LAND USE

Chapter Outline

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A. INTRODUCTION

The Land Use Element addresses the major land use issues facing the City of Puyallup over the next 20 years. The element considers the general distribution, location, and intensity of land uses. It provides a framework for the other elements of the comprehensive plan, making protection of residential areas a priority, but also recognizing that economic opportunity and viable business districts are essential to the community’s health and vitality.

The Growth Management Act establishes the Land Use Element as the basis for development regulations within the City and requires those land use regulations to be consistent with the goals and policies in this Element. Additionally, the element shall be consistent with Vision 2040 and the Countywide Planning Policies as described below.

I. Growth Management Act

The Growth Management Act (GMA) establishes Land Use as a mandatory element of a comprehensive plan, per Chapter 36.70A.070(1) RCW, which must include the following primary components:

- Population densities;
- Building intensities; and
- Estimates of future population growth.

Additionally, the GMA states that the Land Use Element should:

- Provide for protection of the quality and quantity of groundwater used for public water supplies;
- Consider utilizing urban planning approaches that promote physical activity;
- Identify lands useful for public purposes;
- Identify open space corridors within and between urban growth areas;
- Review drainage, flooding, and stormwater run-off in the area; and
- Include policies to designate and protect critical areas.

The Growth Management Act creates a mandatory framework for several other planning principles and techniques used in the Land Use Element, which include:

- Establishment of a City of Puyallup Urban Growth Area;
- Consistency with the Countywide Planning Policies for Pierce County;
- Consistency between the Land Use Element and the City’s land use and development regulations.

These requirements are met in this Element within the background information, goals and policies, and/or the Land Use map. More specific policies for various topics are found in later chapters of the Comprehensive Plan (e.g. policies protecting critical areas are located in the Environment Element).

II. Multi-county Planning Policies

Puyallup’s land use goals and policies are to be consistent with VISION 2040’s Development Patterns, one of the six categories that VISION 2040 uses to organize the regional framework that guide the development of countywide and local planning policies. The Development Patterns section is divided into two subsections: 1) Land Use and 2) Elements of Orderly Design. The overarching goal for land use and orderly design is:

*The region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character. Centers will continue to be a focus of development. Rural and natural resource lands will continue to be permanent and vital parts of the region.*
III. Countywide Planning Policies

In addition to VISION 2040, Puyallup’s land use goals and policies should be consistent with the Pierce County Countywide Planning Policies, specifically those pertaining to Urban Growth Areas, Buildable Lands, and Community and Urban Design.

B. POPULATION AND LAND USE

The current city limits encompass approximately 14.24 square miles. The total Urban Growth Area (UGA) contains approximately 18.03 square miles, of which 3.79 square miles are in the unincorporated portion of the UGA. The UGA is the boundary where urban growth will be focused and planned for over the next 20 years. Population growth has occurred in the past and is anticipated to continue through both infill within the existing City limits and expansion into the Urban Growth Area (UGA) through annexations.

Since its incorporation in 1890, the City of Puyallup has grown slowly but steadily. In 1900, the U.S. Census indicated that Puyallup had a population of 1,884. One hundred years later, the 2000 census showed that Puyallup had grown to 33,011. As noted above, this growth has been due to both infill in existing City limits and annexations of the UGA. See Map 3-1 to view the City limits and UGA boundary.

Table 3-1: Population Data — Historic and Current

<table>
<thead>
<tr>
<th>HISTORIC POPULATION</th>
<th>2010 CENSUS</th>
<th>2014 POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980 18,251</td>
<td>1990 23,878</td>
<td>2000 33,011</td>
</tr>
<tr>
<td></td>
<td></td>
<td>37,022</td>
</tr>
</tbody>
</table>


I. Population Projections

The City collaborates with Pierce County to complete a Buildable Lands Report, by providing up-to-date development assumptions in order to project capacity of vacant and underutilized lands. A capacity analysis is the calculation of new residential dwelling units, employment opportunities and population that can be accommodated if vacant and underdeveloped lands are built-out to the densities allowed under existing zoning designations. Population projections are statements of population size implied by a given set of trends. The State Office of Financial Management develops population and employment growth targets for each county based on its forecast for statewide growth over the next 20 years. Pierce County then works collaboratively with cities to allocate the targets for all jurisdictions and unincorporated portions of the County, which are established in the Countywide Planning Policies. Puget Sound Regional Council (PSRC) has worked with their four member counties (King, Kitsap, Pierce and Snohomish) to develop population and employment projections for each county and the cities within them for their respective planning horizon years. For their 2030 planning target year, Pierce County has projected a population of 50,000 for the City of Puyallup. The other counties have planning horizon years of 2025, 2031 and 2035; PSRC has extrapolated projection numbers for each city in each of these years. This projection provides an estimated population range for Puyallup of 47,030 to 52,970.
Map 3-1: City of Puyallup Urban Growth Area
II. Population Density and Building Intensities Based on Future Land Uses

The City collaborates with Pierce County to complete a Buildable Lands Report, by providing up-to-date development assumptions in order to project capacity of vacant and underutilized lands. A capacity analysis is the calculation of new residential dwelling units, employment opportunities and population that can be accommodated if vacant and underdeveloped lands are built-out to the densities allowed under existing zoning.

Existing residential capacity is distributed throughout the residential zones in City, although a majority of vacant and underutilized parcels are located in the southwest quadrant (West Hills). The southeast quadrant, south of 23rd Ave SE, is almost completely built out. Existing employment capacity is also distributed throughout the City’s commercial zoning designations, with a majority of available land located along East Main and in the South Hill Neighborhood.

The prior Buildable Lands Report, completed in 2007, indicated that the City had enough development capacity to accommodate our 2022 population through the allocated housing and employment targets. Since that time, Puyallup has been classified by PSRC as a Core City within Pierce County and is expected to accommodate a higher percentage of population growth than smaller jurisdictions. Additionally, Puyallup contains two Regional Growth Centers, which are designations where a majority of growth within the city is anticipated. These two new factors combine to result in Puyallup now needing to plan for a larger share of the region’s population growth in the future.

The results of the updated 2014 report indicated that the City is deficient in long-term capacity by an estimated 1,400 housing units and 1,889 employment units by 2030. Due to the resulting deficiency in capacity, the City is expected to take “reasonable measures” prior to the next Buildable Lands Report to show a concerted effort to increase capacity to meet these targets. Potential reasonable measures range from increasing density in certain zones, enhancing or streamlining development standards, completing capital facility projects, or establishing other programs that would result in increased new and redevelopment opportunities.

In this case, the City has completed or is in the process of several measures that will result in increased housing and employment capacity. This includes:

- Adoption of the South Hill Neighborhood Plan, with implementing rezones to mixed use commercial and high density residential land use designations (completed March 2017);
- Completion of a Planned Action Environmental Impact Statement for the Downtown Regional Growth Center (completed July 2018);
- Adoption of code amendments related to affordable and infill housing allowances (in process; anticipated completion December 2018);
- Completion of a Planned Action Environmental Impact Statement for the South Hill Regional Growth Center (not yet started; anticipated completion December 2019).

Following the 2015 Comprehensive Plan update, the City adopted the South Hill Neighborhood Plan. This plan adoption, and the resulting land use and zoning designation changes, established a new vision and direction for the South Hill Neighborhood. It is the City’s expectation that this plan will reshape the direction for housing and employment in South Hill, and serve to accommodate a large share of future growth in the City over the next 20 years.
years and beyond. Growth expectations for both the South Hill and Downtown Regional Growth Centers can be referenced within their respective sub-area plans.

