ROLL CALL

APPROVAL OF THE AGENDA

CONSIDERATION OF MINUTES

Consideration of the Minutes for October 24, 2018
October 24, 2018 PC Draft Minutes.pdf

1. PUBLIC HEARINGS

1.a Puyallup Housing Choices Code Amendments
   1) STAFF REPORT
   2) DRAFT ORDINANCE - CODE AMENDMENT TEXT
   3) SUMMARY TABLE: CURRENT CODE VS AMENDMENTS

2. OTHER COMMISSION BUSINESS

ADJOURNMENT

The City Council Chambers is wheelchair accessible. Those needing assistance with hearing devices should contact the City Clerk's Office (253-841-5480) the Friday preceding the meeting.
Subject:
Consideration of the Minutes for October 24, 2018

Presenter:
Michelle Ochs | MichelleO@ci.puyallup.wa.us | 253-841-5485

Recommendation:
Review and action

Background:
Planning Commission will review and act upon the minutes from the October 24, 2018 meeting.

Council Direction:

Fiscal Impacts:

ATTACHMENTS
- October 24, 2018 PC Draft Minutes.pdf
The meeting was called to order at 6:30 p.m. A quorum was established.

Mr. Larson welcomed the Planning Commission’s newest member, Mark Jacobsen.

APPROVAL OF THE AGENDA

Ms. Larson moved to approve the agenda, with a second by Mr. Seeley. The Commissioners unanimously approved the agenda.

CONSIDERATION OF THE MINUTES

July 11, 2018 and September 26, 2018

Ms. Larson moved to approve the minutes as submitted, with a second by Mr. Juntunen. The Commissioners unanimously approved the minutes.

AGENDA ITEMS

Housing Code Amendments (Recording start time 01:53)

Mr. Beale reminded the Commission that they have seen this topic at a few previous meetings, and that tonight they will get an overview of the current status and will hopefully see a public hearing happening for this item on December 12th.

Mr. Beale gave an in-depth overview of what the Planning Commission has worked on, explaining that in 2017 City Council had seen a housing strategy table, and that staff will be focusing on about half of the items from the table. Mr. Beale proceeded to go over these items with the Planning Commission.
Planning Commission feedback/questions:

- Mr. Larson asked how staff adopts school impact fees, Mr. Beale explained that the City Council adopts the fee by ordinance, and the school district implements it.
- There were a couple questions regarding allowances for duplexes in the different zones.
- Ms. Larson asked if tiny homes are treated as accessory dwelling units (ADU) that can only be moved onto a property that already has a home on it, Mr. Beale explained that it would fall under the accessory dwelling unit code, otherwise if they wanted to move it on a single lot, they would probably have to put it on a foundation. Mr. Beale stated that the Planning Commission could consider options for deciding that.

There was some general discussion about having more than one of these types of homes on a single lot. Mr. Beale explained that staff could draft some options for this section of the code for the Planning Commission to see at the public hearing.

Mr. Larson asked if there are limitations on the amount of time one can stay on a property, Mr. Beale stated that beyond that decision, staff would have questions about how utility hookups would work each time a tiny home came to stay on a property.

There was some discussion on how strict regulations should be on these types of homes.

Mr. Beale explained that the next steps in the process is to get a draft together by early next month, do some outreach with social media, a press release and the flyers, with the goal to go to a public hearing in December.

OTHER COMMISSION BUSINESS
Ms. Baker talked about Planning Commission items going to City Council currently, and let the Commission know they have two more meetings left for the year. Ms. Baker let the Commission know that staff is currently working on a ‘safe routes to school’ program and that there is a survey that will be going out for that.

CITIZEN COMMENTS
None.

ADJOURNMENT
The meeting was adjourned at 7:31 p.m.
Planning Commission Agenda Item Report

Submitted by: Chris Beale
Submitting Department: Development Services
Meeting Date: 12/12/2018

Subject:
Puyallup Housing Choices Code Amendments

Presenter:
Chris Beale, Senior Planner, cbeale@ci.puyallup.wa.us, (253) 841-5418

Recommendation:
Conduct a Public Hearing on the proposed Housing Choices code amendments

Background:
In October, 2016 the Planning Commission began review of various sections of the Puyallup Municipal Code (PMC) identified for possible amendment. These proposed amendments were identified due to consistency with the 2015 Comprehensive Plan update, customer inquiries, feedback from City Council or Planning Commission, and identification by staff to assist with day-to-day implementation of the code.

The Planning Commission reviewed these areas of amendment over multiple work sessions held on October 12, 2016; March 22, 2017; May 24, 2017; September 13, 2017; March 28, 2018 and October 24, 2018.

Council Direction:
The City Council reviewed the amendments on March 7, 2017. At that time, they provided direction to the Planning Commission that the Commission complete review of the proposed amendments and provide a proposal for final adoption.

Fiscal Impacts:
Code amendments do not typically require a fiscal impact statement

ATTACHMENTS
- 1) STAFF REPORT
- 2) DRAFT ORDINANCE - CODE AMENDMENT TEXT
- 3) SUMMARY TABLE: CURRENT CODE VS AMENDMENTS
Introduction
In October, 2016 the Planning Commission began review of various sections of the Puyallup Municipal Code (PMC) identified for possible amendment. These proposed amendments were identified due to consistency with the 2015 Comprehensive Plan update, customer inquiries, feedback from City Council or Planning Commission, and identification by staff to assist with day-to-day implementation of the code.

The Planning Commission reviewed these areas of amendment over multiple work sessions held on October 12, 2016; March 22, 2017; May 24, 2017; September 13, 2017; March 28, 2018 and October 24, 2018. The following is a brief summary of the code amendment areas which will be considered at the December 12, 2018 public hearing.

Decision Criteria
Per PMC 20.91.010, any amendment to Title 20 shall be based on the consistency of said amendment with the goals, objectives and policies of the comprehensive plan. The proposed code amendments are varied, some of which simply deal with clean-up or clarification of current code standards and other more detailed items which will better implement pre-existing policy language in the city’s Comprehensive Plan. The following is a brief description of those varied items and an analysis of Comprehensive Plan consistency.

Code amendment summary:

<table>
<thead>
<tr>
<th>Current code</th>
<th>Proposed amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Accessory dwelling units</strong></td>
<td></td>
</tr>
<tr>
<td>• Impact fees = $10,267</td>
<td>• Amended impact fees = $2,051</td>
</tr>
<tr>
<td>• Utility hook up fee = same as any single family home</td>
<td>• Utility hook up fee = scaled to size and impact of ADUs</td>
</tr>
<tr>
<td>• Detached ADU permit (land use) and building permit</td>
<td>• Building permit only</td>
</tr>
<tr>
<td>• Different size maximums, number of bedrooms for different types of accessory dwelling units</td>
<td>• Streamline size and bedroom limits with one standard</td>
</tr>
<tr>
<td>• No options for “tiny homes on wheels”</td>
<td>• Added options for “tiny homes on wheels”</td>
</tr>
<tr>
<td><strong>Duplex/triplexes in RS zones</strong></td>
<td></td>
</tr>
<tr>
<td>• Design review standards apply to all</td>
<td>• Design review standards apply, with new landscaping and high quality siding materials standards added to all</td>
</tr>
<tr>
<td>• Permitted on a limited basis in RS-04, RS-06 (2 plex OR 3 plex)</td>
<td></td>
</tr>
</tbody>
</table>
### Analysis

