

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

MCA_01	19.02.100 (h) – Application requirements	Remove requirement for utilities to be shown on proposed short plat	Engineering Services requested amendment. Utilities are shown on the final civil plans and may differ from what would be shown on a short plat	(n) Proposed utility services shall be noted upon the face of the drawing and/or shown upon the plat layout in such a manner that clearly indicates the distribution and connection points for each utility system
MCA_02	19.02.100 – Minimum submittal requirements (table)	add Short Plats to table	Missing from previous code	<u>Specific proposed draft code text will be shown in final amendment package</u>
MCA_04	19.04.030 Binding site plan committee.	Eliminate definition	BSP Committee no longer exists, Hearing Examiner designated under 19.10.	19.04.030 Binding site plan committee. “Binding site plan committee” means a committee consisting of the planning and community development director, who shall be the chair, the public works director, the fire chief and building official, or their designated representatives.
MCA_05	19.04.265 - Lot line, street side. (NEW)	Add a new definition – street side lot line.	No definition exists in title 19, but a definition exists in 20.15	<u>“Lot line, street side” means a yard extending between the front and rear lot lines along the full length of the lot and lying between the side lot line that abuts a public way and parallel setback line having a perpendicular distance from said street side lot line equal to the prescribed street side yard setback in the property development standards for the prescribed zone classification in which the lot is located</u>
MCA_06	19.07.080 – Department Review.	Replace fire marshal with Fire Code Official	Fire Marshal not a position at the city	(4) The fire marshal <u>code official</u> shall review the proposed short plat for adequacy of emergency vehicle access and fire protection water system.
MCA_07	19.08.140 – Preliminary Plat expiration	Amendments for consistency with changes to RCW 58.17.140 (9-10 year plats)	Changes to state law not reflected in PMC	19.08.140 Preliminary plat – Expiration. <u>For preliminary major plats approved on or after January 1, 2015, the approval of the a preliminary plat shall lapse unless a final plat is submitted within five years from the date of such approval; provided, however, that upon application to the development services department at least 30 days prior to the expiration of the five-year period and upon satisfactory showing that a good faith effort, as evidenced by progress on final engineering and associated technical studies, submittal of civil plan drawings and/or permit issuance allowing the construction of civil improvements, has been made to submit the final plat within the five-year period, the development services director or designee shall grant the applicant an additional period of one year in which to submit the final plat for approval. The director may add conditions or requirements upon the granting of a one year time extension which address public health, safety and welfare.</u> No extension of time beyond six years from the date of final approval of the preliminary plat shall be granted unless the hearing examiner finds: a) <u>There have been no substantial changes in the laws governing the development of the plat, with which lack of compliance would be contrary to the public health, safety and welfare, environmental protections, stormwater treatment and control standards, or be substantially inconsistent with the goals, objectives or policies of the Comprehensive Plan; and,</u> b) <u>A civil permit has been issued and substantial improvements have been installed, pursuant to completion of approved civil improvements; and,</u> c) That extraordinary circumstances have prevented the submittal of the final plat.

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p><u>The hearing examiner may grant one additional year in which to submit the final plat for approval, for a total maximum of seven years, upon a finding of consistency with the above stated criteria. The hearing examiner may add conditions or requirements upon the granting of a one year time extension which address public health, safety and welfare.</u></p> <p>The following shall also apply to preliminary plat approvals under certain limited instances:</p> <p>(1) Beginning on June 10, 2010, and ending on December 30, 2014, the five-year period specified in the foregoing paragraph shall be extended to a period of seven years, consistent with RCW 58.17.140 and that during such time period, no extension of time beyond seven years from the date of final approval of the preliminary plat shall be granted absent the hearing examiner finding that extraordinary circumstances prevented submittal of the final plat.</p> <p>No extension of time beyond seven years from the date of final approval of the preliminary plat shall be granted unless the hearing examiner finds:</p> <ul style="list-style-type: none"> d) <u>There have been no substantial changes in the laws governing the development of the plat, with which lack of compliance would be contrary to public health, safety or welfare, environmental protections, stormwater treatment and control standards, or be substantially inconsistent with the goals, objectives or policies of the Comprehensive Plan; and,</u> e) <u>A civil permit has been issued and substantial improvements have been installed, pursuant to completion of approved civil improvements; and,</u> f) That extraordinary circumstances have prevented the submittal of the final plat. <p><u>The hearing examiner may grant one additional year in which to submit the final plat for approval, for a total maximum of eight years, upon a finding of consistency with the above stated criteria. The hearing examiner may add conditions or requirements upon the granting of a one year time extension which address public health, safety and welfare.</u></p> <p>(2) For preliminary plats approved on or before December 31, 2007, within the incorporated boundaries of the city limits at the time of preliminary plat approval and not subject to the Shoreline Management Act (Chapter 90.58 RCW) and local shoreline master program, the five-year period specified in the foregoing paragraph shall be extended to a period of nine ten <u>nine ten</u> years, consistent with RCW 58.17.140; and that during such time period, no extension of time beyond nine ten <u>nine ten</u> years from the date of final approval of the preliminary plat shall be granted. (Ord. 3031 § 2, 2013; Ord. 2982 § 2, 2011; Ord. 2591 § 2, 1999).</p>
MCA_08	19.12.050 – Transportation facilities	<p>1. Add provision under sidewalks and walkways indicating that off-site sidewalk links or connections may be required as a condition of development</p> <p>2. Audit Bikeways section for consistency with new non-motorized plan</p>	Adding language which indicates staff will review projects in accordance with city standards and comp plan related to off-site road and sidewalk improvements.	<p>19.12.050 Transportation facilities. In order to ensure the provision of adequate transportation facilities for all modes of transportation in a timely manner, which are consistent with the city’s comprehensive plan, and protect the health, safety and welfare of the city and its residents. All activities regulated under this title shall comply with the following requirements:</p> <p>(j) <u>Roadway connections to abutting, stubbed out rights of way may be required as a condition of approval if said connection furthers the city goal of promoting a system of interconnected grid of roadways.</u> New streets shall not be connected or traffic from a proposed development discharged to a substandard roadway without minimum improvement to said roadway as determined to be needed by the city public works director or designee. <u>Conditions to said substandard rights of way may be required if they are proportional to the size/scale of the development and the impacts to said roadway, as determined by the city engineer or designee.</u></p> <p>(2) Sidewalks and Walkways. In order to provide for safe and convenient pedestrian movement as an alternative to the use of vehicles, increased mobility for persons with limited access to motorized vehicles, and create a community-wide pedestrian</p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>circulation system, all sidewalks and walkways shall be designed and constructed in accordance with the regulations and standards set forth or referenced in this title.</p> <p><u>(h) Off-site sidewalk and/or walkway connections may be required as a condition of approval if said off-site sidewalk/walkway furthers implementation of the city’s non-motorized plan and if such off-site sidewalk connections are proportional to the size/scale of the development and would further the goals of the non-motorized plan, as determined by the city engineer or designee. Special consideration will be made to sidewalk connections that would promote safe and dedicated public walking routes to schools.</u></p>
MCA_09	19.12.060 – Block and lot layout	<p>1. (2)(a) – further refine “no foreseeable difficulties” provision by defining a building footprint envelope (dimensions) or percentage of buildable area for newly created lot</p> <p>2. Large lot subdivision design standard - New provision requiring that plats of lots that could be further subdivided in the future (e.g. double the size of minimum lot area, with suitable lot width) to provide space and reserve access easement(s) for possible future subdivision</p>	<p>1. Plats approved with small building envelopes are later subject to admin adjustments or variance requests – what one developer believes is buildable may not be the same for another, resulting in requested variances</p> <p>2. Large lot subdivision design standard to more easily facilitate future infill development</p>	<p>19.12.060 (Block and Lot Layout)</p> <p>(2) Lot Arrangements. Lots shall be oriented and improved in accordance with the following requirements:</p> <p>(a) The lot arrangements shall be such that there will be no foreseeable difficulties, for reasons of topography or other site conditions, in securing building permits to build on all lots in compliance with the zoning ordinance and other regulations and in providing safe driveway access to buildings on such lots from an approved street. <u>In the case that a proposed lot would establish an irregular building envelope due to critical areas, critical area buffers, easements, landscape yards, or any other encumbrances or site conditions, it shall be the burden of the applicant to demonstrate that such building envelope is buildable without relief from requirements of this title.</u></p> <p><u>(k) Where a subdivision of a residentially zoned property would result in a lot that could be further subdivided in the future, a utility and access easement area, in a width suitable to provide such access and utilities, may be required to serve future subdivision of the property.</u></p>
MCA_10	19.12.070 – Vegetation buffers	<p>1. Clarifying dedication of street tree area in accordance with city roadway cross section standards (subsection 2)</p> <p>2. Reduce native vegetative buffer standard to 15’, apply standard on all collector and arterials (minor & major), apply 25’ buffer near controlled access state route highways (512, 167, 410) require buffer be placed into vegetation protection easement area or dedicated tract</p>	<p>Apply buffers to additional higher volume roadways, adjust buffer widths to appropriate scale for roadway, add highways to buffer list, clarify how the buffer is dedicated or indicated on the plat; clarify requirement for street tree area dedication of right of way.</p>	<p>(1) Vegetation Buffers. In order to promote the visual quality of the streetscapes and provide additional buffering from transportation corridors consistent the city’s comprehensive plan, all activities regulated under this title shall comply with the following requirements:</p> <p>(a) Vegetation buffers of not less than 25 feet in width shall be required along all boundaries of the development abutting a <u>controlled access highway (e.g. SR512, SR410, SR167); a type II, 15 foot vegetative buffer shall apply to primary or secondary all arterial and collector roadways</u> as designated in the comprehensive plan. <u>Buffers along controlled access highways shall be designed using native vegetation, with substantial use of native conifer species (e.g. Douglas fir, Western redcedar, Madrone, Western hemlock, etc.) and native understory plants. Buffers along city roadways shall include clumps of evergreen and deciduous trees intermixed with shrubs and no more than 25% turf grass;</u></p> <p>(b) When suitable natural vegetation is present, it shall be retained, and if necessary, enhanced with native plant material. Any proposed enhancement shall be set forth in a landscape plan, approved by the community development <u>services</u> director or designee, and the landscaping installed prior to final plat approval; and</p> <p>(c) When suitable natural vegetation is not present, a landscape plan shall be prepared reflecting the use of native plant material, approved by the community development <u>services</u> director or designee, and the landscaping installed prior to final plat approval. <u>All native vegetation buffers shall be placed into either a Native Vegetation Protection Easement (NVPE) or dedicated NVPE tract with appropriate protection language, as approved by the director or designee, shown on the face of the plat.</u></p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
<p>GREEN HIGHLIGHTED – CLEAN UP ITEMS YELLOW HIGHLIGHTED – REVIEW ITEMS PURPLE HIGHLIGHTED – LONG-TERM ITEMS</p>				<p>(2) Street Trees. In order to further implementation of the city’s street tree program, street trees are required to be installed in all plats in accordance with Chapter 11.28 PMC, Street Trees. <u>Proposed subdivisions under this title shall dedicate suitable area for street trees in accordance with city standards for the applicable roadway.</u></p> <p>(3) Fences and Walls. In order to provide a form of neighborhood identity, ensure consistent treatment, reduce the potential for graffiti, preserve the visual character of native or replanted vegetation buffers, <u>protect against the visual impacts of retaining walls</u> and provide physical buffering along major and minor arterials and collectors, fences and walls shall be designed, located, constructed and maintained in accordance with the provisions of this section.</p> <p>General principles of fence and wall placement and treatment to be reflected in any subdivision include: The perimeter boundary of any subdivision adjacent to a major or minor arterial or collector should be buffered from the arterial or collector by vegetation, fence, wall or a combination thereof; fencing, wall or landscape treatment should be consistent to provide a form of neighborhood identity; the use of landscaping or vegetation enhancement is preferred in lieu of fencing or walls to provide screening and privacy for the rear yards of adjoining lots; landscaping shall be retained or installed along the street side of any fencing or wall to reduce hard surfaces which may attract graffiti; and, the installation of fencing or walls adjacent to critical areas or associated buffers is discouraged to reduce the potential disturbance and dumping of yard waste, and encourage incorporation of the critical area and associated buffers as an element of the adjoining lot.</p> <p>Proposed fences, walls and landscape buffers shall conform to the following:</p> <p>(a) Fences and walls shall not encroach into any street right-of-way, and shall be setback a minimum of one foot from the edges of any sidewalk. <u>The location, setbacks, stepbacks and landscape screening of retaining walls along perimeter areas of all plats shall conform to the standards set forth in 20.58.005 (2)(a);</u></p>
MCA_11	20.10.015 – Hearing Examiner	Add appeals of building permit decisions	Clean up	<p>20.10.015 Office of the hearing examiner. The office of the hearing examiner, as established by Chapter 2.54 PMC, shall be responsible for hearing and making final determinations on the following matters:</p> <p>(2) Shoreline <u>substantial</u> development, <u>conditional use</u> permits, <u>shoreline</u> and permit rescissions <u>and appeals of administrative interpretations and statements of exemption related to the Puyallup Shoreline Master Program (SMP)</u></p> <p><u>(19) Appeals of building permit decisions</u></p>
MCA_12	20.11.012 - Notice to applicants, public, and agencies with jurisdiction 20.11 – vesting ordinance	Add table – Noticing, comment periods, decision maker (i.e. Director or Hearing Examiner), expiration timelines, consolidated appeal procedures Add new section regarding vesting of applications	Clean up and consolidation of standards	<p>See attachment ‘A’ to this document for noticing table</p> <p>Vesting ordinance is a long-term (future) work item and is not included in the February 24, 2016 Planning Commission amendment package.</p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

