



GRAHAM COMMUNITY PLAN AGRICULTURAL RESOURCE LANDS (ARL) SUMMARY SHEET

DENSITY CALCULATIONS

- One dwelling unit per 10 acres (.1 x acreage) allowed in ARL
- Accessory dwelling units are not considered an extra dwelling unit in density calculations
- If the allowable dwelling units results in a partial dwelling unit, it shall be rounded to the nearest whole number. Less than .5 shall be rounded down, greater than or equal to .5 shall be rounded up.

Examples

138 acres x .1 = 13.8 (14 dwelling units)

110 acres x .1 = 11.1 (11 dwelling units)

- Density based on gross site acreage

LOT DIMENSIONS AND SETBACKS

- Minimum lot size of 10 acres
- Minimum lot width of 250 feet
- 60 foot minimum setback from any street, road, or State Highway
- 60 foot minimum front yard setback
- 30 foot minimum interior yard setback
- 30 foot minimum rear yard setback
- Setbacks on existing legal lots of record that do not meet the current lot size requirements may be reduced on a sliding scale based on lot width and depth per footnote (21)

MAXIMUM HEIGHT OF STRUCTURES

- 40 feet

ALLOWED USES

The Agricultural Resource Lands Classification primarily allows for residential and agricultural uses. Refer to Pierce County Code (PCC) Section 18A.24.020 Graham Zone Classification tables for specific uses and use levels allowed in the ARL zone and whether the use is allowed outright (P) or requires a special use permit (A) or (C).

ALLOWED RESIDENTIAL USES

- Single-wide mobile homes
- Single family detached housing
- Caretakers residence
- Accessory dwelling units and temporary housing

ALLOWED CIVIC USES

- Linear trails

ALLOWED RESOURCE USES

- Agricultural product sales
- Agricultural services
- Animal production, boarding and slaughtering
- Crop production
- Fish processing, hatcheries and aquaculture
- Timber harvesting

ALLOWED UTILITIES USES

- Electrical facilities
- Natural gas facilities
- Organic waste processing facilities
- Pipelines
- Sewers per PCC 19A.30.010 B
- Stormwater facilities
- Telecommunication facilities
- Water supply facilities
- Utility and public maintenance facilities

THIS IS A REFERENCE TOOL ONLY, NOT A SUBSTITUTE FOR ZONING REGULATIONS