An updated capacity analysis reflecting the increased housing and employment allowances of the new zoning designations has been completed for the South Hill Neighborhood. That analysis indicates that the South Hill area will accommodate approximately 2,055 housing units and 2,695 employees over a twenty-year horizon, which is consistent with the assumptions in the City’s updated transportation model. In addition, following a reanalysis of other commercial zone districts, some assumptions were adjusted to more accurately reflect commercial development expectations within certain commercial zones resulting in an increase of an additional 670 employees citywide in commercial zones outside the Regional Growth Centers.

The 2030 projections and assumptions used in the Buildable Land Report were then extended to 2035 for consistency within this planning document. A reasonable extension of the adopted targets assumes that the city maintains its proportionate share of additional housing and employment growth, which results in a 2035 housing target of 24,300 and employment target of 35,000. As demonstrated in Table 3-3 below, the additional capacity resulting from the measures identified above, bring the City’s 2035 capacity in line with the extended 2035 targets.

### Table 3-3: Land Use Targets and Capacity

<table>
<thead>
<tr>
<th></th>
<th>2010 Total Housing Unit Estimate</th>
<th>2030 Total Housing Target</th>
<th>2030 Additional Housing Units Needed</th>
<th>2030 Total Housing Capacity</th>
<th>2035 Total Housing Target</th>
<th>2035 Additional Housing Units Needed</th>
<th>2035 Total Housing Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Capacity &amp; Projections</td>
<td>16,171</td>
<td>22,611</td>
<td>6,885</td>
<td>5,495</td>
<td>24,300</td>
<td>8,135</td>
<td>8,150</td>
</tr>
<tr>
<td>Employment Capacity &amp; Projections</td>
<td>22,208</td>
<td>34,267</td>
<td>11,648</td>
<td>9,759</td>
<td>35,000</td>
<td>12,810</td>
<td>12,985</td>
</tr>
</tbody>
</table>

NOTES: 1 2014 Pierce County Buildable Lands Report; 2 2018 Downtown Planned Action EIS; 2017 City of Puyallup South Hill Capacity Analysis

### III. Existing Distribution and Location of Land Uses

The City of Puyallup is divided into various land use designations, each of which define general types of uses anticipated for specified areas of the City. These designations generally reflect existing development patterns, thereby minimizing nonconforming uses within each designation. Where there are vacant or underdeveloped parcels, the land use designations establish a preferred type of development based upon identified needs and appropriate connections with or transitions to surrounding land uses.

The following table (Table 3-4) shows the acreage within both the City limits and the unincorporated UGA that is dedicated to each land use designation. As indicated below, a majority of land (52%) is allocated for residential use. Conversely, although the percent of acreage dedicated to employment-focused land use is much less, the density of employment within those land uses results in a fairly balanced jobs-to-housing ratio within the City. Further description of each land use designation can be found in the next section and in the land use designation table at the end of this Element.
### Table 3-4: Existing Land Use in City and UGA (in acres)

<table>
<thead>
<tr>
<th>Existing Land Use</th>
<th>Puyallup</th>
<th>Unincorporated UGA</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WHNP</td>
<td>461.8</td>
<td>163.5</td>
<td>625.3</td>
</tr>
<tr>
<td>RBR</td>
<td>402.9</td>
<td>271.7</td>
<td>674.6</td>
</tr>
<tr>
<td>LDR</td>
<td>3236.8</td>
<td>978.5</td>
<td>4215.3</td>
</tr>
<tr>
<td>MDR</td>
<td>152.4</td>
<td>277.9</td>
<td>430.3</td>
</tr>
<tr>
<td>HDR</td>
<td>547.4</td>
<td>10.0</td>
<td>557.4</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>4801.3</td>
<td>1701.6</td>
<td>6502.9</td>
</tr>
<tr>
<td><strong>Commercial</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>POC</td>
<td>75.2</td>
<td>-</td>
<td>75.2</td>
</tr>
<tr>
<td>AOC</td>
<td>715.4</td>
<td>57.1</td>
<td>772.5</td>
</tr>
<tr>
<td>LC</td>
<td>44.2</td>
<td>2.6</td>
<td>46.8</td>
</tr>
<tr>
<td>MUC</td>
<td>54.8</td>
<td>-</td>
<td>54.8</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>889.6</td>
<td>59.7</td>
<td>949.3</td>
</tr>
<tr>
<td><strong>Other Land Use Categories</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MED</td>
<td>56.7</td>
<td>-</td>
<td>56.7</td>
</tr>
<tr>
<td>FAIR</td>
<td>140.2</td>
<td>-</td>
<td>140.2</td>
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<tr>
<td>LM/W</td>
<td>573.0</td>
<td>237.3</td>
<td>810.3</td>
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<tr>
<td>B/IP</td>
<td>94.5</td>
<td>30.4</td>
<td>124.9</td>
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<tr>
<td>OS/PP</td>
<td>492.6</td>
<td>-</td>
<td>492.6</td>
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<tr>
<td>PF</td>
<td>563.1</td>
<td>17.3</td>
<td>679.5</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>1920.1</td>
<td>285.0</td>
<td>2205.1</td>
</tr>
<tr>
<td><strong>Combined Total</strong></td>
<td>7611.0</td>
<td>2046.3</td>
<td>9657.3</td>
</tr>
</tbody>
</table>

DATA SOURCE: City of Puyallup, GIS.

*The figures above do not include roads in the land use calculations and therefore do not add up to the total combined City and UGA area of 18.03 square miles. Data will be updated following the Comprehensive Plan Update to reflect adopted land use designations.*

### IV. Land Use Designation Discussion

#### Residential

Puyallup and the surrounding areas contain a number of single-family neighborhoods with distinct qualities and characteristics. It is this dominant land use pattern that most strongly contributes to the identity of Puyallup as a friendly, safe, family-oriented community. Additionally, residents value being near open space, parks, forested areas, and having reliable, convenient transportation connections to daily services and amenities.

When asked what kinds of new homes are desirable in the future, many residents emphasize the importance of having a diverse range of housing choices in Puyallup. Citizens noted the value of having a community in which people of a wide range of incomes, ages and needs can live and remain in Puyallup through changes in age or family size. Of particular importance is housing that bridges the gap between conventional low density single family homes and higher density multi-family apartment complexes. This includes small-lot single family units, cottage homes, accessory dwelling units, attached units, senior housing, affordable homes and

#### Definitions

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>WHNP</td>
<td>West Hills Neighborhood Plan</td>
</tr>
<tr>
<td>RBR</td>
<td>Rural Buffer Residential</td>
</tr>
<tr>
<td>LDR</td>
<td>Low Density Residential</td>
</tr>
<tr>
<td>MDR</td>
<td>Moderate Density Residential</td>
</tr>
<tr>
<td>HDR</td>
<td>High Density Residential</td>
</tr>
<tr>
<td>POC</td>
<td>Pedestrian Oriented Commercial</td>
</tr>
<tr>
<td>AOC</td>
<td>Auto Oriented Commercial</td>
</tr>
<tr>
<td>LC</td>
<td>Limited Commercial</td>
</tr>
<tr>
<td>MUC</td>
<td>Mixed Use Commercial</td>
</tr>
<tr>
<td>MED</td>
<td>Medical</td>
</tr>
<tr>
<td>MED</td>
<td>Fair</td>
</tr>
<tr>
<td>LM/W</td>
<td>Light Manufacturing/Warehousing</td>
</tr>
<tr>
<td>B/IP</td>
<td>Business/Industrial Park</td>
</tr>
<tr>
<td>OS/PP</td>
<td>Open Space/Public Park</td>
</tr>
<tr>
<td>PF</td>
<td>Public Facilities</td>
</tr>
</tbody>
</table>
housing for families. In thinking about the future, residents also emphasize that new development needs to be well designed and fit with the surrounding area.