MCA_13	20.12.010 – Notice of public hearings	Clean up, consolidation with 20.11.012	Clean up	<p>20.12.010 Notice of public hearings.</p> <p>Public notice of all public hearings is required. The notice shall state the date, time, place and purpose of public hearings, description of the area affected, and the nature of the proposed application. Notice given in the following manner shall be deemed adequate notice under this title:</p> <p>(1) Notice shall be published once in a newspaper of general circulation in the city not less than 14 days prior to the date of the public hearing (21 days required for master plans); and</p> <p>(2) If the application or matter applies to a specific real property, notice shall be sent by first class mail to all owners of property as shown on the last available county tax assessor’s roll within the distance specified by Table 20.12.010 in this section from the exterior boundaries of the property to which the proposed application applies, at least 14 days before the hearing (21 days required for master plans). For master plans, notice shall also be mailed to all residents within the notification district. If any property within the minimum noticing distance specified by this subsection is contiguous to and under the same ownership as the property to which the application applies, the owners of all property contiguous to the property so owned shall be notified in the same manner as herein provided for owners of property within the minimum noticing distance. Failure to receive such notice shall not invalidate the action on the application. In addition, the director may send notice to addresses within the minimum noticing distance and send notice to property owners and addresses beyond the minimum noticing distance. <u>In the event that a permit requires a combination of permit approvals requiring a public hearing where the notification distances differ, the larger of the two notification areas shall apply to the proposal.</u></p> <table border="1" data-bbox="1407 1050 1976 1715"> <thead> <tr> <th colspan="2">Table 20.12.010 Required Public Noticing Distances</th> </tr> <tr> <th>Type of Application</th> <th>Minimum Noticing Distance</th> </tr> </thead> <tbody> <tr> <td>Variances</td> <td>300 feet</td> </tr> <tr> <td>Conditional use permits</td> <td></td> </tr> <tr> <td><i>In and adjacent to RS & RM zones</i></td> <td>400 feet</td> </tr> <tr> <td><i>In and adjacent to other zones</i></td> <td>100 feet</td> </tr> <tr> <td>Preliminary Major Plats and Binding Site Plans (see 19.02.120)</td> <td><u>300 feet</u></td> </tr> <tr> <td>Zonings and rezones (public hearings and public meetings)</td> <td>500 feet</td> </tr> <tr> <td>Master plans</td> <td>1/4 mile</td> </tr> </tbody> </table>	Table 20.12.010 Required Public Noticing Distances		Type of Application	Minimum Noticing Distance	Variances	300 feet	Conditional use permits		<i>In and adjacent to RS & RM zones</i>	400 feet	<i>In and adjacent to other zones</i>	100 feet	Preliminary Major Plats and Binding Site Plans (see 19.02.120)	<u>300 feet</u>	Zonings and rezones (public hearings and public meetings)	500 feet	Master plans	1/4 mile
Table 20.12.010 Required Public Noticing Distances																						
Type of Application	Minimum Noticing Distance																					
Variances	300 feet																					
Conditional use permits																						
<i>In and adjacent to RS & RM zones</i>	400 feet																					
<i>In and adjacent to other zones</i>	100 feet																					
Preliminary Major Plats and Binding Site Plans (see 19.02.120)	<u>300 feet</u>																					
Zonings and rezones (public hearings and public meetings)	500 feet																					
Master plans	1/4 mile																					

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>(3) Notice shall be posted in a conspicuous location on the property to which the application applies at least 10 calendar days prior to the date of the public hearing (21 days required for master plans). Administrative procedures shall be established specifying the exact size, format and placement of site posting signage required for each case type. The community development director shall have the authority to require that site posting measures be over and above the minimal standards of this title if deemed warranted to accommodate a higher level of public notification for a particular application or hearing.</p> <p>(4) As an alternative to the noticing procedures described in subsection (2) of this section, if the number of owners to whom notice would be sent is greater than 200, the city may choose to provide notice at least 10 calendar days prior to the hearing by either of the following methods:</p> <p>(a) By placing a display advertisement of at least one-fourth page in the newspaper having the greatest circulation within the area affected by the proposed change, and at least one additional newspaper having general circulation within such area; or</p> <p>(b) By including a notice with any generalized mailing such as bills for city services, sent by the city to property owners in the area affected by the change;</p> <p>(c) Provided that for master plans, subsection (4)(a) of this section shall be required in addition to the noticing requirements described in subsection (2) of this section.</p>
MCA_14	20.15 – Definitions	<ul style="list-style-type: none"> • “Assisted living facility” (New definition) • “Dorm” (New definition) • Multi-family – remove “condo” • Commercial rec use, minor – remove square footage • Height, building or structure – remove existing grade, clarify how accessory buildings are measured, exempt solar panels • Street – remove “alley” reference • Floor area – modify standards for enclosed decks, exempt carports regardless of size • Public meeting – remove BSP committee reference 	Clarifications and new definitions, as needed	<p>“Alley” means a public right-of-way or city-approved private way which affords only a secondary means of access to abutting property</p> <p><u>Assisted Living Facility: A residential care institution that provides resident rooms, or residential units, to handicapped or elderly persons. The facility provides, or contracts to provide, supervisory care services, personal care services, or directed care services on a continuous basis.</u></p> <p><u>Dormitory. A building containing bathroom facilities available for common use by the residents of the building, which is occupied or intended to be occupied as the dwelling for more than six persons who are not related by blood, marriage, or adoption but who are enrolled in, affiliated with or employed by the same educational, religious, or health institution. "Dormitory" shall not include a boarding house, motel, hotel, group home, health institution or other type of housing.</u></p> <p>Dwelling, multiple-family means a detached building used exclusively for occupancy by one family (including their guests, servants and employees) living independently of each other, and containing from three to 36 dwelling units. “Multiple-family dwelling” includes triplexes, fourplexes, apartments, condominiums, or townhouses.</p> <p>“Commercial recreation use” means a use that provides facilities for the conduct of recreational activities, usually in exchange for remuneration. This use shall be broken into the following two sub-categories:</p>

