution.
- (f) Bed and breakfast establishment (subject to compliance with FMC 22.58.011).
- (g) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.
- (h) Necessary public or quasi-public structure or equipment, greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.
- (i) Personal wireless telecommunications facility (subject to compliance with Chapter 22.24 FMC).
- (j) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1246 § 2, 2000).

22.32.005 Development standards.

Maximum density	4 dwelling units per gross acre.
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.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

22.32.006 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

(a) Permanent supportive housing.

(b) Transitional housing.

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

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

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Commented [KG1]: Per June 2026 PC feedback, staff is suggesting an infrequent housing type be processed as was designed for STEP to ensure that STEP Housing still has the designed review process without conflicting with HB 2266:

"Except as provided in subsections (5) through (7) of this section, a county or city may not require through development regulations, ordinances, or legal agreements any standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone, but may apply any objective development regulations, including form-based codes, that are required for lodging or residential development including, but not limited to, density limits, dimensional standards, height restrictions, floor area ratio, setback, lot coverage, stormwater, clearing, and tree canopy and retention requirements."

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The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

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.
- [22.34.006 Administrative uses.](#)

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) Family group home, including adult family home.~~

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

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

(de) 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.

(f) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).

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

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

22.34.004 Conditional uses.

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

(a) Child day-care center.

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

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

(d) Necessary public or quasi-public utility building, structure or equipment, unstaffed and greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.

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

(f) A use not listed above which is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1246 § 3, 2000).

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.
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.

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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.

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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.
Calculations resulting in a fraction shall be rounded to the nearest whole number, with .50 being rounded up.	

- 22.34.006 Administrative uses.
Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:
- (a) Permanent supportive housing.
 - (b) Transitional housing.
 - (c) Family group home, including adult family home.

(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.
- [22.36.006 Administrative uses.](#)

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) Family group home, including adult family home.~~

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

~~(ed)~~ 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.

(f) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).

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

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

22.36.004 Conditional uses.

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

- (a) Child day-care center.
- (b) Home occupation – Type II (subject to compliance with FMC 22.58.013).
- (c) School, accredited K-12, public or private.
- (d) Preschool, accredited, public or private.
- (e) Religious institution.
- (f) Bed and breakfast establishment (subject to compliance with FMC 22.58.011).
- (g) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.
- (h) Necessary public or quasi-public structure or equipment, greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.
- (i) Personal wireless telecommunications facility (subject to compliance with Chapter 22.24 FMC).
- (j) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1246 § 4, 2000).

22.36.005 Development standards.

Maximum density	6 dwelling units per gross acre.
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.

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	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.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

22.36.006 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

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(a) Permanent supportive housing.

(b) Transitional housing.

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

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

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Chapter 22.38

RESIDENTIAL-8 DISTRICT (R-8)

Sections:

- 22.38.001 Purpose.
- 22.38.002 Permitted uses.
- 22.38.003 Accessory uses.
- 22.38.004 Conditional uses.
- 22.38.005 Development standards.
- [22.38.006 Administrative uses.](#)

22.38.001 Purpose.

The R-8 zoning district is intended to implement the comprehensive plan's medium density residential land use designation. The district provides for a mix of residential dwelling units, including duplex and multifamily structures with three or four dwelling units. (Ord. 1246 § 5, 2000).

22.38.002 Permitted uses.

Uses permitted subject to planned development approval in accordance with Chapter 22.76 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

~~(a) Family group home, including adult family home.~~

~~(ba)~~ Duplex dwelling.

~~(be)~~ Multifamily dwelling within a structure containing no more than four dwelling units, when clustered to avoid critical areas or to retain significant open space.

~~(ce)~~ Manager's office, recreation facilities, laundry facilities, and other structures and facilities intended for use by residents of a residential complex.

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

~~(ef)~~ 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 § 11, 2015; Ord. 1246 § 5, 2000).

22.38.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.38.002:

(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).

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

(h) Electric vehicle charging station (subject to compliance with FMC 22.58.025). (Ord. 1509 § 4, 2011; Ord. 1246 § 5, 2000).

22.38.004 Conditional uses.

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

(a) Child day-care center.

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

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

(d) Preschool, accredited, public or private.

(e) Religious institution.

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

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

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

(i) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1246 § 5, 2000).

22.38.005 Development standards.

Maximum density	8 dwelling units per gross acre.
Minimum lot area	To be determined through the PD review process – see Chapter 22.76 FMC.
Maximum height	35 feet. Exceptions may be authorized per FMC 22.58.007 and through the PD review process – see Chapter 22.76 FMC.
Minimum and maximum front yard, interior side yard, side street side yard, and rear yard setback	Setbacks and allowable encroachments to be determined through the PD review process – see Chapter 22.76 FMC. If not specified, FMC 22.58.002 encroachment standards will apply.
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

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	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	To be determined through the PD process – see Chapter 22.76 FMC. If not specified, FMC 22.58.003 standards will apply.
Maximum lot coverage for structures	To be determined through the PD review process – see Chapter 22.76 FMC.
Maximum impervious surface coverage	65% of the developable site area for all structures and other impervious surfaces combined.
Development not subject to planned development approval	For development that is not subject to planned development approval, or for modifications to existing development constructed prior to adoption of planned development requirements, lot size, setbacks, lot coverage and impervious surface area coverage shall comply with the development standards in FMC 22.36.005 (R-6 zone).
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. Site-specific design guidelines may be required as part of planned development approval. See also multifamily design standards and guidelines adopted by reference in Chapter 22.63 FMC.
Critical areas	See Chapter 22.92 FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

22.38.006 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

(a) Permanent supportive housing.

(b) Transitional housing.

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

(Ord. 1611 § 8, 2018; Ord. 1562 § 12, 2015; Ord. 1311 § 5, 2002; Ord. 1272 § 4, 2001; Ord. 1246 § 5, 2000).

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Chapter 22.40

RESIDENTIAL-10-TRADITIONAL COMMUNITY DESIGN DISTRICT (R-10-TCD)

Sections:

- 22.40.001 Purpose.
- 22.40.002 Permitted uses.
- 22.40.003 Accessory uses.
- 22.40.004 Conditional uses.
- 22.40.005 Development standards.
- [22.40.006 Administrative uses.](#)

22.40.001 Purpose.

The R-10-TCD zoning district is intended to implement the comprehensive plan's medium density residential – traditional community design overlay land use designation. The district standards encourage a broad range of housing types, including single-family, duplex, and multifamily structures containing up to eight units per building when this facilitates the protection of critical areas or the retention of significant open space. Development plans must use neo-traditional designs that achieve pedestrian-friendly, human-scale neighborhoods. These neighborhoods will have interconnected street patterns, buildings that face streets, sidewalks or other public space, small setbacks, parking placed to the rear of buildings with access from alleys where feasible, and a variety of architectural building styles, design features and amenities which provide visual interest and reinforce the human-scale character of the neighborhood. (Ord. 1246 § 6, 2000).

22.40.002 Permitted uses.

Uses permitted subject to planned development approval in accordance with Chapter 22.76 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

(a) Single-family dwelling.

~~(b) Family group home, including adult family home.~~

~~(eb)~~ Duplex dwelling.

~~(cd)~~ Multifamily dwelling within a structure containing no more than eight dwelling units, when clustered to avoid critical areas or to retain significant open space.

~~(de)~~ Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.

~~(ef)~~ Manager's office, recreation facilities, laundry facilities, and other structures and facilities intended for use by residents of a residential complex.

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

~~(gh)~~ 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 § 13, 2015; Ord. 1246 § 6, 2000).

22.40.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.40.002:

(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.

(f) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).

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

(h) Electric vehicle charging station (subject to compliance with FMC 22.58.025). (Ord. 1509 § 5, 2011; Ord. 1246 § 6, 2000).

22.40.004 Conditional uses.

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

(a) Child day-care center.

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

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

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

(e) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1246 § 6, 2000).

22.40.005 Development standards.

Maximum density	10 dwelling units per gross acre.
Minimum and maximum lot area	To be determined through the PD review process – see Chapter 22.76 FMC.
Maximum height	35 feet. Exceptions may be authorized per FMC 22.58.007 and through the PD review process – see Chapter 22.76 FMC.
Minimum and maximum front yard, interior side yard, side street side yard, and rear yard setback	Setbacks and allowable encroachments to be determined through the PD review process – see Chapter 22.76 FMC. If not specified, FMC 22.58.002 encroachment standards will apply.
Accessory structure standards	To be determined through the PD review process – see Chapter 22.76 FMC. If not specified, FMC 22.58.003 standards will apply.
Maximum lot coverage for structures	To be determined through the PD review process – see Chapter 22.76 FMC.

Maximum impervious surface coverage	65% of the developable site area for all structures and other impervious surfaces combined.
Exterior wall modulation	Facades 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 duplexes, 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 facade 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.
Maximum % of multifamily dwelling units allowed	50% of the total number of units within a development.
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. See also multifamily design standards and guidelines adopted by reference in Chapter 22.63 FMC.
Critical areas	See Chapter 22.92 FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

22.40.006 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

(a) Permanent supportive housing.

(b) Transitional housing.

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Fircrest Municipal Code
Chapter 22.40 RESIDENTIAL-10-TRADITIONAL
COMMUNITY DESIGN DISTRICT (R-10-TCD)

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

(Ord. 1611 § 9, 2018; Ord. 1311 § 6, 2002; Ord. 1246 § 6, 2000).

