

18A.28.010 Urban Zone Classifications.

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)		
	Urban Residential		
	Residential Resource	High Density Residential	Middle Housing
	RR	HRD	MH
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.			
Group Home	C(1)	C(1)	C(1)
Mobile Home	P	P	P
Mobile Home Park		P	P
Multi-Family Housing		P1	P1
Residential Care Facilities		P1,2	P1,2
Senior Housing	A	P	A
Shared Housing	P1	P	P1,2;A3
Single-Family Housing	P1,2	P	P
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.			
Administrative Government Services			P
Community and Cultural Services		P2,7,8;C1,3	A2;P7;C,3,4
Day-Care Centers		P1;C2	C
Education	A1,2	P1;C2,3,4,5	P1,2;C3,4,5
Health Services		P1	
Postal Services			

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	Urban Residential		
	Residential Resource	High Density Residential	Middle Housing
	RR	HRD	MH
Public Park Facilities	P1,4;C2,3	P1,2,4;C3	P1-4
Public Safety Services	C1	C1	C1
Religious Assembly	P1;C2,3	P1;C2,3	P1;C2,3
Transportation		P1	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.			
Electrical Facilities	P	P	P
Electrical Generation Facilities	A2	C3	A2
Natural Gas Facilities	P1;C3	P1;C3	P1;C3
Organic Waste Processing Facilities			
Pipelines	P	P	P
Sewage Collection Facilities	P	P	P
Sewage Treatment Facilities	C	C	C
Surface Water Management Activities	P	P	P
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1;C2
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2
Waste Disposal Facilities		C2	C2
Waste Transfer Facilities		P1;C2	P1;C2

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	Urban Residential		
	Residential Resource	High Density Residential	Middle Housing
	RR	HRD	MH
Water Supply Facilities	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			
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.			
Agritourism			
Agricultural Services			
Agricultural Supply Sales			
Animal Production, Boarding, and Slaughtering			
Crop Production	P1		
Fish Processing, Hatcheries, and Aquaculture			C
Forestry			
Surface Mines			C
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.			
Adult Business			
Amusement and Recreation	C6	C6	C6
Billboards			

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	RR	HRD	MH
Building Materials and Garden Supplies			
Business Services			
Commercial Centers			
Eating and Drinking Establishments			
Lodging			
Mobile, Manufactured, and Modular Home Sales			
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service			
Rental and Repair Services			
Sales of Merchandise and Services			
Storage and Moving			
Wholesale Trade			
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.			
Basic Manufacturing			
Contractor Yards			
Food and Related Products			
Industrial Services and Repair			

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)		
	Urban Residential		
	Residential Resource	High Density Residential	Middle Housing
	RR	HRD	MH
Intermediate Manufacturing and Intermediate/Final Assembly			
Off-site Hazardous Waste Treatment and Storage Facilities			
Recycling Collection and Processing Facilities			
Salvage Yards/Vehicle Storage			
Warehousing, Distribution, and Freight Movement			
OTHER URBAN ZONE CLASSIFICATIONS	NOTES		
<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>AIR Airport Overlay, see PCC 18A.10.100.</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>* Allowed only as a component of a mixed use development and shall not be permitted as a stand-alone use.</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) Conditional Use Permit not required when the proposed housing will be occupied by person(s) who qualify as "handicapped" as defined by the Federal Fair Housing Act (42 U.S.C. § 3601 et seq.).</p>		

PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
Use Categories and Use Types	Urban Districts and Other Zones					
	Mixed Use District	[Reserved]	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
	MUD					PR
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home	C(1)					
Mobile Home						
Mobile Home Park	P					
Multi-Family Housing	P					
Residential Care Facilities	P1,2;C3,4					
Senior Housing	P					
Shared Housing	P					
Single-Family Housing	P					
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services	P					

PARKLAND-SPANAWAY-MIDLAND							
Urban Zone Classifications (Table 18A.28.010)							
Use Categories and Use Types	Urban Districts and Other Zones						
	Mixed Use District	[Reserved]	[Reserved]	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
	MUD						PR
Community and Cultural Services	P1-4,7,8						P7
Day-Care Centers	P						
Education	P1,4,5;A2;C3						
Health Services	P1;C2						
Postal Services	P1;C2						
Public Park Facilities	P						P1,2,4,8;C3
Public Safety Services	P1;C2,3						P1
Religious Assembly	P1,2						
Transportation	P1;C2,3						
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P						P
Electrical Generation Facilities	A3						C3