The residential policies in the Land Use Element provide general guidance for development in residential areas, including density, allowed uses, and development standards. This element is complementary to the Housing and Community Character Elements. The Housing Element addresses a range of housing topics, including affordability, special needs, and incentive programs. The Community Character Element includes policies focused on design, amenities and neighborhood-specific characteristics related to residential areas.

Commercial/Mixed-Use

Commercial areas provide for the development and operation of retail and service businesses in support of community needs. Puyallup contains distinct commercial areas, including a historic central business district and more suburban style development along several arterials. The Comprehensive Plan has long-envisioned retrofitting existing strip commercial to create a more compact, pedestrian oriented commercial environment. To that end, neighborhood-specific corridor plans can be developed and maintained to establish a community vision for redevelopment of existing commercial areas (i.e. River Road Corridor Plan). The City has and should continue to pursue creative financing resources (e.g. Local Revitalization Financing) and other investment tools to enhance and redevelop established commercial centers.

Puyallup maintains two Regional Growth Centers, Downtown and South Hill. These Centers have specific sub-area plans, which more specifically address areas of future land use, visual quality, transportation, housing, and commercial functions. Additionally, the Downtown Neighborhood Plan contains policies related to historic preservation and the commuter rail station. Central to these two Centers is the vision for mixed-use development. Mixed-use developments can reduce vehicle trips, more efficiently use land, and provide concentrations of customers that live or work in the area and benefit retail businesses.

The design and location of commercial areas are important to residents and businesses. Design concepts which encourage efficient utilization of commercial land through mixed-use, shared parking, and the integration of pedestrian amenities into commercial projects should be followed. Well-designed and well-located commercial developments enable people to walk more, park once and shop at several businesses, and are also important to providing transit service, avoiding conflicts with nearby uses, reducing traffic problems, and providing for easy delivery and pickup of goods.

Allowing small-scale neighborhood commercial areas near homes can reduce the distance people have to travel for frequently purchased goods and services. Neighborhood commercial areas also help provide for small-scale gathering places that are accessible from neighborhoods, promote walkability and bikeability, and support many aspects of Puyallup’s long-term sustainability, including economic vitality. These uses should consist of commercial facilities that are targeted to nearby residents, limited in scale and intensity to be compatible with the adjacent residential character, and possibly contain ancillary residential or office space. Special attention should be paid that these areas do not adversely affect a neighborhood by generating traffic, creating hazards for pedestrians and bicyclists sharing busy arterials with vehicles, and creating land use conflicts.

Industrial

Business parks and manufacturing/industrial areas provide locations for a variety of businesses that supply employment opportunities and services for the greater Puyallup community and south Puget Sound region. Business parks enable firms to integrate their research and development, office, and light manufacturing or assembly uses in one location supported by ancillary retail and personal services, trails and open space. Conversely, industrial and manufacturing areas are intended to accommodate those uses that require significant space or are likely to involve impacts, such as noise, dust, glare and truck traffic. This plan mainly supports the development of business/industrial parks, clean light industry and warehousing. Most of the larger sites available for industry were agricultural lands which contributed to the local economy, heritage and identity, and have since been converted.
With any remaining land, the community continues to be particularly sensitive to the overall character of urban development that replaces the agricultural lands. High quality industrial development providing increased employment opportunities is desired on the community’s most important reserve areas.

**Agricultural Lands**

The Puyallup area is known for its rich and productive farmlands. Local agriculture is intricately linked with the community's history and its social and economic character. The agricultural heritage of the valley is undeniably one of the features that most strongly characterize the community of Puyallup.

In 2004, the City Council adopted Resolution No. 1903, which expressed the City Council’s intent to condition annexation of the northeast corner of the City’s urban growth area, known as the “Shaw/E. Pioneer Annexation Area,” on adoption of a land use plan that retained a portion of the land in agricultural use. Following a lengthy planning process that included with property owners and community members, the City Planning Commission and City Council developed a future land use plan that was adopted with the 2008 Comprehensive Plan update (the December 17, 2008, “Planning Commission Preferred Future Land Use” map). With this adoption, the City Council affirmed their intent that the Comprehensive Plan and development regulations for this area be consistent with the farmland preservation goals initially described in 2004. However, it should be noted that only a portion of the land in this area is within the City’s corporate limits at this time. Various mechanisms are encouraged to retain the agricultural use and character of this land, such as transfer/purchase of development rights programs, community gardens, etc.

In portions of the Urban Growth Area, agricultural lands provide a land base for needed industrial development, served by water, sanitary sewer, railroad spurs, highway and arterial access. It is the City’s policy to encourage agricultural production on those lands also until such time as conversion for manufacturing and business/research park uses would occur. An “agriculture overlay” is intended to ensure that farmers have the opportunity to continue farming if they so choose. Strategies to help the farmer include “right-to-farm” code provisions to support farming as a prime use of the land, and to limit the saliency of nuisance complaints or legal suits which may be brought against a farmer by adjacent residential property owners. Buffering between agricultural land and residential development should be established to serve as a visual and aural screen and windbreak, to provide trails accommodating pedestrians and bicyclists, to discourage residents from entering agricultural sites and to allow access roads for farm equipment.

**Other Public Uses**

The other land use designations within the City, which have been established to address and allow for uses with unique characteristics or needs include:

- **Fair**: This designation was established specifically for properties owned by the Washington State Fair recognizing their unique use that necessitates development standards and uses outside of other commercial designations. Policies should support this use while protecting the character of the community and minimizing impacts on the surrounding neighborhoods.

- **Medical**: This designation was established for properties owned by or in the vicinity of MultiCare Good Samaritan Hospital, as they are a unique use that necessitates development standards and uses that are outside of other commercial designations. Policies should support this use while protecting the character of the community and surrounding neighborhood.

- **Public Facilities**: This designation is intended to encompass property owned by a public agency and distinguish it from other land uses, recognizing its governmental purpose and public service attributes.

- **Open Space/Public Parks**: This designation is similar to Public Facilities but applies specifically to publicly-owned open lands or recreation areas. This is intended to preserve and protect important open space resources for the community.
Map 3-2: City of Puyallup Future Land Use Map
C. GOALS AND POLICIES

General Policies

Land Use Management

LU - 1 Establish clear and predictable land use permit processes that encourage public input and provide consistent application of regulations.

LU - 2 Provide sufficient mix of land uses in a compact built environment that promote walking, biking, and using transit to access goods, services, education, employment, and recreation.

LU - 2.1 Promote stability and retain the qualities of low density residential neighborhoods by preventing incompatible adjacent land uses (e.g. automotive oriented retail commercial uses into single-family neighborhoods).

LU - 2.2 Encourage a range of housing types and densities to meet the needs of all economic sectors of the population.

LU - 2.3 Promote economic development projects which contribute to making Puyallup a major employment center.

LU - 2.4 Support easily accessible, compact commercial nodes within proximity to residential neighborhoods.

a. Locate shopping opportunities for basic commodities within reasonable walking or bicycling distance from residential neighborhoods.

b. Locate a mix of uses (housing, sale of household goods and services, general retail, and professional offices) within the Regional Growth Centers and other commercial areas as appropriate.