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

Chapter 22.42

RESIDENTIAL-20 DISTRICT (R-20)

Sections:

- 22.42.001 Purpose.
- 22.42.002 Permitted uses.
- 22.42.003 Accessory uses.
- 22.42.004 Conditional uses.
- 22.42.005 Development standards.
- [22.42.006 Administrative uses.](#)

22.42.001 Purpose.

The R-20 zoning district is intended to implement the comprehensive plan's high density residential land use designation. The district provides for predominantly multifamily housing with the inclusion of duplexes, where appropriate. Development standards encourage neighborhood designs that have a density and configuration that support mass transit service along collector and arterial streets. Generally, developments within this district provide relatively affordable housing near shopping and employment centers. (Ord. 1246 § 7, 2000).

22.42.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

~~(a) Family group home, including adult family home.~~

~~(ab)~~ Duplex dwelling.

~~(be)~~ Multifamily dwelling.

~~(cd)~~ Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.

~~(de)~~ Manager's office, recreation facilities, laundry facilities, and other structures and facilities intended for use by residents of a residential complex.

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

~~(fe)~~ 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 § 14, 2015; Ord. 1246 § 7, 2000).

22.42.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.42.002:

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

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

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

(d) 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.

(e) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).

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

(g) Electric vehicle charging station (subject to compliance with FMC 22.58.025). (Ord. 1562 § 15, 2015; Ord. 1509 § 6, 2011; Ord. 1246 § 7, 2000).

22.42.004 Conditional uses.

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

(a) Child day-care center.

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

(c) Preschool, accredited, public or private.

(d) Religious institution.

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

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

(g) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1246 § 7, 2000).

22.42.005 Development standards.

Maximum density	20 dwelling units per gross acre.
Minimum or maximum lot area	To be determined through the conditional use permit or site plan review process – see Chapter 22.68 or 22.72 FMC.
Maximum height	35 feet. A maximum 45-foot height may be authorized if 1 or more levels of structured parking are provided at or below grade level within the building footprint. For other exceptions, see FMC 22.58.007.
Minimum front yard setback	25 feet for first 35 feet of building height. Portions of a building above 35 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Minimum interior side yard setback	8 feet for first 35 feet of building height. Portions of a building above 35 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Minimum side street side yard setback	15 feet for first 35 feet of building height. Portions of a building above 35 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Minimum rear yard setback	20 feet for first 35 feet of building height. Portions of a building above 35 feet shall be stepped back an additional 10 feet from the underlying story wall plane.

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Minimum dwelling structure separation	10 feet for first 35 feet of building height. Portions of a building above 35 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
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 duplexes, 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.
Maximum lot coverage for structures	55% for all structures combined. 65% for all structures combined if at least 50% of required parking is provided at or below grade level within the building footprint.
Maximum impervious surface coverage	75% for all structures and other impervious surfaces combined.
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. See also multifamily design standards and guidelines adopted by reference in Chapter 22.63 FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

22.42.006 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

(a) Permanent supportive housing.

(b) Transitional housing.

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

(Ord. 1611 § 10, 2018; Ord. 1562 § 16, 2015; Ord. 1311 § 7, 2002; Ord. 1272 § 5, 2001; Ord. 1246 § 7, 2000).

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Chapter 22.43

RESIDENTIAL-30 DISTRICT (R-30)

Sections:

- 22.43.001 Purpose.
- 22.43.002 Permitted uses.
- 22.43.003 Accessory uses.
- 22.43.004 Conditional uses.
- 22.43.005 Development standards.
- [22.43.006 Administrative uses.](#)

22.43.001 Purpose.

The R-30 zoning district is intended to implement the comprehensive plan's high density residential land use designation. The district provides for predominantly multifamily housing and supportive uses. Development standards encourage neighborhood designs that have a density and configuration that support mass transit service along collector and arterial streets. Potential impacts associated with higher density housing are ameliorated through high quality design that is consistent with the city's multifamily design standards and guidelines. Generally, developments within this district provide relatively affordable housing near community-serving mixed use office, retail and service uses. (Ord. 1562 § 17, 2015).

22.43.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

~~(a) Family group home, including adult family home.~~

~~(ab)~~ Multifamily dwelling.

~~(be)~~ Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.

~~(cd)~~ Manager's office, recreation facilities, laundry facilities, and other structures and facilities intended for use by residents of a residential complex.

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

~~(ef)~~ 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 § 17, 2015).

22.43.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.43.002:

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

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

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

(d) 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.

- (e) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).
- (f) Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.
- (g) Electric vehicle charging station (subject to compliance with FMC 22.58.025). (Ord. 1562 § 17, 2015).

22.43.004 Conditional uses.

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

- (a) Child day-care center.
- (b) Home occupation – Type II (subject to compliance with FMC 22.58.013).
- (c) Preschool, accredited, public or private.
- (d) Religious institution.
- (e) Necessary public or quasi-public structure or equipment, greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.
- (f) Personal wireless telecommunications facility (subject to compliance with Chapter 22.24 FMC).
- (g) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1562 § 17, 2015).

22.43.005 Development standards.

Maximum density	30 dwelling units per gross acre.
Minimum or maximum lot area	To be determined through the conditional use permit or site plan review process – see Chapter 22.68 or 22.72 FMC.
Maximum height	40 feet. A maximum 50-foot height may be authorized if 1 or more levels of structured parking are provided at or below grade level within the building footprint. For other exceptions, see FMC 22.58.007.
Minimum front yard setback	25 feet for first 40 feet of building height. Portions of a building above 40 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Minimum interior side yard setback	8 feet for first 40 feet of building height. Portions of a building above 40 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Minimum side street side yard setback	15 feet for first 40 feet of building height. Portions of a building above 40 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Minimum setback abutting an R-6 or R-8 district	30 feet for first 40 feet of building height. Portions of a

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	building above 40 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
Additional setbacks	Per International Building Code.
Minimum dwelling structure separation	10 feet for first 40 feet of building height. Portions of a building above 40 feet shall be stepped back an additional 10 feet from the underlying story wall plane.
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 6 feet for all building elevations. 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.
Maximum lot coverage for structures	65% for all structures combined, 75% for all structures combined if at least 50% of required parking is provided at or below grade level within the building footprint.
Maximum impervious surface coverage	85% for all structures and other impervious surfaces combined.
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 and guidelines	See Chapter 22.64 FMC. See also multifamily design standards and guidelines adopted

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	by reference in Chapter 22.63 FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

- 22.43.006 Administrative uses.
Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:
- (a) Permanent supportive housing.
 - (b) Transitional housing.
 - (c) Family group home, including adult family home.

(Ord. 1611 § 11, 2018; Ord. 1562 § 17, 2015).

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Chapter 22.44

NEIGHBORHOOD OFFICE DISTRICT (NO)

Sections:

- 22.44.001 Purpose.
- 22.44.002 Permitted uses.
- 22.44.003 Accessory uses.
- 22.44.004 Conditional uses.
- 22.44.005 Prohibited uses.
- 22.44.006 Development standards.
- [22.44.007 Administrative uses.](#)

22.44.001 Purpose.

The NO zoning district is intended to implement the comprehensive plan's neighborhood commercial land use designation. This district provides opportunities for small-scale offices that provide personal services primarily for the needs of nearby neighborhoods. Uses that tend to draw traffic into the neighborhood are not allowed. A pedestrian orientation is required for new development and new automobile-oriented uses are prohibited. Neighborhood office sites are limited in size to keep them in scale with the neighborhoods they serve and nearby uses. In addition, landscaping is used to make the area attractive, functional and to minimize negative impacts on nearby uses. Other measures, such as buffering requirements and limits on hours of operation, may be used to reduce impacts to nearby residences. Limited residential uses above the ground floor level of mixed use buildings are encouraged. (Ord. 1246 § 8, 2000).

22.44.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Commercial office serving primarily a local clientele, including, but not limited to, medical, dental, optometric, business and professional office.
- (b) Pharmacy solely incidental to a medical office.

~~(e) Residential dwelling units, including family group homes and adult family homes, located above the ground-floor of a commercial office establishment, not to exceed a maximum density of six units per gross acre of site area.~~

~~(ed)~~ 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 § 18, 2015; Ord. 1246 § 8, 2000).

22.44.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.44.002:

- (a) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).
- (b) Home occupation – Type I (subject to compliance with FMC 22.58.013).
- (c) Family day-care facility (subject to compliance with FMC 22.58.010).
- (d) Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.
- (e) Electric vehicle charging station (subject to compliance with FMC 22.58.025). (Ord. 1509 § 7, 2011; Ord. 1246 § 8, 2000).

22.44.004 Conditional uses.

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

- (a) Child day-care center.
- (b) Preschool, accredited, public or private.
- (c) Home occupation – Type II (subject to compliance with FMC 22.58.013).
- (d) Necessary public or quasi-public structure or equipment, greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.
- (e) Personal wireless telecommunications facility (subject to compliance with Chapter 22.24 FMC).
- (f) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1246 § 8, 2000).

22.44.005 Prohibited uses.

The following uses are prohibited:

- (a) Drive-up or drive-through facility.
- (b) Off-street parking facility which provides greater than 120 percent of the minimum required number of parking stalls specified in FMC 22.60.003.
- (c) Adult entertainment establishment. (Ord. 1246 § 8, 2000).

