



CERTIFICATE OF ZONING

TAX PARCEL NUMBER (to be completed by the applicant)	ZONING CLASSIFICATION (for office use only)
1)	
2)	
3)	
4)	
5)	

Disclaimer:

This zoning designation is found to be accurate today. Please note: this zoning designation is subject to change by the Pierce County Council through a Comprehensive Plan map amendment process.

Completed By: _____

Date: _____

DESCRIPTION OF ZONING CLASSIFICATIONS:

Employment Center (EC). An Employment Center (EC) is a concentration of office parks, manufacturing, other industrial development, or a combination of activities. It may also include commercial development as a part of the center as long as the commercial development is incidental to the employment activities of the center and supports and serves the needs of the workforce.

Major Urban Center (MUC). The Major Urban Center zone classification is a highly dense concentration of urban development with a commercial focus. A significant multi-family residential presence in the area is encouraged.

Community Center (CC). The Community Center zone classification has, as its focus, a significant commercial traffic generator, around which develops a concentration of other commercial office, services, and some high density multi-family developments. The commercial activity within the center is directed to a customer base drawn from more than one neighborhood but should be at a scale which is compatible with surrounding residential areas.

Activity Center (AC). The Activity Center zone classification has, as its focus, a recreational, cultural, or educational activity around which develops a concentration of commercial, office, or high density residential development. The attraction draws people from throughout the area, not just surrounding neighborhoods or the community in which the activity is located.

Urban Neighborhood Center (UNC). The Urban Neighborhood Center zone classification is a concentrated mix of small scale retail and service commercial and office development that serves the daily needs of residents within the immediate neighborhood. Residential development at various densities may occur within the Center if appropriate to the individual neighborhood.

Mixed Use District (MUD). The Mixed Use District zone classification includes areas that are concentrations of commercial, office, and multi-family developments located along major arterials, state highways, and major transit routes and between Major Urban, Activity, or Community Centers. Commercial activity in Mixed Use Districts caters to a customer base beyond the surrounding neighborhoods or community due to its placement on a roadway used by residents of more than one community. Auto-oriented commercial and land-intensive commercial with a low number of employees per acre is the primary use within Mixed Use Districts.

High Density Residential District (HRD). The High Density Residential District zone classification includes areas that are composed of multi-family and high density single-family housing, and limited neighborhood retail and service commercial which are located along major arterials, state highways, and major transit routes that connect to Major Urban, Activity, Community, or Employment Centers.

Moderate Density Single-Family (MSF). The Moderate Density Single-Family zone classification covers geographic areas located within urban growth areas but which fall outside of an Employment Center, Urban Center, or Urban District. The primary use of the classification is single and two-family residential.

Master Planned Communities. The Master Planned Communities zone classification provides for planned unit developments which integrate a mix of housing, services and recreation and are approved through the planned unit development (PUD) or planned development district (PDD) permit process.

Employment Based Planned Communities (EBPC). The Employment Based Planned Communities zone classification includes areas designated for development of a mixture of housing, jobs, services, and recreation, proposed as a planned community under a planned unit development (PUD) or planned development district (PDD) permit process.

Rural Activity Center (RAC). The Rural Activity Center zone classification is a concentration of commercial and industrial businesses that provide goods, services, employment, group homes, and senior housing which meet the needs of a local rural community.

Rural Gateway Communities (GC). The Rural Gateway Communities zone classification includes rural centers located near major recreational facilities, including the entrances to Mt. Rainier National Park, where commercial businesses that provide goods and services, including housing and lodging, meet the needs of a local rural community, visitors, and tourists.

Rural Neighborhood Center (RNC). The Rural Neighborhood Center zone classification includes areas which have established commercial uses that provide limited convenience shopping and services, meeting the daily needs of the surrounding rural area, immediate access onto state routes, major or secondary arterials.

Village Center (VC). The Village Center zone classification provides for a compact mix of commercial, civic, and residential uses connected by pedestrian facilities in areas which experience a tourist population such as communities adjacent to Mount Rainier National Park. The zone classification includes commercial and residential uses that provide commercial services and civic facilities to meet the daily needs of the surrounding rural residents and serve a tourist economy.

Tourist Commercial (TC). The Tourist Commercial zone classification provides limited commercial opportunities that are only oriented to tourism such as restaurants, lodging, and rental of recreational equipment. The zone classifications is not intended to provide civic activities or meet the daily shopping needs of residents.

Village Residential (VR). The Village Residential zone classification allows for low density residential uses located within a reasonable walking distance of commercial amenities found in a Village Center. Typically, the Village Residential zone classification recognizes existing platting patterns.

Rural Separator (Rsep). The Rural Separator zone classification includes rural lands intended as a buffer or separation between urban zone classifications.

Rural 5 (R5). The Rural 5 zone classification is intended to provide for rural uses at moderate rural densities and includes rural lands adjacent to the Rural 10 zone classification.

Rural 10 (R10). The Rural 10 zone classification is intended to provide for rural uses at a rural density and includes rural lands between the Rural 5 classification and the designated Forest Lands classification.

Rural Reserve 5 (RSV5). The Rural Reserve 5 zone classification is intended to provide lands for potential future inclusion in an urban growth area when the need for additional land is identified and a Plan amendment is adopted.

Rural Reserve 10 (RSV10). The Rural Reserve 10 zone classification is intended to provide lands for potential future inclusion in the Comprehensive Urban Growth Area when the need for additional land is identified and a Plan amendment is adopted.

Rural 20 (R20). The Rural 20 zone classification is intended to provide for rural uses at a rural density and includes rural lands between the Rural 10 classification and the Rural Forty or Forest Lands classifications.

Rural 40 (R40). The Rural 40 zone classification is intended to provide for rural uses at the lowest rural density.