



CITY OF PUYALLUP

Development Services Center

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HOUSING CHOICES CODE AMENDMENTS Key Changes to Accessory Dwelling Units (ADUs)

- **Applicability**
 - All properties in any RS zone district or any single family property in any other zone
- **Definition**
 - Attached ADU
 - Attached residential unit with a functional kitchen, bath, and separate entrance
 - May be created through internal conversion of a portion of the primary structure or through construction of an addition to the primary structure
 - Not considered an attached ADU if it is attached in the form of a breezeway, carport, enclosed hallway, fence, trellis, tunnel, arch, or any other architectural embellishments
 - Detached ADU
 - Detached residential unit with a functional kitchen, bath, and outside entrance
- **Size limits**
 - Attached ADU – **Maximum floor area**
 - Cannot exceed:
 - 900 SF of floor area, or
 - 40% of the floor area of the new or existing primary dwelling (whichever is less)
 - Detached ADU – **Maximum floor area**
 - **New structure** - Cannot exceed
 - 700 square feet of floor area, or
 - 40% of new or existing primary dwelling (whichever is less)
 - **Existing structure** - Cannot exceed
 - 900 square feet of floor area, or
 - 40% of new or existing primary dwelling (whichever is less)
 - Overhead building footprint of detached accessory building (on properties 1 acre and smaller):
 - No footprint of detached accessory building can be larger than 50% of footprint of primary structure on the lot – *total floor area square footage remains limited to maximum sizes as above*
 - Overhead building footprint of detached accessory building (on properties 1 acre and smaller)
 - No footprint of detached accessory building can be larger than 80% of footprint of primary structure on the lot– *total floor area square footage remains limited to maximum sizes as above*
- **Bedrooms and Stories**
 - All ADUs are permitted up to a maximum of two (2) bedrooms and may be up to two stories in height

- **Design Requirements**
 - The scale, bulk, architectural style and location on the lot of all detached accessory dwelling units shall be compatible with the established character of the neighborhood.
 - 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
 - Plywood and other similar sheet siding materials, such as T1-11 siding, shall not be used
- **Utilities**
 - All ADU utilities must be jointly metered with the primary dwelling unit
- **Setbacks**
 - Front yard: must adhere to front yard setbacks of applicable zone district (ranges from 15' – 35' dependent upon size)
 - To find your zoning: CityofPuyallup.org → search for “interactive web maps” → zoning map
 - Rear yard: 5 feet
 - Interior side yard: 5 feet
 - 5 foot separation between all accessory buildings and between accessory buildings and primary dwelling units
 - Public alley: ADU with access from a public alley must be setback 5 feet from the property line abutting the alleyway
- **Yard Projections**
 - Open, unenclosed decks not covered by roof may project into and required yard
 - Front porches, covered or uncovered steps, staircases, and ADA accessibility ramps may project into any required yard setback
- **Residency requirement**
 - Owners must sign affidavit which attests to their residency for at least 6 months every year (in primary or ADU structure)
 - Affidavit must be recorded on the property title
 - Accessory dwelling units shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit
- **Permit and Impact Fees**
 - New total estimated permitting fees
 - Average permit costs range from \$11,000-\$13,000 (+/-)
 - (Fees reduced from old range of \$26,000-\$28,000 (+/-))