22.44.006 Development standards.

Maximum height	30 feet. See FMC 22.58.007 for exceptions.
Front yard and side street side yard setback	Zero feet minimum/20 feet maximum.
Minimum interior side yard setback	10 feet when abutting any "R" district; otherwise zero feet.
Minimum rear yard setback	20 feet when abutting any "R" district; otherwise zero feet.
Exterior wall modulation	Facades greater than 60 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 facade shall exceed 60 horizontal feet. See FMC 22.64.009 for an illustration of this requirement. Alternative designs that: incorporate recessed or projecting balconies; use base, middle and top treatments with different forms; include roof modulation; and/or provide strong articulation of the facade through the use of multiple siding materials and textures, various building forms, awnings and variation in colors – in

	conjunction with appropriate landscaping, may be approved in lieu of compliance with the wall modulation standard specified above.
Maximum lot coverage for structures	50% for all structures combined. 65% if at least 50% of required parking is provided below grade or at grade level within the building footprint.
Maximum impervious surface coverage	75% for structures and other impervious surfaces combined.
Business hours	6:00 a.m. through 10:00 p.m., unless further restricted through the conditional use permit or site plan review processes – see Chapters 22.68 and 22.72 FMC.
Additional specific use and structure regulations, including performance standards	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.
Sign regulations	See Chapter 22.26 FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

22.44.007 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

(a) Permanent supportive housing.

(b) Transitional housing.

(c) Residential dwelling units, including family group homes and adult family homes, located above the ground floor of a commercial office establishment, not to exceed a maximum density of six units per gross acre of site area.

(Ord. 1562 § 19, 2015; Ord. 1311 § 8, 2002; Ord. 1246 § 8, 2000).

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Chapter 22.46

NEIGHBORHOOD COMMERCIAL DISTRICT (NC)

Sections:

- 22.46.001 Purpose.
- 22.46.002 Permitted uses.
- 22.46.003 Accessory uses.
- 22.46.004 Conditional uses.
- 22.46.005 Administrative uses.
- 22.46.006 Master plans.
- 22.46.007 Prohibited uses.
- 22.46.008 Development standards.

22.46.001 Purpose.

The NC zoning district is intended to implement the comprehensive plan's neighborhood commercial land use designation. This district provides for small-scale shopping areas that offer retail convenience goods and personal services primarily for the daily needs of nearby neighborhoods. This zoning district is designed to reduce vehicle trips by providing convenient shopping for nearby residents. NC zones are located on transit routes, and site and building design also encourage pedestrian, bicycle and transit use. A pedestrian orientation is required for new development and new automobile-oriented uses are prohibited. Neighborhood commercial sites are limited in size to keep them in scale with the neighborhoods they serve and nearby uses. In addition, high quality landscaping is used to make the area attractive and functional and to minimize negative impacts on nearby uses. Other measures, such as buffering requirements and limits on hours of operation, may be used to reduce impacts to nearby residences. Limited residential uses above the ground floor level of mixed-use buildings are encouraged. Master plans are required for substantial redevelopment or substantial new development within areas designated "special planning areas" on the comprehensive plan's land use designation map. (Ord. 1562 § 20, 2015; Ord. 1246 § 9, 2000).

22.46.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Retail sales store including, but not limited to, the sale or rental of the following items: antiques, appliances (small), art and art supplies, bicycles, books, clothing, fabrics, flowers, gifts, groceries, hardware, hobby and craft supplies, home furnishings, lawn and garden equipment and supplies, paint and wallpaper, music, pets, pharmaceuticals, photography supplies and processing, sporting goods, stationery, and videos.
- (b) Commercial service including, but not limited to: beauty and hair care, consulting, copying, fitness/health studios, laundry and cleaning (self-service), locksmithing, office equipment repair, optical, paging, pet grooming, post office or postal substation, studio photography, real estate sales, shoe repair, tailoring, telecommunication sales, and travel agency service.
- (c) Food- or beverage-serving establishment including, but not limited to: bakery, cafeteria, coffee shop, confectionery, delicatessen, espresso stand, ice cream or yogurt shop, restaurant and other sit-down, self-service or take-out establishments. See FMC 22.58.029 for standards regulating establishments licensed by the Washington State Liquor and Cannabis Board to serve liquor for on-premises consumption. See FMC 22.46.005 for establishments serving liquor for on-premises consumption in an outdoor customer seating area.
- (d) Commercial office serving primarily a local clientele including, but not limited to: medical, dental, optometric, business and professional office.
- (e) Culturally enriching use including, but not limited to: art gallery, dance studio, library, museum, live theater venue and senior center.

~~(f) Residential dwelling units, including family group homes and adult family homes, located above the ground floor of a commercial establishment, not to exceed a maximum density of six units per gross acre of site area.~~

(g) 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. 1568 § 1, 2015; Ord. 1562 § 21, 2015; Ord. 1246 § 9, 2000).

22.46.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.46.002:

- (a) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).
- (b) Home occupation – Type I (subject to compliance with FMC 22.58.013).
- (c) Employee recreation facility and play area.
- (d) Family day-care facility (subject to compliance with FMC 22.58.010).
- (e) Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.
- (f) Electric vehicle charging station (subject to compliance with FMC 22.58.025).
- (g) Electric vehicle battery exchange station (subject to compliance with FMC 22.58.025).
- (h) Delivery service, when the principal use is located within a neighborhood commercial center abutting a street classified as an arterial in the Fircrest Comprehensive Plan, provided delivery vehicles use an arterial, and do not use an abutting local street, for making deliveries. (Ord. 1575 § 10, 2016; Ord. 1509 § 8, 2011; Ord. 1246 § 9, 2000).

22.46.004 Conditional uses.

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

- (a) Child day-care center.
- (b) Preschool, accredited, public or private.
- (c) Home occupation – Type II (subject to compliance with FMC 22.58.013).
- (d) Necessary public or quasi-public structure or equipment greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.
- (e) Personal wireless telecommunications facility (subject to compliance with Chapter 22.24 FMC).
- (f) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1246 § 9, 2000).

22.46.005 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

- (a) Outdoor sidewalk cafe or other food- or beverage-serving facility or establishment, when located on a public sidewalk or other public right-of-way area (subject to compliance with FMC 22.58.017).
- (b) Establishment licensed by the Washington State Liquor and Cannabis Board to serve liquor for on-premises consumption in an outdoor customer seating area (subject to compliance with FMC 22.58.029).
- (c) Uses otherwise subject to site plan or conditional use permit approval which have been authorized by the hearing examiner as part of a master plan pursuant to FMC 22.46.006.

(d) Permanents supportive housing.

(e) Transitional housing.

(f) Residential dwelling units, including family group homes and adult family homes, located above the ground floor of a commercial establishment, not to exceed a maximum density of six units per gross acre of site area.

(Ord. 1638 § 20, 2019; Ord. 1568 § 2, 2015; Ord. 1246 § 9, 2000).

22.46.006 Master plans.

Approval of a master plan by the hearing examiner is required for substantial redevelopment or substantial new development within areas designated “special planning areas” on the comprehensive plan’s land use designation map. Each master plan shall contain a pedestrian plaza with landscaping, seating, tables and complementary uses that render the site a pleasant, safe and comfortable resting, socializing and picnicking area for employees and shoppers. The master plan shall be processed as a major site plan in accordance with Chapter 22.72 FMC. Upon approval of a master plan, specific uses that would otherwise be subject to site plan or conditional use permit approval in Chapter 22.68 FMC and determined by the director to be consistent with the approved master plan may be approved in accordance with the administrative use permit review process contained in Chapter 22.70 FMC. No additional hearing examiner approval is required for these previously authorized uses. If a proposed individual use represents a substantial modification to, or departure from, the approved master plan, the proposal shall be processed as a site plan amendment in accordance with FMC 22.72.012. (Ord. 1638 § 21, 2019; Ord. 1246 § 9, 2000).

22.46.007 Prohibited uses.

The following uses are prohibited:

- (a) Drive-up or drive-through facility.
- (b) Off-street parking facility which provides greater than 120 percent of the minimum required number of parking stalls specified in FMC 22.60.003.
- (c) Tavern, night club, sports entertainment facility or lounge as defined by the Washington State Liquor and Cannabis Board.
- (d) Adult entertainment establishment.
- (e) Second-hand store, other than antique store. (Ord. 1575 § 11, 2016; Ord. 1568 § 3, 2015; Ord. 1325 § 1, 2003; Ord. 1246 § 9, 2000).

