

## ORDINANCE NO. 3303

**AN ORDINANCE OF THE CITY OF PUYALLUP** amending various sections of Puyallup Municipal Code relating to Title 3 Revenue and Finance and Title 20 Zoning, by amending sections 3.72.020, 20.20.040, 20.25.0215, 20.25.040, 20.26.300, and 20.55.010.

**WHEREAS**, Development and Permitting Services staff periodically identify various Municipal Code land use regulations that warrant revisions; and,

**WHEREAS**, the revisions are based upon input from City Council or the Planning Commission or involve code sections that staff finds, in day-to-day use, warrant revision in order to better achieve desired outcomes relative to existing Comprehensive Plan policies, or otherwise assist staff efforts to provide the best possible service to citizens and customers; and,

**WHEREAS**, staff has worked with the Planning Commission over the past several months to review amendments to various sections of Title 20 (Zoning), each of which is intended to provide greater clarity of processes or improve land use standards; and,

**WHEREAS**, the Planning Commission reviewed the referenced code amendments during work sessions on February 28, and April 10, 2024, and held a duly-noticed public hearing on May 22, 2024, and has recommended approval of these proposed code amendments by a vote of 5-0; and,

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

**WHEREAS**, the City Council finds that proposed amendments are needed for the city's municipal code to protect public health, safety, comfort, convenience, general welfare, and to generally improve the city's overall character through appropriate development regulations; 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.       *Recitals.* The recitals set forth in the preamble of this ordinance are hereby adopted as findings of fact supporting the action taken herein.

Section 2.       *Puyallup Municipal Code.* Section 3.72.020 is hereby amended to read as follows.

### **3.72.020 Purpose of tax credit.**

(1) The city may use the moneys collected by the tax imposed under this chapter only for the following purposes:

(a) Acquiring, rehabilitating, or constructing affordable housing, which may include new units of affordable housing within an existing structure or facilities providing supportive housing services under RCW 71.24.385; and

(b) Providing the operations and maintenance costs of new units of affordable or supportive housing; and

(c) Providing rental assistance to tenants.

(2) The housing and services provided under this chapter may only be provided to persons whose income is at or below 60 percent of the median income of the ~~city~~ county or at or below 80 percent of the median income of the county if it is supporting the development of affordable housing intended for owner occupancy, as defined in RCW 84.14.010.

(3) In determining the use of funds under this chapter, the city must consider the income of the individuals and families to be served, the leveraging of the resources made available, and the housing needs within the city.

(4) The city must report annually to the Washington State Department of Commerce, in accordance with the Department's rules, on the collection and use of the revenue from the tax imposed under this chapter.

(5) The tax imposed by the city under this chapter will expire 20 years after the date on which the tax is first imposed unless extended by state law.

Section 3. *Puyallup Municipal Code.* Section 20.20.040 is hereby amended to read as follows.

**20.20.040 Performance standards – RS zones.**

The following special requirements and performance standards shall apply to properties located in the RS zones, except as otherwise authorized through approval of a planned development:

...

(18) Outdoor Storage. Outdoor storage on vacant residential lots is prohibited.

Section 4. *Puyallup Municipal Code.* Section 20.25.0215 is hereby amended to read as follows.

**20.25.0215 Front yard and side-street setback options. ~~in RM-Core zone and RM-Zone when in downtown planned action area.~~**

The following front yard and side-street setback options are available in the RM-Core zone. The following front yard and side-street setback options are also available ~~and~~ in the RM-20 zone when located in the downtown planned action area:

(1) Ten-foot minimum setback.

(2) Five-foot minimum setback, subject to the following requirements:

- (a) Entrances serving single units shall have either a minimum 50-square-foot outdoor entrance landing or an entrance threshold that is at least seven inches above the abutting sidewalk level.
- (b) Entrances serving multiple units shall have an outdoor entrance landing that is at least 50 square feet per unit served by said entrance or 100 square feet, whichever is less.
- (c) Entrance landings are at least three feet higher than the elevation of the street or street sidewalk level and do not extend into the required setback.
- (d) Entrance steps may extend into the required setback to give visual emphasis to entries and to connect entrance landings with the right-of-way sidewalk.
- (e) The area between the front or side-street lot line and the building shall be landscaped with a mixture of shrubbery and trees sufficient to achieve 75 percent ground coverage within a three-year period. At least 20 percent of the vegetation necessary to achieve required coverage shall consist of deciduous and/or evergreen trees.

Section 5. *Puyallup Municipal Code.* Section 20.25.040 is hereby amended to read as follows.

**20.25.040 Performance standards – RM zones.**

The following special requirements and performance standards shall apply to properties located in the RS zones, except as otherwise authorized through approval of a planned development:

...

(20) Outdoor Storage. Outdoor storage on vacant residential lots is prohibited.

