

**Proposed Code Text Amendments
Planning Commission Public Hearing
January 14, 2026**

PUYALLUP MUNICIPAL CODE

CHAPTER 20.46

~~SHAW EAST PIONEER OVERLAY ZONES~~

~~§ 20.46.000. Shaw East Pioneer overlay zones.~~

~~The following SPO Shaw East Pioneer overlay zones are established. Properties so designated shall be subject to the provisions contained in this chapter:~~

CB SPO	Community business, Shaw East Pioneer overlay zone
CG SPO	General commercial, Shaw East Pioneer overlay zone
ML SPO	Limited manufacturing, Shaw East Pioneer overlay zone

~~(Ord. 2937 § 1, 2009; Ord. 3067 § 1, 2014)~~

~~§ 20.46.005. Description and purpose.~~

~~The SPO zone is intended to apply to parcels with specific zoning in the vicinity of the Shaw East Pioneer area. As an overlay zone, it establishes standards to supplement base zoning standards in this area, either on an area-wide basis or in conjunction with an underlying zone district. Consistent with the city's zoning map, the SPO zoning shall apply only to specific parcels that are zoned business commercial and general commercial on the south side of East Pioneer in the vicinity of Shaw Road, as well as to parcels that are zoned limited manufacturing on the north side of East Pioneer in the vicinity of Shaw Road.~~

~~In addition to zone-specific standards as cited herein, the general intent of this overlay zone as applied is to accomplish the following:~~

- ~~(1) To encourage quality development within a framework of neighborhood consistency while still allowing flexibility and creativity;~~
- ~~(2) To provide streetscape standards that create a walkable, safe, pedestrian-friendly community; and~~
- ~~(3) To encourage the use of LID principles, techniques and practices.~~

~~(Ord. 2937 § 1, 2009; Ord. 3067 § 2, 2014)~~

~~§ 20.46.010. Permitted uses and conditionally permitted uses — CB SPO and CG SPO zones.~~

- ~~(1) Regulations governing uses in the underlying zones shall apply to properties in the CB SPO and CG SPO overlay zones, with the following additional use standards:~~

- ~~(a) No road service uses as defined by North American Industry Classification ("NAICS") Subsection 447 or NAICS Industry Group No. 8111 (e.g., gas stations, automotive repair and maintenance) shall be allowed within 300 linear feet of the intersection of Shaw Road and Pioneer Way; beyond that distance, road service uses shall be set back off of the roadway. Outside of said 300-foot area, road service uses shall be allowed to be oriented closer to the roadway if, in the determination of city staff, the intervening street frontage treatment (e.g., pedestrian facilities, landscaping) is of a high quality and the overall purpose of the SPO is being met within the site plan so as to justify this orientation.~~
 - ~~(b) Mixed-use residential uses shall be permitted with no density restriction; provided, however, the first floor of any mixed-use residential building shall be commercial.~~
 - ~~(c) Outdoor storage uses shall only be permitted behind street-facing buildings and must comply with screening standards applicable to the base zoning.~~
- ~~(Ord. 2937 § 1, 2009)~~

~~§ 20.46.015. Property development and performance standards—CB SPO and CG-SPO zones.~~

~~The following development and performance standards shall apply to properties located in the SPO zone in addition to the development and performance standards specified for the underlying zones:~~

- ~~(1) Setbacks/Building Orientation. Base zoning setbacks shall apply; provided, however, that a 25-foot arterial setback shall be preferred in CG/CB zones and the setback area shall be landscaped. Arterial setbacks of less than 25 feet may be permitted upon demonstration that the setback is landscaped and provides a pedestrian friendly experience consistent with subsection (3) of this section. Buildings shall be oriented toward the adjacent street(s), and separated from the street by the above landscaped setback.~~
- ~~(2) Height. Base zoning height standards shall apply; provided, however, that there shall be no requirement for graduated height setbacks required under PMC § 20.30.032.~~
- ~~(3) Open Space/Pedestrian. Open space and landscape standards of the underlying zone shall apply, as well as setbacks consistent with building and landscape setbacks defined in subsection (1) of this section. The site shall be integrated with and connected to adjacent area trails and street sidewalks.~~
- ~~(4) Parking Lot Configuration. Within areas that are 300 linear feet from the intersection of Shaw Road and Pioneer Way, CBD zone standards shall apply to parking lot configurations and their location and relationship relative to streets/ buildings. Outside of the 300-foot areas, CB zone standards for parking lots shall apply.~~
- ~~(5) Design Standards. Projects shall meet community design standards of PMC § 20.26.300.~~
- ~~(6) Building Size. Underlying zoning standards as to lot coverage and floor area ratios~~

shall apply. Any building exceeding 20,000 square feet in size shall be located to the rear of parcels behind smaller street-facing buildings.

