

LAND USE ELEMENT

PURPOSE

This Land Use Element contains the goals and policies necessary to support the City's responsibility for managing land resources and guiding development through implementing regulations, guidelines and standards. It is maintained in accordance with the Growth Management Act (RCW 36.70A.070) to direct land use decisions over the next 20 years.

The Appendix to this Land Use Element contains the data and analysis that are used to describe the physical characteristics of the City and to define and explain the basis for the following goals and policies.

GENERAL GOALS & POLICIES

Goal LU 1 - Establish a development pattern that is true to the vision for Orting by encouraging the expansion of its economic base while preserving its agricultural heritage and its rich natural resources.



- Pol. LU 1.1 Encourage higher residential density and more intensive commercial development and human activity within Orting's downtown core to create a vibrant city center, reduce reliance on the automobile, and to provide opportunities for affordable housing.
- Pol. LU 1.2 Provide for adequate land for commercial and light manufacturing uses to meet the needs of the City of Orting.
- Pol. LU 1.3 Protect local historic, archeological, and cultural sites and structures through designation and incentives for the preservation of such properties.
- Pol. LU 1.4 The Future Land Use Map adopted in this plan (see figure LU-1) shall establish the future distribution, extent, and location of generalized land uses based on the intent of the goals and policies of this plan.
- Pol. LU 1.5 Strive to assure that basic community values and aspirations are reflected in the City's planning program, while recognizing the rights of individuals to use and develop private property in a

manner that is consistent with City regulations. Private property shall not be taken for public use without just compensation having been made.

Pol. LU 1.6 Establish and maintain an image appropriate for the community to assist in most effectively attracting the types of economic activities which best meet the needs and desires of the community.

Pol. LU 1.7 The Orting Downtown Vision map adopted in this plan (see Figure LU-2) shall establish the primary elements of the 2008 Vision Plan maximize the potential of the downtown core as the Orting Valley Town Center.

Goal LU 2 - Preserve the small town rural service center character of Orting.

Pol. LU 2.1 Protect open space through public and private initiatives including open space tax incentives, transfer of development rights, public land acquisition, greenways, conservation easements, and other techniques.

Pol. LU 2.2 Require new development to be sited so as to have the least visual and environmental impact on the landscape.

Pol. LU 2.3 Support inter-jurisdictional programs to address problems or issues that affect the City and larger geographic areas.

Pol. LU 2.4 Protect predominantly single-family neighborhoods from intrusion of incompatible land uses.

URBAN GROWTH AREA POLICIES

Goal UGA 1 - Encourage urban growth in areas that can be served by adequate public facilities and services and protect natural resources and environmentally sensitive lands, within the urban growth area.

Pol. UGA 1.1 Monitor growth in conjunction with adopted Pierce County population projections and cooperative planning with Pierce County to anticipate future urban growth area needs.

Pol. UGA 1.2 Establish an Urban Growth Area in coordination with Pierce County based on the following factors, consistent with the Pierce County Countywide policies:

- a. geographic and topographic features - particularly the ridgelines surrounding the Orting Valley.
- b. jurisdictional boundaries of the school district, fire district, and

- postal service.
 - c. public facility and service availability, limits and extensions.
 - d. location of designated resource lands and critical areas.
 - e. Existing land use and subdivision pattern
 - f. Consistency and compatibility with neighborhood, local and regional plans
 - g. Population and employment projections
- Pol. UGA 1.3 Give priority to infill development within the city limits and existing urbanized unincorporated areas.
- Pol. UGA 1.4 Development shall take place only if it does not cause the public facility level of service to degrade below the City's adopted level of service standards. Orting shall encourage the following techniques:
- a. conservation easements
 - b. transfer of development rights
 - c. purchase of development rights
 - d. cluster development
- Pol. UGA 1.5 The boundary of the urban growth area shall be evaluated during mandated GMA updates and in conjunction with coordinated planning with Pierce County based on the following criteria:
- a. expansion of the service area or demand for municipal facilities and services;
 - b. maintaining land supply sufficient to allow market forces to operate; and precluding the possibility of a land monopoly, but no more than is essential to achieve this purpose
 - c. accommodation of essential public facilities or unique opportunities for economic development.
 - d. designation of the UGA expansion as a receiving area for development rights transfer from agricultural resource lands in the Orting Valley.