LU - 3 Ensure that adequate land areas are provided to accommodate projected growth and provide opportunities for economic development activities, while protecting open space and natural resources.

LU - 3.1 Designate sufficient land area at a variety of densities for residential uses to accommodate a projected city population of 50,000 in 2030.

LU - 3.2 Encourage industrial and ancillary retail/personal service uses where suitable infrastructure exists, which support Puyallup’s role as a major employment center in east Pierce County.

LU - 3.3 Provide public park land to adequately meet the needs of existing and future residents and collect impact fees to contribute to park land acquisition as a condition of granting development approvals.

LU - 3.4 Designate and zone lands owned by public agencies to make the public aware of their potential use and to provide more accurate assessment of city-wide development potential.

LU - 3.5 Designate and zone lands sufficient to accommodate the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.

LU - 3.6 Establish zoning overlays, where appropriate, to provide more specific regulation or standards in areas of special concern including, but not limited to, sub-areas or districts, special uses, or environmental protection.

LU - 4 Promote efficient land use patterns where levels of urban services are adequate.
**LAND USE**

LU - 4.1 Allow a mix of smaller and larger lots for new subdivisions provided the overall density of the development does not exceed the maximum density of the applicable zone district.

LU - 4.2 Periodically review urban service levels to ensure the ability to support new development.

**Urban Services and Annexation**

LU - 5 Promote urban intensity infill development by the provision of urban levels of service.

LU - 5.1 Designate land use and intensity considering the availability of adequate public facilities and the patterns of surrounding uses.

LU - 5.2 Sanitary sewer service shall be the appropriate urban level of service for residential development on parcels smaller than one acre, for all new industrial development and commercial development.

LU - 5.3 On-site and community septic systems for new residential uses shall be allowed only when sanitary sewer service is not readily available.

LU - 6 The City shall maintain an urban growth area and develop a strategy for annexation within said area.

LU - 6.1 Support and actively pursue annexation proposals at such time as they are in the best interest of the residents of the annexation area, the existing Puyallup community, and that meet the following criteria:

a. Achieves the growth and economic goals for the city as established in the comprehensive plan;

b. Can be supported with adequate facilities and urban services consistent with capital facilities plans for public facilities and utilities;

c. There is an adopted land use plan for the annexation area.

LU - 6.1 Collaborate with Pierce County to focus annexation strategy in areas where there is an interest in shared infrastructure maintenance and/or more efficient service provision.

**Built Environment and Health**

LU - 7 The well-being of all residents is affected by the built form and man-made environment, land use, density, transportation strategies and street design, therefore, the community should be planned and designed to promote physical, social and mental well-being.

LU - 7.1 Community services, including schools, community centers, and medical services, should be focused in central locations and/or near transit centers.

LU - 7.2 Encourage the development of and improvements to the pedestrian network that enhance walkability to community and personal services.

LU - 7.3 Develop opportunities for residents to participate in enhancing physical activity, social connections with others, and relief from mental stress.

LU - 7.4 Promote access to healthy food through urban agriculture activities including farmers markets, farmstands, community supported agriculture (CSA) drop-off sites, community gardens, pea patches, school gardens, home gardens, and urban farms.

a. Encourage the establishment of community gardens through use of vacant lots, or other opportunities where appropriate such as open space within new plats or on existing public lands.

b. Identify opportunities and develop standards for urban agriculture allowances within residential neighborhoods.
c. Support efforts to protect rural farmland and local access to fresh fruits and vegetables.

Regional Coordination

LU - 8 Coordinate and cooperate with regional jurisdictions and agencies to meet present day needs and continually plan for the future.

LU - 8.1 Collaborate with Pierce County and abutting cities to coordinate the boundaries of the Puyallup urban growth area.

LU - 8.2 Collaborate with Puget Sound Regional Council to implement VISION 2040 (and subsequent iterations) in planning to accommodate future growth in the Puget Sound region.

LU - 8.3 Continue to participate in the activities of regional entities as deemed appropriate including those related to general land use, transportation, and utilities.

Innovative Techniques

LU - 9 Support innovative techniques in land use planning to create mixed-use central places and a vibrant sustainable economy which preserves our natural resources.

LU - 9.1 Encourage new building construction to incorporate green building techniques and materials.

LU - 9.2 Pursue conservation incentive programs that relate to the preservation of agriculture lands while focusing growth within the regional growth centers and/or areas where compensatory density, height and bulk standards can be accommodated.

LU - 9.3 Consider developing and participating in a transfer of development rights program through coordination with Pierce County.

LU - 9.4 Encourage the preservation of open space and reduction of surface water run-off by establishing allowances for alternative site design of residential subdivisions.

LU - 9.5 Establish and regularly review development standards to permit and regulate planned developments, cottage housing, and other innovative housing development styles.

Residential Land Use

LU - 10 Preserve the character of existing residential neighborhoods, and encourage new development of low to moderate densities, while focusing higher densities in urban centers.

LU - 10.1 Achieve a mix of housing types that accommodate anticipated growth while maintaining the character, quality, and function of existing residential neighborhoods.

LU - 10.2 Provide, through land use regulation, the potential for a broad range of housing choices and levels of affordability to meet the changing needs of a diverse community.

LU - 10.3 Consider allowing incentives, such as residential density bonuses, variations in allowed housing type, or flexibility in regulations, if a proposal meets community goals for affordable, senior, size-limited, or other types of innovative housing.

LU - 10.4 Housing projects targeted to populations not requiring significant outdoor recreation areas and having low private automobile usage (e.g. elderly housing) may have densities exceeding 22 dwelling units per acre. Such developments should be located in close proximity to public transportation services, shopping or medical facilities.
**LAND USE**

**LU - 11 Designate rural buffer residential in limited areas in the city, allowing 1 dwelling unit per acre.**  
LU - 11.1 Preserve areas of residential development, which are encumbered by critical areas or unserved by utilities that would facilitate urban levels of development, and intended to serve as a permanent buffer at the edges of or within the community.

LU - 11.2 Rural buffer residential areas shall be allowed levels of service generally lower than for areas designated for urban uses.

**LU - 12 Designate low density residential areas in the city, allowing 4-8 dwelling units per acre.**  
LU - 12.1 Low density residential areas shall allow single-family detached dwelling units, including manufactured homes. Other dwelling types, such as duplexes, single-family attached, cottage housing, and accessory dwellings may be allowed under certain conditions.

LU - 12.2 Preserve future infill opportunities on larger lots by developing structure location requirements.

LU - 12.3 For planned development subdivisions in low density residential areas, a scaled transition in lot size, floor area ratio, and lot coverages should be provided on lots within planned developments as they abut exterior residential land uses to aid compatibility with the established character of the surrounding neighborhood.

**LU - 13 Designate medium density residential areas in the city, allowing 9-14 dwelling units per acre.**  
LU - 13.1 Medium density residential may allow single-family dwelling units, manufactured home parks, duplexes, triplexes, townhouses, and cottage housing.

LU - 13.2 Attached housing should be limited in the number of units per structure in keeping with the existing neighborhood character and scale, regardless of density. Encourage moderate density residential projects to utilize innovative approaches to retain significant on-site vegetation, orient clustered development parallel to the contour of the land form, provide reduced parking and provide age appropriate active community open space.