**Comprehensive Plan Policy:**

- *Increase housing supply, diversity, and affordability through innovative development techniques that are compatible with existing single detached neighborhoods (Goal H-7, Innovative Housing, Housing Element)*
- *Consider extension and expansion of the City’s Innovative Housing Demonstration ordinance as a way to promote housing affordability and diversity while meeting high-quality design standards (Policy H 7.2, Housing Element)*
- *Develop, with public input including relevant community groups, and adopt an Affordable Housing Strategy to implement the intent, needs and goals of the Housing Element (Policy H-5.5, Housing Element)*
- *A minimum of 25 percent of new housing units should be affordable to those earning less than 80% of Puyallup median income (1,720 affordable units out of 6,885 total units) (Policy H-5.4, Housing Element)*
- *Promote the creation and expansion of a variety of housing types and densities affordable to all economic segments of the population of the City (Goal H-5, Housing Element)*

<table>
<thead>
<tr>
<th>Current code</th>
<th>Proposed amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Development standards in RS zones</strong></td>
<td><strong>Development standards in RS zones</strong></td>
</tr>
<tr>
<td>- Maximum densities only, no minimum densities (all RS zones)</td>
<td>- Maximum densities only, minimum densities apply in RS-04 and RS-06 only - No changes to maximum density limits in any RS zone</td>
</tr>
<tr>
<td>- Minimum lot dimensions (width and depth) prescribed strictly for zones</td>
<td>- Retain and modify lot width, remove lot depth requirements</td>
</tr>
<tr>
<td>- Not permitted on any basis in RS-10 or RS-35</td>
<td>- No changes to overall minimum lot size in any RS zone</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Density Bonuses in RM zones</th>
<th>Density Bonuses in RM zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Four (4) different options for density bonuses</td>
<td>- Eight (8) different options for density bonuses</td>
</tr>
<tr>
<td>- Not all bonus provisions apply to every property</td>
<td>- All bonuses could be applied to development proposals</td>
</tr>
</tbody>
</table>

**Other various amendments**

- Re-authorization of the Cottage Housing Ordinance (previous time-limited pilot ordinance sunset)
- Reorganization of detached accessory building code for clarity of administration
- Minor amendments to setbacks for sheds, decks
- Minor land use amendments in RM zones
- Various amendments to off-street parking reductions options
Staff has analyzed the amendments relative to the above stated policy guidance from the Comprehensive Plan and has not identified any inconsistencies. Staff presents the following analysis to further explain the reasoning behind the amendment package:

- **Accessory dwelling units, discussion:**
  - The City Council began allowing detached accessory dwelling units five (5) years ago; during this time, the city as permitted six (6) detached accessory dwelling units.
  - None of the permits, which are currently required to submit an Administrative Conditional Use Permit have resulted in substantial commenting parties (only one permit resulted in any comments), and no requests for reconsideration or appeal have been made.
  - The subject amendment proposal therefore would allow detached accessory dwelling units as an outright code allowance, subject to design and performance standards. In staff’s view, the code is adequately protecting surrounding neighbors and the impacts from detached ADUs have been minimized by code that effectively addresses potential impacts and a detailed land use permit is not needed at this time.
  - The cost of permitting a detached ADU is prohibitively high and is creating barriers to achieving housing affordability and improved housing options in the community.
  - The impact fees levied against ADUs are also not proportional to the impact size and bedroom quantity limited accessory units have on transportation, parks, schools and utilities and should be reduced accordingly to match impacts.
  - Differing code standards exist for different types of ADUs in regards to overall sizes and bedrooms permitted, creating confusion for the public and difficulty in explaining the code by staff. Standardizing the code to include the same standards for detached and attached accessory dwelling units is proposed to address this issue.
  - Staff has received inquiries from citizens and home owners regarding “Tiny Houses on Wheels”. Staff has not permitted these under the ADU regulations in place as pre-manufactured units on wheels requires special permitting and insignia plates from the State L&I. Code options, consistent with recommended best practices from MSRC, are included in the overall draft.

- **Duplexes and Triplexes in RS zones, discussion:**
  - Duplexes and triplexes have long been (20+ years) an option in 3 of the 5 RS zone districts as a compatible way to mix in dwelling unit types and densities throughout the city. Staff permits only a handful (single digits) every year in RS zone districts and hasn’t noted significant comments or feedback from neighborhoods once they are constructed.
  - Planning Commission is proposing a package of amendments intended to continue to encourage the use of duplexes and triplexes in 3 of the 5 existing zones (RS-04, RS-06, RS-08) where they are currently allowed, and add one zone (RS-10) where duplexes would be allowed on a limited basis with a land use permit that carries public comment period and review.
  - The Planning Commission draft code would add material quality standards to code to apply to the exterior of these units, as well as landscaping requirements. The city already maintains strict architectural design requirements (which are not proposed to change) for duplexes and triplexes.

- **Development standards table, discussion:**
  - The Planning Commission draft code is proposing to create flexibility in the application of the overall lot size minimum by removing/modifying strict standards for lot dimensions (length) and reducing the required lot width. No changes to overall lot size or maximum density is
permitted. Staff believes this flexibility will result in greater options for infill housing on lots with difficult dimensions, while retaining the overall intended lot sizes and densities for each zone.

- **The Planning Commission draft code is also proposing lot development density minimums in RS-04 and RS-06 zones where urban scale single family development is anticipated. The proposal would maximize the number of lots permitted to be created through subdivision in the more urban areas of the city.**

- **Density bonuses RM zones, discussion:**
  - The current housing density bonus system does not allow every site to equally participate in the program. For example, one housing density bonus allows for added dwelling units if a transit stop in front of the site is improved. Obviously, not every RM zones parcel will have transit in front of it, and when it does, the improved stop is often simply a condition of approval, rendering the bonus ‘option’ ineffective as an incentive. Other problems exist with the bonus system, such as the percentages of bonus not properly adding up to equal permitted housing densities in some RM zones.
  - The Planning Commission draft would double the current number of bonus options (four currently to eight in total) available for development.

**Conclusions**

Based on the above proposal description and analysis, staff finds that the proposed code amendments meet the criteria of PMC 20.91.010 and are consistent with the goals and policies of the comprehensive plan.
ORDINANCE NO. __________

AN ORDINANCE OF THE CITY OF PUYALLUP pertaining to
Municipal Code.

WHEREAS, The Planning Commission reviewed the referenced code amendments
(except sections 2.29.070, 2.29.080 and 2.54.070) over multiple work sessions held between 2016
and 2018; and,

WHEREAS, the city’s SEPA Responsible Official has reviewed applicable
environmental checklist submitted for the non-project action and determined the changes to the
municipal code to be non-significant, issuing a SEPA Determination on XXXXX, 2018, finalized
without appeal on XXXX, 2018; and,

WHEREAS, the Planning Commission held a properly noticed public hearing on
December 12, 2018 on proposed code amendments; and,

WHEREAS, after deliberations the Planning Commission made an approval
recommendation (0-0) to City Council to adopt the subject amendments; and

WHEREAS, the City Council studied the subject amendments on XXXX XX, 2019, and
XXXX XX, 2019, providing staff policy direction regarding the proposed amendments; and,

WHEREAS, the City Council finds that changes are needed to address improve access to
affordable housing and promote compatible residential infill housing, consistent with the city
Comprehensive Plan, through the municipal code; and

WHEREAS, the City Council finds that the amendments are needed to better implement
the policies of and are principally consistent with the adopted Comprehensive Plan; and

WHEREAS, the City Council finds that proposed amendments are needed the city’s
municipal code in order to protect and improve the general welfare of the public through the
creation of options in the zoning code for various housing types and affordability meant to serve a
broad sect of the city’s population; and

