

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PUYALLUP amending various sections of Puyallup Municipal Code amending Chapter 20.31 MX Mixed-Use Zones.

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 September 25, 2024, and held a duly-noticed public hearing on October 23, 2024, and has recommended approval of these proposed code amendments by a **vote of** ; 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 20.31.015 is hereby amended to read as follows.

20.31.015 Prohibited uses.

Since appropriate commercial uses to be allowed for future development in most of the MX zones are those that promote a pedestrian-oriented environment that minimizes the dependency on the automobile and encourages pedestrian accessibility by clustering a mix of uses that are accessible on foot, the following are prohibited uses:

- (1) Motor vehicle sales, rental, storage, service and/or repair, body shops, gasoline or diesel service stations and recreational vehicle parks (prohibited in all MX zone districts, except that indoor vehicle displays or showrooms or an outdoor area for a limited number of vehicles used for car-share purposes (i.e., Zipcar) are permitted in the CCX zone);
- (2) Any business with a drive-through window, including limited-service restaurants (prohibited in RMX, CMX, and LMX);
- (3) Limited manufacturing/light industrial uses and warehousing/distribution (prohibited in all MX zones);
- (4) Commercial retail with associated outdoor storage components (prohibited in RMX, CMX, and LMX);
- (5) Major commercial recreational uses (prohibited in CMX, UCX, and LMX);
- (6) Adult uses (prohibited in all MX zones);
- (7) Methadone clinics (prohibited in all MX zones);
- ~~(7)~~ A use not listed here that the director determines, per the procedures outlined in Chapter 20.87 PMC, to be similar in nature to an otherwise prohibited use within the zone district (all MX zones).

Section 3. *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 4. *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 5. *Effective Date.* This ordinance shall become effective five days after publication in the official newspaper of the City of Puyallup.

DATED this ____ day of December, 2024.

Jim Kastama, Mayor

APPROVED AS TO FORM:

Joseph N. Beck, City Attorney

ATTEST:

Dan Vessels Jr., City Clerk

PUBLISHED: December ____, 2024 – Tacoma Weekly