

ORDINANCE NO. 3324

AN ORDINANCE OF THE CITY OF PUYALLUP implementing the requirements of engrossed house bill (HB) 1337, amending various sections of Puyallup Municipal Code relating to Title 11 Streets and Sidewalks, Title 14 Water and Sewers, Title 20 Zoning Code and Title 21 Environment, by amending sections 11.08.135, 14.02.240, 20.15.005, 20.20.010, 20.20.020, 20.55.010, 20.65.030, and 21.20.120.

WHEREAS, in 2023 the Washington State legislature passed Engrossed House Bill (HB) 1337 (chapter 334, Laws of 2023) related to accessory dwelling units; and

WHEREAS, in passing HB 1337 (chapter 334, laws of 2023) the State legislature found that Washington is experiencing a housing affordability crisis and that many communities across the state are in need of more housing for renters across the income spectrum; and

WHEREAS, the State legislature further found:

Many cities dedicate the majority of residentially zoned land to single detached houses that are increasingly financially out of reach for many households. Due to their smaller size, accessory dwelling units can provide a more affordable housing option in those single-family zones;

Accessory dwelling units are frequently rented below market rate, providing additional affordable housing options for renters;

Homeowners who add an accessory dwelling unit may benefit from added income and an increased sense of security;

Accessory dwelling units provide environmental benefits. On average they are more energy efficient than single detached houses, and they incentivize adaptive reuse of existing homes and materials;

WHEREAS, the State legislature intends to promote and encourage the creation of accessory dwelling units as a means to address the need for additional housing options and;

WHEREAS, HB 1337 (chapter 334, laws of 2023) is primarily codified in the Revised Code of Washington (RCW) section 36.70A.680 and 36.70A.681; and

WHEREAS, the revisions are based upon input from 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 and the requirements of HB 1337 (chapter 334, laws of 2023), or otherwise assist staff efforts to provide the best possible service to citizens and customers; and

WHEREAS, the Planning Commission studied and reviewed the referenced code amendments related to implementing RCW 36.70A.680 and 36.70A.681 during work sessions on February 26, and April 09, 2025; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 14, 2025, and has recommended approval of these proposed code amendments by a vote of 6-0, with 1 abstention and made a recommendation to the City Council; and

WHEREAS, staff has amended sections of Title 11 (Streets and Sidewalks) and Title 14 (Water and Sewers) with the intent to provide clarity on frontage improvement exemptions and utility connection; 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 HB 1337 (chapter 334, laws of 2023); 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;

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.

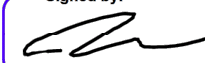
Section 2. *Puyallup Municipal Code.* Sections 11.08.135, 14.02.240, 20.15.005, 20.20.010, 20.20.020, 20.55.010, 20.65.030, and 21.20.120 are amended as set out in the attached Exhibit "A" and hereby made a part of this Ordinance as if set out herein in its entirety.

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.

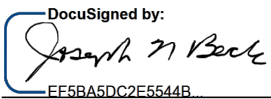
DATED this 17th day of June, 2025.

Signed by:

3884FE69FFA4424...

Jim Kastama
Mayor

Approved as to form:

Attest:

DocuSigned by:


EF5BA5DC2E5544B...
Joseph N. Beck
City Attorney

Signed by:


E12281903A9A459...
Dan Vessels Jr.
City Clerk

PUBLISHED: June 25, 2025 – Tacoma Weekly

Exhibit A

***Title 11
STREETS AND SIDEWALKS***

Chapters:

11.08 Encroachments, Obstructions and Construction of Highways and Sidewalks

***Chapter 11.08
ENCROACHMENTS, OBSTRUCTIONS AND CONSTRUCTION OF HIGHWAYS
AND SIDEWALKS.***

11.08.135 – Construction of street improvements, curbs, gutters and sidewalks.

