



GRAHAM COMMUNITY PLAN COMMUNITY EMPLOYMENT CENTER (CE) ZONE

SUMMARY SHEET

EFFECTIVE DATE – MARCH 1, 2007

LOT DIMENSIONS AND SETBACKS

- 25 foot minimum setback from any abutting State Highway or major arterial
- 20 foot minimum setback from any other abutting street, or road
- 20 foot minimum front yard setback
- 0 foot minimum interior yard setback
- 30 foot minimum rear yard setback
- The 0 foot interior yard setback only applies when structures are attached by a common wall otherwise either a 5 foot interior yard setback or 10 foot separation between buildings, whichever is greater, is required
- Minimum setback for a commercial or civic structure or nursing homes abutting a SF, MHR or Rural Residential classification or use is 30 feet
- Minimum setback for an industrial structure abutting a SF, MHR, or Rural Residential classification or residential use is 100 feet

MAXIMUM HEIGHT OF STRUCTURES

- 60 feet
- The maximum height for a building adjacent to a SF or Rural Residential classification or existing residential use shall be 35 feet but building height may be increased one foot for each foot the building is setback more than 35 feet up to the 60 foot maximum building height

ALLOWED USES

The Community Employment Center Classification primarily allows for commercial and industrial uses. Refer to Pierce County Code (PCC) Section 18A.24.010 Graham Zone Classification tables for specific uses and use levels allowed in the CE zone and whether the use is allowed outright (P) or requires a special use permit (A) or (C).

ALLOWED RESIDENTIAL USES

- Caretakers residence
- Accessory dwelling units and temporary housing companion to existing single family

ALLOWED OFFICE/BUSINESS USES

- Administrative and professional offices
- Educational services

ALLOWED CIVIC USES

- Administrative government services
- Postal services
- Parks, open space and linear trails
- Churches
- Police and fire stations and animal control services
- Transportation facilities

ALLOWED COMMERCIAL USES

- Amusement and recreation
- Building materials and garden supplies
- Bulk fuel dealers
- Business services
- Buy-back recycling centers
- Eating and drinking establishments
- Food stores
- Motor vehicle and equipment sales, service, repair and rental
- Personal services
- Pet sales and services
- Rental and repair services
- Sales of general merchandise
- Storage
- Wholesale trade

ALLOWED INDUSTRIAL USES

- Contractor yards
- Food and related products
- Industrial services and repair
- Intermediate manufacturing and final assembly
- Motion picture, television and radio production studios
- Printing, publishing and related industries
- Salvage and vehicle storage yards
- Warehousing, distribution and freight movement

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



GRAHAM COMMUNITY PLAN COMMUNITY EMPLOYMENT CENTER (CE) ZONE SUMMARY SHEET EFFECTIVE DATE – MARCH 1, 2007

ALLOWED RESOURCE USES

- Agricultural supply sales
- Agricultural services
- Animal slaughtering
- Agricultural product processing, packaging and storage
- Fish processing, hatcheries and aquaculture
- Manufacturing of lumber and basic wood materials
- Surface mining in MRO

ALLOWED UTILITIES USES

- Electrical facilities
- Natural gas facilities
- Pipelines
- Sewers
- Stormwater facilities
- Telecommunication facilities
- Waste transfer facilities
- Water supply facilities
- Utility and public maintenance facilities

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