PARKLAND-SPANAWAY-MIDLAND							
Urban Zone Classifications (Table 18A.28.010)							
Use Categories and Use Types	Urban Districts and Other Zones						
	Mixed Use District	[Reserved]	[Reserved]	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
	MUD						PR
Natural Gas Facilities	P1;2;C3						
Organic Waste Processing Facilities							
Pipelines	P						P
Sewage Collection Facilities	P						P
Sewage Treatment Facilities	C						
Surface Water Management Activities	P						P
Telecommunication Towers or Wireless Facilities	P1;PL2;C3						P1;C2
Utility or Public Maintenance Facilities	P1;C2						
Waste Disposal Facilities							
Waste Transfer Facilities	P1;C2						
Water Supply Facilities	P1;A2;C3						P1;A2;C3

PARKLAND-SPANAWAY-MIDLAND						
Urban Zone Classifications (Table 18A.28.010)						
Use Categories and Use Types	Urban Districts and Other Zones					
	Mixed Use District	[Reserved]	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
	MUD					PR
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					
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.						
Agritourism	P					
Agricultural Services	P					
Agricultural Supply Sales	P					
Animal Production, Boarding, and Slaughtering	P1					
Crop Production						
Fish Processing, Hatcheries, and Aquaculture						
Forestry						

PARKLAND-SPANAWAY-MIDLAND						
Urban Zone Classifications (Table 18A.28.010)						
Use Categories and Use Types	Urban Districts and Other Zones					
	Mixed Use District	[Reserved]	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
	MUD					PR
Surface Mines						
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.						
Adult Business						
Amusement and Recreation	P1-4;C5					
Billboards	A					
Building Materials and Garden Supplies	P1-5;C6					
Business Services	P					
Commercial Centers	P1;C2					
Eating and Drinking Establishments	P					
Lodging	P1,2					
Mobile, Manufactured, and Modular Home Sales	P					

PARKLAND-SPANAWAY-MIDLAND						
Urban Zone Classifications (Table 18A.28.010)						
Use Categories and Use Types	Urban Districts and Other Zones					
	Mixed Use District	[Reserved]	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
	MUD					PR
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service	P					
Rental and Repair Services	P					
Sales of Merchandise and Services	P					
Storage and Moving	P					
Wholesale Trade	P					
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.						
Basic Manufacturing						
Contractor Yards	P1					
Food and Related Products	C2					
Industrial Services and Repair	C					

PARKLAND-SPANAWAY-MIDLAND							
Urban Zone Classifications (Table 18A.28.010)							
Use Categories and Use Types	Urban Districts and Other Zones						
	Mixed Use District	[Reserved]	[Reserved]	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
	MUD						PR
Intermediate Manufacturing and Intermediate/Final Assembly	C1-3						
Off-site Hazardous Waste Treatment and Storage Facilities							
Recycling Collection and Processing Facilities							
Salvage Yards/Vehicle Storage	C3,4						
Warehousing, Distribution, and Freight Movement	C1,2						
OTHER URBAN ZONE CLASSIFICATIONS		NOTES					
MPC Master Planned Community, see PCC 18A.10.080.E.							P Permitted.
EBPC Employment Based Planned Community, see PCC 18A.10.080.E.							C Requires Conditional Use Permit.
							A Requires Administrative Use Permit.

PARKLAND-SPANAWAY-MIDLAND						
Urban Zone Classifications (Table 18A.28.010)						
Use Categories and Use Types	Urban Districts and Other Zones					
	Mixed Use District	[Reserved]	[Reserved]	[Reserved]	[Reserved]	Park and Recreation
	MUD					PR
<p>AIR Airport Overlay, see PCC 18A.10.100.</p> <p>MRO Mineral Resource Overlay, see PCC 18A.10.100.E.</p>	<p>* Allowed only as a component of a mixed use development and shall not be permitted as a stand-alone use.</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) Conditional Use Permit not required when the proposed housing will be occupied by person(s) who qualify as "handicapped" as defined by the Federal Fair Housing Act (42 U.S.C. § 3601 et seq.).</p>					

PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
Use Categories and Use Types	Urban Centers			Employment Centers		
	[Reserved]	[Reserved]	Neighborhood Center	[Reserved]	Community Employment	[Reserved]
			NC		CE	
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.						
Group Home			C			
Mobile Home						
Mobile Home Park						
Multi-Family Housing			P			
Residential Care Facilities			A1,2			
Senior Housing			P			
Shared Housing			P			
Single-Family Housing						
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.						
Administrative Government Services			P		P	