**LU - 14 Designate high density residential areas in the city, allowing 15-22 dwelling units per acre.**  
LU - 14.1 High density residential development is intended for areas near employment and/or commercial areas, where high levels of transit are present or likely. This designation creates a transition between commercial uses and lower intensity residential uses. Some commercial uses may also be permitted.

LU - 14.2 Encourage high density residential development to utilize innovative approaches to retain significant on-site vegetation, orient clustered development parallel to the contour of the land form, provide reduced travel lanes and parking and provide age appropriate active community open space.

LU - 14.3 Require architectural and site design standards for multiple-family complexes to promote the development of aesthetically-appealing projects through quality design.

LU - 14.4 Residential densities in the RM-Core zone shall be limited only by the site development envelop parameters (e.g. maximum building height, required setback, landscaping, and design standard requirements), rather than by a specified dwelling units per acre.

**LU - 15 Small-scale businesses are allowed in residential zones, while protecting the residential character of the neighborhood.**  
LU - 15.1 Allow and maintain performance standards for small-scale “home-based” businesses (home occupations) in residential areas provided they do not detract from the residential character of the area.
LAND USE

LU - 15.2 Prevent the intrusion of incompatible land uses, such as road services uses, within single-family neighborhoods.

LU - 15.3 Promote small-scale neighborhood commercial activity areas within neighborhoods that encourage walkability and provide opportunities for employment and community interaction.

LU - 15.4 Identify areas or locations that are appropriate for neighborhood-serving commercial opportunities, including small grocery stores, and develop performance standards to regulate such uses.

Commercial Land Use

LU - 16 Maintain and enhance a well-distributed system of commercial land uses that serve the needs of residential neighborhoods, workplaces, and the greater Puyallup community.

LU - 16.1 Require designation of commercial areas adjacent to heavily traveled arterials to minimize land use and traffic conflicts.

LU - 16.2 Encourage commercial development and redevelopment to be focused in compact centers with interrelated functions and discourage further strip commercial development.

LU - 16.3 Recognize major economic contributors to the City (e.g. auto dealers, South Hill Mall, Washington State Fair) as special commercial functions important to the community for contribution to local tax base, employment and positive community identity.

LU - 17 Plan for flexible commercial and mixed-use areas that serve the community, are attractive, are compatible with adjacent land uses, incorporate pedestrian-scale design, and have long-term economic vitality.

LU - 17.1 Require designated automobile-oriented commercial areas to maintain a positive functional and aesthetic relationship to the pedestrian oriented commercial area, and encourage developments in such areas to incorporate non-motorized improvements where possible.

LU - 17.2 Buffer general commercial uses from residential neighborhoods with extensive screening and landscaping.

LU - 17.3 Provide interconnected parking areas in adjoining commercial development where possible.

LU - 17.4 Allow multi-family residential development, including senior housing projects and accessory residential uses, where such development is ancillary to commercial functions or is part of a mixed-use development. New single-family uses shall not be allowed.

LU - 17.5 Encourage a mixture of uses that reinforce the pedestrian, bicycle, and transit oriented character.

LU - 17.6 Develop a comprehensive streetscape program that creates a pleasant walking environment, including sidewalks, street trees, street furniture, wayfinding signage, distinctive paving at intersections, etc.

LU - 18 Allow mixed-use developments in all commercial designations and design these developments to achieve compatibility among the uses and with adjacent uses.

LU - 18.1 Promote high density/intensity mixed-use development that includes a comprehensive walking and biking system, transit linkages and adjacent urban services.

LU - 18.2 Promote mixed-use projects integrating moderate and high density residential uses with commercial uses in areas designated for pedestrian oriented commercial, limited commercial, and automobile oriented commercial, especially within the City’s two regional growth centers.
LU - 18.3 Mixed-use developments including a residential component within pedestrian oriented commercial (POC) areas should be subject to height, bulk and building design standards with no density limitations imposed.

LU - 18.4 Require an urban development form consisting of minimum lot densities and coverage, maximum building setbacks, limits on the size and location of surface parking lots, etc.

LU - 18.5 Require high density residential development on vacant lands throughout the urban center.

LU - 19 Allow for businesses and organizations to communicate to the public through signage in a way that is unobtrusive, minimally detracts from the neighborhood character, is appropriately scaled, and aesthetically pleasing.

LU - 19.1 Signage should be appropriately sized and located for both pedestrian level and passing motorists.

LU - 19.2 Consolidate signage for uses in a single project to reduce visual clutter along arterials.

LU - 20 Allow establishment and continuation of neighborhood-serving commercial uses, which are appropriately located, compatible with the neighborhood character and scale, and contribute to the surrounding neighborhood viability.

LU - 20.1 Recognize and encourage the continuance of older, existing neighborhood-serving commercial activities. Allow established "corner grocery" or "mom and pop" stores by right in residential zones.

LU - 20.2 Exempt existing stores from some site development standards (e.g., parking) as long as the use of the property remains the same.

LU - 20.3 Allow neighborhood commercial uses by means of conditional use permit in specified circumstances in areas otherwise designated for residential use.

LU - 20.4 Establish development regulations to allow single use neighborhood commercial establishments in appropriate locations (e.g. principal and minor arterial intersections).

LU - 20.5 Limit neighborhood commercial development to small scale establishments providing a limited range of goods and services targeted toward the surrounding neighborhood (e.g., food stores, cleaners, barber and cafe).

LU - 20.6 Evaluate neighborhood commercial projects to assure that they meet performance standards addressing: size, scale, hours of operation, lights, noise, landscaping, volume of traffic generated, safe access onto arterials, and pedestrian access.

LU - 20.7 Establish property development standards for neighborhood-serving commercial, including maximum floor area, lot coverage, and other building form standards that encourage a relationship to the street.

Industrial Land Use

LU - 21 Provide industrial, business and research centers that promote economic growth, provide living wage jobs and meet the employment growth targets set by Pierce County Planning Policies.

LU - 21.1 Ensure adequate public facilities, services and infrastructure are provided on a phased basis to areas designated for industrial development.

LU - 21.2 Establish distinct land use categories for industrial development which accommodate a broad range of economic development activities.

LU - 21.3 Allow and encourage ancillary retail and personal services, walking trails and open space to support industrial businesses and employees.
LAND USE

LU - 22 Designate and establish standards for clean industrial, manufacturing and distribution uses.

LU - 22.1 Establish property development and design standards appropriate for developing clean industrial, manufacturing and distribution areas that address required landscaping, outdoor storage of materials, outdoor lighting, odors, vibrations, and environmental impacts.

LU - 22.2 Limit commercial uses in industrial areas to uses that are supportive of and incidental to industries and businesses.

LU - 22.3 Buffer industrial areas from single-family residential zones through the use of extensive vegetative buffers or landscaped berms.

LU - 22.4 Permit, where appropriate, adult entertainment facilities in areas designated for industrial use.

LU - 22.5 If agricultural lands are converted to industrial uses, they should be phased in a manner that provides high employee generation and visual amenities.

LU - 23 Designate and establish standards for business and industrial park uses.

LU - 23.1 Reserve highly visible areas proximal to designated community entrances for business/industrial park development.

LU - 23.2 Promote high quality business, research and light manufacturing developments in business/industrial parks through site design, landscape, and architectural appearance.

LU - 23.3 Limit the percentage of any business/industrial park development devoted to warehouse uses to encourage relatively high employee generation and high intensity of space utilization.

Regional Growth Centers

LU - 24 Focus most of the City’s employment and residential growth within the two Regional Growth Centers (RGCs).