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(1) Residential Infill Lots. For the purposes of this policy, “infill” lots are individual parcels which were legally created and comprised of a singular single-family residence, duplex, or triplex project. Any person or entity who constructs or causes to be constructed any structure improvements which meet the level of substantial improvement as defined in PMC 11.08.120 on property fronting any dedicated street or other publicly owned street or alleyway shall construct curb, gutter, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) in accordance with the city’s Public Works Engineering and Construction Standards and Specifications. The frontage improvements shall be required along all street frontage and alleys adjoining the property and any reasonable access to the property. Frontage improvements shall also be required where any reasonable access to the property connects to the public right-of-way, although the primary access is located on another parcel. The scope of the required frontage improvements may be scaled by the city to be proportional to the in-fill lot development.

In the case of repair or replacement of a residential structure as a result of fire or natural disaster the frontage improvements will not be required; provided, that there is no expansion of the building footprint. Frontage improvements are not to be required as a condition of approval for accessory dwelling units. Approval of accessory dwelling units shall be in accordance with PMC 20.20.010 (11).

The improvement requirement is applicable within any residential zone, as well as for residential home projects within nonresidential zones. Within RS-35, the lowest density residential zone, curb, gutter, planter strips, and street trees will not be required in order to maintain the rural character. One-half street paving shall be required if the existing paving is in poor condition,

gravel shoulders, and storm drainage if necessary to accommodate runoff. Street lighting may be required based on if lighting will enhance safety at an intersection.

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Title 14
WATER AND SEWERS

Chapters:

14.02 Water Regulations and System Development Charges*

Chapter 14.02
WATER REGULATIONS AND SYSTEM DEVELOPMENT CHARGES*

14.02.240 – Service to separate premises and multiple units, and resale of water.

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(1) Number of Services to Separate Premises. Separate premises under single control or management will be supplied through separate individual service pipes and meters unless the city elects otherwise.

(2) Service to Multiple Units on Same Premises. Separate houses, buildings, living or business quarters on the same premises or on adjoining premises, under a single control or management, will be served through separate service pipes and meters to each or any unit and the piping system from each service will be independent of the others, and not interconnected. Detached accessory dwelling units (ADU) permitted in accordance with PMC 20.20.010(11) shall be served through separate service pipes and meters to each or any unit and the piping system from each service will be independent of the others and not interconnected.

(3) Resale of Water. Except by special agreement with the city, no customer shall resell any of the water received from the city, nor shall such water be delivered to premises other than those specified in such customer's application for service.

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Title 20
ZONING CODE

Chapters:

- 20.15 Definitions
- 20.20 RS Single-Family Residential Zones
- 20.55 Parking
- 20.65 Nonconforming Uses and Structures

Chapter 20.15
DEFINITIONS

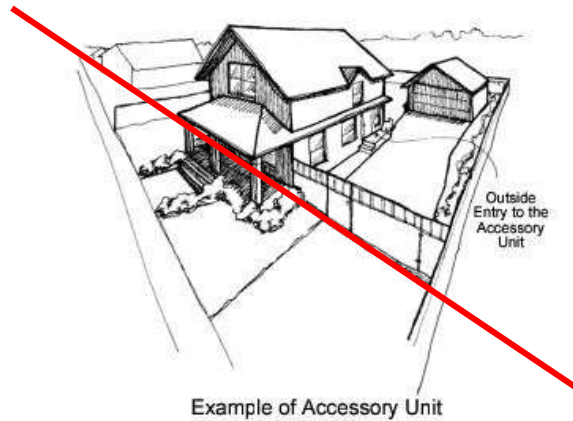
20.15.005 Words and phrases defined.

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“Accessory building” means a portion of the main building or a detached subordinate building located on the same lot or premises which is devoted exclusively to an accessory use, and which is used exclusively by the occupants of the main building. An accessory building includes, but is not limited to, garages, carports, storage buildings, sheds, and other similar buildings. An accessory building does not include accessory dwelling units.