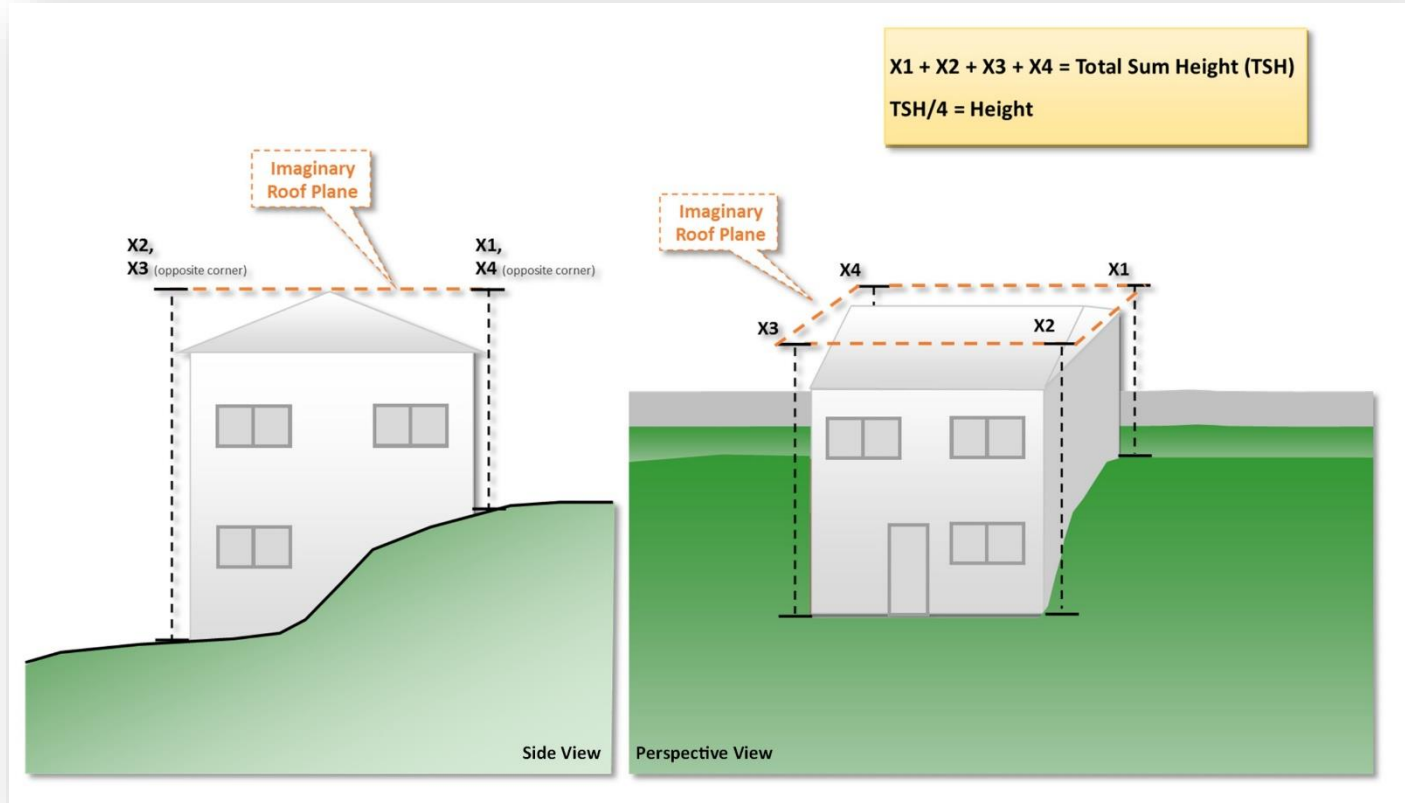
ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p> “Commercial recreational use, minor” those uses involving instructional and related activities <u>of a more minor intensity when compared to major commercial recreation uses in spaces of less than 5,000 square feet</u>, including, <u>but not limited to</u>, dance studios, exercise establishments, art classrooms and other uses of a similar nature and intensity. </p> <p> “Commercial use, general” means a use that involves the purchase, sale, lease, rental, repair or other transaction involving the handling of any article, service, substance or commodity commonly used for consumer or household use. Typical uses include arcades, art specialty and retail shops, consumer services enterprises (laundries, dry cleaners, shoe repair, appliance and electronic repair, tailoring, printing shops and photo finishing, etc.), shopping centers or malls, food stores and supermarkets, health spas and studios, hotels and motels, indoor theaters, and restaurants (including sale of alcoholic beverages). “General commercial uses” may be profit or nonprofit and are typically conducted entirely within an enclosed building and do not involve outdoor storage of materials. The term does not include “road service uses.” <u>Small-scale food and beverage producers (including those involving the production of alcohol, such as on-site beer brewing and distilleries), which involves 7,500 square feet or less floor area devoted to such production processes and storage, and which includes a retail component wherein the food and/or beverages produced on site are sold to the general public shall also be considered “general commercial uses”.</u> </p> <p> Height, Building or Structure. Building or structure height means: </p> <p> (1) For single-family houses <u>and accessory structures related to the use of property for single family purposes, the more restrictive of the combination of the following:</u> </p> <p> (a) The vertical distance from <u>the lower of the existing or finished average</u> adjoining grade to <u>an imaginary plane projected from the highest part of the roof. Building height shall be determined by the average of the vertical distances to the imaginary plane to four corners of the structure (“Total Sum Height” – see example below). The vertical distance shall be measured from the finished grade which coincides with the drip line of the roof eaves immediately above the finished grade.</u> </p>
--	--	--	--	--

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				 <p>(b) The vertical distance from the lower of the existing or finished exterior adjoining grade to the highest part of the roof immediately above.</p> <p>(2) For all structures other than single-family houses <u>and their accessory structures</u>, the more restrictive of the combination of the following:</p> <p>(a) The vertical distance from the lower of the existing or finished average adjoining grade to the top of a flat, the crown of a mansard roof, or to the mean height between the eaves and ridge of a gable, hip, gambrel or similar pitched roof. The ridge of a gable, hip, gambrel or similar pitched roof shall not extend over eight feet above the specified maximum height limit.</p> <p>(b) The vertical distance from the lower of the existing or finished exterior adjoining grade to the top of a flat, the crown of a mansard roof, or to the mean height between the eaves and ridge of a gable, hip, gambrel or similar pitched roof. The ridge of a gable, hip, gambrel or similar pitched roof shall not extend over eight feet above the specified maximum height limit.</p> <p><u>“Regional shopping center” means a development complex consisting of at least 500,000 square feet of enclosed leasable space.</u></p>
--	--	--	--	--

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>“Road service use” means a highway-oriented use catering to the needs and convenience of motor vehicle operators. Typical uses include motor vehicle sales, rental, storage, service and/or repair, body shops, <u>automobile detailing</u>, gasoline or diesel service stations, electric vehicle battery exchange stations and rapid charging stations, recreational vehicle parks, hotels and motels, and, when not part of a commercial center or business park, taverns, fast-food restaurants, and convenience markets. Such uses often involve outdoor storage as an integral but not predominant element of the use, as in the case of a retail building supply center, and often generate higher volumes of traffic than general commercial uses</p> <p>Yard, street side means a yard extending between the front and rear lot lines along the full length of the lot and lying between the side lot line that abuts a public way, <u>excluding alleys</u>, and parallel setback line having a perpendicular distance from said street side lot line equal to the prescribed street side yard setback in the property development standards for the prescribed zone classification in which the lot is located.</p> <p>Lot coverage means that percentage of a lot which, when viewed directly from above, would be covered by a structure or structures, or any part thereof, including any area under roof, cantilevered decks, balconies, roof overhangs, and eaves. Paved areas, decks, <u>accessory structures under 200 square feet in size</u> and other similar structures constructed at or below grade level, or in no event higher than 30 inches above the adjoining grade of said structures, and swimming pools shall be not considered as “lot coverage.”</p> <p>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, <u>open/unenclosed on at least one side</u>, attics and storage spaces containing less than five feet of headroom between floor and ceiling, multifamily, commercial or industrial garages devoted primarily to vehicle parking or loading which are located on the first or subsurface floors, and 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. <u>Detached accessory structures 200 square feet and smaller and carports, regardless of size, shall also not be considered floor area.</u> 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 or carport space in excess of 500 square feet per parcel shall be included as part of the floor area calculation.</p> <p>Public meeting means an informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the city making a decision. A public meeting may include, but is not limited to, a binding site plan committee meeting or a scoping meeting on a draft environmental impact statement. A public meeting does not include an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the city’s project permit application file.</p>
MCA_15	20.20 (RS zone districts)	20.20.010 – remove ACUP, replace with ‘Detached ADU permit’ 20.20.015 – add commercial nurseries to CUP uses	<p>New Detached ADU permit in lieu of ACUP</p> <p>1. Exemption for carports from accessory bldg. limitations</p>	<p>20.20.010 Permitted uses – RS single-family residential zones.</p> <p>(9) One accessory dwelling unit on each lot subject to the following standards and criteria: (e) Upon submittal and approval of a administrative conditional use permit <u>Detached Accessory Dwelling Unit Permit</u> (pursuant to <u>the approval criteria and appeal procedures established under</u> Chapter <u>20.81</u> PMC), an accessory dwelling unit may be located in a detached structure;</p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