WHEREAS, the changes in this ordinance are in the best interests of the City as a whole;
and,

NOW, THEREFORE, the City Council of the City of Puyallup, Washington, ordains as
follows:

Section 1. Amendment. Puyallup Municipal Code Section 14.02.040 is hereby amended to read
as follows:

14.02.040 System development charges.
System development charges include pro rata shares of the costs of existing and planned
facilities. Revenues from system development charges minimize the impact to existing customers
to construct new facilities required to accommodate growth. System development charges are
stated in terms of a cost per ERU (equivalent residential unit) and are specified in the 2010 Water, Sewer, and Storm and Surface Water System Development Charges Study. Each new connection to the water system shall pay a system development charge calculated by multiplying the SDC rate ($/ERU) as specified in the most recent budget adopted by the city council by the number of ERUs as shown on the following schedule:

**SDC ERU Schedule**

<table>
<thead>
<tr>
<th>Water Customer Description</th>
<th>No. of ERUs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family dwelling</td>
<td>1</td>
</tr>
<tr>
<td><strong>Accessory dwelling units</strong></td>
<td>0.50</td>
</tr>
<tr>
<td>Duplex/apartment:</td>
<td></td>
</tr>
<tr>
<td>First unit</td>
<td>1</td>
</tr>
<tr>
<td>Each additional unit</td>
<td>0.75</td>
</tr>
<tr>
<td>Mobile home subdivision, pad</td>
<td>1</td>
</tr>
<tr>
<td>Recreational vehicle park, each space</td>
<td>0.63</td>
</tr>
<tr>
<td>Motel/hotel, each unit</td>
<td>0.63</td>
</tr>
<tr>
<td>Hospital, rest home, each 6 beds</td>
<td>1</td>
</tr>
<tr>
<td>Commercial/industrial:</td>
<td></td>
</tr>
<tr>
<td>First 15 fixture unit weights</td>
<td>1</td>
</tr>
<tr>
<td>Each additional fixture unit weight</td>
<td>0.067</td>
</tr>
</tbody>
</table>

**Section 2. Amendment.** Puyallup Municipal Code Section 14.10.010 is hereby amended to read as follows

14.10.010 Schedule of system development charges and connection charges. 
(1) System development charges include pro rata shares of the costs of existing and planned facilities. Revenues from system development charges minimize the impact to existing customers to construct new facilities required to accommodate growth. System development charges are stated in terms of cost per ERU (equivalent residential unit) and are specified in the 2010 Water, Sewer, and Storm and Surface Water System Development Charges Study. Each new connection to the sewer system shall pay a system development charge calculated by multiplying the SDC rate ($/ERU) as specified in the most recent budget adopted by the city council by the number of ERUs as shown on the following schedule:
### SDC ERU Schedule

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The fixture unit weight shall be calculated from the “Drainage Systems” chapter of the Uniform Plumbing Code.

### Section 3. Amendment.
Puyallup Municipal Code Section 20.15, “Acre, Gross” and “Acre, Net” is hereby amended to read as follows:

“Acre, gross” means 43,560 square feet of land area, including public or private streets, or road easements or critical areas and associated buffers.

“Acre, net” means 43,560 square feet of land area, not including public or private streets or road easements or critical areas and associated buffers.

### Section 4. Amendment.
Puyallup Municipal Code Sections 20.20.010 (11), (12) and (13) is hereby amended to read as follows:

(11) One accessory dwelling unit on each lot subject to the following standards and criteria:

(a) The property is zoned RS-04, RS-06, RS-08, RS-10 or RS-35 and meets the minimum lot area requirements for a single-family dwelling unit in the applicable zone district; and
(b) Any attached accessory dwelling unit shall not exceed 900 square feet of floor area or 40 percent of the floor area of the primary dwelling, whichever is less, nor have more than two bedrooms; and

(c) A detached accessory dwelling unit shall not exceed 650 square feet, if located in a new structure, or 900 square feet, if a conversion of an existing structure, or 40 percent of the floor area of the new or existing primary structure, whichever is less. Additionally, the detached unit shall not have more than one bedrooms, nor be located on more than one floor; and

(d) An attached accessory dwelling unit may be created either through internal conversion of a portion of the primary structure or through construction of an addition to the primary structure. An addition to an existing home wherein the addition contains component parts of an accessory dwelling unit but the addition would not result in a separately walled off dwelling, with separate exterior entrance to the unit, shall not constitute an attached accessory unit and shall be considered an addition to the existing home only; and

(e) Upon submittal and approval of a detached accessory dwelling unit permit (pursuant to the approval criteria and appeal procedures established by Chapter 20.81 PMC), an accessory dwelling unit may be located in a detached structure; and

(f) Any additional entrance resulting from the creation of an integrated attached accessory dwelling unit may not face the same side of the lot facing the street or the same side of the building the primary dwelling unit front door faces so as to appear as a duplex only if such entrance is adequately and appropriately screened in a manner that does not substantially detract from the single-family appearance of the primary dwelling; and

(e) A detached accessory dwelling unit may be built on a chassis with wheels under the following conditions only:

(i) The structure has been permitted, inspected and constructed under the Factory Assembled Structures Program of the WA State Department of Labor and Industries (L&I). Any accessory dwelling unit on wheels must receive the proper modular home insignia from state L&I. No accessory dwelling unit on wheels will be permitted to be placed on any RS zoned property in the City of Puyallup without the appropriate modular home insignia.

(ii) The structure may not exceed 650 square feet in size and shall contain no more than two (2) bedrooms.

(iii) A building permit must be obtained from the City of Puyallup in order to place and use an accessory dwelling unit on wheels on any RS zoned property in the city. The unit must be properly anchored to the satisfaction of the Building Code Official.
all wheels and chassis components shall be screened with skirting, landscaping, or a combination of those two methods, as to obscure the tires and wheel wells.

(iv) The unit must be connected to domestic water, sanitary sewer (or septic, where approved by the Tacoma-Pierce County Health Department) and power (and any other utilities, where applicable) in a manner approved by the city, utility purveyor and state L&I, where applicable. No accessory dwelling unit on wheels shall use self-contained utilities (e.g. sanitary sewer storage tanks not permitted).

(v) No accessory dwelling unit on wheels shall be placed in the city right-of-way for storage or use under any circumstances.

(vi) Park Model Recreational Vehicles, or any other recreational vehicle built for temporary-recreational purposes shall not be used as accessory dwelling unit under any circumstance.

(g) Utilities for the accessory dwelling unit shall be metered jointly with the primary dwelling unit; and

(h) Roof pitches, siding and windows of any new structure constructed to house the accessory dwelling unit shall be similar to and complementary to the principal dwelling unit structure. The scale, bulk, architectural style and location on the lot of all detached accessory dwelling units shall be compatible with the established character of the neighborhood. Plywood and other similar sheet siding materials, such as T1-11 siding, shall not be used.

(i) Either the primary dwelling unit or the accessory dwelling unit shall be physically occupied by at least one property owner of record during the life of the accessory dwelling unit. Owners shall sign an affidavit which attests to their residency for at least six months of every year. This affidavit shall be binding upon the owner or successive owners during the life of the accessory dwelling unit; and

(j) Accessory dwelling units shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit; and

(k) Nonconforming accessory dwelling units existing prior to the enactment of these requirements may be found to be legal if the property owner applies for an inspection permit prior to June 30, 1996, and brings the unit up to minimum housing code standards. After July 1, 1996, owners of illegal accessory dwelling units shall be in violation of the provisions of this title and subject to the enforcement provisions of Chapter 20.95 PMC. All owners of illegal accessory dwelling units shall also be required to either legalize the unit or remove it.