LU - 24.1 Maintain a plan for the Downtown RGC that keeps in good standing with PSRC sub-area criteria and takes into account the pedestrian scale, historic character, and commuter rail station.

LU - 24.2 Maintain a plan for the South Hill RGC that keeps in good standing with PSRC sub-area criteria and takes into account the established employment base, existing parks and transit facilities, and infrastructure constraints.

LU - 25 Allow and encourage a mix of uses within buildings located in the RGCs.

LU - 25.1 Utilize floor area above commercial ground floor levels for both office and residential purposes.

LU - 25.2 Allow upper story housing by right in commercial or mixed-use zones.

LU - 25.3 Encourage new multi-family housing in downtown through the Multi-family Housing Tax Exemption.

LU - 25.4 Through public infrastructure investments and streamlining the development review process, encourage development of residential and employment densities downtown that are sufficient to support transit service.

LU - 25.5 Prohibit new road service uses in the downtown RGC as they are incompatible with the intent of the center.

LU - 26 Development and design standards result in a character of the Regional Growth Centers that is distinct from other commercial areas of the City.
LAND USE

LU - 26.1 Establish development standards that focus multi-family housing, large scale developments, and taller buildings within the two growth centers.

LU - 26.2 Develop and apply design standards that define appropriate building designs which are distinct for each growth center.

LU - 26.3 Provide incentives for greater density for the renovation, rehabilitation or construction of buildings that reflect downtown Puyallup's established historic character.

LU - 26.4 Minimize professional office activities on the ground floor level; however, these activities may be considered on the ground floor in the perimeter of downtown where retail clustering is not already established.

Agricultural Uses

LU - 27 Encourage and support agricultural activities on prime farmland soils to remain as long as they are viable.

LU - 27.1 Create and support the development of opportunities for continued farming operations.

LU - 27.2 Encourage and provide for the marketing of local agricultural products through such avenues as the Puyallup Farms Market and roadside stands.

LU - 27.3 Create an on-site density transfer provision that may be voluntarily used to cluster residential development to preserve meaningful open space which may be utilized for agricultural production.

Other Public Uses

Fair

LU - 28 Encourage the continued economic viability of the Washington State Fair and positive relationship to the City.

LU - 29 Achieve a reasonable level of compatibility between the Washington State Fair and adjacent land uses.

LU - 29.1 Encourage and facilitate a Master Plan for the Washington State Fair to guide long-term land uses as well as provide opportunity for input from and establish measures of protection for the surrounding residential neighborhoods.

Medical

LU - 30 Ensure that sufficient land is designated for medical uses to maintain the City’s position as a regional provider of medical services.

LU - 30.1 Encourage and facilitate a Master Plan for MultiCare Good Samaritan Hospital to guide long-term land uses and provide opportunity for input from and establish measures of protection for the surrounding residential neighborhoods.

LU - 31 Encourage and support the medical community as an economic and employment driver in the City and east Pierce County.

Public Facilities
**LAND USE**

LU - 32 Ensure that publicly-owned lands and facilities are properly designated and zoned to inform the public of their potential use and facilitate necessary government services.

LU - 32.1 Encourage and facilitate Master Plans for Pierce College and Washington State University Research and Extension Center to guide long-term land uses and provide opportunity for input from and establish measures of protection for the surrounding residential neighborhoods.

**Open Space/Public Parks**

LU - 33 Expand and protect park, recreational and open space resources in the City.

LU - 33.1 Maintain a Parks, Recreation and Open Space Element within the Comprehensive Plan which addresses population growth and equitable distribution of facilities by developing specific goals and policies for City parks and open space.

**Essential Public Facilities**

LU - 34 Establish a process to identify and site essential public facilities on the list maintained by the State Office of Financial Management.

LU - 34.1 Allow siting of essential public facilities consistent with the Growth Management Act, Pierce County Comprehensive Plan and the Countywide Planning Policies.

LU - 34.2 Establish siting criteria to encourage location of services near transit hubs, protect surrounding uses and mitigate impacts of any specific facility to the neighborhood and the City.

LU - 34.3 Maintain a process to site essential public facilities that requires consistency of the proposed facility with Puyallup’s Comprehensive Plan; emphasizes public involvement; identifies and minimizes adverse impacts; and promotes equitable location of these facilities throughout the city, county, and state.

**Water Quality and Drainage**

LU - 35 Protect lives, property and improvements from flood hazards.

LU - 35.1 Identify flood-hazard areas.

LU - 35.2 Utilize certified floodplain information as identified on Flood Insurance Rate Maps (FIRM) as prepared by FEMA (Federal Emergency Management Agency).

LU - 35.3 Develop performance standards for flood hazard areas that will minimize damage to structure while minimizing impacts to floodplains.

LU - 35.4 Identify appropriate uses within floodplains that are least likely to be impacted by 100 and 500 year flood events.

LU - 36 Minimize impacts of development to water quality.

LU - 36.1 Establish performance standards to meet current National Pollutant Discharge Elimination System (NPDES) permit requirements related to surface water management for new or redevelopment.

LU - 36.2 Promote and encourage new development to minimize impervious coverage, native vegetation loss, and stormwater runoff, and make low impact development (LID) the preferred and commonly used approach to site development.

LU - 36.3 Pursue funding for demonstration projects to improve surface water management and water quality including the potential for LID in new developments.
LU - 36.4 Protect water quality through the continuation and possible expansion of City programs, regulations, and pilot programs.

LU - 36.5 Protect water quality by educating citizens about proper waste disposal and eliminating pollutants that enter the stormwater system.

LU - 36.6 Maintain and enhance natural drainage systems to protect water quality, reduce public costs, protect property, and prevent environmental degradation.

LU - 36.7 Where feasible, stormwater facilities should be designed to provide supplemental benefits, such as wildlife habitat, water quality treatment, and passive recreation.
Table 3-5: Implementation Schedule

<table>
<thead>
<tr>
<th>Implementing Action</th>
<th>Time Frame¹</th>
<th>Potential Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coordinate with Pierce County and cities within to update population and employment targets for each jurisdiction for the year 2035.</td>
<td>Near Term</td>
<td>Staff, Pierce County</td>
</tr>
<tr>
<td>Collaborate with Pierce County on a Joint Planning Agreement to establish an annexation strategy.</td>
<td>Near Term</td>
<td>Staff, Pierce County</td>
</tr>
<tr>
<td>Review zoning overlays and amend development regulations as necessary to consolidate and implement those overlays formerly established on the Future Land Use Map (Agriculture, Open Space, and Village Node)</td>
<td>Near Term</td>
<td>Staff, Planning Commission</td>
</tr>
<tr>
<td>Study and analyze existing neighborhood-serving commercial uses.</td>
<td>Near Term</td>
<td>Staff</td>
</tr>
<tr>
<td>Identify specific areas suitable for neighborhood-serving commercial. Develop and implement development regulations neighborhood-serving commercial uses.</td>
<td>Near Term</td>
<td>Staff, Planning Commission</td>
</tr>
<tr>
<td>Work with the Washington State Fair to develop a Master Plan.</td>
<td>Mid-Term</td>
<td>Staff, Washington State Fair Association</td>
</tr>
<tr>
<td>Work with Washington State University to develop a Master Plan.</td>
<td>Near Term</td>
<td>Staff, WSU</td>
</tr>
<tr>
<td>Establish a process to identify and site essential public facilities on the list maintained by the State Office of Financial Management.</td>
<td>Long Term</td>
<td>Staff</td>
</tr>
<tr>
<td>Establish performance standards to meet current National Pollutant Discharge Elimination System (NPDES) permit requirements related to surface water management for new or redevelopment.</td>
<td>Near Term</td>
<td>Staff</td>
</tr>
</tbody>
</table>