22.46.008 Development standards.

Maximum height	30 feet. A maximum 40-foot height may be authorized if one or more levels of structured parking is provided at or below grade level within the building footprint. For other exceptions, see FMC 22.58.007.
Front yard and side street side yard setback	Zero feet minimum / 20 feet maximum for first two stories. Additional stories shall be stepped back at least 10 feet from the wall plane of the first two stories. On street blocks where a historic main street development pattern is represented by buildings constructed to or near the front property line, new construction shall be built with a comparable setback that places the storefront abutting the sidewalk or in line with other buildings at or near the property line. On other street blocks where this historic

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	pattern is not well established, new construction shall reinforce or establish a historic main street pattern. The maximum setback in such cases shall be 20 feet, unless the building is separated from a street by another principal building on the same lot. At least 75% of the length of the
	ground floor street-facing facade of a building shall be within the maximum setback.
Minimum interior side yard setback	10 feet when abutting any "R" district; otherwise zero feet.
Minimum rear yard setback	20 feet when abutting any "R" district; otherwise zero feet.
Minimum alley setback	12 feet from an alley lot line; provided, that a structure may project over the required rear yard alley setback if a 14-foot clear vertical distance between the structure and ground level is maintained.
Maximum floor area for a single commercial use	15,000 square feet.
Maximum lot coverage for structures	65% for all structures combined. 75% for all structures combined if at least 50% of required parking is provided at or below grade level within the building footprint.
Maximum impervious surface coverage	85% for structures and other impervious surfaces combined.
Ground floor use of a commercial or mixed use building	See FMC 22.64.016(a).
Continuous storefront requirement for parking structures	See FMC 22.64.016(b).
Minimum floor to ceiling height for ground floor commercial space	See FMC 22.64.016(c).
Minimum storefront window area for ground floor commercial space	See FMC 22.64.020(a).
Exterior wall modulation	Building elevations greater than 60 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 building elevation shall exceed 60 horizontal feet. See FMC 22.64.009 for an illustration of this requirement. Alternative designs that: incorporate recessed or projecting balconies; use base, middle and top

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	treatments with different forms; include roof modulation; and/or provide strong articulation of the facade through the use of multiple siding materials and textures, various building forms, awnings and variation in colors – in conjunction with appropriate landscaping, may be approved in lieu of compliance with the wall modulation standard specified above.
Pedestrian plaza requirements	See FMC 22.58.016.
Business hours	6:00 a.m. through 12:00 midnight, unless further restricted through the site plan review or conditional use permit review processes – see Chapters 22.68 and 22.72 FMC.
Additional specific use and structure regulations, including performance standards	See Chapter 22.58 FMC.
Parking, circulation, and transit improvements	See Chapter 22.60 FMC.
Landscaping regulations	See Chapter 22.62 FMC.
Design standards	See Chapter 22.64 FMC.
Sign regulations	See Chapter 22.26 FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

(Ord. 1562 § 22, 2015; Ord. 1311 § 9, 2002; Ord. 1272 § 6, 2001; Ord. 1246 § 9, 2000).

Chapter 22.48

MIXED-USE NEIGHBORHOOD DISTRICT (MUN)

Sections:

22.48.001	Purpose.
22.48.002	Permitted uses.
22.48.003	Accessory uses.
22.48.004	Conditional uses.
22.48.005	Administrative uses.
22.48.006	Prohibited uses.
22.48.007	Development standards.

22.48.001 Purpose.

The MUN zoning district is intended to implement the comprehensive plan's mixed-use land use designation. This district provides opportunities for a broad mix of retail and office uses, personal, professional and business services, institutions, recreational and cultural uses, residential uses, and other facilities that provide services for the needs of nearby residents and businesses and the surrounding community. Development standards support moderate density residential development and moderately intense commercial development. In addition, the MUN district provides limited opportunities for light industrial activities that enhance the city's economic base and provide employment for residents in the area in a manner that is compatible with neighboring commercial and residential uses. Site and building design support pedestrian, bicycle and transit use while accommodating automobiles. Applicable form-based code standards require new development to establish a fine-grained street grid and block pattern as properties redevelop. Community greens, squares, plazas, and other publicly accessible spaces are incorporated into mixed-use developments that include a variety of complementary uses. High quality architecture, landscaping, streetscape, artwork, and other public amenities contribute to making the area inviting, attractive, functional, and vibrant for residents, employees, and visitors alike. (Ord. 1667 § 9, 2020).

22.48.002 Permitted uses.

Uses permitted subject to compliance with form-based standards in accordance with Chapter 22.57 FMC, site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Commercial use, including retail, service, office, financial institution, fitness center, and food-serving establishment.
- (b) Microbeverage production facility, including microbrewery, microdistillery and microwinery.
- (c) Culturally enriching use, including art gallery, dance studio, library, museum, live theater venue, and senior center.
- (d) Laboratory, including medical, dental, and optical.
- (e) Civic, labor, social, and fraternal organization.
- (f) Veterinary clinic, with treatment and storage of animals within an enclosed building.
- (g) Entertainment and recreation facility (indoor only).
- (h) Automobile, recreational vehicle, and boat sales or rental, new or used (indoor showroom only).
- (i) Child day-care center.
- (j) Preschool, accredited, public or private.
- (k) Lodging.

(l) Religious institution.

~~(m) Family group home, including adult family home.~~

~~(ma)~~ Cottage housing, live-work unit, and multifamily dwelling.

~~(ne)~~ Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.

~~(op)~~ 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. 1667 § 9, 2020).

22.48.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.48.002:

(a) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).

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

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

(d) Electric vehicle charging station (subject to compliance with FMC 22.58.025).

(e) Electric vehicle battery exchange station (subject to compliance with FMC 22.58.025).

(f) Other accessory use or structure that is subordinate and incidental to a principally permitted use, as determined by the director. (Ord. 1667 § 9, 2020).

22.48.004 Conditional uses.

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

(a) Essential public facility, as determined by FMC 22.58.022. Excludes family and general group homes and includes correctional group homes.

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

(c) Personal wireless service facility for which a variance is required (subject to compliance with Chapter 22.24 FMC).

(d) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1667 § 9, 2020).

22.48.005 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

(a) Outdoor sidewalk cafe or other food- or beverage-serving facility or establishment, when located on a public sidewalk or other public right-of-way area (subject to compliance with FMC 22.58.017).

(b) Establishment licensed by the Washington State Liquor and Cannabis Board to serve liquor for on-premises consumption in an outdoor customer seating area (subject to compliance with FMC 22.58.029).

(c) Drive-up or drive-through facility established prior to effective date of the ordinance codified in this section (modifications subject to compliance with FMC 22.60.012 and 22.64.043).

(d) Light industrial uses including: engineering-oriented pursuits such as electronics, robotics, 3-D printing, and the use of computer numerical control (CNC) tools; metalworking, woodworking, and traditional arts and crafts; small-scale assembly and manufacturing of products using processed materials that do not have the potential to create a nuisance for adjoining land uses; wholesale sale of products manufactured on site; and technological and biotechnological uses, including scientific research, testing and experimental development laboratories.

(e) Outdoor seasonal sales, such as Christmas tree or pumpkin patch lots, or other outdoor special event sales.

(f) Personal wireless service facility (subject to compliance with Chapter 22.24 FMC).

[\(g\) Permanent supportive housing.](#)

[\(h\) Transitional housing.](#)

[\(i\) Emergency shelters, subject to compliance with FMC 22.58.030.](#)

[\(j\) Emergency housing, subject to compliance with FMC 22.58.030.](#)

[\(k\) Family group home, including adult family home.](#) (Ord. 1667 § 9, 2020).

22.48.006 Prohibited uses.

The following uses are prohibited:

(a) Vehicle wrecking yard.

(b) Impound yard.

(c) Junk or salvage yard.

(d) Mini-storage or mini-warehouse.

(e) Service station or vehicle repair.

(f) New drive-up or drive-through facility. (Ord. 1667 § 9, 2020).

22.48.007 Development standards.

Residential density	Determined through project compliance with development standards.
Building placement	See form-based building standards in Chapter 22.57 FMC.
Minimum height/number of stories	25 feet/2 stories above grade.
Maximum height/number of stories	50 feet/4 stories above grade.
Form-based standards	See Chapter 22.57 FMC.
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 and guidelines	See Chapter 22.64 FMC. See also multifamily design standards and guidelines adopted by reference in Chapter 22.63 FMC.

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Calculations resulting in a fraction shall be rounded to the nearest whole number with 0.50 being rounded up.

(Ord. 1667 § 9, 2020).

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Chapter 22.50

MIXED-USE URBAN DISTRICT (MUU)

Sections:

- 22.50.001 Purpose.
- 22.50.002 Permitted uses.
- 22.50.003 Accessory uses.
- 22.50.004 Conditional uses.
- 22.50.005 *Repealed.*
- 22.50.006 Administrative uses.
- 22.50.007 Prohibited uses.
- 22.50.008 Development standards.

22.50.001 Purpose.

The MUU zoning district is intended to implement the comprehensive plan's mixed-use land use designation. This district provides opportunities for a broad mix of retail and office uses, personal, professional and business services, institutions, recreational and cultural uses, residential uses, and other facilities that provide services for the needs of nearby residents and businesses and the surrounding community. Development standards support higher density residential development and more intense commercial development compared to the MUN zoning district. In addition, the MUU district provides limited opportunities for light industrial activities that enhance the city's economic base and provide employment for residents in the area in a manner that is compatible with neighboring commercial and residential uses. Site and building design support pedestrian, bicycle and transit use while accommodating automobiles. Applicable form-based code standards require new development to establish a fine-grained street grid and block pattern as properties redevelop. Community greens, squares, plazas, and other publicly accessible spaces are incorporated into mixed-use developments that include a variety of complementary uses. High quality architecture, landscaping, streetscape, artwork, and other public amenities contribute to making the area inviting, attractive, functional, and vibrant for residents, employees, and visitors alike. (Ord. 1667 § 11, 2020; Ord. 1562 § 27, 2015; Ord. 1311 § 11, 2002; Ord. 1246 § 11, 2000).

