



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

DATE: June 09, 2025

APPLICANT INFORMATION

Applicant Name:	Julie Morrow
Property Location/Address:	
Tax Parcel Number(s):	0419036006

RE: Zoning Verification Request PLZV20250048

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"/>	Certificate(s) of Occupancy:	
<input checked="" type="checkbox"/>	Current zoning:	Regional Growth Center Oriented Multi-Family Residential (RM-CORE)
<input checked="" type="checkbox"/>	Current land use designation:	High Density Residential (HDR)
<input checked="" type="checkbox"/>	Is the current use of the property in compliance with the existing zoning?	Yes, the current use of the property is in compliance with the existing zoning.
<input checked="" type="checkbox"/>	Are there any known legal non-conforming uses occurring on the site?	None known at this time
<input type="checkbox"/>	In case of fire, earthquake, or other natural calamity, can the structure be rebuilt?	<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>

		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?	None known at this time
<input checked="" type="checkbox"/>	Zoning of the abutting properties surrounding the site:	North: High Density Multiple-Family Residential (RM-20) South: Regional Growth Center Oriented Multi-Family Residential (RM-CORE) East: High Urban Density Single-Family Residential (RS-04) West: Regional Growth Center Oriented Multi-Family Residential (RM-CORE)
<input checked="" type="checkbox"/>	Have any use permits or variances been granted for the subject site?	No use permits or variances have been granted for the subject site.
<input checked="" type="checkbox"/>	Applicable building setbacks:	Minimum front yard setback: Refer to PMC 20.25.0215 Minimum rear yard setback: 0 feet Minimum interior side yard setback: 0 feet Minimum street side yard setback: Refer to PMC 20.25.0215
<input checked="" type="checkbox"/>	Allowable building height:	50 feet maximum; refer to PMC 20.25.0205 and PMC 20.25.0216
<input checked="" type="checkbox"/>	Allowable lot coverage:	90% maximum
<input checked="" type="checkbox"/>	Applicable parking ratio:	Per PMC 20.55.010(10)(a), in the RM-CORE zone there shall be 1.5 parking spaces per unit
<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 June 09, 2025, 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,

Jillian Hulse-Lew

Assistant Planner
(253) 770-3330
JHulseLew@PuyallupWA.gov