~~(7) Signs. CBD zone sign standards shall apply. The master site sign plan shall be a part of the design review package for any cohesive development.~~

~~(8) Green Buildings/Low Impact Development. Proposed projects are strongly encouraged to demonstrate conformance with LEED/Green Built and low impact development principles.~~

~~(Ord. 2937 § 1, 2009)~~

~~§ 20.46.016. Permitted uses and conditionally permitted uses—ML-SPO zone.~~

~~The underlying ML zone regulations that govern uses shall apply to properties in the ML-SPO overlay zone, with the following additional use standards: Outdoor storage uses, such as equipment, material, junk, scrap or vehicle storage areas, shall be allowed only if such areas are thoroughly obscured from off-site vantage points, which have the same, similar or lower elevation as the storage area, by locating such storage area behind street-facing buildings or other structures, including walls, or vegetation with sufficient growth. In addition, outdoor storage uses shall be partially obscured from off-site vantage points, which have higher elevations than such storage areas, by on-site structures or vegetation with sufficient growth. Any building area containing loading docks, or parking or impound areas used for equipment or vehicle storage, shall be considered outdoor storage uses for purposes of this section.~~

~~(Ord. 3067 § 3, 2014)~~

~~§ 20.46.017. Property development and performance standards—ML-SPO zone.~~

~~The following development and performance standards shall apply to properties located in the ML-SPO zone in addition to the development and performance standards specified for the underlying zone:~~

~~(1) Setbacks/Building Orientation. A 25-foot setback shall be established on all non-street frontage perimeters and the setback area shall be landscaped with vegetation that provides screening, specifically, Type II or Type III perimeter buffer types from the city's vegetative management standards, or functional equivalent. Loading docks or bays shall be oriented in a manner that has the least visual impact from frontage streets and surrounding off-site vantage points, which have the same or similar elevation as the docks or bays, and typically should be oriented toward the interior of the site.~~

~~(2) Landscape Area/Open Space/Pedestrian. Streetscape landscaping and sidewalks along street frontage shall be implemented from the curb in the following order: planting or planter strip, sidewalk and then landscape buffer. The planting strip shall be no less than 10 feet wide; the sidewalk shall be no less than eight feet wide; the landscape buffer shall be no less than 25 feet wide and shall be landscaped with vegetation that provides screening, specifically, Type II or Type III perimeter buffer types from the city's vegetative management standards, or functional equivalent. The area immediately adjacent to the exterior of buildings or other structures shall~~

~~be landscaped in accordance with Chapter 20.58 PMC and PMC § 20.26.400. In addition to the foregoing, a minimum of 20 percent of the project site shall be landscaped or occupied by vegetation, and such landscaping or vegetation areas shall be distributed across the site. The following items when on site, i.e., permeable sidewalks, vegetation roofs, swales, rain gardens, and stormwater ponds, may be included as part of the 20 percent area. The site shall be integrated with and connected to adjacent area trails and street sidewalks.~~

- ~~(3) Design Standards. Projects shall meet industrial design standards of PMC § 20.26.400. In addition, all building architectural plans shall demonstrate the use of additional measures to break up the appearance of large building walls (i.e., walls with a facade length greater than 100 feet and height exceeding 24 feet) through usage of modulation, articulation, facade material changes, glazing, etc.; long rooflines (i.e., exceeding 100 linear feet) through roofline plane modulation, creative parapet design or other treatment; and building entrance/corners through use of creative design features such as different building massing, facade material changes, roofline/canopy features, glazing, etc.~~
- ~~(4) Building Size. Underlying zoning standards as to lot coverage and floor area ratios shall apply. However, an individual building footprint shall not exceed 125,000 square feet in size.~~
- ~~(5) Signs. Underlying zoning standards as to signage shall apply, with the additional requirements that all freestanding signage shall be of a monument style and that no electronic display signs are permitted.~~
- ~~(6) Low Impact Development/Green Buildings. Low impact development principles, practices or techniques for stormwater management, such as implementation of swales, rain gardens, permeable surfaces, and vegetative roofs, are the preferred method for stormwater management, and should be implemented where feasible to minimize pollutant loadings into adjacent rivers and streams. LEED/Green Built projects are encouraged.~~

~~(Ord. 3067 § 4, 2014)~~

~~§ 20.46.020. Application process.~~

~~Applications shall be processed in accordance with the procedures of the underlying zone.~~

~~(Ord. 2937 § 1, 2009)~~

~~(...)~~

CHAPTER 20.51
DRO DESIGN REVIEW OVERLAY ZONE

~~§ 20.51.000. DRO zone.~~

~~The DRO design review overlay zone is established. Properties so designated shall be subject to the provisions contained in this chapter.
(Ord. 2147 Exh. A, 1987)~~