¹Time frames are defined as follows:
- Near Term – years 2015-2020,
- Mid Term – years 2021-2025,
- Long Term – years 2026-2030, and
- Ongoing.
<table>
<thead>
<tr>
<th>DESIGNATION</th>
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<th>DESIGNATION CRITERIA</th>
<th>DEVELOPMENT STANDARDS (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Buffer Residential</td>
<td>Very low density residential areas, used to buffer the edges of or within the community. Allow for ongoing agricultural uses as well as recreational and open space uses.</td>
<td>- Areas already characterized by low residential development&lt;br&gt;- Agricultural uses&lt;br&gt;- Environmentally sensitive areas&lt;br&gt;- Apply designation sparingly&lt;br&gt;- This designation is not intended for undeveloped areas foreseen for future urban densities&lt;br&gt;- Allow for lower levels of service</td>
<td>a. Allowed Density: 1 dwelling unit per acre&lt;br&gt;b. Allows for reduced street and storm drainage standards, provided storm drainage conveyance and pedestrian/bicycle paths are provided&lt;br&gt;c. Creation or preservation of a treed edge or hedgegrow along the frontage of lots, and&lt;br&gt;d. Placement of structures should be done with sensitivity to the indigenous landform, vegetation, and to the existing rural character.&lt;br&gt;e. Specific to ARO:&lt;i&gt;iii. Accessory, recreational and open space uses compatible with ongoing agricultural operations are permitted&lt;/i&gt;</td>
</tr>
<tr>
<td>Implementing Zone(s):</td>
<td>RS-35 ARO</td>
<td></td>
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<tr>
<td>Low Density Residential</td>
<td>Provide for low density residential neighborhoods on lands suitable for urban development. Provide opportunities for a variety of primarily detached single-family housing types, sizes, densities and prices in a manner that is compatible with neighborhood character.</td>
<td>- Areas already characterized by low density single-family development&lt;br&gt;- Areas developed as new residential areas with proximity to urban levels of service and facilities&lt;br&gt;- Urban services and facilities, including sanitary sewer, shall be provided concurrently with newly developing sites&lt;br&gt;- Inappropriate for areas with high volumes of through traffic&lt;br&gt;- Inappropriate for transitional areas intended to enhance another land use designation</td>
<td>a. Allowed Density: 4 to 8 dwelling units per acre&lt;br&gt;Development standards for residential development at 6 to 8 dwelling unit per acre.&lt;br&gt;b. Consideration of reduced setback requirements including allowance for zero-lot line development,&lt;br&gt;c. Allow dwelling units to be attached at their garages along lot lines to maximize usable on-site open space;&lt;br&gt;d. Encourage joint utilization of driveways to reduce the number of curb cuts;&lt;br&gt;e. Consider parking requirements from 2 off-street spaces per unit to a sliding standard based upon the number of bedrooms within a residential structure; and&lt;br&gt;f. Encourage utilization of an interconnected grid street system rather than discontinuous cul-de-sac system.</td>
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<tr>
<td>Implementing Zone(s):</td>
<td>RS-10 RS-08 RS-06 RS-04</td>
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<tr>
<td>Moderate Density Residential</td>
<td>Moderate density housing types providing economical and alternative housing choices that help transition between low density and higher density residential uses.</td>
<td>- Areas between single-family residential and more intense use&lt;br&gt;- Areas proximal to transportation corridors, including public transportation&lt;br&gt;- Existing manufactured home parks&lt;br&gt;- Urban infill areas in proximity to higher intensity uses&lt;br&gt;- Inappropriate for areas with high volumes of through traffic and lacking urban levels of service&lt;br&gt;- Inappropriate to be located next to a commercial or industrial designation</td>
<td>a. Allowed Density: 9 to 14 dwelling units per acre&lt;br&gt;b. Allow utilization of two or more housing types, including detached and attached homes, to maintain density while increasing visual diversity and character.&lt;br&gt;c. Limit the number of units and size of attached housing to create or maintain neighborhood scale and character; and&lt;br&gt;d. Provide private outdoor living space for each dwelling unit;&lt;br&gt;e. Reserve age appropriate active common open space within each development (e.g., tot lot, field game areas)&lt;br&gt;f. Pedestrian path systems to link housing clusters and open spaces; and&lt;br&gt;g. Provide amenities for mass transit transportation, including turn-outs for buses and shelters.</td>
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<tr>
<td>Implementing Zone(s):</td>
<td>RM-10</td>
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| **High Density Residential**| High density multi-family housing types providing economical and alternative housing choices that help transition between low density residential and employment or commercial areas.                                                                 | • Areas capable of being serviced with high capacity urban services and facilities concurrently with development  
• Adequate and efficient traffic circulation  
• Should have collector and arterial access and be in proximity to mass transit corridors  
• May be used for areas in proximity to employment or retail commercial areas as a transitional use  
• Should not be applied to areas adjacent to single-family residential areas without an intervening transitional land use or buffer | a. Allowed Density: 15 to 22 dwelling units per acre;  
i. RM-Core shall have no density limits; limited only by site development (i.e. maximum building height, required setbacks, landscaping) and design standards.  
ii. Housing projects targeted to populations not requiring significant outdoor recreation and having low automobile usage (i.e. senior housing) may have densities exceeding 22 dwelling units per acre. Such developments should be located in close proximity to public transportation services, shopping or medical facilities.  
b. Encourage utilization of two or more housing unit types to maintain density while increasing visual diversity and character;  
c. Encourage organization of structures around common courtyards or greens;  
d. Limit the number of units and size of attached housing and stacked apartments to create a neighborhood character;  
e. Require varied building facade features for stacked apartments, including setbacks, mixed heights, overhangs and projections;  
f. Encourage the incorporation of vertical circulation systems into and covered by the roof of the structure, rather than a series of steps or decks along one or more faces of the building;  
g. Retain an appropriate amount of the site as open space;  
h. Provide private outdoor living space for each dwelling unit;  
i. Reserve a specified active common open space within each development (e.g. tot lots, suitable areas for field games);  
j. Develop pedestrian path systems linking housing clusters and open spaces;  
k. Consider allowance of a reduction in parking requirements for high density residential projects incorporating adequate provisions for mass transit transportation;  
l. Consider increasing the percentage of compact parking spaces allowed within high density residential projects; and  
m. Provide amenities for mass transit transportation, including turnouts for buses and shelters. |
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| Pedestrian Oriented Commercial | Identify and enhance pedestrian oriented areas within and surrounding the historic commercial core, which form a unique commercial district and focal point for the community. This designation is also intended to include residential and mixed use structures. | - Areas comprised of the nucleus historic commercial structures of the downtown core as well as surrounding properties which contribute to the vitality of this commercial use  
- Areas downtown with a node of uses that benefit from close proximity and are readily pedestrian accessible  
- Not applicable to properties physically separated from the nucleus of historic commercial buildings by large interruptions in the streetscape massing, including expansive parking lots, or heavy trafficked arterials | a. Preserve and enhance the pedestrian scale and character of development within the historic commercial core area.  
b. Encourage commercial and mixed use projects.  
c. Design review may be required for modifications to existing properties and to new development located within the Pedestrian Oriented Commercial category.  
d. Development standards for this designation are discussed more specifically in the Downtown Neighborhood Plan. |
| Implementing Zone(s):       | CBD                                                                           |                                                                                                                                                                       |                                                                                                                         |
| Auto Oriented Commercial    | Areas for retailing and other commercial services that serve the local community and surrounding market area.                                                        | - Areas which are highly accessible to automobiles at the intersections of and along heavily trafficked arterials  
- Nodal development of new commercial development and redevelopment is preferred  
- Discouraged for strip commercial areas without a focus  
- An intervening transitional land use or extensive buffer should separate high intensity commercial areas from single-family residential neighborhoods | a. Encourage more efficient and intensive utilization of commercial land through mixed use development and shared parking;  