		<p>1. Detached accessory buildings (exempt carports from 1 building limitation, setbacks; allow only 1 carport per lot in addition to detached structure over 200 sq ft)</p> <p>2. Storage of RVs (clear prohibition on living in beyond defined # of days, 15' setback for sight distance, include reference to 'driveway'/location of storage)</p> <p>3. Fences and walls (material standards, standardize setback for 3.5' tall front and street side yard fences at 20')</p> <p>4. Outdoor storage of materials, junk</p> <p>5. Building height exemption (include solar panels)</p> <p>6. Pools (24" exemption)</p> <p>7. Shipping containers (Add cargo, shipping, etc containers to list)</p>	<p>2. RV standards – meant to clarify policy for code enforcement</p> <p>3. Fences – clarify standards, enforcement policy</p> <p>4. Outdoor storage of junk – clarify enforcement policy</p> <p>5. Clarify other standards</p>	<p>20.20.015 Conditionally permitted uses – RS single-family residential zones.</p> <p>(7) Nursing homes <u>and assisted living facilities</u> subject to the following:</p> <p>(a) The property is zoned RS-10, RS-08, or RS-06;</p> <p>(b) No more than 75 percent of the property shall be covered with buildings and parking lots, the remainder to be landscaped;</p> <p>(c) Minimum lot size shall be double the area otherwise required within the applicable zoning district as set forth by PMC 20.20.020. <u>(18) Commercial retail nurseries.</u></p> <p>20.20.040 Performance standards – RS zones.</p> <p>(3) Outdoor Storage of Vehicles.</p> <p>(a) Recreational Vehicles. <u>In no event shall recreational vehicles be used as a permanent residence. Recreational vehicles may be used as temporary lodging for guests of a property owner for no more than 14 days in any one year period. Any recreational vehicle used for temporary guest lodging purposes must meet all of the following performance standards below.</u> Where a rear yard is reasonably accessible or a side yard is of sufficient size to accommodate the recreational vehicle, said recreational vehicle shall not be stored in the front yard of a lot. In no instance shall a recreational vehicle be stored such that any portion of the vehicle encroaches upon a site distance area established by subsection (10) of this section; nor shall a recreational vehicle be stored on or overhang a public right-of-way. If located within a required front or street side yard, the storage area for a recreational vehicle shall be improved with a paved or gravel surface. <u>The storage of recreational vehicles shall, the extent feasible, be stored in an existing driveway or suitable side yard next to structures on the property;</u></p> <p>(4) Detached Accessory Buildings</p> <p>(a) In all RS zones except the RS-35 zone, there shall be no more than one detached accessory building greater than 200 square feet in size per lot. <u>For the purposes of this section only, one (1) freestanding carport may be allowed in addition to a detached accessory building in all RS zone districts, subject to the 50 percent size restriction outlined in subsection (f) below.</u></p> <p>(f) No accessory building shall be larger than 50 percent of the <u>ground-floor-area footprint</u> of the primary structure on any lot. <u>For the purposes of this section, the term "footprint" shall be defined the same as "lot coverage" in PMC 20.15.</u> The measurement shall be determined by comparing the primary structure's footprint (including all attached accessory structures, such as an attached garage) to the detached accessory structure's footprint. The detached accessory structure may include upper floor square footage so long as the footprint of the detached accessory building is no larger than the 50 percent maximum defined herein. Upper floor detached accessory dwelling unit maximum size shall be dictated by the size limits defined in PMC <u>20.20.010(9)(c)</u> and shall be measured separately from the size limits for detached accessory buildings as defined herein.</p> <p>(5) Yard Projections. Every required front, rear and side yard shall be open and unobstructed from the ground to the sky unless otherwise provided:</p> <p>(a) Fences and walls as specified and limited under this section may project into said front, rear and side yards.</p> <p>(b) Cornices, sills, eaves projections, <u>fireplace bump-outs</u> and awnings without enclosing walls or screening may project into a required yard but not more than two feet, provided the width of any required interior side yard is not reduced to less than two feet, six inches, and any yard abutting a street is not reduced to less than five feet.</p>
--	--	---	---	---

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>(c) Open, unenclosed decks not covered by a roof may project into any required rear or interior side yard, providing however, that said decks are constructed at grade elevation, or in no event, exceed 18 30 inches above adjoining grade</p> <p>(6) Fences and Walls. (a) Fences and walls located within the required front yard <u>20 feet of a front lot line</u> shall not exceed a height of three and one-half feet, except that open-wire, <u>welded-wire, chain-link,</u> split-rail or similar fences may be as tall as five feet in height when used in conjunction with the keeping of domestic livestock as allowed in PMC 20.20.010(6). (b) Fences and walls located within the rear yard or interior side yard shall not exceed a total height of six feet. (c) Fences and walls located within the street side yard shall not exceed a total height of six feet; provided, however, that any portion of a fence or wall lying between the front lot line and a parallel line extending from that point of a building nearest the front property line from the corner of the front and street side lot line for a distance of 20 feet along the street side lot line shall not exceed a height of three and one-half feet <u>the height limitations outlined in subsection (a) above.</u></p>
MCA_16	20.25 (RM zone districts)	<ol style="list-style-type: none"> 1. 20.25.020 – Clarify height limitations for conditionally permitted uses 2. 20.25.023 – RM-Core minimum density requirement 3. 20.25.0235 – density bonus standards overhaul 4. 20.25.028 – Development standards and performance standards for pre-existing SFR in RM zone district 5. 20.25.040 – <ul style="list-style-type: none"> o Storage of RVs, fences, pools – consistency with changes in RS 	<ol style="list-style-type: none"> 1. Clarification regarding non-residential height limits in RM zones 2. Establish a min density standard for RM-core 3. Overhaul density bonus system to make standards applicable, easier to apply 4. Clarify how accessory structures are handled on an RM zoned parcel with SFR use 5. Clean up 	<p>20.25.000 RM zones.</p> <p>The following RM zones are established; properties so designated shall be subject to the provisions contained herein:</p> <p>RM-10 Medium density multiple-family residential zone</p> <p>RM-20 High density multiple-family residential zone</p> <p>RM-Core Downtown-Regional growth center-oriented high density multiple-family residential zone</p> <p>20.25.005 Description and purpose.</p> <p>The RM multiple-family residential zones are intended to reserve appropriately located areas for multiple-family living at a broad range of dwelling unit densities consistent with the Puyallup Comprehensive Plan. They are intended to protect the public health, safety and general welfare by ensuring that the opportunities to obtain reasonable cost housing exist for households representing a variety of income categories and lifestyles; facilitating the provision of utility services and other public facilities commensurate with anticipated population and dwelling unit densities; providing that multiple-family developments offer the amenities and conveniences necessary to assure the comfort and enhance the lifestyles of their occupants; and assuring the compatibility of multiple-family development with other uses and adjacent zoning districts. The RM multiple-family residential zone districts are further intended to provide housing types that possess attractive architectural and site design characteristics that are complimentary to the community character of Puyallup.</p> <p>The RM-10 multiple-family residential zone is more specifically intended to provide for a mix of single-family dwelling, duplex, triplex, fourplex and townhouse residential housing types. This zone is intended to provide an alternative to conventional single-family detached development patterns with many of the same attributes of such patterns including home-ownership, distinct identity of dwelling units, and private open space.</p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p><u>The RM-20 and RM-Core multiple-family residential zones allow for a wider-range of multi-family uses, including apartments, duplex, triplex, fourplex, townhouse and other multi-family residential housing types. The RM-20 and RM-Core zones are intended to provide for substantially higher density multi-family residential land uses, with RM-Core being specifically the densest and intended to promote a more compact form of residential land use.</u></p> <p>20.25.010 Permitted uses – RM multiple-family residential zones. The following uses are permitted for all RM multiple-family residential zones unless otherwise specified:</p> <p>(4) In the RM-20 and RM-Core residential zones only, multiple-family dwellings including apartments, condominiums, townhouses or other groups of <u>multi-family</u> dwellings;</p> <p>(5) In the RM-10 residential zone district only, attached dwellings including duplexes, triplexes, fourplexes, condominiums and townhouses. <u>Apartments are not permitted in the RM-10 zone district.</u></p> <p>20.25.015 Conditionally permitted uses – RM multiple-family residential zones. The following uses are conditionally permitted uses in all RM multiple-family residential zones unless otherwise specified. A conditional use permit pursuant to Chapter 20.80 PMC shall be required and in full force and effect in order to establish said uses:</p> <p>(10) Nursing homes, <u>assisted living facilities</u>, boardinghouses, clubs and fraternity houses</p> <p>20.25.020</p> <table border="0" style="margin-left: 40px;"> <tr> <td></td> <td style="text-align: center;"><u>RM-10</u></td> <td style="text-align: center;"><u>RM-20</u></td> </tr> <tr> <td>(8) Maximum building height</td> <td style="text-align: center;">28*</td> <td style="text-align: center;">36*</td> </tr> </table> <p><u>*See PMC 20.25.040 (9) for height exceptions</u></p> <p><u>(17) Setback along abutting property line with an RS zone district (See PMC 20.26.200 (9))</u></p> <p>20.25.040 (9) School and Church Height Exceptions. Conditionally permitted school and church uses as described by PMC <u>20.25.015(3)</u> and (4) may exceed building height requirements to a maximum of 36 and 50 feet in the RM-10 and the RM-20 zones, respectively; provided, that for each one foot of building height above that prescribed by subsection (8) of Table 20.25.020 in PMC <u>20.25.020</u>, that portion of the building be set back one foot in addition to the required yard setback.</p> <p>20.25.022 Maximum density – RM zones. The following formulas shall be used to calculate the maximum number of dwelling units permissible for each RM zone. <u>Where the calculation of allowable density results in a fraction .5 or above, the allowed dwelling unit count shall be rounded up. For density calculations resulting in .49 or less, the allowed dwelling unit count shall be rounded down:</u></p>		<u>RM-10</u>	<u>RM-20</u>	(8) Maximum building height	28*	36*
	<u>RM-10</u>	<u>RM-20</u>								
(8) Maximum building height	28*	36*								

