

18A.27.010 Urban Zone Classifications.

| Use Categories and Use Types | MID-COUNTY Urban Zone Classifications (Table 18A.27.010) | | | | | |
|--|---|-----------------------------------|---------------|---------------------|--------------------|------------------------------------|
| | Urban Residential | | | Urban Centers | | Employment Centers and Other Zones |
| | Residential Resource | Moderate High Density Residential | Single Family | Neighborhood Center | Mixed Use District | Park and Recreation |
| | RR | MHR | SF | NC | MUD | PR |
| RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories. | | | | | | |
| Group Home | C | C | C | C | C | |
| Mobile Home | | C | | | | |
| Mobile Home Park | | C | | | P | |
| Multi-Family Housing | | P | | P1,3,5 | P | |
| Residential Care Facilities | | P1,2 | | P1,2 | P1,2;C3,4 | |
| Senior Housing | | P | | P | P | |
| Shared Housing | P1 | P | P1 | P | P | |
| Single-Family Detached Housing | P | P | P | P | P | |
| Two-Family Housing (Duplex) | | P | | P | P | |
| CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories. | | | | | | |

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| | RR | MHR | SF | NC | MUD | PR |
| Administrative Government Services | | | | P1,4 | P | |
| Community and Cultural Services | P7 | P2,7,8;C1,3 | P7 | P1,2,7 | P1-4,7,8 | P7 |
| Day-Care Centers | P1 | P | P1 | P | P | |
| Education | A1 | P1;A2 | A1 | P | P1,4,5;A2;C3 | |
| Health Services | | | | P1 | P1;C2 | |
| Postal Services | | | | P1 | P1;C2 | |
| Public Park Facilities | P1,2,4;C3 | P1,2,4 | P1,2,4;C3 | P1,4 | P | P1,2,4;C3 |
| Public Safety Services | C1 | C1 | C1 | P1 | P1;C2,3 | P1 |
| Religious Assembly | P1;C2,3 | P1;C2 | P1;C2,3 | P | P | |
| Transportation | | | | P1 | P1;C2,3 | |
| UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories. | | | | | | |
| Electrical Facilities | P | P | P | P | P | |

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| | RR | MHR | SF | NC | MUD | PR |
| Electrical Generation Facilities | A2 | C3 | A2 | C3 | A3 | C3 |
| Natural Gas Facilities | P1;C3 | P1;C3 | P1;C3 | P1,2;C3 | P1,2;C3 | |
| Organic Waste Processing Facilities | | | | | | |
| Pipelines | P | P | P | P | P | |
| Sewage Collection Facilities | P | P | P | P | P | |
| Sewage Treatment Facilities | | C | | C | C | |
| Surface Water Management Activities | P | P | P | P | P | P |
| Telecommunication Towers or Wireless Facilities | P1 | P1;C2 | P1 | P1;C2,3 | P1;PL2;C3 | P1;C2 |
| Utility or Public Maintenance Facilities | P1 | P1;C2 | P1 | P1;C2 | P1;C2 | |

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| Waste Disposal Facilities | | P1;C2 | | | | |
| Waste Transfer Facilities | | | | P1;C2 | P1;C2 | |
| Water Supply Facilities | P1;A2;C3 | P1;A2;C3 | P1;A2;C3 | P1;A2;C3 | P1;A2;C3 | P1;A2;C3 |
| ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved] | | | | | | |
| OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories. | | | | | | |
| Administrative and Professional Offices | | P | | P | P | |
| RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories. | | | | | | |
| Agritourism | P | P | P | P | P | |
| Agricultural Services | | | | P | P | |
| Agricultural Supply Sales | | | | P1 | P | |
| Animal Production, Boarding, and Slaughtering | | | | P1 | | |
| Crop Production | P1 | | P1 | P1 | P1 | |

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| | RR | MHR | SF | NC | MUD | PR |
| Fish Processing, Hatcheries, and Aquaculture | | | | | | |
| Forestry | P1 | P1 | P1 | | | |
| Surface Mines | | | | | | |
| COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories. | | | | | | |
| Adult Business | | | | | | |
| Amusement and Recreation | C6 | | C6 | P1;C2,3 | P1-4;C5 | |
| Billboards | | | | | A | |
| Building Materials and Garden Supplies | | | | P1,2;C3 | P1-5;C6 | |
| Business Services | | | | P1 | P | |
| Commercial Centers | | | | | P1;C2 | |
| Eating and Drinking Establishments | | | | P1,3;C2 | P | |
| Lodging | | | | | P1,2 | |

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| | RR | MHR | SF | NC | MUD | PR |
| Mobile, Manufactured, and Modular Home Sales | | | | | P | |
| Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service | | | | P1,2 | P | |
| Rental and Repair Services | | | | P1 | P | |
| Sales of Merchandise and Services | | | | P2;C3 | P | |
| Storage and Moving | | | | | P | |
| Wholesale Trade | | | | | | |
| INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories. | | | | | | |
| Basic Manufacturing | | | | | | |
| Contractor Yards | | | | | P1;C2 | |
| Food and Related Products | | | | | C2 | |

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| Industrial Services and Repair | | | | | C | |
| Intermediate Manufacturing and Intermediate/Final Assembly | | | | | C1-4 | |
| Off-Site Hazardous Waste Treatment and Storage Facilities | | | | | | |
| Recycling Collection and Processing Facilities | | | | | P1,2 | |
| Salvage Yards/ Vehicle Storage | | | | | | |
| Warehousing, Distribution, and Freight Movement | | | | | C1,2 | |
| OTHER URBAN ZONE CLASSIFICATIONS | | | NOTES | | | |

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| <p>MPC Master Planned Community, see PCC 18A.10.080.E.</p> <p>EBPC Employment Based Planned Community, see PCC 18A.10.080.E.</p> <p>MRO Mineral Resource Overlay, see PCC 18A.10.100.E.</p> | | | <p>P Permitted.</p> <p>C Requires Conditional Use Permit.</p> <p>A Requires Administrative Use Permit.</p> <p>Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.</p> <p>PL Priority Location Criteria, see PCC 18J.15.270.</p> <p>(1) Pursuant to PCC 18A.33.285.</p> | | | |

(Ord. 2022-80s § 2, 2022; Ord. 2022-49s § 2, 2022; Ord. 2020-102s § 3, 2020; Ord. 2020-91s § 2 (part), 2020; Ord. 2020-40s § 1 (part), 2020; Ord. 2017-89s § 2 (part), 2018; Ord. 2016-33 § 1 (part), 2016; Ord. 2016-24s2 § 1 (part), 2016; Ord. 2015-86 § 1 (part), 2015; Ord. 2015-40 § 4 (part), 2015; Ord. 2014-67 § 1 (part), 2014; Ord. 2013-85 § 1 (part), 2013; Ord. 2013-30s2 § 5 (part), 2013; Ord. 2012-2s § 5 (part), 2012; Ord. 2010-70s § 11 (part), 2010; Ord. 2010-13s § 2 (part), 2010; Ord. 2010-7 § 2 (part), 2010; Ord. 2009-18s3 § 2 (part), 2009; Ord. 2008-39 § 4 (part), 2008; Ord. 2007-6 § 2 (part), 2007; Ord. 2005-94s2 § 2 (part), 2005)

The Pierce County Code is current through Ordinance 2023-28, passed September 12, 2023.

Disclaimer: The Pierce County Council has the official version of the Pierce County Code. Users should contact the Code Reviser for ordinances passed subsequent to the ordinance cited above.

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