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“Dwelling unit, accessory” means a ~~size-limited dwelling unit located on the same lot as the principal dwelling unit(s) with provisions for independent cooking, living, sanitation, and sleeping. residential unit with a functional kitchen, bath and outside entrance, restricted in size and the number of bedrooms and intended primarily for occupancy by family members related to or individuals providing assistance to the family of the principal dwelling unit.~~



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“Floor area” means the total horizontal area expressed in square feet of all floors, platforms and stairwells within the surrounding walls and below the roof of all structures on a subject lot. Floor area is calculated from the exterior surface of the building walls. Floor area shall not include the area of:

- i. roofed decks which are open/unenclosed on at least one side;
- ii. attics and storage spaces containing less than five feet of headroom between floor and ceiling;
- iii. multifamily, commercial or industrial garages devoted primarily to vehicle parking or loading which are located on the first or subsurface floors;
- iv. basements and cellars when the finished ceiling of such basements or cellars is less than two feet above the lowest point of the finished adjacent grade;
- v. detached accessory structures 200 square feet and smaller; and
- vi. carports, regardless of size, ~~shall also not be considered floor area.~~

For the purpose of calculating floor area ratio for a lot whose principal use is single-family residential, garages and carports shall be excluded up to a maximum area of 500 square feet per parcel; all garage space in excess of 500 square feet per parcel shall be included as part of the floor area calculation. Accessory dwelling units, both attached and detached, shall be counted towards floor area.

For the purposes of the downtown planned action area, “floor area” means the total horizontal area expressed in square feet of all floors, platforms and stairwells within the surrounding walls and below the roof of all structures on a subject lot. “Floor area” is calculated from the exterior surface of the building walls. Floor area shall not include the area of roofed decks which are less than 50 percent enclosed, attics and storage spaces containing less than five feet of headroom between floor and ceiling. Also, floor area shall not include structured parking when the structured parking is provided onsite with the use it serves.

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“Independent Cooking” means an area within a structure that is used or designed to be used for the preparation or cooking of food, typical of a full kitchen for a single-family residence. Independent cooking areas contain a kitchen sink and rough-in electric or gas supply to accommodate built-in oven and range cooking appliances.

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“Major transit stop” means a stop on a high-capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;

- i. Commuter rail stops;
- ii. Stops on rail or fixed guideway systems, including transitways;
- iii. Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or
- iv. Stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays.

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Chapter 20.20

RS SINGLE-FAMILY RESIDENTIAL ZONES

20.20.010 Permitted uses – RS single-family residential zones.

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(2) Accessory buildings and uses customarily incidental to a permitted or conditionally permitted use; provided, that in all RS zones, except in the RS-35 zone, there shall be no more than one detached accessory building greater than 200 square feet in size per lot. In the RS-04, RS-06, RS-

08 and RS-10 zones, where the lot size exceeds four acres in size, no more than two detached accessory structures over 200 square feet may be permitted; there shall be no quantity limit of detached accessory structures in the RS-35 district. Further, there shall be no limit to the quantity of structures 200 square feet or less in any RS zone district. This does not include accessory dwelling units.

...

(11) ~~One accessory dwelling unit on each lot~~ Accessory dwelling units are subject to the following standards and criteria:

- a) The property is in an RS zone ~~zoned RS-04, RS-06, RS-08, RS-10 or RS-35~~; and
- b) Up to two attached and/or detached accessory dwelling units are permitted on a lot that is meeting or exceeding the required lot area for the zone in addition to the principal dwelling unit; and ~~Any attached accessory dwelling unit shall not exceed 900 square feet of floor area or 40 percent of the floor area of the primary dwelling, whichever is less, nor have more than two bedrooms; and~~
- c) On lots that are less than the required lot area for the zone, only one accessory dwelling unit is allowed in addition to the principal dwelling unit or up to two accessory dwelling units if they are proposed in the following configurations:
 - i. Two attached or detached stacked units (e.g. where one unit is located over another)
 - ii. One detached unit and one attached unit
 - iii. Conversion of an existing structure and the addition of a new unit (either attached or detached); and

~~A detached accessory dwelling unit shall not exceed 700 square feet, if located in a new structure, or 900 square feet, if a conversion of an existing structure, or 40 percent of the floor area of the new or existing primary structure, whichever is less. Additionally, the detached unit shall not have more than two bedrooms; and~~

(d) Accessory dwelling units may not have more than three bedrooms; and

(e) Accessory dwelling units (attached or detached) shall not exceed 1,000 square feet in floor area. The floor area of an accessory dwelling unit shall not include any garage, workshop, unfinished storage space, or similar nonliving areas; and ~~Any additional entrance resulting from the creation of an attached accessory dwelling unit may not face the same side of the lot facing~~