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

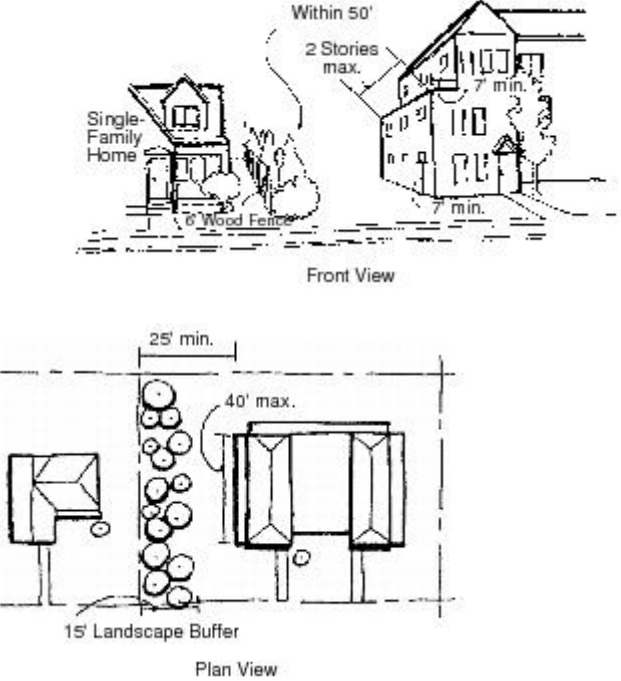
				<p>(1) RM-10. The base density shall be eight <u>10</u> dwelling units per acre without utilization of density bonus allowed through PMC 20.25.0235. With utilization of density bonus, the maximum density shall be 14 units per acre.</p> <p>(2) RM-20. The base density shall be 18 <u>16</u> dwelling units per acre without utilization of density bonus allowed through PMC 20.25.0235. With utilization of density bonus, the maximum density shall be 22 units per acre.</p> <p>(3) RM-Core. In the RM-Core zone, residential uses are permitted with no unit-per-acre density limit. All structures shall comply with design standards in the downtown design guidelines.</p> <p>20.25.023 Minimum density – RM zones. The minimum number of dwelling units per acre shall be established as follows for each RM zone:</p> <p>(1) RM-10: six <u>eight</u> units per acre;</p> <p>(2) RM-20: eight <u>14</u> units per acre;</p> <p><u>(3) RM-Core: 16 units per acre.</u></p> <p>In the event that the applicant can clearly demonstrate that due to environmental and/or physical constraints on the subject parcel that the minimum density cannot be achieved, the minimum density requirement shall not be applied.</p> <p><u>20.25.0235</u></p> <p>(1) Transfer of density from lands containing buffers associated with environmentally critical areas as provided in PMC 20.25.040(18); (25% bonus)</p> <p>(2) Active open space, enhancing the common open space for the residents of the multiple-family project, such as a park, community garden, or seating where there is a view of Mount Rainier, Olympic Mountains, with a public amenity such as landscaping, public art or a water feature. The open space shall be no smaller than 10,000 square feet in addition to the common open space requirement established in PMC 20.25.020(15); (15% bonus)</p> <p>(3) A transit stop with covered seating determined to be needed because the stop is located on a Pierce Transit and public school district route where safe and/or convenient stops are not existing. The transit stop must meet specifications as established by Pierce Transit. Sidewalks shall be provided to access residential units of the multiple-family project to transit facilities. Liability for public access and use on private property shall be the responsibility of the property owner. On going maintenance of facilities on private property shall be the responsibility of the property owner <u>At least 20% of residential units provided for households making less than 80% of area median income. Such restriction shall be placed on title and implemented in perpetuity to said unit(s). (20% bonus)</u></p> <p>(4) Provision of handicapped <u>disability</u> accessible dwelling units and at least one parking stall per unit designated for handicapped <u>disability</u> use adjacent to the dwelling units such that 100% of said bonus units are in addition to the number required through the building code and Americans with Disabilities Act. <u>Said disability accessible units shall be 'Type A' accessible, as specified in the building code.</u> (10% bonus)</p>
--	--	--	--	--

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
<p>GREEN HIGHLIGHTED – CLEAN UP ITEMS YELLOW HIGHLIGHTED – REVIEW ITEMS PURPLE HIGHLIGHTED – LONG-TERM ITEMS</p>				<p><u>(5) Provide a green roof that covers at least 60% of the building footprint, or total building footprints if multiple buildings are proposed. Green roofs shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities. Green roofs shall conform to best available technology standards, such as those published by Leadership in Energy and Environmental Design (LEED). (10% bonus)</u></p> <p><u>(6) Install a solar energy collection system on the site that is designed to provide at least 15% of the expected annual operating energy for the building, or total buildings if multiple buildings are proposed. The system shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such systems. (10% bonus)</u></p> <p><u>(7) A public art feature worth 1% of the value of all buildings proposed (as calculated using the latest Building Valuation Data published by the International Code Council), to be installed on-site, exterior to the building with a location and design that benefits the streetscape, or in an approved off-site location. (15% bonus)</u></p> <p>20.25.028 Property development standards – Single-family uses. (1) Preexisting single-family residences and duplexes are subject to those development standards in the RS-04 zone district <u>and the performance standards of PMC 20.20.040.</u></p> <p>(5) Fences and Walls. Except as regulated in subsection (10) of this section, fences and walls constructed in the RM zones shall not exceed a maximum height above the adjoining grade as set forth in this subsection:</p> <p>(a) Fences and walls located within <u>the required front yard 20 feet of a front lot line</u> shall not exceed a height of three and one-half feet, <u>except that open-wire, welded-wire, chain-link, split-rail or similar fences may be as tall as five feet in height.</u></p> <p>(b) Fences and walls located within the rear yard or interior side yard shall not exceed a total height of six feet.</p> <p>(c) Fences and walls located within the street side yard shall not exceed a total height of six feet; provided, however, that any portion of a fence or wall <u>lying between the front lot line and a parallel line extending from that point of a building nearest the front property line from the corner of the front and street side lot line for a distance of 20 feet along the street side lot line</u> shall not exceed a height of three and one-half feet <u>the height limitations outlined in subsection (a) above.</u></p> <p>(d) Fences and walls constructed within the building area of a lot may be as high as the building existing within said area.</p> <p>(e) Except as regulated by subsection (5)(a) of this section, whenever any multiple-family or office use is to be established on property adjacent to RS-zoned property, there shall be a 10-foot landscaped yard setback and a six-foot masonry wall or solid wood fence shall be established and maintained between such uses and the RS-zoned property. Additionally, required landscaping adjacent to this wall or fence shall include trees or other vegetation that will within five years of planting exceed the height of the fence or wall. For purposes of this paragraph, “adjacent” means that the properties share a common property line.</p>
MCA_17	20.26 (Design review)	1. 20.26.011 – Require written narrative from project architect or designer	1. Requirement for written narrative describing compliance with design	<p>20.26.009 Pre-application vicinity meeting. Prior to submittal of an application for a land use permit, an informal pre-application vicinity meeting shall be held in accordance with the terms and requirements specified below:</p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
<p>GREEN HIGHLIGHTED – CLEAN UP ITEMS YELLOW HIGHLIGHTED – REVIEW ITEMS PURPLE HIGHLIGHTED – LONG-TERM ITEMS</p>		<p>2. 20.26.200 (9) – cross reference 25’ setback abutting RS zones to 20.25</p> <p>3. 20.26.300 (3) – Implement entrance and corner standards (pull up from 20.30.037)</p> <p>4. 20.26.400 – cross reference standards in VMS, remove exemption for placement of landscaping away from wall area</p>	<p>standards from project architect</p> <p>2. Clarification of current requirements</p> <p>3. Cross reference of standards in VMS, standards for blank wall treatment</p>	<p>(1) This meeting shall only be required for applicants proposing a new multiple-family project that contains 20 or more dwelling units or for commercial <u>and/or any non-residential</u> projects on sites that are within 300 feet of residential development and which either: (a) are greater than 10,000 square feet in floor area; (b) include more than 20,000 square feet of impervious coverage; or (c) involve outdoor sales, fueling, services or repair.</p> <p>(4) <u>The notification radius for the meeting shall be a minimum of 300 feet, or the notification of application radius assigned to the underlying land use permit, whichever is greater (See PMC 20.11.012).</u> A certified list of the mailing shall be provided to the <u>community development services</u> department. Notice of the meeting shall be sent by the applicant by first class mail to all owners of property as shown on the last available county tax assessor’s <u>roll within 300 feet from the exterior boundaries of the property to which the proposed application will apply,</u> at least 10 days before the meeting.</p> <p>20.26.011 Design review submittal requirements. <u>(5) A written narrative from the project architect outlining in point-by-point detail compliance with all applicable design standards that apply to the project scope.</u></p> <p>20.26.018 Design review adjustments. The <u>community</u>-development <u>services</u> director or, in the case of discretionary permits, the hearing examiner, shall have the authority, subject to the provisions of this chapter and upon such conditions as the director or hearing examiner may deem necessary to comply with the provisions of this chapter, to approve design adjustments as follows:</p> <p>(1) Residential Development. An adjustment to architectural or site design requirements such that no more than two of the total number of required menu items in PMC 20.26.100 and 20.26.200 are out of compliance.</p> <p>(2) Commercial or Nonresidential Development. An adjustment to required building wall and roof modulation standards, as contained in PMC 20.26.300(1), up to 20 percent of the amount of any quantified standards contained therein. (For example: the maximum allowable horizontal length of a building wall between modulation could be adjusted to 120 feet rather than 100 feet, depending upon other design considerations as determined under PMC 20.26.020(3).)</p> <p><u>(3) Site Plan Design Principles. In the event that a building cannot be designed to meet the street corner building entrance orientation due to special circumstances related to the building’s interior layout which makes corner orientation physically impossible, applicants may request relief from 20.26.300 (2)(b)(ii), only, upon review and approval by the Design Review and Historic Preservation Board. The applicant shall demonstrate architectural compliance with the corner terminus design guidelines when requesting relief from the building entrance orientation standards.</u></p> <p>20.26.200 Multifamily design standards. Unless otherwise stated, the following standards apply to multifamily structures:</p> <p>(8) Multifamily Menu Options for Treatment of Multiple-Family Projects <u>Adjacent to abutting</u> RS Single-Family Zone Districts. A minimum of two of the following design features shall be selected in the design of multiple-family buildings <u>Adjacent to abutting</u> the RS zone district in order to provide a transition in scale and intensity and to maintain a level of privacy:</p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

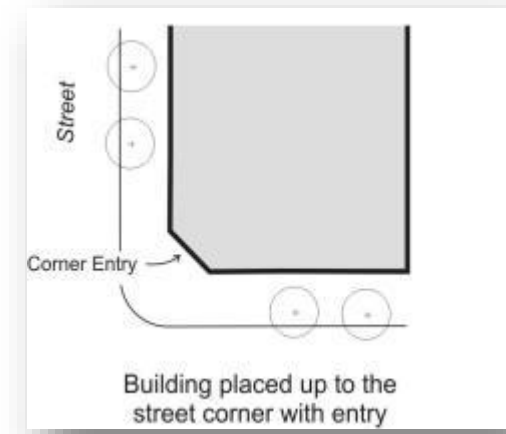
GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>(a) Orientation of the narrowest end of building toward the adjacent-abutting RS zone district. The horizontal length of the facade which is parallel to and oriented to the RS zone boundary shall not exceed 40 feet in width.</p> <p>(b) Provision of a 15-foot wide landscaped buffer consisting of continuous row of trees and a six-foot tall wood opaque fence, masonry wall or vegetative screen or a native growth protection easement with a minimum width of 25 feet along the boundary between the multiple-family project and the adjacent-abutting RS zone district.</p> <p>(c) Windows shall only be placed on the wall facing the adjacent-abutting RS zone district if they are opaque or higher than seven feet above the floor elevation of each floor.</p> <p>(9) Setback and Stepback of Multiple-Family Projects Adjacent-to abutting RS Single-Family Zone Districts.</p> <p>(a) Setback. Multiple-family buildings shall maintain a setback of 25 feet along all property lines adjacent-abutting RS zone districts.</p> <p>(b) Third-Floor Stepback. Multiple-family buildings within 50 feet of an RS zone district shall not exceed two stories unless the exterior walls and roof of the third story are stepped back at least seven feet from the second floor exterior walls that face the RS zone district.</p>  <p>Multiple-Family Adjacent-to abutting Single-Family Example</p> <p>20.26.300 Nonresidential design review standards.</p>
--	--	--	--	---

