



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

DATE: October 3, 2024

<b>APPLICANT INFORMATION</b>	
Applicant Name:	Julie Morrow
Property Location/Address:	813 SHAW RD, PUYALLUP, WA 98372;
Tax Parcel Number(s):	0420264021; 0420264053; 0420264054; 0420351026; 0420351029; 0420351030; 0420351066;

**RE: Zoning Verification Request PLZV20240095**

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 type="checkbox"/>	<b>Certificate(s) of Occupancy:</b>	None available at this time.
<input type="checkbox"/>	<b>Current zoning:</b>	RM-20 – High Density Multiple-Family Residential:  0420264053; 0420264054; 0420351026; 0420351029; 0420351030; 0420351066;  CG – General Commercial: 0420264021
<input type="checkbox"/>	<b>Current land use designation:</b>	HDR – High-Density Residential: 0420264053; 0420264054; 0420351026; 0420351029; 0420351030; 0420351066;  AOC – Auto-Oriented Commercial: 0420264021
<input type="checkbox"/>	<b>Is the current use of the property in compliance with the existing zoning?</b>	Yes
<input type="checkbox"/>	<b>Are there any known legal non-conforming uses occurring on the site?</b>	No

<input type="checkbox"/>	<b>In case of fire, earthquake, or other natural calamity, can the structure be rebuilt?</b>	<p>Per PMC 20.65.037, a legally established nonconforming use may be reestablished regardless of the extent of damage to any structure.</p> <p>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.</p> <p>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.</p>
<input type="checkbox"/>	<b>Are there any known unresolved zoning/building code violations on record?</b>	<p>No</p>
<input type="checkbox"/>	<b>Zoning of the abutting properties surrounding the site:</b>	<p>North: Shaw-Pioneer Community Mixed Use (CMX)  South: General Commercial (CG), Limited-Manufacturing (ML)  East: Low Urban Density Single-Family Residential (RS-10)  West: Community Business (CB)</p>
<input type="checkbox"/>	<b>Have any use permits or variances been granted for the subject site?</b>	<p>Variances:</p> <ul style="list-style-type: none"> <li>• 07-65-003</li> <li>• 03-61-008</li> </ul>
<input type="checkbox"/>	<b>Applicable building setbacks:</b>	<p>Front yard setback: 20ft – RM-20 / 20.30.037 – CG  Rear yard setback: 20ft – RM-20 / 0ft – CG  Interior side yard setback: 15ft – RM-20 / 0ft – CG  Street side yard setback: 15ft – RM-20 / 20.30.037 – CG</p>
<input type="checkbox"/>	<b>Allowable building height:</b>	<p>36ft – RM-20 / 50ft-75ft – CG</p>
<input type="checkbox"/>	<b>Allowable lot coverage:</b>	<p>55% - RM-20 / 75% - CG</p>
<input type="checkbox"/>	<b>Applicable parking ratio:</b>	<p>Per PMC 20.55.010, (10) Dwellings, multiple-family, including apartments, condominiums, duplexes and townhouses: two spaces per unit, except that in the RM-Core zone, the following parking standards shall apply:(a) In the RM-Core zone there shall be 1.5 parking spaces per unit</p>
<input type="checkbox"/>	<b>Other:</b>	<p>See the <a href="#">Portal</a> for the East Town Crossing preliminary site plan project file (P-21-0034).</p>

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

The information listed information was researched on October 3, 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,

Nabila Comstock

Associate Planner

(253) 770-3361

[NComstock@PuyallupWA.gov](mailto:NComstock@PuyallupWA.gov)