~~the street or the same side of the building the primary dwelling unit front door faces so as to appear as a duplex; and~~

~~(d)~~ Parking: See PMC 20.55.010 for accessory dwelling unit parking requirements; and Utilities for the accessory dwelling unit shall be metered jointly with the primary dwelling unit .; and

(g) Setbacks:

a. Detached accessory dwelling units shall meet the following setbacks:

- i. Any required front yard and street side yard setback for the applicable zone district;
- ii. A minimum five-foot rear and interior side yard setback;
- iii. A minimum ten-foot separation between all accessory dwelling units and principal dwelling units on the same parcel. If the conversion of existing detached structures results in a separation of less than ten-feet, the accessory dwelling unit(s) shall be fire-rated in accordance with building codes; and
- iv. Any detached accessory dwelling unit with access from a public alley may be sited at the property line coinciding with the alley boundary line adjoining the property line, unless the city routinely plows snow on the public alley.

b. Attached accessory dwelling units shall meet the same setbacks, height requirements, and other dimensional standards as the principal dwelling unit.

~~(g)~~ h) The scale, bulk, architectural style and location on the lot of all detached accessory dwelling units shall be compatible with the design standards applicable to the principal dwelling unit(s); and established character of the neighborhood. Plywood and other similar sheet siding materials, such as T1-11 siding, shall not be used

~~(h)~~ Either the primary dwelling unit or the accessory dwelling unit shall be physically occupied by at least one property owner of record during the life of the accessory dwelling unit. Owners shall sign an affidavit which attests to their residency for at least six months of every year. This affidavit shall be binding upon the owner or successive owners during the life of the accessory dwelling unit and be recorded with the Pierce County auditor's office on the title of the real property upon which the ADU is located; and

~~(d)~~ i) An attached accessory dwelling unit may be created either through internal conversion of a portion of the primary structure principal dwelling unit or through construction of an addition to the primary structure principal dwelling unit. Accessory dwelling units may be converted from existing structures, including but not limited to detached garages (see PMC 20.65.030 (3)).-An addition to an existing home wherein the If the addition contains component parts of an accessory

dwelling unit, but ~~the addition~~ would not result in a separate fire wall a with separate exterior entrance to the unit, then it shall not constitute an attached accessory unit but ~~and shall be considered an addition to the existing home~~ dwelling unit only; and

(i) An accessory dwelling unit may be sold or conveyed as a condominium unit independent of the principal dwelling unit; and ~~Accessory dwelling units shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit; and~~

(j) All owners of illegal accessory dwelling units shall also be required to either legalize the unit or remove it.

(l) The provisions of this section do not apply to lots within the volcanic hazard area, as defined and designated in Chapter 21.06 PMC, except for lots within one-half mile from the base of the surrounding elevation of the Puyallup valley floor.

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20.20.020 Property development standards – RS zones.

The following table (Table 20.20.020) sets forth the required development standards applicable to properties located in the RS zones, unless otherwise established by approval of a planned development. Unless otherwise indicated, the standards listed in this section represent number of feet:

Table 20.20.020

Property Development Standards – RS Zones						
		RS-35	RS-10	RS-08	RS-06	RS-04
(1)	Minimum lot area per building site in square feet	35,000	10,000	8,000	6,000	4,000
(2)	Minimum/Maximum development density in dwelling units per gross acre	No minimum – 1.0	No minimum – 4.0	No minimum – 5.0	4.0 – 6.0	6.0 – 8.0
(3)	Minimum lot width	125*	50*	40*	40*	40*
(4)	Minimum lot depth	150	0	0	0	0
(5)	Minimum front yard setback	35	25	20	15	15
(6)	Minimum rear yard setback	35	25	20	20	15