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>(3) Special Provisions for Buildings in the CB Zone. The following design element shall be required of any building proposed for construction that is visible from a public street in the CB zone:</p> <p>(a) At least one building entrance shall face each public street frontage. Directly linking pedestrian access shall be provided between the street right-of-way and each building entrance.</p> <p>(b) No less than 25 percent of the surface area of any street-facing wall shall consist of windows and/or doorways.</p> <p><u>Site Plan Design Principles. The following design principles shall be required of any new building proposed for construction subject to this section. In order to encourage pedestrian movement and the use of public transit within commercial districts, and to promote development of an attractive streetscape, appropriate building orientation is needed to provide for convenient, safe, direct and enticing pedestrian access between commercial developments. Site plans shall be subject to the following location and design criteria:</u></p> <p><u>(a) Parking Area Location. The maximum width of a parking lots fronting on a public street shall not exceed 64 feet or 50 percent of the subject site frontage, whichever is greater, to the extent feasible;</u></p> <p><u>(b) Street Orientation for New Buildings and Site Development. All site developments shall utilize the following standards in preparing site plan layouts:</u></p> <ul style="list-style-type: none"> i) <u>A pedestrian-oriented plaza space in front of the building at least eight feet deep running the full width of the building. This area shall be covered by awnings covering at least six feet of the plaza space. This plaza space shall include amenities such as bike parking, bench seating, planters, fountains, artwork, decorative railing, decorative light fixtures, hanging baskets or other features that are pedestrian scaled in nature; and</u> ii) <u>Buildings on street corners shall be designed using the “Corner Terminus Buildings” guidelines of the city’s downtown design guidelines and shall be built with an angled entry way and plaza space (200 square feet minimum) at the corner leading from the public right-of-way directly to building entries using decorative/stamped paving; and,</u> iii) <u>New buildings shall be built 12 feet from the abutting front yard and street side yard right-of-way to improve pedestrian orientation and overall building design. Buildings may deviate from this setback under the following conditions:</u> <ol style="list-style-type: none"> 1. <u>Buildings may be setback to a maximum of 20’ to accommodate an eight foot plaza space as required by subsection (a) above.</u> 2. <u>Optionally, the pedestrian plaza space may project into the required front or street side yard landscape buffer (as required under PMC 20.58.005 (2)) by a maximum of four feet; corner plaza spaces or outdoor cafes may project into the required landscape buffer by a maximum of six feet.</u> d) <u>Site development plans shall be designed so that, to the greatest extent feasible, buildings and building entries are at street level and not elevated by retaining walls, particularly on sides of buildings where an entry way is oriented toward the abutting right of way.</u>
--	--	--	--	---



ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
<p>GREEN HIGHLIGHTED – CLEAN UP ITEMS YELLOW HIGHLIGHTED – REVIEW ITEMS PURPLE HIGHLIGHTED – LONG-TERM ITEMS</p>				<p><u>(3) Interior building orientation. Once the site development has achieved at least 50 percent of the site frontage which is occupied by buildings in accordance with the Street Orientation standards above, or when panhandle/internal lots not fronting on a public right of way, or where existing buildings and/or improvements would physically prevent subsection (1) and (2) above from being achieved, other structures may be placed internal to the site but shall be oriented towards each other and in close proximity to the site’s street frontage buildings to allow for pedestrian movement between structures through pedestrian scaled plaza areas without crossing parking areas.</u></p> <p><u>(4) Building Entrances and Design. At least one building entrance for an individual building (or individual tenant spaces) shall face each public street frontage. Directly linking pedestrian access shall be provided between the street right-of-way and each building entrance. No less than 60 percent of the surface area of any street-facing wall shall consist of windows and/or transparent doorways.</u></p> <p><u>(5) Parking Lot Entrances and Driveways. The city may impose additional restriction on the width, number and location of driveways to and from the subject parcel to improve vehicle circulation or safety, or to enhance pedestrian movement or desirable visual characteristics.</u></p> <p><u>(6) Each side of a parking lot which abuts a street must be screened from that street using the appropriate landscaping as specified in the city’s vegetative management standards or by locating the building between the street and the parking lot.</u></p> <p>20.26.400 Industrial (ML) design standards. The following design standards shall be applied to all development located in the ML zone</p> <p>(1) Trees along Building Facades. <u>A minimum 15’ wide landscape strip shall be provided along the entire length of blank wall facades of buildings in the ML zone district. A mixture of medium to large evergreen conifer and deciduous trees and shrubs (evergreen and/or deciduous shrub mix) stands with canopies of 1,000 square feet each (as measured in frontal view rather than top view), spaced no further than 100 feet apart and located no further than 20 feet from a building wall, shall be planted for all buildings along the entire length of all visible facades on buildings with footprints of more than 10,000 square feet, which have walls reaching 20 feet or more above ground level and which are visible from a public road or located within 100 feet of a residential zone. The stand of trees may include either existing trees or planted trees. The design of the landscaping treatment shall be consistent with the ‘SLD-01’ standard contained in the city’s Vegetation Management Standards (VMS) manual. The project’s landscape architect shall provide a narrative demonstrating that the species and quantity of trees planted shall provide the required 1,000-square-foot frontal canopy coverage within three years of planting.</u></p> <p>(a) The applicant may request to place the tree stand further than 20 feet from the building facade if the applicant can demonstrate to the satisfaction of the city’s planning director or designee that the placement of the tree stands no more than 20 feet from the adjacent building facade creates substantial conflict related to the site’s circulation, loading zones, storage areas, etc. The applicant maintains the burden of providing the city with alternate site plan designs that demonstrate strict adherence to the 20-foot distance limitation places undue hardship on the efficient operation on site.</p> <p>(b) Required tree stands, if approved to be placed further than 20 feet from the adjacent building facade, shall be in addition to the landscaping required by this title.</p>
MCA_18	20.28 (OP zone district)	20.28.030 – implement site development standards and building orientation requirements	Implement similar design standards currently required in other non-residential zone districts (C zones)	<p>20.28.030 Property development standards – OP zone.</p> <p>(3) Minimum front yard setback - 20’ See 20.26.300 (3) – site plan design principles</p> <p>(6) Minimum street side yard setback - 15’ See 20.26.300 (3) – site plan design principles</p>


ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

MCA_19	20.30 (C zones)	<ul style="list-style-type: none"> Adjust building height standards to relate to construction methods for floor heights Overhaul of commercial height to setback standards, height bonus options Clean up setback references to 20.30.037 	Clean up Development Standards table to clarify 20.30.037, including allowances for pedestrian walkways and plazas	<p>20.30.030 Property development standards – C zones.</p> <table border="1" data-bbox="1404 504 2523 1501"> <thead> <tr> <th></th> <th>CBD</th> <th>CBD-Core</th> <th>CL</th> <th>CB</th> <th>CG</th> </tr> </thead> <tbody> <tr> <td>(4) Minimum front yard setback</td> <td>Refer to 20.30.031</td> <td>Refer to 20.30.031</td> <td>20 Refer to 20.30.037</td> <td>10 Refer to 20.30.037</td> <td>20 Refer to 20.30.037</td> </tr> <tr> <td>(7) Minimum street side yard setback</td> <td>0</td> <td>0</td> <td>15 Refer to 20.30.037</td> <td>10 Refer to 20.30.037</td> <td>10 Refer to 20.30.037</td> </tr> <tr> <td>(9) Minimum landscaped setback along any common boundary with property zoned RS, RM or PDR</td> <td>15 Refer to 20.26.500</td> <td>15 Refer to 20.26.500</td> <td>15 Refer to 20.26.500</td> <td>15 Refer to 20.26.500</td> <td>15 Refer to 20.26.500</td> </tr> <tr> <td>(11) Base building height</td> <td>36 40' (three stories) Refer to 20.30.032</td> <td>65' (five stories) Refer to 20.30.032</td> <td>36 40' (three stories) Refer to 20.30.032</td> <td>50' (four stories) Refer to 20.30.032</td> <td>50' (four stories) Refer to 20.30.032</td> </tr> <tr> <td>(12) Maximum building height, with bonuses (See 20.30.032)</td> <td>51' (four stories max)</td> <td>N/A</td> <td>N/A</td> <td>75' (six stories max)</td> <td>75' (six stories max)</td> </tr> <tr> <td>(12) Minimum setback from principal or minor arterial as designated in Comp Plan</td> <td>0</td> <td>0</td> <td>25 Refer to 20.30.037</td> <td>25 Refer to 20.30.037</td> <td>25 Refer to 20.30.037</td> </tr> </tbody> </table> <p>20.30.032 Maximum building height in C zones. 2) CL and CG Zones. Structures in CL and CG zones shall be subject to the following building height requirements: (a) The maximum building height shall be 35 feet at a line coinciding with the front or street side yard setback as required by Table 20.30.030 or 20.30.037. The maximum building height may be increased by one foot for each additional one foot of setback in excess of 35 feet up to the maximum permitted building height set forth in Table 20.30.030.</p>		CBD	CBD-Core	CL	CB	CG	(4) Minimum front yard setback	Refer to 20.30.031	Refer to 20.30.031	20 Refer to 20.30.037	10 Refer to 20.30.037	20 Refer to 20.30.037	(7) Minimum street side yard setback	0	0	15 Refer to 20.30.037	10 Refer to 20.30.037	10 Refer to 20.30.037	(9) Minimum landscaped setback along any common boundary with property zoned RS, RM or PDR	15 Refer to 20.26.500	15 Refer to 20.26.500	15 Refer to 20.26.500	15 Refer to 20.26.500	15 Refer to 20.26.500	(11) Base building height	36 40' (three stories) Refer to 20.30.032	65' (five stories) Refer to 20.30.032	36 40' (three stories) Refer to 20.30.032	50' (four stories) Refer to 20.30.032	50' (four stories) Refer to 20.30.032	(12) Maximum building height, with bonuses (See 20.30.032)	51' (four stories max)	N/A	N/A	75' (six stories max)	75' (six stories max)	(12) Minimum setback from principal or minor arterial as designated in Comp Plan	0	0	25 Refer to 20.30.037	25 Refer to 20.30.037	25 Refer to 20.30.037
	CBD	CBD-Core	CL	CB	CG																																									
(4) Minimum front yard setback	Refer to 20.30.031	Refer to 20.30.031	20 Refer to 20.30.037	10 Refer to 20.30.037	20 Refer to 20.30.037																																									
(7) Minimum street side yard setback	0	0	15 Refer to 20.30.037	10 Refer to 20.30.037	10 Refer to 20.30.037																																									
(9) Minimum landscaped setback along any common boundary with property zoned RS, RM or PDR	15 Refer to 20.26.500	15 Refer to 20.26.500	15 Refer to 20.26.500	15 Refer to 20.26.500	15 Refer to 20.26.500																																									
(11) Base building height	36 40' (three stories) Refer to 20.30.032	65' (five stories) Refer to 20.30.032	36 40' (three stories) Refer to 20.30.032	50' (four stories) Refer to 20.30.032	50' (four stories) Refer to 20.30.032																																									
(12) Maximum building height, with bonuses (See 20.30.032)	51' (four stories max)	N/A	N/A	75' (six stories max)	75' (six stories max)																																									
(12) Minimum setback from principal or minor arterial as designated in Comp Plan	0	0	25 Refer to 20.30.037	25 Refer to 20.30.037	25 Refer to 20.30.037																																									