RESIDENTIAL LAND USE GOALS AND POLICIES

Goal RE 1 - Provide a variety of housing choices for new residents.

- Pol. RE 1.1 Provide residential areas that offer a variety of housing densities, types, sizes, costs, and locations to meet future demand.
- Pol. RE 1.2 Encourage development that provides affordable housing through incentives such as density bonuses.
- Pol. RE 1.3 Conserve the City's existing housing stock through code

enforcement, appropriate zoning, and participation in rehabilitation programs.

Goal RE 2 - Residential development shall be of high quality design and shall be consistent with the character of Orting.

Discussion: The land use plan establishes a variety of residential land use categories to accommodate growth within the urban growth area. The **Residential Multi-Family** (RMF) Land Use Category is intended to provide for moderate to high density residential development that may include a mix of office and governmental uses. The **Residential-Urban** (RU) and **Residential Suburban** (RS) categories are intended to provide for vital residential neighborhoods in a moderate to low-density single-family setting. The **Residential-Conservation** land use category is intended for areas that are suited for low-density residential development that is compatible with critical area constraints along the Puyallup and Carbon River shorelands.

- Pol. RE 2.1 Residential development within the residential multi-family (RMF) land use district shall be served by community improvements and facilities normally associated with urban area development. The maximum residential density within the Residential Multi-Family category shall be eight units per acre.
- Pol. RE 2.2 The Residential-Urban (RU) land use category is intended for areas that are suitable for residential development with the provision of full services. It includes existing exclusively residential subdivisions that have been platted at an average density of six units per acre. The maximum density of development in the RU district shall be six units per acre.
- Pol. RE 2.3 The Residential Suburban (RS) district is located in areas that are suitable to provide a transition from urban uses to the less intensely developed areas of Orting. The base density allocated to RS lands is 4 units per acre. The property owner may be able to realize greater development potential on the site, provided that the site is developed as a Planned Unit Development (PUD). If the site is developed as a PUD, the maximum density shall not exceed 5 units per acre. Policy RE 2.5 includes development standards for PUDs.
- Pol. RE 2.4 The Residential-Conservation (RC) district is located in areas that are within the Carbon and Puyallup Rivers' shoreline management jurisdictions. Within the RC district, the maximum gross density shall not exceed one dwelling unit per 2 acres. Development should be clustered outside the floodway and above the 100-year floodplain, if possible.
- Pol. RE 2.5 Planned Unit Development (PUD) is encouraged in areas conducive to densities greater than otherwise provided for if those units are

properly planned, designed, serviced and reviewed in a public forum.

Discussion: The PUD approach provides the City with an alternative form of residential development which would promote flexibility and creativity in the layout and design of new residential development.

- Pol. RE 2.5.1 Approved PUDs should result in:
- a. adequate active open space
 - b. protection of natural features and sensitive areas
 - c. appropriate site design including, relative placement of structures, circulation systems, landscaping, and utilities that minimize land alteration or degradation; provisions for a variety of dwelling unit types, including multi-family; scale and design to reduce the bulk of structures; and innovation in design including, features such as clustering and zero lot line
 - d. pedestrian orientation
 - e. adequate provision of public facilities and amenities;
 - f. compatibility with surrounding uses;
- Pol. RE 2.5.2 Ensure that the City’s development regulations require new development to be in the best interest of the surrounding property, the neighborhood, or the City as a whole, and generally in harmony with the surrounding area.
- Pol. RE 2.5.3 Planning Commission review of residential developments should be focused on the height of structures, noise and lighting impacts and providing adequate open space.

MIXED USE GOALS AND POLICIES



Goal MU 1 - Provide attractive, conveniently located economic development that creates employment, retail and service business opportunities within the City.