	<i>For rear yard setbacks for accessory structures, see PMC 20.20.040(7)(e)</i>					
(7)	Minimum interior side yard setback	15	Refer to PMC 20.20.025	5	5	5
(8)	Minimum street side yard setback	25	15	15	15	10
(9)	Maximum building height single-family houses	36	36	36	36	28
(10)	Maximum building height all structures other than single-family houses	28	28	28	28	25
(11)	Maximum lot coverage	—	40%	45%	45%	50%
(12)	Minimum street frontage	30	20	20	20	15
(13)	Maximum floor area ratio	—	0.45:1	0.55:1	0.55:1	0.6:1
(14)	<u>Minimum separation between detached dwelling units on the same parcel*</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
		Refer to PMC 20.20.028				

* For accessory dwelling units, see PMC 20.20.010 (11)(k)

Chapter 20.55

PARKING

20.55.010 Number of parking spaces required.

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(11) ~~Dwellings, integrated accessory: one space per unit;~~ Dwelling units, accessory:

- a) No parking is required for accessory dwelling units within one-half mile walking distance of a major transit stop.
- b) On lots smaller than 6,000 square feet, before any lot splits or zero lot line subdivisions, one space per unit.
- c) On lots larger than 6,000 square feet, before any lot splits or zero lot line subdivisions, one space per unit for studios and 1-bedroom units, two spaces per unit for 2-bedroom and 3-bedroom units;

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Chapter 20.65

NONCONFORMING USES AND STRUCTURES

20.65.030 Enlargement, modificaiton, or replacement of nonconforming structures and sites.

...

(3) A nonconforming accessory structure in an R zone, which is nonconforming as to setbacks or lot coverage, may be converted to an accessory dwelling unit. Size, quantity, and other standards and criteria for accessory dwelling units otherwise apply consistent with PMC 20.20.010 (11).

~~(3)~~ (4) An existing single-family residence located in an RM zone or a C zone may be removed and replaced on the same site with a new single-family residence; provided, that the existing residence is the only unit now occupying the property and that construction of the new single-family residence is completed (i.e., receives final city occupancy approval) within one year of issuance of a demolition permit to remove the existing residence. Upon a finding of good cause shown, the development services director may extend the prescribed one-year timeline for up to an additional six months in order to allow completion of the residence's construction. Said new single-family residence shall be subject to all development standards of the RS-04 zone.

~~(4)~~ (5) If substantial new construction occurs on a preexisting developed site within the C, M, O or PF, MED, MX or RM zone, or on a site containing any non-single-family residential use within an RS zone, wherein parking, landscaping, signage or fencing do not conform to current municipal code standards, said nonconforming parking, landscaping, signage or fencing shall be brought up to code as determined by the impacted area of redevelopment, defined by the scope of work (i.e., if the proposal would modify or rebuild areas of the site that do not conform to current code standards such proposal shall be in conformance with the applicable code standards applying to that area of work). Major changes of use to preexisting structures (e.g., residential to commercial conversions) shall be required to meet current parking and landscaping codes regardless of the dollar value of any improvements. Any code-required landscaping shall not be required if its provisions are prohibited by location of a preexisting structure or would cause the amount or dimensions of on-site parking, including access drives, to not meet current standards.

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Title 21
ENVIRONMENT

Chapter:
21.20 Impact Fees

Chapter 20.21
IMPACT FEES

21.20.120 Park Impact Fees.

(1) The impact fees for parks are hereby established as follows:

Type of Development and Size of Development	Park Impact Fee	Unit
Residential Less than 500 sq. ft.	\$1,560.05	Per residential dwelling unit. Refer to PMC 21.20.120 (2) for accessory dwelling unit impact fee.
Residential 500 – 999 sq. ft.	\$2,313.53	Per residential dwelling unit. Refer to PMC 21.20.120 (2) for accessory dwelling unit impact fee.
Residential 1,000 – 1,999 sq. ft.	\$3,291.31	Per residential dwelling unit
Residential	\$4,017.30	Per residential dwelling unit

Type of Development and Size of Development	Park Impact Fee	Unit
2,000 or more sq. ft.		
Manufacturing*	\$0.87	Per square foot

* This shall include all manufacturing uses as provided for in PMC [20.35.010](#) or similar manufacturing uses.

(2) Impact fees for accessory dwelling units (ADUs) shall be reduced by 80 percent; ADUs less than 500 square feet in size shall pay \$312.01 and ADUs between 500 and ~~900~~ 1,000 square feet in size shall pay \$462.71.