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>(b) Building heights shall be measured from the grade of the public sidewalk or centerline of the public street adjoining the site, or from the grade of a property line adjoining a residential zone.</p> <p>(c) In order to achieve a building height greater than the maximum permitted building height, those buildings located 500 feet or further from any residentially zoned property shall be eligible for one or more of the height bonuses described by subsections (1) and (2) of this section, subject to the maximum bonus provisions of this subsection:</p> <p>(i) Where parking is provided within a building, and where such parking area is equal to or exceeds 60 percent of the area of the building's footprint, a building height bonus of 10 feet shall be permitted.</p> <p>The sum of building height bonuses provided under subsections (2)(a), (2)(b) and (2)(c) of this section shall not exceed 25 feet.</p>  <p>Example of Building Height</p> <p>(NOTE: See attachment 'B' to this document for visual examples of the following proposed code text)</p> <p>(3) <u>CB and CG Zones.</u></p> <p><u>(a) Buildings in the CB and CG zone may be built to a maximum of four (4) stories, or the base building height measured in feet as stipulated in table 20.30.030 (11), when built utilizing the setback standard of PMC 20.30.037 (2)(c) (12' front/street side yard setback, with options under PMC 20.30.037 (2)(c)(ii) available).</u></p> <p><u>(b) Buildings eligible to utilize the following height bonuses to exceed the base building height in the CB or CG zones (see PMC 20.30.030 (11)) shall be built utilizing the setback standard of PMC 20.30.037 (2)(c)(i) (20' front/street side yard setback required). The maximum building height shall be 35 feet at a line coinciding with the front or street side yard setback as required by Table 20.30.030 or 20.30.037. The maximum building height may be increased by one foot for each additional one foot of setback in excess of 35 feet up to the maximum permitted building height set forth in Table 20.30.030. Building heights shall be measured in accordance with the building height definition of PMC 20.15 from the grade of the public sidewalk or centerline of the public street adjoining the site, or from the grade of a property line adjoining a residential zone.</u></p>
--	--	--	--	---

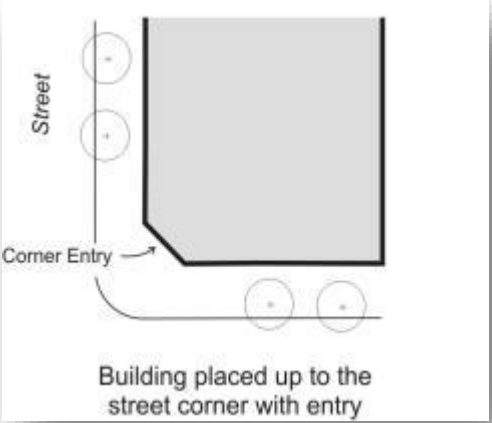
ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>(a) In order to achieve a building height greater than that otherwise permitted under this section, those buildings located 500 feet or further from any residentially zoned property shall be eligible for one or more of the following height bonuses, subject to the maximum bonus provisions of <u>PMC 20.30.030 (12) subsection (3)(a)(vi) of this section</u>:</p> <p>(i) Where parking is provided within a building, and where such parking area is equal to or exceeds 60 percent of the area of the building’s footprint, a building bonus of <u>one story 10 feet</u> shall be permitted.</p> <p>(ii) A building height bonus of <u>one story 10 feet</u> shall be allowed for buildings or projects within which residential uses have been created.</p> <p>(iii) A building height bonus of <u>one story 10 feet</u> shall be allowed for hotels/<u>motels</u>.</p> <p>(iv) A building height bonus of <u>one story 10 feet</u> shall be allowed for buildings which provide <u>a corner inset pedestrian-oriented plaza space at least 250 square feet in area a public art feature worth 1% of the value of all buildings proposed (as calculated using the latest Building Valuation Data published by the International Code Council), to be installed on-site, exterior to the building with a location and design that benefits the streetscape.</u></p> <p>(v) A building height bonus of 10 feet shall be allowed for buildings which provide a pedestrian-oriented plaza space at least 10 feet in depth and a minimum of 400 square feet in area along a street frontage in conjunction with a public building entrance as required in PMC 20.30.045(12). A building height bonus of one story shall be allowed for buildings which provide a green roof that covers at least 60% of the building footprint, or total building footprints if multiple buildings are proposed. Green roofs shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities. Green roofs shall conform to best available technology standards, such as those published by Leadership in Energy and Environmental Design (LEED).</p> <p>(vi) The sum of building height bonuses provided under subsections (3)(a)(i) through (3)(a)(v) of this section shall not exceed 30 feet in the CB zone.</p> <p>20.30.037 Parking lots Site Plan Design Principles in CL, CG and CB zones. In order to encourage pedestrian movement and the use of public transit within commercial districts, and to promote development of an attractive streetscape, appropriate building orientation is needed to provide for convenient, safe, direct and enticing pedestrian access between commercial developments. Parking lots <u>All site plans</u> shall be subject to the following location and design criteria:</p> <p>(1) Parking Area Location. Parking lots shall not be located between the building and a public street unless no other feasible alternative exists. The maximum width of a parking lots fronting on a public street shall not exceed 64 feet or 50 percent of the subject site frontage, whichever is greater, to the extent feasible;</p> <p>—(a) The maximum width of a parking lots fronting on a public street shall not exceed 64 feet or 50 percent of the subject site frontage, whichever is greater, to the extent feasible;</p> <p>(b2) <u>2</u> Street Orientation for New Buildings and Site Development. Commercial All site developments located on street corners and developments where less than 50 percent of the subject site frontage is occupied by buildings shall utilize the <u>following standards in preparing site plan layouts</u>:</p>
--	--	--	--	--

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>a) Pedestrian entrance standards described in PMC 20.30.031(1) <u>A pedestrian-oriented plaza space in front of the building at least eight feet deep running the full width of the building. This area shall be covered by awnings covering at least six feet of the plaza space. This plaza space shall include amenities such as bike parking, bench seating, planters, fountains, artwork, decorative railing, decorative light fixtures, hanging baskets or other features that are pedestrian scaled in nature; and</u></p> <p>b) <u>Buildings on street corners shall be designed using the “Corner Terminus Buildings” guidelines of the city’s downtown design guidelines and shall be built with an angled entry way and plaza space (200 square feet minimum) at the corner leading from the public right-of-way directly to building entries using decorative/stamped paving; and,</u></p> <p>c) <u>New buildings shall be built 12 feet from the abutting front yard and street side yard right-of-way to improve pedestrian orientation and overall building design. Buildings may deviate from this setback under the following conditions:</u></p> <ol style="list-style-type: none"> i. <u>Buildings may be setback to a maximum of 20’ to accommodate an eight foot plaza space as required by subsection (a) above.</u> ii. <u>Optionally, the pedestrian plaza space may project into the required front or street side yard landscape buffer (as required under PMC 20.58.005 (2)) by a maximum of four feet; corner plaza spaces or outdoor cafes may project into the required landscape buffer by a maximum of six feet.</u> <p>d) <u>Buildings over 35 feet in height shall set back one foot for each additional foot in height, up the maximum permitted building height set forth in Table 20.30.030. Site development plans shall be designed so that, to the greatest extent feasible, buildings and building entries are at street level and not elevated by retaining walls, particularly on sides of buildings where an entry way is oriented toward the abutting right of way.</u></p> <p>(3) <u>Once the standard described in subsection (1)(a) of this section is achieved site development has achieved at least 50 percent of the site frontage which is occupied by buildings in accordance with the Street Orientation standards above, or when panhandle/internal lots not fronting on a public right of way, or where existing buildings and/or improvements would physically prevent subsection (1) and (2) above from being achieved, other structures may be placed internal to the site but shall be oriented towards each other and in close proximity to the site’s street frontage buildings to allow for pedestrian movement between structures through pedestrian scaled plaza areas without crossing parking areas. Buildings over 35 feet in height shall set back one foot for each additional foot in height, up the maximum permitted building height set forth in Table 20.30.030.</u></p> <p>(4) <u>Building Entrances and Design. At least one building entrance for an individual building (or individual tenant spaces) shall face each public street frontage. Directly linking pedestrian access shall be provided between the street right-of-way and each building entrance. No less than 25 60 percent of the surface area of any street-facing wall shall consist of windows and/or transparent doorways.</u></p> <p>(5) <u>Parking Lot Entrances and Driveways. The city may impose additional restriction on the width, number and location of driveways to and from the subject parcel to improve vehicle circulation or safety, or to enhance pedestrian movement or desirable visual characteristics.</u></p> <p>(6) <u>Each side of a parking lot which abuts a street must be screened from that street using the appropriate landscaping as specified in the city’s vegetative management standards or by locating the building between the street and the parking lot.</u></p> 
--	--	--	--	---