22.50.002 Permitted uses.

Uses permitted subject to compliance with form-based standards in accordance with Chapter 22.57 FMC, site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Commercial use, including retail, service, office, financial institution, fitness center and food-serving establishment.
- (b) Microbeverage production facility, including microbrewery, microdistillery and microwinery.
- (c) Culturally enriching use, including art gallery, dance studio, library, museum, live theater venue, and senior center.
- (d) Laboratory, including medical, dental, and optical.
- (e) Civic, labor, social, and fraternal organization.
- (f) Veterinary clinic, with treatment and storage of animals within an enclosed building.
- (g) Entertainment and recreation facility (indoor only).
- (h) Automobile, recreational vehicle, and boat sales or rental, new or used (indoor showroom only).
- (i) Child day-care center.
- (j) Preschool, accredited, public or private.

(k) Lodging.

(l) Religious institution.

~~(m) Family group home, including adult family home.~~

~~(mm)~~ Live-work unit and multifamily dwelling.

~~(ne)~~ Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.

~~(op)~~ 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. 1667 § 12, 2020; Ord. 1611 § 12, 2018; Ord. 1562 § 28, 2015; Ord. 1325 § 2, 2003; Ord. 1311 § 12, 2002; Ord. 1246 § 11, 2000).

22.50.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.50.002:

(a) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).

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

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

(d) Electric vehicle charging station (subject to compliance with FMC 22.58.025).

(e) Electric vehicle battery exchange station (subject to compliance with FMC 22.58.025).

(f) Other accessory use or structure that is subordinate and incidental to a principally permitted use, as determined by the director. (Ord. 1667 § 13, 2020; Ord. 1562 § 29, 2015; Ord. 1509 § 10, 2011; Ord. 1311 § 13, 2002; Ord. 1246 § 11, 2000).

22.50.004 Conditional uses.

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

(a) Service station established prior to effective date of the ordinance codified in this section.

(b) Adult entertainment establishment (subject to compliance with FMC 22.58.014).

(c) Essential public facility, as determined by FMC 22.58.022. Excludes family and general group homes and includes correctional group homes.

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

(e) Personal wireless service facility for which a variance is required (subject to compliance with Chapter 22.24 FMC).

(f) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1667 § 14, 2020; Ord. 1611 § 13, 2018; Ord. 1562 § 30, 2015; Ord. 1311 § 14, 2002; Ord. 1246 § 11, 2000).

22.50.005 Conditional uses – Light industrial lots.

Repealed by Ord. 1562. (Ord. 1518 § 1, 2011; Ord. 1311 § 15, 2002).

22.50.006 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

- (a) Outdoor sidewalk cafe or other food- or beverage-serving facility or establishment, when located on a public sidewalk or other public right-of-way area (subject to compliance with FMC 22.58.017).
- (b) Establishment licensed by the Washington State Liquor and Cannabis Board to serve liquor for on-premises consumption in an outdoor customer seating area (subject to compliance with FMC 22.58.029).
- (c) Drive-up or drive-through facility established prior to effective date of the ordinance codified in this section (modifications subject to compliance with FMC 22.60.012 and 22.64.043).
- (d) Light industrial uses including: engineering-oriented pursuits such as electronics, robotics, 3-D printing, and the use of computer numerical control (CNC) tools; metalworking, woodworking, and traditional arts and crafts; small-scale assembly and manufacturing of products using processed materials that do not have the potential to create a nuisance for adjoining land uses; wholesale sale of products manufactured on site; and technological and biotechnological uses, including scientific research, testing and experimental development laboratories.
- (e) Outdoor seasonal sales, such as Christmas tree or pumpkin patch lots, or other outdoor special event sales.
- (f) Personal wireless service facility (subject to compliance with Chapter 22.24 FMC).
- (g) [Permanent supportive housing.](#)
- (h) [Transitional housing.](#)
- (i) [Emergency shelters, subject to compliance with FMC 22.58.030.](#)
- (j) [Emergency housing, subject to compliance with FMC 22.58.030.](#)
- (k) [Family group home, including adult family home.](#) (Ord. 1667 § 15, 2020; Ord. 1611 § 14, 2018; Ord. 1562 § 32, 2015; Ord. 1311 § 16, 2002; Ord. 1246 § 11, 2000. Formerly 22.50.005).

22.50.007 Prohibited uses.

The following uses are prohibited:

- (a) Vehicle wrecking yard.
- (b) Impound yard.
- (c) Junk or salvage yard.
- (d) Mini-storage or mini-warehouse.
- (e) New service station or vehicle repair.
- (f) New drive-up or drive-through facility. (Ord. 1667 § 16, 2020; Ord. 1611 § 15, 2018; Ord. 1562 § 33, 2015; Ord. 1518 § 2, 2011; Ord. 1518 § 2, 2011; Ord. 1311 § 17, 2002).

22.50.008 Development standards.

Residential density	Determined through project compliance with development standards.
Building placement	See form-based building standards in Chapter 22.57 FMC.

Minimum height/number of stories	35 feet/3 stories above grade.
Maximum height/number of stories	80 feet/7 stories above grade.
Form-based standards	See Chapter 22.57 FMC.
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 and guidelines	See Chapter 22.64 FMC. See also multifamily design standards and guidelines adopted by reference in Chapter 22.63 FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with 0.50 being rounded up.</i>	

(Ord. 1667 § 17, 2020; Ord. 1611 § 16, 2018; Ord. 1562 § 34, 2015; Ord. 1536 § 1, 2013; Ord. 1311 § 18, 2002; Ord. 1246 § 11, 2000. Formerly 22.50.006).

Chapter 22.56

GOLF COURSE DISTRICT (GC)

Sections:

22.56.001	Purpose.
22.56.002	Permitted uses.
22.56.003	Accessory uses.
22.56.004	Conditional uses.
22.56.005	Administrative uses.
22.56.006	Master plans.
22.56.007	Development standards.

22.56.001 Purpose.

The GC zoning district is intended to implement the Comprehensive Plan's Parks, Recreation and Open Space land use designation. The GC district aims to protect and preserve the open space qualities of lands that are currently developed or planned for golf course uses. The district allows for a mix of active golf-related recreational facilities and supporting infrastructure in a manner consistent with the policies of the Comprehensive Plan. Master plans are encouraged for recreational uses and required for residential uses that exceed the size thresholds provided in FMC 22.56.002(b) and (c). (Ord. 1575 § 12, 2016; Ord. 1246 § 14, 2000).

22.56.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and/or administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Golf course facilities including, but not limited to: clubhouse, maintenance facility, pro shop, driving range, and other recreational facilities.
- (b) Duplex dwellings, subject to master plan approval if occupying greater than five percent of the total GC district area. Detached single-family dwellings may be included in a duplex development provided they do not exceed 10 percent of the total number of units within the development.
- (c) Small lot and multifamily development subject to compliance with small lot and multifamily design standards and guidelines adopted by reference in Chapter 22.63 FMC, and subject to master plan approval if occupying greater than five percent of the total GC district area.
- (d) Cottage housing subject to compliance with cottage housing standards in FMC 22.58.027.

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

~~(e)~~ 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. 1575 § 13, 2016; Ord. 1562 § 35, 2015; Ord. 1246 § 14, 2000).

22.56.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.56.002:

- (a) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).
- (b) Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.
- (c) Electric vehicle charging station (subject to compliance with FMC 22.58.025). (Ord. 1509 § 12, 2011; Ord. 1246 § 14, 2000).

22.56.004 Conditional uses.

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

- (a) Personal wireless telecommunications facility which exceeds one or more standards set forth in Chapter 22.24 FMC.
- (b) Necessary public or quasi-public structure or equipment greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Includes substations existing on the effective date of the ordinance codified in this section.
- (c) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1638 § 23, 2019; Ord. 1246 § 14, 2000).

22.56.005 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

- (a) Personal wireless service facility (subject to compliance with Chapter 22.24 FMC).
- (b) Nonresidential uses otherwise subject to site plan or conditional use permit approval which have been authorized by the hearing examiner as part of a master plan pursuant to FMC 22.56.006.
- (c) [Permanent supportive housing.](#)
- (d) [Transitional housing.](#)
- (e) [Family group home, including adult family home.](#) (Ord. 1638 § 24, 2019; Ord. 1246 § 14, 2000).

22.56.006 Master plans.

In order to encourage effective long-range planning efforts for facilities intended to be developed over an extended period of time, and to allow for streamlined review of individual improvements, a master plan for the golf club may be submitted for processing as a major site plan in accordance with Chapter 22.72 FMC. Upon approval of a master plan, individual uses that would otherwise be subject to site plan or conditional use permit approval in this chapter, and which are determined by the director to be consistent with the approved master plan, may be approved in accordance with the administrative use permit review process contained in Chapter 22.70 FMC. No additional site plan or conditional use permit approval is required for these previously authorized uses. If a proposed individual use represents a substantial modification to, or departure from, the approved master plan, the proposal shall be processed as a site plan amendment in accordance with FMC 22.72.012. (Ord. 1575 § 14, 2016; Ord. 1246 § 14, 2000).

22.56.007 Development standards.

Maximum height	To be determined through the site plan or master plan review process – see Chapter 22.72 FMC.
Minimum setback for yards abutting the exterior boundary of the golf course property	20 feet.
Minimum setback for other yards	To be determined through the site plan or master plan review process – see Chapter 22.72 FMC.
Maximum impervious surface coverage	To be determined through the site plan or master plan review process – see Chapter 22.72 FMC. See low impact development regulations in FMC 22.58.008(k), Stormwater Management.