(12) One duplex or triplex on each lot subject to the following standards and criteria:

(a) The property is zoned RS-04 and has a minimum lot area of 6,000 square feet; or...
(b) The property is zoned RS-06 and has a minimum lot area of 8,000 square feet; the lot does not abut another lot containing a duplex or triplex; and,

(c) Buildings containing duplex and triplex dwelling units shall not exceed 20 percent of the total number of residential buildings located within a radius of 250 feet. For the purpose of this requirement, accessory dwelling units shall not be counted as additional residential buildings. The development of the lot shall contain 300 square feet of private yard space for each dwelling unit.

(d) The scale, bulk, architectural style and location on the lot of all structures shall be compatible with the established character of the neighborhood. Plywood and other similar sheet siding materials, such as T1-11 siding, shall not be used for front facades and facades facing street. A minimum of two siding styles, separated by architectural bands, shall be used. Decorative masonry, shingle, brick, stone, or other faux stone materials with decorative or textural qualities shall be used as wainscoting below all windows on street facing facades. All windows and doorways shall be trimmed. Doors with decorative window panes shall be used. Other architectural design standards for duplexes and triplexes can be found in PMC 20.26.100.

(e) No less than 40 percent of the front yard shall be planter beds planted with shrubs and ground covers to provide 75% coverage in 3 years. One (1) medium to large street tree shall be provided in the front yard area for every 25’ of street frontage.

(11) One triplex duplex on each lot subject to the following standards and criteria:

(a) The property is zoned RS-04 and has a minimum lot area of 8,000 square feet; or

(b) The property is zoned RS-06 and has a minimum lot area of 10,000 square feet; existing and proposed buildings containing duplex and triplex dwelling units shall not exceed 20 percent of the total number of residential buildings on lots located within a radius of 250 feet. Accessory dwelling units shall not be counted as additional residential buildings;

(c) Buildings containing duplex and triplex dwelling units shall not exceed 20 percent of the total number of residential buildings located within a radius of 250 feet. For the purpose of this requirement, accessory dwelling units shall not be counted as additional residential buildings. The development of the lot shall contain 500 square feet of private yard space for each dwelling unit.

(d) The scale, bulk, architectural style and location on the lot of all structures shall be compatible with the established character of the neighborhood. Plywood and other similar sheet siding materials, such as T1-11 siding, shall not be used for front facades and facades facing street. A minimum of two siding styles, separated by architectural bands, shall be used. Decorative masonry, shingle, brick, stone, or other faux stone materials with decorative or textural qualities shall be used as wainscoting below all windows on street facing facades. All windows and doorways shall be trimmed. Doors with decorative
(e) No less than 40 percent of the front yard shall be planter beds planted with shrubs and ground covers to provide 75% coverage in 3 years. One (1) medium to large street trees shall be provided in the front yard area for every 25’ of street frontage.

Section 5. Amendment. Puyallup Municipal Code Section 20.20.015 (11) is hereby amended to read as follows:

(11) Duplex residential structure, subject to an administrative conditional use permit and the following standards and criteria:

(a) The property is zoned RS-0810 and has a minimum lot area of 10,000 square feet;

(b) Only one duplex structure shall be permitted per legal lot which qualifies as to minimum lot area;

(c) All existing and proposed buildings containing duplex and triplex dwelling units shall not exceed 2010 percent of the total number of residential buildings on lots located within a radius of 250 feet. Accessory dwelling units shall not be counted as additional residential buildings;

(d) The scale, bulk, architectural style and location on the lot of all structures shall be compatible with the established character of the neighborhood. Plywood and other similar sheet siding materials, such as T1-11 siding, shall not be used for front facades and facades facing street. A minimum of two siding styles, separated by architectural bands, shall be used. Decorative masonry, shingle, brick, stone, or other faux stone materials with decorative or textural qualities shall be used as wainscoting below all windows. All windows and doorways shall be trimmed. Other architectural design standards for duplexes and triplexes can be found in PMC 20.26.100.

(e) No less than 50 percent of the front yard shall be planter beds planted with shrubs and ground covers to provide 75% coverage in 3 years. Two (2) street trees shall be provided in the front yard and street side area in total.

Section 6. Amendment. Puyallup Municipal Code Section 20.20.020 is hereby amended to read as follows:


The following table (Table 20.20.020) sets forth the required development standards applicable to properties located in the RS zones, unless otherwise established by approval of a planned development. Unless otherwise indicated, the standards listed in this section represent number of feet:
### Property Development Standards – RS Zones

<table>
<thead>
<tr>
<th></th>
<th>RS-35</th>
<th>RS-10</th>
<th>RS-08</th>
<th>RS-06</th>
<th>RS-04</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Minimum lot area per building site in square feet</td>
<td>35,000</td>
<td>10,000</td>
<td>8,000</td>
<td>6,000</td>
<td>4,000</td>
</tr>
<tr>
<td>(2) <strong>Minimum/Maximum</strong> development density in dwelling units per gross acre</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>4.0 - 6.0</td>
<td>6.0 - 8.0</td>
</tr>
<tr>
<td>(3) Minimum lot width</td>
<td>125*</td>
<td>75-50*</td>
<td>60-40*</td>
<td>50-40*</td>
<td>40*</td>
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<tr>
<td>(4) Minimum lot depth</td>
<td>150</td>
<td>100-</td>
<td>90-</td>
<td>90-</td>
<td>80-</td>
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<tr>
<td>(5) Minimum front yard setback</td>
<td>35</td>
<td>25</td>
<td>20</td>
<td>15</td>
<td>15</td>
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<tr>
<td>(6) Minimum rear yard setback</td>
<td>35</td>
<td>25</td>
<td>20</td>
<td>20</td>
<td>15</td>
</tr>
</tbody>
</table>

*For rear yard setbacks for accessory structures, see PMC 20.20.040 (4)*

<p>| | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>(7) Minimum interior side yard setback</td>
<td>15</td>
<td>Refer to 20.20.025</td>
<td>5’</td>
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<tr>
<td>(8) Minimum street side yard setback</td>
<td>25</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>10</td>
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<tr>
<td>(9) Maximum building height single-family houses</td>
<td>36</td>
<td>36</td>
<td>36</td>
<td>36</td>
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<td>(10) Maximum building height all structures other than single-family houses</td>
<td>28</td>
<td>28</td>
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<td>(11) Maximum lot coverage</td>
<td>–</td>
<td>40%</td>
<td>45%</td>
<td>45%</td>
<td>50%</td>
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<tr>
<td>(12) Minimum street frontage</td>
<td>30</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>15</td>
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<tr>
<td>(13) Maximum floor area ratio</td>
<td>–</td>
<td>0.45:1</td>
<td>0.4-5:1</td>
<td>0.4-5:1</td>
<td>0.5-6:1</td>
</tr>
</tbody>
</table>

*For rear yard setbacks for accessory structures, see PMC 20.20.040 (4)*

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*PMC 20.20.020(3): Per PMC 19.12.060(2)(b), corner lots shall be 10 feet wider than the minimum required lot widths shown herein.*

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Ordinance No.____
Various Amendments to Titles 14, 20 and 21 PMC
Page 8 of 22
Section 7. Amendment. Puyallup Municipal Code Section 20.20.025 is hereby amended to read as follows:

20.20.025 Interior side yard setback.

(1) The minimum interior side yard setback shall be five feet in RS-10 and RS-08, provided, that the combined total of both side yard setbacks for any lot shall equal at least 16 feet in the RS-10 and RS-08 zones, as applied to each structure individually. The combined setbacks shall be applied to all structures collectively if the detached accessory structure is located forward of a line extending from the rear wall of the primary structure to the side lot line.