b. Encourage parking to be located behind or beside buildings within the CB zone;  
c. Encourage articulation and modulation of building forms;  
d. Encourage integration of pedestrian amenities into commercial projects including plazas, courtyards, and piazzas;  
e. Require that parking areas and property frontages be landscaped, including street trees;  
f. Encourage provision of mass transit transportation amenities including turn-outs for buses and shelters; and  
g. Encourage interconnected parking lots and pedestrian paths between commercial complexes. |
| Implementing Zone(s):       | CGB                                                                           |                                                                                                                                                                       |                                                                                                                         |
| Limited Commercial          | Lower intensity retail, commercial and professional office development in areas which are less suitable for more intensive commercial development due to traffic generation and other characteristics. | - Should be applied to areas accessible by arterials or collectors  
- May serve as a transitional area between intense commercial areas and residential neighborhoods  
- In some instances this designation may be applied to areas of medical, clinical, and professional offices which benefit from proximity to one another  
- Limited commercial development is not intended to be “strip” or full service in character and size | a. Limited residential uses allowed in the LMX zone only. |
<p>| Implementing Zone(s):       | CL, OP, LMX                                                                   |                                                                                                                                                                       |                                                                                                                         |</p>
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| Medical     | This designation facilitates a regional medical center to accommodate medical and clinical services in the area surrounding a regional medical center. | • This is a restricted commercial designation favouring a regional medical center and medical and clinical offices and services.  
• Should be used to accommodate medical and clinical services in the area around a regional medical center, but not beyond the regional medical center. | a. Allowed Residential Density: max density of 22 dwelling units per acre; new single-family uses are prohibited.  
b. A Master Plan may be established to specify layout, uses, development and/or performance standards of these properties.  
c. Provide directional signage throughout the zone.  
d. Provisions should be included for minimal or zero building setbacks to facilitate hospital pedestrian flow.  
e. Building heights necessary to cluster medical and clinical services or functions around vertical circulation cores.  
f. Necessary density (increased floor-to-area ratios) to minimize distances between structures, housing, medical and clinical services or functions.  
g. Provide adequate parking to allow easy pedestrian access to structures, housing, medical and clinical services or functions related to a regional medical center.  
h. Allow canopies, under-street tunnels and limited span overhead bridges providing safe passage between buildings and necessary clearance for emergency and utility vehicles.  
i. Address and respect abutting residential zones through proper buffering, transitions, building height limitations and step-downs.  
j. Ancillary or retail development catering to medical center employees and patients (e.g. florist shops, delicatessens, pharmacy, and durable medical goods) are appropriate in this category.  
k. Maintenance or expansion of single-family structures is considered appropriate. |
| Fair        | Promote the development of Washington State Fairgrounds and associated facilities in a manner that is compatible with and beneficial to the community. | • Intended to apply to properties under ownership of the Washington State Fair Association which comprise the Washington State Fairgrounds and associated facilities.  
• Form a compact node of inter-related uses which benefit from proximity to one another. | a. A Master Plan may be established to specify layout, uses, development and/or performance standards of these properties. |
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| Mixed Use Center | Designate areas within sub-areas (i.e., River Road, South Hill) where concentrations of compact, infill redevelopment of intermixed uses are desired. | • Should be applied to areas where compact infill redevelopment opportunities may be facilitated or desirable in order to further the overall goals and policies of sub-area plans  
• Areas requesting new application of this designation should generally be contiguous with or provide a critical link to existing sub-area boundaries  
• This designation is intended to implement the goals and policies of the City's sub-area plans, which emphasize compact, pedestrian-scale mixed-use redevelopment connected by multi-modal transportation systems | a. This zone district shall be in accordance with the overall goals and policies of the River Road and South Hill sub-area plans. |
| Business/Industrial Park | Appropriately locate areas for employee-intensive business and industrial park developments subject to increased site design, landscaping and architectural standards which provide increased employment opportunities and enhance the City's economic base while assuring a high quality of light industry within the community. | • Should be applied to areas readily accessible by primary transportation routes  
• Highly visible corridors, including community entrances, are suitably designated for business/industrial park development giving special attention to building, site and landscape design  
• Should be separated from existing and potential residential neighborhoods and an intervening transitional land use or significant buffer | a. Encourage organization of buildings, open spaces, and other site elements into a campus-type of development for business park development;  
b. Encourage utilization of a variety of building facade features along major street frontages, including setbacks, mixed heights, overhangs, and projections;  
c. Concentrate light industrial and warehousing toward the rear of the site, with offices along the frontage arterial or highway;  
d. Place loading docks, solid waste facilities, recycling facilities and other service areas in less visually obtrusive areas, such as to the rear or side of buildings, and screening such areas from adjacent properties and streets;  
e. Internalize parking areas within the development as opposed to locating large parking in front of buildings abutting the frontage arterial or highway;  
f. Preserve or create significant landscape corridors along the frontage arterial or highway;  
g. Consolidate signage and require low profile signage to reduce visual clutter along major streets and highways;  
h. Encourage integration of transit stops into the site design, including shelters; and  
i. Integrate features and facilities which encourage utilization of multi-modal transportation systems. |
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| **Light Manufacturing/Warehousing** | Provide appropriately located areas for various manufacturing enterprises, warehousing and distribution operations, which provide employment opportunities and enhance the City’s economic base while ensuring a high quality of life within the community. | - Areas readily accessible by primary transportation routes, including rail  
- Light Manufacturing areas shall generally include existing industrial developments and vacant land isolated from residential neighborhoods  
- Sites along rail corridors are generally suitable for intensive industrial uses, unless these areas are within highly visible corridors  
- This designation should be separated from existing and potential neighborhoods by an intervening transitional land use or significant buffer  
- Highly visible corridors, including community entrances, are most suitable for business/research park development | a. Publicly held and managed open areas  
b. Additional public park facilities not depicted on the Future Land Use map may be rezoned as Public Facilities and shall not be considered inconsistent with the designations of this plan. |
| **Open Space/Public Parks**   | Ensure adequate visual, recreational, and ecological open space amenities are available for present and future residents by reserving and protecting important open spaces resources. | - Applicable to public parks and areas of open space value without unduly encroaching on private property rights |  |
| **Public Facilities**        | Major parcels of publicly-owned lands serving the cultural, educational and public service needs of the community, such as public schools, colleges, and other governmental facilities. This designation is intended to raise public awareness of the potential uses of these properties for governmental purposes and to allow for a more accurate assessment of other land use designations as they relate to the overall growth of the City. | - Applicable to all publicly-owned land not otherwise designated as Parks/Open Space, except where the use of those lands is otherwise outright permitted in the applicable zone district and/or if the public land is considered to an ancillary feature of the surrounding area (i.e., stormwater pond serving a residential subdivision)  
- Lands not owned by a public agency should not be placed within this designation | a. A Master Plan may be established to specify layout, uses, development, and/or performance standards of these properties. |