- Pol. MU 1.1 New commercial and office development shall be limited to the mixed use land use districts, except that home occupations may be located in all residential land use districts, in accordance with the Orting Zoning Ordinance.
- Pol. MU 1.2 Orient nonresidential uses toward the pedestrian. Encourage retail uses on the ground floor to prevent blank walls with little visual interest for the pedestrian. Locate parking lots behind retail uses to allow for pedestrian window shopping. Encourage offices and/or residential units above ground floor retail.

Goal MU 2 - The Mixed Use-Town Center Land Use Categories (MUTC and MUTCN) are intended to foster vibrant, pedestrian-oriented centers for Orting's commercial activity. Two MUTC areas are established: MUTC, and MUTC North

- Pol. MU 2.1 The **Mixed Use-Town Center** (MUTC) land use category is intended for areas within 1/2 mile of the city center, that are suitable for pedestrian-oriented development. In recognition of the growing need for a downtown that provides goods and services for the community; serves tourists and travelers; and maintains a strong sense of history, the City is committed to promoting development and re-development through partnerships with the business community that will leverage existing public and private assets into an active center featuring public facilities and spaces and more intensive



private development.

Pol. MU 2.2 The Mixed Use-Town Center (MUTC) land use district includes a diversity in types of housing, shopping, civic facilities, recreation, and employment. A variety of land uses are allowed, including:

- a. Residential
- b. Office
- c. Retail and food sales
- d. Personal, Professional and Business Services
- e. Bed and breakfast establishments
- f. Cultural Facilities
- g. Parks
- h. Churches
- i. Schools
- j. Restaurants
- k. Shared parking

Pol. MU 2.3 To ensure the visual appeal and pedestrian-orientation of the land uses, the land development regulations will include performance standards for:

- a. signage
- b. open space
- c. land coverage
- d. placement of parking to the rear or side of buildings, or on lots developed or improved to provide shared parking for all downtown uses.
- e. building placement
- f. setback or build-to lines
- g. landscaping
- h. building height and bulk
- i. impact on adjacent properties
- j. streetscape improvements

Pol. MU 2.4 Development strategies and generalized locations for improvements within the MUTC zone are included in the Downtown Vision Plan map, addressing the following elements

- a. Principal routes through town
- b. Streets for pedestrian amenities
- c. Gateway locations and ideas
- d. Redevelopment opportunities
- e. Existing trails & landmarks
- f. Existing anchor uses

Goal MU 3 - Mixed Use –Town Center North is intended to take advantage of

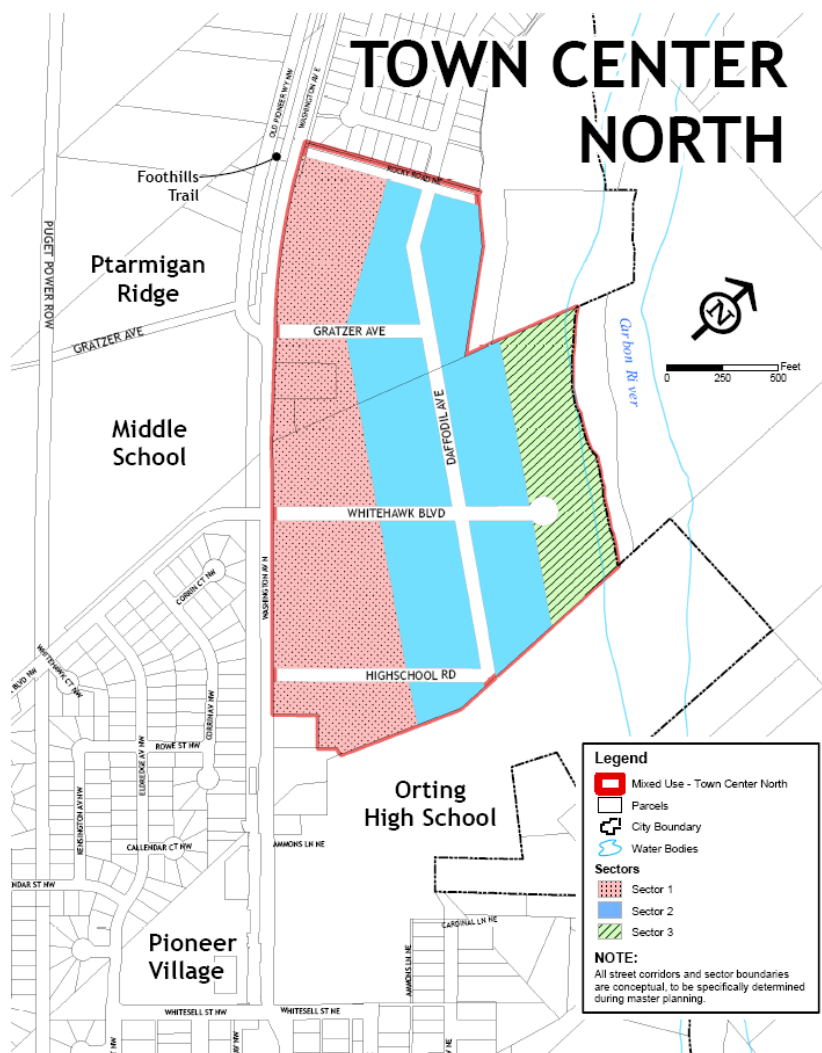
the large lots and land area between Orting High School and Rocky Road for development of new economic opportunities – including retail, office, and light manufacturing uses that support a sustainable community by providing jobs and increasing the tax base.