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.
Signs	See Chapter 22.26 FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

(Ord. 1575 § 15, 2016; Ord. 1246 § 14, 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.
- 22.58.030 ~~Permanent supportive housing, transitional housing, e~~Emergency housing and emergency shelters.

22.58.030 ~~Permanent supportive housing, transitional housing, e~~Emergency housing and emergency shelters.

(a) ~~Purpose.~~ The purpose of allowing permanent supportive housing, transitional housing, emergency housing, and emergency shelters is to expand on the types of housing that may be developed in Fircrest, with a particular focus on allowing housing types that are likely more affordable or those that intentionally provide temporary shelter and services to transition a person into stable, permanent housing.

(b) ~~Approval~~Good Faith Negotiations. Upon receipt of an application for Administrative Use Permit to allow an emergency shelter or emergency housing in the MUU or MUN zones when the emergency shelter or emergency housing would be located within 500 feet of walking distance from another emergency shelter or emergency housing, or within 500 feet of walking distance from the physical grounds of a public school as defined in RCW 28A.150.010 or a private school approved by the board of education under RCW Chapter 28A.195, the City may enter into good faith negotiations with the sponsor of the emergency shelter or emergency housing to establish additional and reasonable requirements pertaining to health and safety protocols. If the parties are unable to come to an agreement on such good faith negotiations within 90 days of the permit application's submission to the City, the City may deny the permit. The provisions in this subsection are inapplicable to emergency shelters or emergency housing particularly designated for individuals under the age of 18, families, or victims of domestic Permanent supportive housing, transitional housing, emergency housing, and emergency shelters may be approved by the director subject to administrative use permit approval in accordance with Chapter 22.70 FMC, provided the

~~standards and criteria in subsection (c) of this section are met by the proposal.~~

~~(c) Standards and Criteria. Permanent supportive housing, transitional housing, emergency housing, and emergency shelters shall meet the following standards and criteria:~~

~~(1) There shall be no more than one permanent supportive housing facility, transitional housing facility, emergency housing facility, or emergency shelter allowed on any given lot.~~

~~(2) Prior to the start of operation for a permanent supportive housing facility, transitional housing facility, emergency housing facility, or emergency shelter, an Operational Agreement shall be prepared by the facility and submitted to the city meeting the following requirements. The city shall review and determine that the Operational Agreement meets the following requirements before approving an administrative use permit for the facility:~~

~~(A) Permanent supportive housing facilities and transitional housing facilities are limited to a maximum of four adult residents at any one time, plus up to two resident staff.~~

~~(B) Off-street parking shall be provided as set forth in FMC Chapter 22.60.~~

~~(C) Names and 24-hour available contact information for onsite staff. The operator of the facility shall notify the city of any staff changes and changed contact information as an agreed component of the operational agreement.~~

~~(D) Description of services to be provided onsite, including ancillary support services.~~

~~(E) Rules and/or Code of Conduct describing resident expectations and consequences for failing to comply.~~

~~(F) A plan for avoiding potential impacts on nearby residences, including a proposed mitigation approach that addresses items such as parking, security, and refuse collection.~~

~~(G) Description of eligibility for residency and resident screening process. Each facility shall conduct a criminal background investigation and shall disallow residency or facility use to any person convicted of felony assault, arson, illegal drug manufacturing, burglary, kidnapping, or other violent offense.~~

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The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

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	1.5 per du.
Cottage housing	1 per du ≤ 800 sf; 1.5 per du > 800 sf. Shared guest parking not to exceed 0.5 per du.
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.
Permanent supportive housing and transitional housing	0.5 per bedroom ¹ + 1 per staff .
Emergency housing and emergency shelters	0.5 per bed + 1 per staff .
Accessory dwelling unit (ADU)	None.
Short-term rentals	See FMC 22.58.011.
Hotel/motel	1 per guest room.

¹ [Emergency housing and emergency shelters within 0.25 miles of a major transit stop are required to only provide 0.25 parking spaces per bed.](#)

Commented [KM2]: At their January meeting, the Planning Commission asked that a parking reduction be allowed for facilities that exclusively serve those with medical disabilities to drive. I do not recommend this language, for the following reasons:

1. In general, unenforceable code is not ideal to codify. The City would be challenged in enforcing this kind of provision, both in identifying a violation and in enforcing corrective action.
2. The persons occupying this type of housing can change regularly, and there may not be the opportunity to add parking should persons able to drive wish to take place of a prior non-driving resident.
3. Requiring confirmation of medical disabilities to drive could violate protected information.

Commented [KM3]: Fircrest is not required to comply with recent statutes requiring a reduction in off-street parking for certain uses (HB 1491 & SB 5184). This footnote is being added to address feedback from Planning Commission and borrows on proximal distances and definitions sourced from these recent laws.

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* “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, 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 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

(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.

(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.

(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.

Use	Required Spaces
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.
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.

(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.

(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

Use	Required Spaces
	facilities provisions in FMC 22.60.005.

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

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

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

22.60.004 Parking demand reduction credit.

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

- (a) Because of the unique nature of the use, the characteristics of the site and surrounding neighborhood, the availability of alternative means of transportation, proximity to regional transit facilities, the provision of car share, rideshare or micromobility facilities, or other relevant local factors, parking demand can be met with a reduced number of spaces; or
- (b) A shared parking facility designed in accordance with FMC 22.60.005 will effectively reduce parking demand to a level below the minimum required parking; or
- (c) A combined parking facility for two or more complementary uses which have similar hours of operation will reduce parking demand to a level below the minimum required parking. The hearing examiner may authorize a five percent reduction for two complementary uses, a 10 percent reduction for three uses, and a 15 percent reduction for four or more uses; or
- (d) An employee-sponsored commute trip reduction program designed in accordance with state law will effectively reduce parking demand below the minimum required parking; or
- (e) Additional public on-street parking will be provided as part of the project. (Ord. 1667 § 28, 2020; Ord. 1638 § 28, 2019; Ord. 1246 § 16, 2000).

22.60.005 Shared parking facilities.

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

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

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

(c) The amount of the reduction shall not exceed 10 percent for each use, unless:

(1) The normal hours of operation for each use are separated by at least one hour; or

(2) A parking demand study prepared by a professional traffic engineer documents that the hours of actual parking demand for the proposed uses will not conflict and that uses will be served by adequate parking if shared parking reductions are authorized;

(d) The total number of parking spaces in the common parking facility is not less than the minimum required spaces for any single use;

(e) A covenant or other contract for shared parking between the cooperating property owners is approved by the hearing examiner and city attorney. This covenant or other contract must be recorded with the Pierce County auditor as a deed restriction on both properties and cannot be modified or revoked without the consent of the hearing examiner and city attorney; and

(f) If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the hearing examiner and city attorney or provide the full amount of required off-street parking for each use, in accordance with the requirements of this chapter. (Ord. 1638 § 29, 2019; Ord. 1246 § 16, 2000).

22.60.006 Maximum parking space provisions.

For multifamily residential, commercial and industrial uses, the number of off-street parking spaces provided shall not exceed 120 percent of the minimum required number of spaces specified in FMC 22.60.003. A property owner may submit a request as part of a site plan, conditional use permit, or preliminary development plan application to provide parking spaces in excess of the maximum allowable number. The hearing examiner may approve an increase of up to 50 percent of the minimum required number of spaces if:

(a) A parking demand study prepared by a professional traffic engineer (see Urban Land Institute – Shared Parking: Second Edition for a recommended parking demand analysis methodology) supports the need for increased parking and demonstrates that:

(1) Shared and combined parking opportunities in FMC 22.60.005 have been fully explored and will be utilized to the extent practicable;

(2) On-site park and ride facilities have been fully explored and will be provided to the extent practicable;

(3) Commute trip reduction measures will be implemented, if required by state law, to the extent practicable.

(b) The project has been designed to include the following design elements, facilities, and programs to the satisfaction of the hearing examiner. In those instances where site constraints impede compliance with the design requirements, written findings of fact shall be made identifying site and project constraints and included in the final notice of decision. In its findings, the hearing examiner shall determine if a good faith effort has been made in building and site design to accommodate the following design elements, facilities, and programs:

(1) The excess parking spaces shall be located within an enclosed parking structure or constructed of enhanced paving materials such as permeable interlocking pavers, pervious concrete, or porous asphalt that support stormwater infiltration and/or achieve a superior appearance.

(2) Alternative parking lot designs shall be utilized to reduce impervious surface, e.g., one-way instead of two-way access aisles.

(3) The amount of required landscaping within the area of additional parking shall be doubled. This additional landscape area may be dispersed throughout the parking lot.

(4) A minimum of 75 percent of the parking spaces shall be located behind the building, and the remainder shall not be located within the minimum and maximum yard setback areas adjoining a street. Parking lots located along flanking streets shall have added landscape and a superior design to strengthen pedestrian qualities, e.g., low walls, street furniture, seating areas, public art, etc.

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

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

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

22.60.007 Location of off-street spaces.

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

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

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

22.60.008 Parking and driveway design standards.

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

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

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	<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.					

(b) Compact Car Space Requirements. The installation of compact spaces is required so that impervious surface coverage associated with parking facilities is minimized and the appearance of sites is enhanced by increasing the proportion of landscaping relative to pavement. No less than 40 percent and no more than 50 percent of the total number of spaces provided for a multifamily residential, mixed-use, or nonresidential development shall be sized to accommodate compact cars. Each space shall be clearly identified as a compact car space by painting the word “COMPACT” in capital letters, a minimum of eight inches high, on the pavement at the base of the parking space and centered between the striping. Aisle widths shall conform to the standards set for standard size cars.