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Urban Zone Classifications (Table 18A.28.010)									
Use Categories and Use Types	Urban Centers			Employment Centers			[Reserved]		
	[Reserved]	[Reserved]	Neighborhood Center	[Reserved]	Community Employment	[Reserved]	[Reserved]	[Reserved]	[Reserved]
			NC		CE				
Community and Cultural Services			P1-4,7,8;C1		P7				
Day-Care Centers			P		P				
Education			P1;A2		P4,5				
Health Services			P1		P1				
Postal Services			P1		P1;C2				
Public Park Facilities			P1,4		P1,4				
Public Safety Services			P1		P1,2				
Religious Assembly			P1,2						
Transportation			P1		P1,2;C3				
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.									
Electrical Facilities			P		P				
Electrical Generation Facilities			C3						

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Urban Zone Classifications (Table 18A.28.010)									
Use Categories and Use Types	Urban Centers				Employment Centers			[Reserved]	
	[Reserved]	[Reserved]	Neighborhood Center	[Reserved]	Community Employment	[Reserved]	[Reserved]	[Reserved]	[Reserved]
			NC		CE				
Natural Gas Facilities			P1,2;C3		P1-3;C4				
Organic Waste Processing Facilities									
Pipelines			P		P				
Sewage Collection Facilities			P		P				
Sewage Treatment Facilities			C		C				
Surface Water Management Activities			P		P				
Telecommunication Towers or Wireless Facilities			P1;C2		P1;PL2,3;C4				
Utility or Public Maintenance Facilities			P1;C2		P				
Waste Disposal Facilities									
Waste Transfer Facilities			P1;C2		P1;C2				
Water Supply Facilities			P1;A2;C3		P1;A2;C3				

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Use Categories and Use Types	Urban Centers			Employment Centers			
	[Reserved]	[Reserved]	Neighborhood Center	[Reserved]	Community Employment	[Reserved]	[Reserved]
			NC		CE		
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		
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism			P1		P		
Agricultural Services					P		
Agricultural Supply Sales			P1		P1-4		
Animal Production, Boarding, and Slaughtering			P1		P1		
Crop Production					C2		
Fish Processing, Hatcheries, and Aquaculture					C		
Forestry					C2		

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Use Categories and Use Types	Urban Centers			Employment Centers			
	[Reserved]	[Reserved]	Neighborhood Center	[Reserved]	Community Employment	[Reserved]	[Reserved]
			NC		CE		
Surface Mines							
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation			P1;C2				
Billboards					A		
Building Materials and Garden Supplies			P1		P4;5;C6		
Business Services			P1		P		
Commercial Centers							
Eating and Drinking Establishments			P1,3		P		
Lodging			P3		C4		
Mobile, Manufactured, and Modular Home Sales					P		

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Use Categories and Use Types	Urban Centers				Employment Centers				
	[Reserved]	[Reserved]	Neighborhood Center	[Reserved]	Community Employment	[Reserved]	[Reserved]	[Reserved]	[Reserved]
			NC		CE				
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service			P2		P1,4				
Rental and Repair Services			P1		P				
Sales of Merchandise and Services			P1,2		P1				
Storage and Moving									
Wholesale Trade					P				
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.									
Basic Manufacturing									
Contractor Yards			C		P				
Food and Related Products					P1-3;C4				
Industrial Services and Repair					P				

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Urban Zone Classifications (Table 18A.28.010)						
Use Categories and Use Types	Urban Centers			Employment Centers		
	[Reserved]	[Reserved]	Neighborhood Center	[Reserved]	Community Employment	[Reserved]
			NC		CE	
Intermediate Manufacturing and Intermediate/Final Assembly					P1-4;C5	
Off-site Hazardous Waste Treatment and Storage Facilities						
Recycling Collection and Processing Facilities					P1,2	
Salvage Yards/Vehicle Storage					P1;C2-4	
Warehousing, Distribution, and Freight Movement					P1,2;C3,4	
OTHER URBAN ZONE CLASSIFICATIONS				NOTES		
MPC Master Planned Community, see PCC 18A.10.080.E. EBPC Employment Based Planned Community, see PCC 18A.10.080.E.				P Permitted. C Requires Conditional Use Permit. A Requires Administrative Use Permit.		

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	[Reserved]	Neighborhood Center	[Reserved]	Community Employment	[Reserved]	[Reserved]
		NC		CE		
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(Ord. 2025-516s § 4, 2025; Ord. 2023-5s § 1, 2023; Ord. 2022-80s § 2, 2022; Ord. 2022-49s § 2, 2022; Ord. 2021-125s2 § 6, 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, 2 (part), 2016; Ord. 2016-24s2 § 1 (part), 2016; Ord. 2016-14s § 2 (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. 2012-10 § 1 (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. 2007-109s § 3 (part), 2007; Ord. 2007-6 § 2 (part), 2007; Ord. 2006-53s § 1 (part), 2006; Ord. 2005-84s § 2 (part), 2006; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

The Pierce County Code is current through Ordinance 2026-504, passed March 10, 2026.

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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