(2) The minimum interior side yard setback shall be five feet in RS-06 and RS-04 zones, except that, subject to the performance standards in PMC 20.20.040(12), the dwelling unit may be placed on one interior side property line with a zero setback, and the dwelling unit setback on the other interior side property line shall be a minimum of 10 feet on the other interior side property line, excluding the connecting elements such as fences, walls and trellises. No buildings or structures shall be placed on the exterior boundary of such zero-lot line development.

(3) Interior side yard setbacks for lots in any RS zone that abut access and utility tract(s) and/or the access portion of a new panhandle lot shall be a minimum of two (2) feet. No access portion of a panhandle lot, public alley or access and utility tract(s) shall be considered a ‘street’ when applying street side yard setbacks.

Section 8. Amendment. Puyallup Municipal Code Section 20.20.029 is hereby added to read as follows:

20.20.029 Minimum and maximum density limits in RS zones

(1) Maximum density shall be calculated upon creation of new lots only. Given that permitted or conditionally permitted housing types govern the development of lots in RS zones, density shall not be applied to proposals for housing types as listed as permitted (conditionally or outright) regardless of dwelling unit quantity relative to lot size. Accessory dwelling units also do not count toward maximum density calculations in RS zones.

(2) Deviations from the minimum lot density requirements, wear required, shall only be permitted through the standards outlined in PMC 20.86.010 (3). Such deviations shall be permitted through an Administrative Adjustment Permit.

(3) Lots not served by, or required to connect to, sanitary sewer shall not be required to comply with the minimum lot density requirement.

Section 9. Amendment. Puyallup Municipal Code Sections 20.20.040 (4), (5), (6), and (12) is hereby amended to read as follows:

...
integral part of the primary building footprint with a shared common wall/roof with the primary structure.

(a) On any lot zoned RS-04, RS-06, RS-08, or RS-10, where the subject property is less than or equal to four (4) acres in size there shall be permitted: In all RS zones except in the RS-35 zone, or in any RS zone on lots greater than four acres in size, there shall be:

(i) No more than one (1) detached accessory building greater than 200 square feet in size per lot; and,

(ii) No more than one (1) unenclosed detached carport per lot. There shall be no size limit to such carports; and,

(iii) Detached accessory buildings 200 square feet or smaller. There shall be no limit on the number of such buildings per lot.

(b) On any lot zoned RS-04, RS-06, RS-08, or RS-10, where the subject property exceeds four (4) acres in size there shall be permitted: no more than a total

(i) A maximum of two (2) detached accessory structures over 200 square feet in size per lot; and, may be permitted.

(ii) Unenclosed detached carports of any size. There shall be no limit on the number of carports per lot.

(iii) Detached accessory buildings 200 square feet or smaller. There shall be no limit on the number of such buildings per lot.

(c) On any lot of any size zoned RS-35, there shall be permitted:

(i) Detached accessory structures over 200 square feet in size per lot. There shall be no limit on the number of such buildings per lot.; and,

(ii) Unenclosed detached carports of any size. There shall be no limit on the number of carports per lot.

(iii) Detached accessory buildings 200 square feet or smaller. There shall be no limit on the number of such buildings per lot.

For the purposes of this section only, one freestanding carport may be allowed in addition to all permitted detached accessory building in all RS zone districts, subject to the 50 percent size restriction outlined in subsection (4)(f) of this section.

(b) In no case shall a detached accessory building be considered attached and therefore part of a primary building if such structural attachment is the form of a breezeway, carport, enclosed hallway, fence, trellis, tunnel, arch, or any other architectural embellishments. An attached accessory structure is a structure built as an integral part of the primary building footprint with a shared common wall/roof with the primary structure.

(e) Small Lot Accessory Building Exemptions. For any lot 8,000 square feet or less, a one story detached accessory building may disregard rear and interior side yard setback requirements if
such accessory building is no more than 600 square feet in floor area, is located in the rear 30 percent of the lot or further than 75 feet from the front lot line and is no closer than 12 feet from the centerline of an adjacent alley. Any sized lot with access on a public alley may disregard setback requirements from said alley subject to the conditions listed above pertaining to building size, length, and location. In no event shall an accessory building under the small lot exemptions listed herein have a height greater than 12 feet.

(d) For any RS-zoned lot, a one-story detached accessory building may disregard rear and interior side yard setbacks if such accessory building is no more than 200 square feet in floor area.

(e) Accessory buildings that exceed the building size, area, length and location standards noted above shall comply with all required yard setbacks.

(f) No accessory building shall be larger than 50 percent of the ground floor area of the primary structure on any lot. The measurement shall be determined by comparing the primary structure’s footprint (including all attached accessory structures, such as an attached garage) to the detached accessory structure’s footprint. The detached accessory structure may include upper floor square footage so long as the footprint of the detached accessory building is no larger than the 50 percent maximum defined herein. Upper floor detached accessory dwelling unit maximum size shall be dictated by the size limits defined in PMC 20.20.010(9)(e) and shall be measured separately from the size limits for detached accessory buildings as defined herein.

(g) Upon submittal and approval of an administrative conditional use permit pursuant to Chapter 20.81 PMC, an agricultural related detached accessory structure (related to an ongoing agricultural use) or any detached accessory structure on a lot greater than one acre may be larger than 50 percent of the ground floor area of the lot’s primary structure. However, in no event shall the proposed square footage of such agricultural related accessory structure or detached accessory structure on lots greater than one acre exceed 80 percent of the ground floor area of the lot’s primary structure.

(5) Detached Accessory Buildings, Size Limits.

(a) On any RS lot zoned lot, where the subject property is less than or equal to one (1) acre in size, each detached accessory building (excluding unenclosed carports) shall adhere to the following size and height limitations:

(i) No footprint of the detached accessory building may be larger than 50 percent of the footprint of the primary structure on each lot. For the purposes of this section, accessory structures, such as an attached garage, which is attached to a dwelling unit, are considered part of the overall primary structure.

(b) On any RS lot zoned lot, where the subject property exceeds one (1) acre in size, or on any RS zoned lot of any size containing a permitted or on-going agricultural use, each detached accessory building (excluding unenclosed carports) shall adhere to the following size limitations:

(i) No footprint of the detached accessory building may be larger than 80 percent of the footprint of the primary structure on each lot. For the purposes of this section, accessory structures, such as an attached garage, which is attached to a dwelling unit, attached to a dwelling unit are considered part of the overall primary structure.
(6) Yard Projections. Every required front, rear and side yard shall be open and unobstructed from the ground to the sky unless otherwise provided:

(a) Fences and walls as specified and limited under this section may project into said front, rear and side yards.

(b) Cornices, sills, eaves projections, fireplace bump-outs and awnings without enclosing walls or screening may project into a required yard but not more than two feet, provided:

(i) The width of any required interior side yard is not reduced to less than two feet, six inches (2’-6”); and

(ii) Any yard abutting a street or alley is not reduced to less than five feet.

(c) Open, unenclosed decks not covered by a roof may project into any required yard, provided that said decks are constructed at grade elevation, or in no event, exceed 30 inches above adjoining grade.

(d) Front porches, covered or uncovered, steps, staircases, and ADA accessibility ramps may project into any required yard setback without restriction.