~~§ 20.51.005. Description and purpose.~~

~~The DRO zone is intended to apply to areas of the community that have existing or potential architectural or historical significance worthy of preservation or enhancement. As an overlay zone, it establishes regulations in addition to those prescribed by the underlying zone. The DRO zone shall be applied only to an area, district or neighborhood for which specific architectural or site design criteria have been established. Each area so designated shall have its own set of criteria intended to accomplish any of the following:~~

- ~~(1) To preserve, enhance and contribute to the value of significant environmental features and public open spaces;~~
- ~~(2) To preserve, enhance and contribute to the value of significant historical structures or districts;~~
- ~~(3) To preserve, enhance and contribute to a recognizable and desirable architectural character present or proposed in a particular district;~~
- ~~(4) To preserve, enhance and contribute to the visual appearance of prominent areas of the community.~~

~~(Ord. 2147 Exh. A, 1987)~~

~~§ 20.51.010. Designation of design review overlay zone areas.~~

~~Any area of the city may be placed in the DRO zone pursuant to Chapter 20.90 PMC if such designation would be consistent with the description and purpose of the DRO zone. Prior to such designation, the planning director shall prepare a list of architectural and site design criteria applicable to the specific area under consideration and present such criteria to the planning commission for its advisory action and to the city council for its consideration at public hearings conducted pursuant to Chapter 20.12 PMC. The city council may approve, modify or deny the DRO zone designation and concurrent adoption of such criteria to the designated DRO-zoned area.~~

~~(Ord. 2147 Exh. A, 1987)~~

~~§ 20.51.013. Permitted and conditionally permitted uses.~~

~~All uses permitted or conditionally permitted within the underlying zone shall be permitted or conditionally permitted, respectively, in the DRO zone.~~

~~(Ord. 2147 Exh. A, 1987)~~

~~§ 20.51.015. Design review approvals required.~~

~~Upon approval of specific design criteria pursuant to PMC § 20.51.010, all exterior modifications, alterations, enlargements or construction of buildings and structures in the DRO zone shall comply with the applicable criteria, and may be undertaken only after design review approval by the director, or board of adjustment on appeal. (Ord. 2147 Exh. A, 1987)~~

~~§ 20.51.018. Applicability to single family dwellings.~~

~~Except where specifically required by the adopted design criteria for a DRO-zoned area, the modifications, alteration, enlargement or construction of single family dwellings intended for single family residential use shall not be subject to the provisions of this chapter. (Ord. 2147 Exh. A, 1987)~~

~~§ 20.51.020. Application required.~~

~~Any proponent, agent or sponsor of any exterior modification, alteration, enlargement or construction of buildings or structures in the DRO zone for which design criteria have been established shall file a design review application with the planning director. Said application shall contain the following:~~

- ~~(1) — A site plan, drawn to scale, showing the proposed action including existing improvements, driveways, walks, off street parking, landscaping, fences and walls;~~
- ~~(2) — Architectural drawings or sketches of the proposed action, drawn to scale, including building elevations, floor plans, proposed signs and exterior surface materials and colors;~~
- ~~(3) — A landscape plan, drawn to scale showing the locations of existing and proposed plant materials. Plans should indicate varieties and sizes of proposed plant materials and any other landscape features including sprinkler and irrigation systems;~~
- ~~(4) — Such other data as may be required by the director to ensure that the purposes of this chapter are satisfied. (Ord. 2147 Exh. A, 1987)~~

~~§ 20.51.025. Action by the director.~~

~~Upon the filing of a properly completed application for design review, the director shall mail to all adjacent property owners a notice concerning the application and indicating the date a decision will be made. Within 15 days of receipt of a properly completed application, the director shall act to approve, return for modification or deny the application, and shall notify the applicant and adjacent property owners. The director's decision shall take into consideration any written comments received in a timely manner, and shall be supported by written findings of fact showing whether the proposed modification, alteration, enlargement or construction is consistent with the approved design criteria applicable to the particular DRO district in which the subject property is~~

located. Where necessary to ensure consistency, the director, or the hearing examiner on appeal, may impose reasonable conditions upon approval.
(Ord. 2147 Exh. A, 1987; Ord. 2268 § 35, 1991)

~~§ 20.51.030. Appeal of planning director's action.~~

~~The decision of the director may be appealed by the applicant or by an adjacent property owner; provided, that such appeal must be filed with the planning department within 10 business days of proper mailing of the director's decision as provided by PMC § 20.51.025. Any appeal of a design review application decision shall be considered a request for interpretation and processed as an interpretation review pursuant to Chapter 20.87 PMC.~~

~~(Ord. 2147 Exh. A, 1987; Ord. 2268 § 36, 1991)~~

~~§ 20.51.035. Expiration.~~

~~Any design review approval granted by the director or hearing examiner on appeal shall become null and void if not exercised within one year of the date of approval.~~

~~(Ord. 2147 Exh. A, 1987; Ord. 2268 § 37, 1991)~~