- Pol MU 3.1 Development in Town Center North shall be planned according to the following principles:
- a. Access should be consistent with adopted city policies and strategies. Access from SR 162 (Washington Avenue) should be limited to locations where intersections can be designed to handle increased traffic and turning movements;
 - b. Internal vehicular and pedestrian circulation throughout the area should be organized by a street grid that connects with the highway intersections and the residential neighborhood to the north, and also enables connections between different development projects and phases. This will also provide corridors for utilities. Development project approvals will include dedication of new public street rights-of-way in Town Center North.
 - c. Blocks created by the street grid can simplify planning and permitting for development, particularly when phasing is anticipated.
 - d. Pedestrian amenities can be located and designed within the blocks and coordinated throughout the area as development plans are drafted.

Policy MU 3.2 All development in Town Center North shall be approved through either the Planned Unit Development or Binding Site Plan processes and will be subjected to Architectural Design Review as prescribed by the Orting Municipal Code. The City shall adopt specific Town Center North design guidelines and standards for public improvements and private developments in the area.

Mixed Use – Town Center North Concept

The Town Center North is a 65.6 acre area located east of Washington Avenue North, south of Rocky Road NE, west of the Carbon River, and north of the Orting High School property. Development of this area is expected to include at least 370,000 square feet of retail, service business, or light manufacturing space with related parking and site improvements. Residential development may be multifamily units on upper floors of buildings with ground floor commercial uses, single-purpose multifamily buildings, or attached ground-related units within the sectors as provided in the development code. The maximum residential density shall be 10 dwelling units per gross acre.



The type of development in the MUTCN will depend on land uses proposed within the sectors. Development in Sector 1 will focus on pedestrian-oriented retail and other commercial uses. Development in Sectors 2 and 3 may be larger in scale, and may include light manufacturing, residential, or office uses. The basic site concept for the area is illustrated by the figure. Street alignments and sector boundaries are illustrative, with final street alignments and sector boundaries to be determined through the master planning process.

MANUFACTURING GOALS AND POLICIES

Goal LM 1 - The Light Manufacturing (LM) land use district is intended to provide for an area where low impact industrial activities can be concentrated and where traffic congestion, visual, and other impacts on the surrounding neighborhood can be minimized.