(c) Extra Width Adjoining Landscaped Areas. Parking spaces abutting a landscaped area or raised walkway on the drive or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement. This additional space will provide a place to step other than in the landscaped area or allow for easier ingress and egress next to a vehicle. The additional width shall be separated from the adjacent landscaped area by a parking space division stripe.

(d) Parking Space Depth Reduction.

(1) Where parking spaces abut a walkway, parking space depth may be reduced by up to 18 inches and a portion of the walkway utilized for vehicle overhang; provided, that wheelstops or curbs are installed and the remaining walkway provides a minimum of five feet of unimpeded passageway for pedestrians.

(2) To minimize impervious surface and enhance landscaping, parking space pavement depth may be reduced by up to 18 inches when the pavement at the front end of a space is replaced by a landscaped area containing groundcovers which do not exceed a maximum height of six inches above parking space grade. Wheel stops or curbs shall be installed to protect this area from vehicular damage.

(e) Driveway Widths and Locations. Driveways for single-family detached dwellings shall not exceed 20 feet in width unless the director approves an alternative design that uses enhanced paving materials such as permeable interlocking pavers, pervious concrete, or porous asphalt that support stormwater infiltration and/or achieve a superior appearance. In no case shall the driveway exceed 20 feet within the public right-of-way or exceed the minimum width necessary to provide reasonable access to the dwelling. No more than one driveway is permitted to provide access to a single-family detached dwelling. Driveways for all other developments may cross required setbacks or landscaped areas to provide access between the off-street parking areas and the street; provided, that driveway width does not exceed the minimum necessary to provide safe vehicular and pedestrian circulation. Driveways oriented parallel to a street shall not be located within the minimum and maximum yard setback areas adjoining the street unless there is no other practicable alternative to provide access to the interior of a site.

(f) Lighting. Lighting shall be provided in accordance with FMC 22.58.018.

(g) Tandem Parking. Tandem or end-to-end parking is allowed in single-family detached residential developments. Duplex and multifamily developments may have tandem parking areas for each dwelling unit but shall not combine parking for separate dwelling units in tandem parking areas.

(h) Parking Surface. All required vehicle parking and storage must be in a garage, carport or on an approved, dust-free, all-weather surface. Use of enhanced paving materials such as permeable interlocking pavers, pervious concrete, or porous asphalt that support stormwater infiltration and/or achieve a superior appearance are encouraged for spaces which are used infrequently. Any surface used for vehicle parking or storage must have direct and unobstructed driveway access. (Ord. 1667 § 30, 2020; Ord. 1638 § 31, 2019; Ord. 1246 § 16, 2000).

22.60.009 Barrier-free parking requirements.

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

(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

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

Exceptions:

- (1) Inpatient Medical Facilities. Twenty percent of parking spaces provided shall be accessible.
- (2) Outpatient Medical Care Facilities. Ten percent of parking spaces provided shall be accessible.
- (3) Multifamily Buildings. One accessible parking space for each fully accessible unit shall be provided. When total parking provided on site exceeds one parking space per unit, two percent of the additional parking shall be accessible.

(b) Design and Construction.

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

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

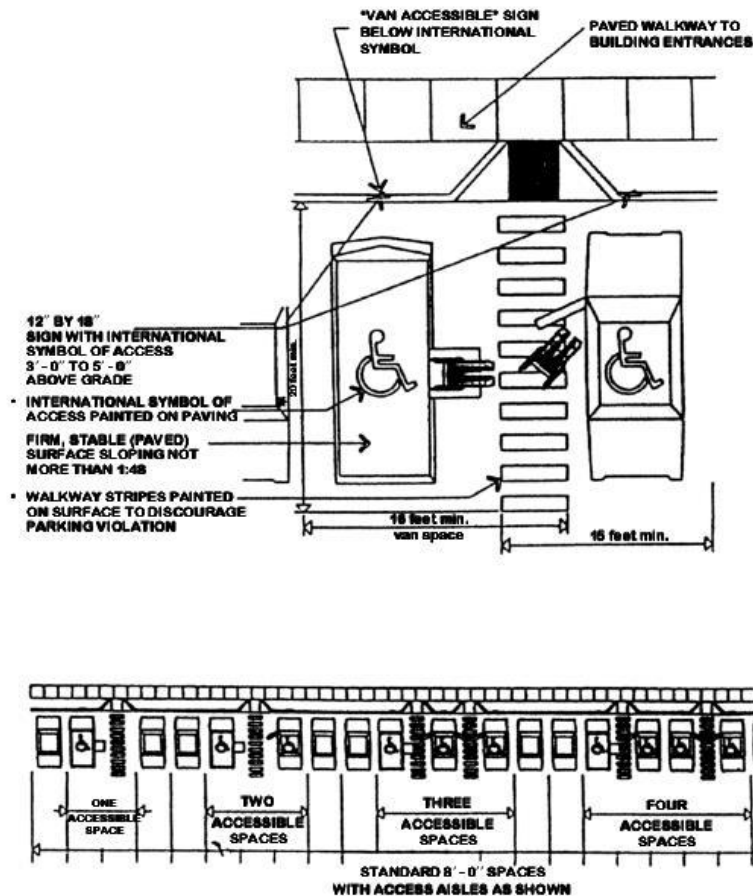
accessible spaces shall have an adjacent access aisle no less than eight feet wide or a total width of 16 feet including the parking space. See Figure 1.

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

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

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

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



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

22.60.010 Bicycle parking facilities.

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

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

- (1) The hearing examiner may reduce bike rack or locker-type parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location.
- (2) The hearing examiner may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination will include but not be limited to the following uses:

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

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

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

22.60.011 Loading space requirements.

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

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

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

- (1) Located at the farthest distance from the buffer yard as practicable; and
- (2) If possible, located in such a manner that the primary building is between the buffer yard and the loading and maneuvering area.

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

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

22.60.012 Stacking spaces for drive-through facilities.

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

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

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

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

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

22.60.013 Pedestrian circulation and access.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22.60.014 Transit facilities.

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

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

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

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

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

22.60.015 Parking reductions for temporary outdoor sales events.

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

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

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

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

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

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

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

22.60.016 Micromobility vehicles and facilities.

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

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

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

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

Chapter 22.70

ADMINISTRATIVE USE PERMITS

Sections:

- 22.70.001 Purpose.
- 22.70.002 Authority.
- 22.70.003 Criteria for administrative use permit approval.
- 22.70.004 Application procedures.
- 22.70.005 Submittal requirements.
- 22.70.006 Amendment of administrative use permit.
- 22.70.007 Performance bond.
- 22.70.008 Duration of an administrative use permit.

22.70.001 Purpose.

The purpose of this chapter is to establish decision criteria and procedures for uses which, due to their unique qualities, may require additional regulation or other special degrees of control. An administrative review process is required to ensure that the activity, if established, will be in full compliance with applicable regulations and that such uses are compatible with the comprehensive plan, adjacent uses, and the character of the vicinity. (Ord. 1246 § 21, 2000).

22.70.002 Authority.

The director may approve, approve with conditions, modify and approve with conditions, or deny, an administrative use permit. An administrative use permit shall be approved when the director has determined that the criteria listed in FMC 22.70.003 are met by the proposal. The director may impose specific conditions upon the use, including an increase in the standards of this title, which will enable the director to make the required findings in FMC 22.70.003. These conditions may include, but are not limited to restrictions in hours of operations; restrictions on locations of structures and uses; structural requirements which address safety, noise, light and glare, vibration, odor, views, aesthetics and other impacts; and increased buffering requirements, including open space, berms, fencing and landscaping. (Ord. 1246 § 21, 2000).

22.70.003 Criteria for administrative use permit approval.

Before any administrative use permit may be granted, the director shall adopt written findings showing that the following criteria are met by the proposal:

- (a) The proposed use will not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.
- (b) The proposed use will meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification.
- (c) The proposed use will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.
- (d) All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced. (Ord. 1246 § 21, 2000).

22.70.004 Application procedures.

An administrative use permit is classified as a Type II application. The processing procedures for this application are described in Chapters 22.05, 22.06, 22.07, 22.08, 22.09 and 22.10 FMC. (Ord. 1246 § 21, 2000).

22.70.005 Submittal requirements.

Application for an administrative use permit shall be submitted on forms provided by the department. A minimum of two sets of plans, materials and other applicable information specified in FMC 22.06.002 shall be submitted with the application. Applications for an administrative use permit to develop or operate a facility for permanent-supportive housing, transitional housing, emergency shelters, or emergency housing shall may be required to submit

Commented [KM4]: This criteria allows for fluidity in reviewing STEP Housing proposals. If an application is received for Perm. Supportive Housing in an existing residence that is in keeping with the neighborhood context, this criterion will be met and will support an approved administrative decision.

It also leaves room for findings of contextual inconsistency with the surrounding neighborhood or the zoning standards that can prompt a denied decision from the Administrator, which could be appealed to the Hearing Examiner (creating the same effect as a Conditional Use Permit).