(e) For any RS-zoned lot, all attached or detached accessory buildings, including those buildings 200 square feet or less, may disregard the following:

(i) Any required front yard setback for the applicable zone district; and,

(ii) A minimum five (5) foot rear and interior side yard setback; and,

(iii) A minimum five (5) foot separation between all accessory buildings, and between accessory buildings and primary/accessory dwelling units; and,

(iv) Any accessory building with access from a public alley shall also be setback 5’ from the property line coinciding with the alley boundary line adjoining the property line.

(12) Driveway Setback in RS-04 and RS-06 Zones. A driveway located in front of a garage accessed through the front yard in the RS-04 and RS-06 zones shall not be less than 20 feet in length as measured from the garage to the right-of-way line. Reserved.

Section 10. Amendment. Puyallup Municipal Code Section 20.21 is hereby amended to read as follows:

Chapter 20.21

INNOVATIVE HOUSING DEMONSTRATION PROGRAM

COTTAGE HOUSING ORDINANCE

Section 11. Amendment. Puyallup Municipal Code Section 20.21.005 is hereby amended to read as follows:
20.21.005 Purpose, intent, and goals.

(1) Purpose. The purpose of this demonstration program is to allow development of a limited number of projects that demonstrate a housing choice not currently available in Puyallup’s neighborhoods, in support of comprehensive plan goals including Land Use Goals IV, VI, VII and VIII and Housing Goal I. The city will use this demonstration program to allow for construction of demonstration projects to evaluate innovative housing in Puyallup. A decision on whether to adopt a permanent innovative housing ordinance will be made upon completion of the construction of the demonstration projects.

(2) Intent. The provisions of this chapter are available as alternatives to the development of typical detached single-family homes. This chapter governs all innovative housing demonstration cottage housing developments. In the event of a conflict between the standards in this chapter and other zoning and development standards in the Puyallup Municipal Code, this chapter shall control. The intent of the innovative housing development regulations is to:

   (a) Support the growth management goal of more efficient use of urban residential land;

   (b) Support development of diverse housing in accordance with the comprehensive plan;

   (c) Increase the variety of housing types available for smaller households;

   (d) Provide opportunities for small, detached dwelling units within existing neighborhoods; and

   (e) Provide opportunities for creative, diverse and high quality infill development that is compatible with existing neighborhoods.

(3) Goals. The goals of the innovative housing demonstration program cottage housing allowance and standards are to:

   (a) Increase housing supply and the choice of housing styles available in the community in accordance with the comprehensive plan;

   (b) Provide for development of housing that responds to changing demographics and smaller-sized households;

   (c) Support the efficient use of land and higher density infill in developed areas;

   (d) Promote greater choice by encouraging smaller and more diverse home sizes and mixes of income levels;

   (e) Promote high quality design; and

   (f) Allow flexibility in site and design standards while promoting infill projects compatible with existing single-family developments.

Section 12. Amendment. Puyallup Municipal Code Section 20.21.010 is hereby removed as follows:

20.21.010 Selection and review process.
The city shall use the following process to review and select innovative housing demonstration projects.

(1) Request for Proposals. The development services department shall draft a notice of call for proposals. The notice shall be published in a newspaper of general circulation, posted on the city’s website, and sent to other entities that the city deems appropriate. There will be an initial 180-day submittal period during which proposals may be submitted to the city.

(2) Pre-Proposal Meeting. Potential applicants are required to schedule a pre-proposal meeting with city staff, prior to submitting a formal proposal, to review with the applicant the requirements for stormwater, roads, open space, parking, home design, and other project elements.

(3) Proposal Requirements. Following the pre-proposal meeting, the applicant shall submit a complete proposal to development services department, which includes the following:

   (a) A completed application form, as provided by the city;
   (b) A conceptual site plan of the proposed development;
   (c) Conceptual drawings of the proposed innovative houses, including building footprints, elevations, and floor plans;
   (d) A description of how the proposed development minimizes adverse impacts to the surrounding neighborhood, which may include factors that were considered during site layout and building selection to enhance the neighborhood and minimize adverse impacts to the surrounding community;
   (e) A description of how the proposed development complies with all selection criteria and development standards for an innovative housing demonstration project as described in this chapter;
   (f) General information about the site including the number of allowed and proposed dwelling units, parking, open space, building heights, pervious and impervious surface, and low impact development design elements;
   (g) Photographs of the site and adjacent properties; and
   (h) Any additional information or material deemed necessary by city staff at the pre-proposal meeting.

(4) Innovative Housing Committee. Upon receiving all proposal materials required by subsection (3) of this section, the innovative housing committee (“committee”) shall convene to review all submitted proposals. The committee will be comprised of the following members, or as otherwise appointed by the development services director or designee:

   (a) Planning commissioner, as appointed by the planning commission chair;
   (b) Design review board member who resides within Puyallup city limits, as appointed by the design review board chair;
(c) Planning director or designee;

(d) Engineering services manager or designee; and

(e) One citizen, who resides within Puyallup city limits, as appointed by the mayor and confirmed by the city council.

(5) Proposal Selection Process. Evaluation of the proposals by the committee shall be based on the following selection criteria:

(a) Demonstration that the project has been designed to enhance and minimize adverse impacts to the surrounding community;

(b) Demonstration that the project impacts are substantially equivalent to or less than the adverse impacts expected to be associated with development of conventional housing on the subject property, in regards to parking, building height, building bulk, setbacks, lot coverage, open spaces, screening and aesthetics;

(c) Demonstration that the project will result in a unique cottage style community that is distinct from typical single-family developments in Puyallup. The development shall incorporate a high level of quality and originality throughout the development including, but not limited to, the following areas:

(i) Site design;

(ii) Architectural design;

(iii) Building materials;

(iv) Open space;

(v) Parking;

(vi) Landscaping; and

(vii) Low impact development design elements;

(d) The proposal provides elements that contribute to a sense of community within the development by including elements such as front entry porches, common open space and common buildings;

(e) The structures proposed for the innovative housing development are diverse in appearance, yet remain connected through use of architectural style, details, color and materials;

(f) Examples of previous developments done by those involved in the project and explanation of related experience; and

(g) Demonstration that the selected site for the innovative housing community supports smart growth techniques by providing accessibility to commercial services, alternative transportation modes and recreational opportunities.
(6) Selection of Proposal(s). All five members of the committee shall be present for a final decision on selecting proposals. From the proposals submitted, the committee may select one demonstration project that demonstrates exceptional design quality and consistency with the selection criteria provided for in this chapter. If the committee does not select a project, the timeline to submit proposals may be extended by the committee in 180-day increments up to a total of three years. Extensions beyond this period require city council approval. The committee’s decision in selecting a proposal for innovative housing development to advance to the formal application phase shall be in writing and shall be the final decision of the city. Following the annual evaluation of this program, outlined in subsection (9)(b) of this section, the council may elect to allow up to two additional demonstration projects to be selected by the committee prior to expiration of the demonstration program.

(7) Neighborhood Meeting. An applicant, whose proposal is selected as a demonstration innovative housing development under this chapter, shall schedule and host a neighborhood vicinity meeting prior to submitting a formal development application. The neighborhood meeting shall comply with the terms and requirements in PMC 20.26.009, except that the notification radius provision in PMC 20.26.009(4) shall be 400 feet.

(8) Permit Process.

(a) Once a proposal has been selected by the committee, the applicant shall have 90 calendar days to submit a formal application to development services. The applicant may request in writing a maximum extension of 90 calendar days, subject to the approval of the development services director or designee.

(b) A formal application shall include the following items:

(i) Narrative on how the project meets all innovative housing development standards similar to the requirements of subsection (3) of this section;

(ii) A completed short plat application per Chapter 19.07 PMC (if applicable);

(iii) A completed preliminary plat application per Chapter 19.08 PMC (if applicable);

(iv) A completed preliminary site plan application per Chapter 20.89 PMC (if applicable); and

(v) An environmental checklist (if applicable).