- Pol. LM 1.1 The Light Manufacturing (LM) district is for areas devoted exclusively to light industrial development, including non-objectionable manufacturing, processing or storage of products including manufacturing, processing, canning or bottling of food or beverages; production of goods from materials that are already refined or from raw materials that do not need refining; and other uses that do not involve the use of materials, processes or machinery likely to cause undesirable noise, air quality or other impacts on nearby residential or commercial property.
- Pol. LM 1.2 Light Manufacturing (LM) uses shall provide a vegetated buffer to screen the development from adjacent non-industrial properties and from adjacent roadways.
- Pol. LM 1.3 The land development regulations will include performance standards for industrial uses. Lighting from light manufacturing uses will not interfere or conflict with adjacent properties. Signage shall be controlled and limited to informational types. Curb cuts should be minimized and sharing of access encouraged.

OPEN SPACE AND RECREATION GOALS AND POLICIES

Goal OS 1 - The Recreation/Open Space Land Use Category is intended to acknowledge and protect the City's public parks and open spaces.

Discussion: The adopted Parks, Trails, and Open Space Plan provides direction for the establishment of strategies, standards, and actions to ensure that adequate recreation space and facilities are available to the citizens of Orting in concert with growth.



- Pol. OS 1.1 The Recreation/Open Space district is for areas devoted to public recreational facilities such as parks and trails and areas that have been preserved as open spaces through a variety of open space programs.
- Pol. OS 1.2 Recognize the important recreational and transportation roles played by regional bicycle trail systems, and support efforts to

develop a coordinated system of greenway trails throughout the region.

- Pol. OS 1.3 Promote the use of property tax reductions as an incentive to preserve desirable lands as a public benefit and encourage and support the participation of community-based non-profit organizations offering options and alternatives to development in the interest of preserving desirable lands as a public benefit.

CRITICAL AREAS GOALS AND POLICIES

Goal CA 1 - Protect the City's critical areas.

- Pol. CA 1.1 All development activities shall be located, designed, constructed and managed to avoid disturbance of and minimize adverse impacts to fish and wildlife resources, including spawning, nesting, rearing and habitat areas and migratory routes.
- Pol. CA 1.2 Prohibit the unnecessary disturbance of natural vegetation in new development, in accordance with the Critical Areas Ordinance.
- Pol. CA 1.3 Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as feasible. In all cases, appropriate measures to control erosion and sedimentation shall be required.
- Pol. CA 1.4 Seek to retain as open space wetlands, river and stream banks, ravines, and any other areas that provide essential habitat for endangered or threatened plant or wildlife species.
- Pol. CA 1.5 Protect wetlands to enable them to fulfill their natural functions as recipients of floodwaters and as habitat for wildlife through the critical areas ordinance.
- Pol. CA 1.6 Alternative domestic waste systems are discouraged, and must meet Pierce County Department of Health standards for soil suitability and location.
- Pol. CA 1.7 Agricultural land uses within the Carbon and Puyallup River floodplains shall use Best Management Practices as recommended by the U.S.D.A. Soil Conservation Service to minimize the use of chemicals that may later be released into surface waters and to minimize erosion of soil into surface waters.
- Pol. CA 1.8 The City shall consider the impacts of new development on water quality as part of its review process and require any appropriate mitigating measures. Impacts on fish resources shall be a priority concern in such reviews.

Pol. CA 1.9 The City Shoreline Master Program shall govern the development of all designated Shorelines of the State within Orting. Lands adjacent to these areas shall be managed in a manner consistent with that program.

PUBLIC FACILITIES AND SERVICES GOALS AND POLICIES

Goal PF 1 - The Public Facility Land Use Category is intended to acknowledge areas devoted to public uses.

Pol. PF 1.1 The Public Facility district is for areas devoted to public facilities such as schools, water and wastewater facilities, city buildings, city-owned parking lots and to acknowledge and reserve sites that have been planned for public purposes.



Goal PF 2 – Ensure that those public facilities and services necessary to support development shall be adequate to serve the development without decreasing current service levels below adopted level of service standards.

Pol. PF 2.1 Coordinate new development with the provision of an adequate level of services and facilities, such as schools, water, transportation and parks, as established in the capital facilities element.

Pol. PF 2.2 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.

Pol. PF 2.3 The City will coordinate concurrency review. Developers shall provide information relating to impacts that the proposed development will have on public facilities and services. The City shall evaluate the impact analysis and determine whether the

development will be served by adequate public facilities.