Section 6. *Puyallup Municipal Code.* Section 20.26.300 is hereby amended to read as follows.

**20.26.300 Nonresidential design review standards.**

Any nonresidential structures constructed, or subject to major expansion and/or extensive exterior remodeling, and located in any zone except the ML, MR, CBD-Core or CBD zone shall be subject to the following design review standards:

...

(3) Site Plan Design Principles. The following design principles shall be required of any new building proposed for construction subject to this section, with the exception of public or private schools. In order to encourage pedestrian movement and the use of public transit within commercial districts, and to promote development of an attractive streetscape, appropriate building orientation is needed to provide for convenient, safe, direct and enticing pedestrian access between commercial developments. Site plans shall be subject to the following location and design criteria:

- (a) Parking Area Location. The maximum width of parking lots fronting on a public street shall not exceed 64 feet or 50 percent of the subject site frontage, whichever is greater, to the extent feasible;
- (b) Street Orientation for New Buildings and Site Development. All site developments shall utilize the following standards in preparing site plan layouts:

- (i) A pedestrian-oriented plaza space in front of the building at least eight feet deep running the full width of the building. This area shall be covered by awnings covering at least six feet of the plaza space. This plaza space shall include amenities such as bike parking, bench seating, planters, fountains, artwork, decorative railing, decorative light fixtures, hanging baskets or other features that are pedestrian scaled in nature; and
- (ii) Buildings on street corners shall locate the main entryway with a plaza space (200 square feet minimum) at or near (50 lineal foot maximum) the building corner, or establish a defined path (12-foot width minimum) leading from the public right-of-way directly to building entries using decorative/stamped paving; and
- (iii) New buildings shall be built 12 feet from the abutting front yard and street side yard right-of-way to improve pedestrian orientation and overall building design. Buildings may deviate from this setback under the following conditions:
  - (A) Buildings may be set back to a maximum of 20 feet to accommodate an eight-foot plaza space as required by subsection (3)(b)(i) of this section.
  - (B) Optionally, the pedestrian plaza space may project into the required front or street side yard landscape buffer (as required under PMC 20.58.005(2)) by a maximum of four feet; corner plaza spaces or outdoor cafes may project into the required landscape buffer by a maximum of six feet.
- (iv) Site development plans shall be designed so that, to the greatest extent feasible, buildings and building entries are at street level and not elevated by retaining walls, particularly on sides of buildings where an entryway is oriented toward the abutting right-of-way.
- (c) Interior Building Orientation. Once the site development has achieved at least 50 percent of the site frontage which is occupied by buildings in accordance with the street orientation standards above, or when panhandle/internal lots not fronting on a public right-of-way, or where existing buildings and/or improvements would physically prevent subsections (1) and (2) of this section from being achieved, other structures may be placed internal to the site but shall be oriented towards each other and in close proximity to the site's street frontage buildings to allow for pedestrian movement between structures through pedestrian scaled plaza areas without crossing parking areas.
- (d) Building Entrances and Design. At least one building entrance for an individual building (or individual tenant spaces) shall face each public street frontage or be located within 50 lineal feet from a public street frontage. Directly linking pedestrian access shall be provided between the street right-of-way and each building entrance. No less than 60 percent of the surface area of any street-facing wall located in the pedestrian view plane, defined as the horizontal area between two and eight feet above the exterior grade, shall consist of windows and/or transparent doorways.
- (e) Parking Lot Entrances and Driveways. The city may impose additional restriction on the width, number and location of driveways to and from the subject parcel to improve vehicle circulation or safety, or to enhance pedestrian movement or desirable visual characteristics.

(f) Each side of a parking lot which abuts a street must be screened from that street using the appropriate landscaping as specified in the city's vegetative management standards or by locating the building between the street and the parking lot.

...

Section 7. *Puyallup Municipal Code.* Section 2.29.070 is hereby amended to read as follows.

**20.55.010 Number of parking spaces required.**

This section establishes the minimum number of parking spaces required for each use of land. Mixed uses shall provide the sum of the parking spaces required for each individual use, except where joint use of parking is permitted pursuant to PMC 20.55.050. These standards shall apply except within the downtown planned action area, which is addressed in PMC 20.55.011.

...

(7) Day care centers: two spaces per classroom; up to 30% of parking spaces may be designated as drop-off/pick-up spaces or loading areas; ~~one space for each 100 square feet of indoor play area and classroom space;~~

...

Section 8. *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 9. *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 10. *Effective Date.* This ordinance shall become effective five days after publication in the official newspaper of the City of Puyallup.

DATED this 11<sup>th</sup> day of June, 2024.

DocuSigned by:

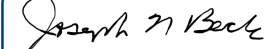


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Jim Kastama, Mayor

APPROVED AS TO FORM:

DocuSigned by:



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Joseph N. Beck, City Attorney

ATTEST:

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Dan Vessels Jr., City Clerk

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