(9) Sunset Clause and Program Evaluation.

(a) This chapter and the innovative housing demonstration program shall expire on December 31, 2014. The innovative housing demonstration program may be extended by the city council, adopted as a permanent code, or removed from code on or before the foregoing expiration date. A complete development application and accompanying materials, as provided for in this chapter, that is filed prior to the foregoing expiration date by an applicant whose proposal is selected by the innovative housing committee, will be considered vested under this chapter.

(b) This chapter and the innovative housing demonstration program shall be evaluated annually by staff and the committee and a staff report forwarded to the planning.
commission and city council documenting, describing, and evaluating the results of each project and, if appropriate, making recommendations regarding substantive changes to the Puyallup Municipal Code that can be supported by evidence gathered from the program experience.

Section 13. Amendment. Puyallup Municipal Code Section 20.21.010 is hereby amended to read as follows:

20.21.020 Applicable use zones.

The housing types described in this chapter may only be located in the following zones: RS-04, RS-06, RS-08, RS-10, and RM-10 and CMX. No more than one demonstration project shall be allowed within the RS-10 zone for the entire city.

Section 14. Amendment. Puyallup Municipal Code Section 20.21.035 is hereby removed as follows:

20.21.035 Permit process.

(1) Approval Process. All innovative housing developments shall be reviewed and processed according to the procedural requirements of PMC 19.08.110 and 19.08.120, except that notice of the public hearing required under PMC 19.08.110 shall also be sent by the applicant by first class mail to all owners of property as shown on the last available county tax assessor’s roll within 400 feet from the exterior boundaries of the property to which the proposed application will apply. Such notice shall be sent at least 10 days before the public hearing. A certified list of the mailing shall be provided to the city development services director.

(2) Review Criteria. In addition to the criteria established for review of development proposals in PMC 19.08.110 and 19.08.120, the applicant shall demonstrate that:

(a) The proposal is compatible with and is not larger in scale than surrounding development with respect to size of units, building heights, roof forms, setbacks between adjacent buildings and between buildings and perimeter property lines, number of parking spaces, parking location and screening, access and lot coverage.

(b) Any proposed modifications to provisions of this chapter are important to the success of the proposal as an alternative housing project and are necessary to meet the intent of these regulations.

Section 15. Amendment. Puyallup Municipal Code Section 20.25.010 is hereby amended to read as follows

20.25.010 Permitted uses – RM multiple-family residential zones.

The following uses are permitted for all RM multiple-family residential zones unless otherwise specified:

(1) Reserved.

(2) One or more duplexes per lot of record as long as the minimum lot area equals at least 4,800 square feet per building.
(3) One or more triplexes per lot of record as long as the minimum lot area equals at least 7,200 square feet per building.

Section 16. Amendment. Puyallup Municipal Code Section 20.25.015 (8) is hereby amended to read as follows

(8) Professional offices and services, subject to the following requirements:

(a) In the RM-10 zone, the subject property must have frontage on and obtain its principal access from a minor or principal arterial street as designated on the street classification map in the comprehensive plan, provided all such streets are improved to full city standards;

(b) In the RM-20 or RM-Core zones, the subject property must have frontage on and obtain principal access from a minor or principal arterial, or collector street as designated on the street classification map in the comprehensive plan, provided all such streets are improved to full city standards; or the subject property must be located within 500 feet of a CG (general commercial) or CBD (central business district), MX (mixed use zone, PMC 20.31) or CBD-Core (central business district core) zone;

(c) No single office building shall contain interior floor area in excess of 5,000 square feet in the RM-10 zone and 10,000 square feet in the RM-20 or RM-Core zones. Multiple office buildings on a single lot with a total square footage in excess of these square footages are permitted

Section 17. Amendment. Puyallup Municipal Code Section 20.25.0235 is hereby amended to read as follows

20.25.0235 RM zones menu options to achieve bonus density.

In cases where one or more of the following features are provided on the site and the decision criteria for administrative design review are met, residential density may be increased on the site of a multiple-family project from the base density to the maximum density specified in PMC 20.25.022. A combination of multiple selections may be cumulatively added up, but shall not exceed the cap herein imposed.

(1) Transfer of density from lands containing buffers associated with environmentally critical areas as provided in PMC 20.25.040(18); (25% density bonus)

(2) Active open space, enhancing the common open space for the residents of the multiple-family project, such as a park, community garden, or seating where there is a view of Mount Rainier, Olympic Mountains, with a public amenity such as landscaping, public art or a water feature. The open space shall be no smaller than 10,000 square feet in addition to the common open space requirement established in PMC 20.25.020(15); (15% density bonus)

(3) A transit stop with covered seating determined to be needed because the stop is located on a Pierce Transit and public school district route where safe and/or convenient stops are not existing. The transit stop must meet specifications as established by Pierce Transit. Sidewalks shall be provided to access residential units of the multiple-family project to transit facilities. Liability for public access and use on private property shall be the responsibility of the property owner. On-
going maintenance of facilities on private property shall be the responsibility of the property owner.

Provision of at least 10% of residential units set aside as rent/sale restricted to households making less than 80% of area median income (AMI) for owner occupied housing and 50% AMI for rental housing. Such restriction shall be placed on title and implemented in perpetuity to said unit(s). The low-income housing units shall be provided in a range of sizes comparable to those units that are available to other residents. To the extent practicable, the number of bedrooms in low-income units must be in the same proportion as the number of bedrooms in units within the entire development. The low-income units shall generally be distributed throughout the development and have substantially the same functionality as the other units in the development and shall be furnished/finished with similar appliances and finishes as the market rate units within the development. (20% density bonus)

(4) Provision of handicapped disability accessible dwelling units and at least one parking stall per unit designated for handicapped disability use adjacent to the dwelling units such that 100% of said bonus units are in addition to the number required through the building code and Americans with Disabilities Act. Said disability accessible units shall be ‘Type A’ accessible, as specified in the building code. (10% density bonus)

(5) Provide a green roof that covers at least 60% of the building(s) footprint, or total building footprints, if multiple buildings are proposed. Green roofs shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities. Green roofs shall conform to best available technology standards, such as those published by Leadership in Energy and Environmental Design (LEED). (10% density bonus)

(6) Install a solar energy collection system on the site that is designed to provide at least 15% of the expected annual operating energy for the building, or total buildings if multiple buildings are proposed. The system shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such systems. (10% density bonus)

(7) Multiple substantial sized art feature(s) to be installed on-site, exterior to the building with a location and design that benefits the streetscape and/or common open space areas for residents on site, (5% density bonus).

(8) Energy efficiency. Design the structure to reduce energy usage beyond the prerequisite standards by at least 20% for new structures and 10% for existing structures or existing portions of structures. Project shall utilize an energy cost budget analysis to demonstrate energy savings over current standards. (10% density bonus).

Section 18. Amendment. Puyallup Municipal Code Section 20.55.018 is hereby amended to read as follows:

20.55.18 Reduced parking requirements for low impact development.

A reduction in parking requirements from what is required in this title may be requested for a specific development or redevelopment project under the following scenarios:

(1) As part of a comprehensive project approach to incorporating low impact development principles, consistent with PMC 20.05.070 and Chapter 20.10 PMC.
(a) A 10 percent maximum reduction in parking requirements may be approved for parking areas composed of pervious pavement or where the reduced parking area is used for a low impact development storm water facility.