Pol. PF 2.4

The City shall permit the development of essential public facilities in accordance with the provisions of the County-Wide Planning Policies.



Figure LU-1

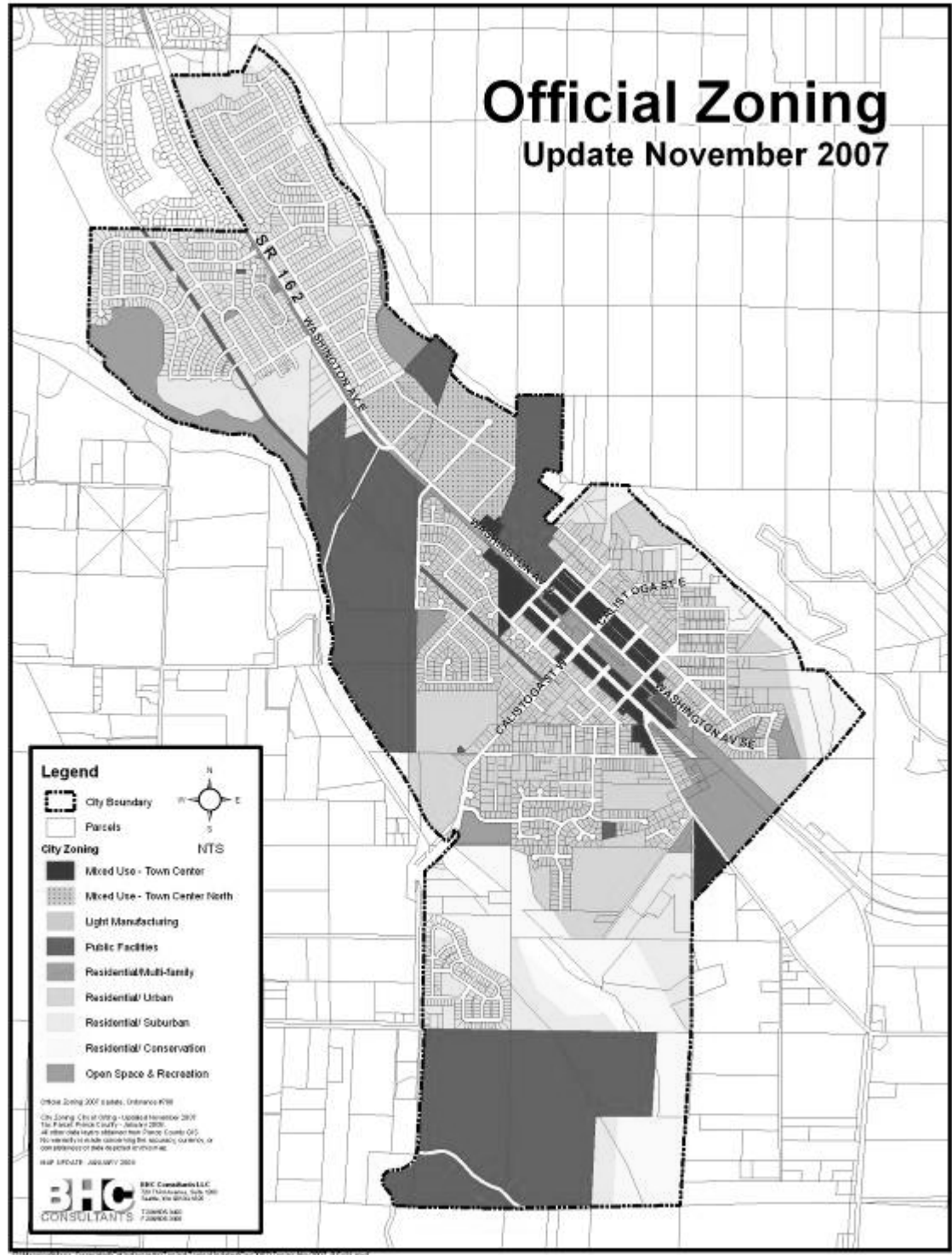


Figure LU-2