[a proposal establishing reasonable and additional requirements pertaining to health and safety protocols as set forth in FMC 22.58.030 with their application.](#) Based on a preliminary review of the proposal, the director may determine that additional information, including the items listed in FMC 22.72.009 (site plan review submittal requirements), is necessary to complete the review and shall be provided by the applicant. (Ord. 1246 § 21, 2000).

22.70.006 Amendment of administrative use permit.

An applicant may request an amendment to an approved administrative use permit by submitting to the department a description of the proposed amendment and accurate plans which clearly identify the proposed changes to the approved design, if applicable. The director may determine that:

- (a) The proposed amendment is exempt from further review because it represents a minor change from the terms of the original approval or the originally approved plans and the criteria listed in FMC 22.70.003 continue to be met; or
- (b) The proposed amendment is subject to additional review because it represents a major change from the terms of the original approval or to the originally approved plans.

A request to amend an approved conditional use permit which has been determined to be subject to additional review shall be processed using the same procedures applicable to the original administrative use permit process. The director may impose conditions on the proposed amendment to ensure that the intent and conditions of the original approval are met. Deviations from an approved administrative use permit are not permitted unless an applicant first obtains approval in accordance with this section. (Ord. 1246 § 21, 2000).

22.70.007 Performance bond.

The director may require as a condition of administrative use permit approval that the applicant furnish the city with a performance bond, or other form of guarantee deemed acceptable by the city attorney, to secure the applicant's obligation to complete the provisions and conditions of the permit as approved. (Ord. 1246 § 21, 2000).

22.70.008 Duration of an administrative use permit.

In the event that an administrative use permit is not exercised within one year from the effective date of approval, it shall automatically become null and void; provided, however, that for good cause, the director may grant a one-time extension of one year if an extension request is filed with the department no less than 15 days prior to the date of expiration for the administrative use permit. A properly filed application for a time extension shall stay the effective date of expiration until action on the request has become final. The process for taking action on the request shall be the same used for the original administrative use permit application. Before taking action to grant an extension, the director shall adopt written findings showing that the following circumstances exist:

- (a) The proposal approved under the terms of the administrative use permit originally granted remains in conformance with current development standards contained in this title. (If the proposal no longer conforms to this title as a result of more restrictive standards being adopted subsequent to the original approval, the director may consider a modified proposal which would comply with the more restrictive standards.)
- (b) The findings adopted in support of the original administrative use permit request remain valid and supportive of the time extension request. (Ord. 1246 § 21, 2000).

Chapter 22.98

DEFINITIONS

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- 22.98.605 Repair or maintenance.
- 22.98.606 Restoration.
- 22.98.607 Retail establishment.
- 22.98.608 Rills.
- 22.98.609 Riparian habitat.
- 22.98.610 Roadway.
- 22.98.611 Roofline.
- 22.98.612 Scientific process.
- 22.98.613 Screening.
- 22.98.614 Scrub-shrub wetland.
- 22.98.615 Secondary use.
- 22.98.616 Section 404 Permit.
- 22.98.618 Security barrier.
- 22.98.621 Second-hand store.
- 22.98.622 Seeps.
- 22.98.623 Seismic hazard areas.
- 22.98.624 Sense of place.
- 22.98.627 Sensitive receptor.
- 22.98.630 SEPA rules.
- 22.98.632 Serviceable.
- 22.98.633 Service station.
- 22.98.634 Setback.
- 22.98.635 Shorelines.
- 22.98.636 Shorelines of the state.
- 22.98.637 Shorelines of statewide significance.
- 22.98.638 Shorelands or shoreland areas.
- 22.98.639 Short plat.
- 22.98.642 Short subdivision.
- 22.98.644 Sidewalk.
- 22.98.645 Sidewalk cafe.
- 22.98.648 Sign.
- 22.98.648.1 Sign, abandoned.
- 22.98.648.2 Sign, accessory.
- 22.98.648.3 Sign alteration.
- 22.98.648.4 Sign area.
- 22.98.648.5 Sign, awning, canopy or marquee.
- 22.98.648.6 Sign, changeable copy.
- 22.98.648.7 Sign, digital.
- 22.98.648.8 *Repealed.*
- 22.98.648.9 *Repealed.*
- 22.98.648.10 Sign, flashing.
- 22.98.648.11 Sign, freestanding.
- 22.98.648.12 *Repealed.*
- 22.98.648.13 Sign height.
- 22.98.648.14 *Repealed.*
- 22.98.648.15 Sign, monument.
- 22.98.648.16 Sign, neon.
- 22.98.648.17 Sign, nonconforming.
- 22.98.648.18 Sign, pan channel.
- 22.98.648.19 Sign, permanent.
- 22.98.648.20 Sign, pole-mounted.
- 22.98.648.21 Sign, portable.
- 22.98.648.22 *Repealed.*
- 22.98.648.23 Sign, projecting.
- 22.98.648.24 *Repealed.*
- 22.98.648.25 *Repealed.*

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

22.98.648.26	<i>Repealed.</i>
22.98.648.27	Sign, revolving.
22.98.648.28	Sign, roof-mounted.
22.98.648.29	Sign, sandwich board.
22.98.648.30	Sign, service island.
22.98.648.31	Sign, special event.
22.98.648.32	Sign, temporary.
22.98.648.33	Sign, under-canopy.
22.98.648.34	Sign, wall.
22.98.648.35	Sign width.
22.98.648.36	Sign, window.
22.98.650	Significant portion of its range.
22.98.651	Significant tree.
22.98.652	Site.
22.98.654	Slope.
22.98.657	Social card game.
22.98.658	Soil survey.
22.98.658.1	Spandrel.
22.98.659	Special flood hazard areas.
22.98.660	Special protection areas.
22.98.661	Species.
22.98.662	Species, endangered.
22.98.663	Species of local importance.
22.98.664	Species, priority.
22.98.665	Species, threatened.
22.98.666	Specified sexual activities.
22.98.667	Specified anatomical areas.
22.98.669	Stand.
22.98.672	Stock-in-trade.
22.98.675	Story.
22.98.678	Stream corridor.
22.98.681	Street.
22.98.684	Street furniture.
22.98.687	Street right-of-way.
22.98.690	Streetscape.
22.98.693	Subdivision.
22.98.694	Subdrainage basin or subbasin.
22.98.695	Substantial damage.
22.98.696	Structural alteration.
22.98.697	Substantial improvement.
22.98.697.1	Substantially change.
22.98.698	Tenant space.
22.98.699	Toe of slope.
22.98.702	Tot lot.
22.98.705	Tower.
22.98.706	Transitional housing.
22.98.708	Tree topping.
22.98.711	Unavoidable.
22.98.714	Unlicensed wireless services.
22.98.715	Unshielded lighting.
22.98.717	Use.
22.98.720	Use, principal.
22.98.723	Use, accessory.
22.98.726	Use type.
22.98.729	Variance.
22.98.730	Variance, de minimis.

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The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

22.98.732	Vehicle repair, major.
22.98.735	Vehicle repair, minor.
22.98.738	Vehicle wash.
22.98.741	Vehicle wrecker.
22.98.744	Veterinary clinic.
22.98.745	Vulnerability.
22.98.746	Warehouse/warehousing.
22.98.747	Water dependent.
22.98.748	Water resource inventory area (WRIA).
22.98.749	Water table.
22.98.750	Water typing system.
22.98.751	Watercourse.
22.98.752	Well.
22.98.753	Wellhead protection area (WHPA).
22.98.754	Wetland classes, classes of wetlands, or wetland types.
22.98.755	Wetland edge.
22.98.756	Wetlands.
22.98.759	Wetlands mitigation bank.
22.98.760	Window.
22.98.762	Wrecked vehicle.
22.98.765	Yard, automobile wrecking.
22.98.768	Yard.
22.98.771	Yard, front.
22.98.774	Yard, rear.
22.98.777	Yard, required.
22.98.780	Yard, side.
22.98.783	Yard, side street side.
22.98.785	Zone of contribution.
22.98.786	Zone or zoning district.
22.98.789	Zoning map.

22.98.003 Definition of any word not listed.

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

- (a) City development regulations;
- (b) Any city resolution, ordinance, code or regulation;
- (c) Any statute or regulation of the state of Washington (i.e., the most applicable);
- (d) Legal definitions from case law or a law dictionary;
- (e) The common dictionary. (Ord. 1246 § 27, 2000).

22.98.229.2 Emergency housing.

“Emergency housing” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families.

22.98.229.3 Emergency shelter.

“Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

22.98.267 Family.

“Family” means an individual, individuals related by blood, marriage, or adoption, up to and including six individuals who are not related by blood, marriage, or adoption, residing in a single-family dwelling unit (including family group home), individuals with a handicap as defined in the Federal Fair Housing Amendments Act of 1988 (42 USCS Section 3602) as amended and residing in a group home or children residing in a group home. (Ord. 1246 § 27, 2000). Repealed.

22.98.437.3 Major transit stop.

“Major transit stop” means the same as is defined in RCW 36.70A.030, or as amended or recodified.

22.98.518.1 Permanent supportive housing.

“Permanent supportive housing” means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident’s health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

22.98.706 Transitional housing.

“Transitional housing” means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

Commented [KM5]: I recommend repealing this definition so as to avoid any attempt at calculating the number of people who may reside in a single-family dwelling or multi-family dwelling, including when those dwelling types are used for STEP housing. HB 5235 prohibits cities from limiting the number of unrelated persons who can reside in a dwelling, other than based on occupancy load (as calculated by the Building Official).