



City of Puyallup
Planning Division
 333 S. Meridian, Puyallup, WA 98371
 (253) 864-4165
 www.cityofpuyallup.org

DATE: February 29, 2024

APPLICANT INFORMATION	
Applicant Name:	Kimberly Powers
Property Location/Address:	2504 E MAIN, PUYALLUP, WA 98372;
Tax Parcel Number(s):	0420264065;

RE: Zoning Verification Request PLZV20240029

Thank you for applying for a zoning verification letter for the property listed above. Staff has reviewed information available from public records for the subject site. As received on your zoning verification application form, the following selected items include the information you requested:

<input checked="" type="checkbox"/>	Certificate(s) of Occupancy:	Yes, please see attachment(s).
<input checked="" type="checkbox"/>	Current zoning:	ML – Limited Manufacturing
<input checked="" type="checkbox"/>	Current land use designation:	Limited Manufacturing
<input checked="" type="checkbox"/>	Is the current use of the property in compliance with the existing zoning?	Yes
<input checked="" type="checkbox"/>	Are there any known legal non-conforming uses occurring on the site?	No
<input checked="" type="checkbox"/>	In case of fire, earthquake, or other natural calamity, can the structure be rebuilt?	Per PMC 20.65.037, a legally established nonconforming use may be reestablished regardless of the extent of damage to any structure. Per PMC 20.65.035, a building or structure that is nonconforming to property development standards (setbacks, height, etc.) of the applicable zone, and has been damaged, restoration of the building or structure is permitted if the extent of the damage is less than 75% of the current replacement cost.

		If the damage of the nonconforming building or structure exceeds 75% of the replacement cost, the nonconforming building or structure may be restored or rebuilt only to the extent which complies fully with the property development and performance standards of the applicable zone.
<input checked="" type="checkbox"/>	Are there any known unresolved zoning/building code violations on record?	No
<input checked="" type="checkbox"/>	Zoning of the abutting properties surrounding the site:	North: High Density Multiple-Family Residential (RM-20) South: Limited Manufacturing (ML) East: Urban Density Single-Family Residential (RS-06) West: Limited Manufacturing (ML)
<input checked="" type="checkbox"/>	Have any use permits or variances been granted for the subject site?	No
<input checked="" type="checkbox"/>	Applicable building setbacks:	Front yard setback: 20ft Rear yard setback: 0ft Interior side yard setback: 0ft Street side yard setback: 10ft
<input checked="" type="checkbox"/>	Allowable building height:	50ft
<input checked="" type="checkbox"/>	Allowable lot coverage:	65%
<input checked="" type="checkbox"/>	Applicable parking ratio:	Per PMC 20.55.010, (16) Manufacturing and industrial uses: one space for each 500 square feet of employee work area, plus open space for each 1,000 square feet of floor area devoted exclusively to storage and/or housing of accessory mechanical equipment.
<input type="checkbox"/>	Other:	

Note: The Puyallup Municipal Code (PMC) may be viewed online at www.codepublishing.com/wa/puyallup/

The information listed information was researched on February 29, 2024, by the undersigned, per request. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

Ashley Ramirez
 Planning Technician
 (253) 770-3330

ARamirez@PuyallupWA.gov

Attachment(s): Please see Documents and Images tab in CityView.