(b) A 20 percent maximum reduction in parking requirements may be approved for clustered site design where the reduced parking area is used for tree retention or retention of substantial stands of vegetated areas composed of mature or native vegetation or native landscaping. Reduced parking requirements are subject to approval from the planning director or the director’s designee upon review of potential adverse impacts.

(2) Where a site development abuts a street right of way that provides on-street parking, a maximum of 10 percent of the parking required by this title for the development may be allocated to on-street parking.

(3) Where a site development is within ¼ mile of a transit center or is located on a street that provides 30 minute or more frequent transit service during peak hours, a maximum of 10% of the off-street parking required for the development may be waived.

Section 19. Amendment. Puyallup Municipal Code Section 21.20.120 is hereby amended to read as follows:

21.20.120 rk impact fees.

(1) The impact fees for parks are hereby established as follows:

<table>
<thead>
<tr>
<th>Type of Development and Size of Development</th>
<th>Park Impact Fee</th>
<th>Unit</th>
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<tbody>
<tr>
<td>Residential Less than 500 sq. ft.</td>
<td>$1,560.05</td>
<td>Per residential dwelling unit. Refer to 21.20.120 (2) for accessory dwelling unit impact fee.</td>
</tr>
<tr>
<td>Residential 500 – 999 sq. ft.</td>
<td>$2,313.53</td>
<td>Per residential dwelling unit. Refer to 21.20.120 (2) for accessory dwelling unit impact fee.</td>
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<tr>
<td>Residential 1,000 – 1,999 sq. ft.</td>
<td>$3,291.31</td>
<td>Per residential dwelling unit</td>
</tr>
<tr>
<td>Residential 2,000 or more sq. ft.</td>
<td>$4,017.30</td>
<td>Per residential dwelling unit</td>
</tr>
<tr>
<td>Manufacturing*</td>
<td>$0.87</td>
<td>Per square foot</td>
</tr>
</tbody>
</table>

Ordinance No.____
Various Amendments to Titles 14, 20 and 21 PMC
Page 20 of 22
* This shall include all manufacturing uses as provided for in PMC 20.35.010 or similar manufacturing uses

(2) Impact fees for accessory dwelling units (ADUs) shall be reduced by 80 percent; ADUs less than 500 square feet in size shall pay $312.01 and ADUs between 500 and 900 square feet in size shall pay $462.71.

Section 20. Amendment. Puyallup Municipal Code Section 21.20.130 is hereby amended to read as follows:

21.20.130 Street impact fees.
The impact fee schedule for streets shall be calculated using the formula contained within the rate study for impact fees for roads prepared by Henderson, Young & Company, dated November 8, 2007, and shall be assessed at $4,500 per p.m. peak hour trip. Street impact fees for accessory dwelling units shall pay $900; future amendments to the Street Impact Fee shall assess the applicable impact fee at a rate reduced by 80 percent of the full fee assessed for single family dwelling units.

Section 21. Amendment. Puyallup Municipal Code Section 21.20.140 is hereby amended to read as follows:

21.20.140 School impact fee.
There is hereby imposed a school impact fee of $3,005 for each dwelling unit; accessory dwelling units shall be reduced by 80 percent, or $601.00 and shall not be subject to annual price index increases, as applied below to primary dwelling units. Effective January 1, 2011, and each January 1st thereafter, said fee shall increase in an amount equal to the percentage increase in Consumer Price Index for the Seattle/Tacoma/Bremerton Standard Metropolitan Statistical Area. The most recently published index shall be used to adjust the fee obligation for the following year and each year thereafter. Each year, the adjustment, if any, shall be administratively implemented by the development services director or his designee. The timing for payment of the school impact fee shall be in accordance with the provisions of PMC 21.20.020.

Section 22. Severability. All sections in this ordinance are hereby deemed severable. Any section found invalid or unconstitutional by a court of law with jurisdiction shall not be deemed to invalidate or find unconstitutional other sections in this ordinance.

Section 23. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 24. Effective Date. This ordinance shall take effect and be in force five (5) days after its passage, approval, and publication as provided by law.

Dated this ____ day of ______________ 2018.
John Palmer, Mayor

APPROVED AS TO FORM:                                                               ATTEST:

Joe Beck, City Attorney                                                             Mary Winter, City Clerk

PUBLISHED: ____________, 2019 – Tacoma News Tribune
## PUYALLUP HOUSING CHOICES – CODE AMENDMENTS SUMMARY

<table>
<thead>
<tr>
<th>Current code</th>
<th>Proposed amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Accessory dwelling units</strong></td>
<td><strong>Accessory dwelling units</strong></td>
</tr>
<tr>
<td>- Impact fees = $10,267</td>
<td>- Amended impact fees = $2,051</td>
</tr>
<tr>
<td>- Utility hook up fee = same as any single family home</td>
<td>- Utility hook up fee = scaled to size and impact of ADUs</td>
</tr>
<tr>
<td>- Detached ADU permit (land use) and building permit</td>
<td>- Building permit only</td>
</tr>
<tr>
<td>- Different size maximums, number of bedrooms for different types of accessory dwelling units</td>
<td>- Streamline size and bedroom limits with one standard</td>
</tr>
<tr>
<td>- No options for “tiny homes on wheels”</td>
<td>- Added options for “tiny homes on wheels”</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Duplex/triplexes in RS zones</th>
<th>Duplex/triplexes in RS zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Design review standards apply to all</td>
<td>- Design review standards apply, with new landscaping and high quality siding materials standards added to all</td>
</tr>
<tr>
<td>- Permitted on a limited basis in RS-04, RS-06 (2 plex OR 3 plex)</td>
<td>- Permitted in RS-04 (2 plex OR 3 plex)</td>
</tr>
<tr>
<td>- Conditionally permitted on a limited basis in RS-08 (2 plex only)</td>
<td>- Permitted on a limited basis in RS-06 (2 plex OR 3 plex)</td>
</tr>
<tr>
<td>- Not permitted on any basis in RS-10 or RS-35</td>
<td>- Conditionally permitted on a very limited basis in RS-10 (2 plex only)</td>
</tr>
<tr>
<td></td>
<td>- Not permitted on any basis in RS-35</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development standards in RS zones</th>
<th>Development standards in RS zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Maximum densities only, no minimum densities (all RS zones)</td>
<td>- Maximum densities only, minimum densities apply in RS-04 and RS-06 only - No changes to <em>maximum</em> density limits in any RS zone</td>
</tr>
<tr>
<td>- Minimum lot dimensions (width and depth) prescribed strictly for zones</td>
<td>- Retain and modify lot width, remove lot depth requirements</td>
</tr>
<tr>
<td></td>
<td>- No changes to overall minimum lot size in any RS zone</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Density Bonuses in RM zones</th>
<th>Density Bonuses in RM zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Four (4) different options for density bonuses</td>
<td>- Eight (8) different options for density bonuses</td>
</tr>
<tr>
<td>- Not all bonus provisions apply to every property</td>
<td>- All bonuses could be applied to development proposals</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other various amendments</th>
<th>Other various amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Re-authorization of the Cottage Housing Ordinance (previous time-limited pilot ordinance sunset)</td>
<td></td>
</tr>
<tr>
<td>- Reorganization of detached accessory building code for clarity of administration</td>
<td></td>
</tr>
<tr>
<td>- Minor amendments to setbacks for sheds, decks</td>
<td></td>
</tr>
<tr>
<td>- Minor land use amendments in RM zones</td>
<td></td>
</tr>
<tr>
<td>- Various amendments to off-street parking reductions options</td>
<td></td>
</tr>
</tbody>
</table>