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
MCA_20	20.35 (M zone districts)	<ol style="list-style-type: none"> 1. 20.35.030 – Move section to 20.60, eliminate master signage plan requirement 2. 20.35.031 - Clarify parking lot landscaping (cross reference to 20.58.005) 	Both amendments are clarifications only	<p>20.35.031 Business park design standards. (6) Employee and visitor parking areas shall be internalized within the development. Parking lots shall not be located between a public street and a building unless no other feasible alternative exists. The maximum width of parking lots located along a public street shall not exceed 64 feet or 50 percent of the property’s frontage on the street. A 30-foot-wide landscaping area shall be required as specified in PMC 20.35.035(2). All parking lots shall have at least five percent of their area planted with interior landscaping; required perimeter landscaping shall not apply towards the required five percent interior landscaping <u>be landscaped in accordance with PMC 20.58.005 (1) and the Type IV standards in the Vegetation Management Standards (VMS) manual.</u></p> <p>20.35.030 Signs: All signage within the ML and MR zones shall conform to the provisions set forth in Chapter 20.60 PMC. Signs in the MP zone shall conform to the following provisions: (1) A master signage plan pursuant to PMC 20.60.052 shall be required of every business park development prior to the installation of any signage. (2) Park Identification Signs. Each business park shall be permitted one monument sign per street frontage, subject to the following: — (a) Monument signs shall be set back at least five feet from the public right-of-way. — (b) Sign height shall not exceed greater than 42 inches above grade when located within a required setback area or 15 feet when located outside of a required setback area. — (c) Total sign face area shall not exceed 100 square feet. — (d) The placement of monument signs shall not interfere with any vehicular sight distance requirement as determined by the city engineer, nor shall it interfere with pedestrian circulation. — (e) Monument signs shall be compatible in design and illumination to site and vicinity improvements and landscaping. (3) Business Signs. Each business within a business park shall be permitted one facade sign, not to exceed two square feet for each lineal foot of the building wall from which the sign is attached and not to exceed a maximum of 40 square feet. Each sign shall be designed in a consistent style which blends with the overall architectural theme of the park as required in PMC 20.35.031.</p>
MCA_21	20.40 (PD – Planned Developments)	<ol style="list-style-type: none"> 1. 20.40.025 (2) – Floor Area Ratio standard 2. 20.40.025 (4) – Public park improvement and dedication option 3. 20.40.035 – Formatting for development standard table on the face of master site plan 	<ol style="list-style-type: none"> 1. Establish a floor area ratio maximum for PDRs 2. Possible option for public park dedication in lieu of a private park facility in PDRs – possible density bonuses. This would allow for additional public parks to help the city achieve Level of Service Goals from the Comprehensive Plan 3. Requirements for a development standard table for ease of tracking approved standards in PDRs 	<p>20.40.025 Development and performance standards. (2) Building Development Standards. All yard setbacks, building heights, lot coverages and floor area ratios shall be subject to those established on the approved master site plan, or if not specified shall default to the standards of the underlying zone. The following guidelines shall apply to all PDs also proposed for subdivision into individual building lots: <u>(h) For Planned Residential Developments in RS-35, RS-10, RS-08 and RS-06 zone districts, the maximum Floor Area Ratio shall be .65; for PDRs in the RS-04 zone district the maximum Floor Area Ratio shall be .70.</u></p> <p>(4) Open Space. (a) Required common open space shall comprise at least 25 percent of the total gross parcel area, excluding public streets. (b) Within this required 25 percent open area, an area equivalent to at least five percent of the total gross parcel area shall be devoted to amenity areas for active use by residents in all projects containing residential uses. Such active amenity area(s) shall be located in a central area of the project site with convenient access to residents. The amenity area(s) shall be of a size and configuration so as to accommodate a variety of active and passive recreational functions for residents, with the overall intent of consolidating amenity areas to avoid fragmented areas of marginal utility. Said active outdoor space shall not entirely consist of concrete or other hardscape. (c) Those projects which provide each residential unit with at least 500 square feet of private open space immediately contiguous to the unit and separate from the private open space for any other unit may reduce the overall common open space requirement to 10 percent of the total gross parcel area, excluding public streets. Those projects providing this lesser 10 percent common open space</p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
				<p>shall still be subject to the requirement that at least five percent of the total parcel area be devoted to amenity areas for active use by residents. Such amenity areas shall also meet the standards cited in section (4)(b) of this section.</p> <p>(d) <u>Public Park Option. The city's Parks, Recreation and Open Space (PROS) Plan analyzes areas underserved by public park space. If the entire project area of a proposed PDR or PDC is outside of the service area for Neighborhood Parks, the project may be eligible for a density bonus of 50 percent if all of the following conditions are met:</u></p> <ol style="list-style-type: none"> i. <u>The project proponent integrates into the PDR or PCD a public Neighborhood Park space that meets the city's minimum size for a Neighborhood Park in accordance with the size and design standards in the PROS Plan at the time of application.</u> ii. <u>The project proponent shall work directly with Puyallup Parks Department staff to create a preliminary design and amenity package for the park space. The project proponent shall present the preliminary design to the Puyallup Parks Advisory Board and receive input/feedback to further refine the park design. City staff will further analyze the park site design based on current park and recreation needs for the service area.</u> iii. <u>The proponent must hold at least one (1) neighborhood meeting with surrounding property owners (notification in accordance with standards for the underlying permitting for the project). The proponent must also hold an open public hearing with the Puyallup Parks Advisory Board to receive final design approval for the park space.</u> <p>(e) The required common open space shall be considered a minimum percentage of a particular site. All such open space shall be kept free of litter and shall at no time constitute a health, safety, fire or flood hazard.</p> <p>(5) Required Landscaping. Required yards for individual lots shall be landscaped. <u>The project landscape architect shall provide sample landscape plans for each residential lot on the preliminary and final landscape plans; each lot shall contain at least two (2) PNW native evergreen conifer trees in suitable yard locations. Such sample landscape plan shall be shown on the building permit site plan for each lot.</u> All such required landscaping shall be maintained in a neat manner.</p> <p>20.40.035 Master site plan required. No property shall be developed under the provisions of this section, unless a master site plan has been reviewed and approved by the hearing examiner. Said master site plan shall contain at least the following:</p> <p>(7) Specific development standards to be applied to the project, <u>formatted into a table on the master site plan and final plat document(s), including maximum building heights, yard setbacks, lot coverage maximum, floor area ratio maximum, mix of garage types and lots where alternative garage designs are assigned (ex. "lot 18 shall be side loaded with a shared driveway approach", etc.) and inventory of all individual lot sizes, and any other information or design standards relevant to the project approval which will dictate standards applied to the construction of homes in the project widths, length and shapes</u></p>
MCA_22	20.43 (MED zones)	20.43.030 - implement site development standards and building orientation requirements, add performance standards to MED zone district	Implement similar design standards currently required in other non-residential zone districts (C zones); add performance standards where none previously existed in the MED zone chapter	<p>Table 20.43.020-1 Property Development Standards – MED Zone (for all sites not within an approved master plan)</p> <p>(c) Minimum front yard setback 20-ft <u>See 20.26.300 (3) – site plan design principles</u></p> <p>(g) Minimum street side yard setback 15-ft <u>See 20.26.300 (3) – site plan design principles</u></p> <p>20.43.045 Performance standards – MED zone</p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p><u>The following special requirements and performance standards shall apply to properties located in the MED zone:</u></p> <p><u>(1) Exterior Mechanical Devices. Large mechanical equipment shall be screened from surrounding residentially zoned properties and public rights-of-way. Minor utility equipment, such as small generators, utility meters, air conditioners, or junction boxes, which are less than three and one-half feet in height, shall be exempt from screening requirements. Alternative methods for screening may include the use of building or parapet walls, sight-obscuring fencing and/or landscaping, equipment enclosures, consolidation and orientation of devices towards the center of the rooftop, and/or the use of neutral color surfaces.</u></p> <p><u>(2) Required Landscaping. Whenever landscaping is required by this title and/or by conditions of approval of discretionary applications, such landscaping shall be designed, approved, installed and maintained in accordance with the provisions of Chapter 20.58 PMC and this title. Landscape plans shall also incorporate sufficient and compatible landscape treatment adjacent to all structures and within the interior and around the perimeter of all parking facilities, regardless of size. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.</u></p> <p><u>(3) Outdoor Lighting. Within 100 feet of any RS, RM and/or PDR zone, outdoor lighting and aerial-mounted floodlighting shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Said lighting shall also be shielded so that the direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. All outdoor lighting shall be directed away from surrounding residential zones and public rights-of-way.</u></p> <p><u>(4) Fences and Walls. Except as regulated in subsection (5) of this section, fences and walls constructed in the MED zone shall not exceed a maximum height above adjacent grade as set forth in this subsection:</u></p> <ul style="list-style-type: none"> <u>(a) Fences and walls located within a required front yard shall not exceed a height of three and one-half feet;</u> <u>(b) Fences and walls located within a rear or interior side yard shall not exceed a total height of six feet;</u> <u>(c) Fences and walls located within a required street side yard shall not exceed a total height of three and one-half feet; and</u> <u>(d) Fences and walls constructed within the buildable area of a lot may be as high as the building existing within said area.</u> <p><u>(5) MED-Zoned Properties Abutting Residential-Zoned Properties or Alleys. Whenever MED-zoned property abuts any RS, RM or PDR zone, the following shall be required:</u></p> <ul style="list-style-type: none"> <u>(a) A landscape buffer pursuant to the provisions of PMC 20.26.500(1) and (2);</u> <u>(b) A six-foot-high masonry wall or wood opaque fence established and maintained along the common property line that abuts said residential zone, except that fences and walls located within the required front or street side yard setback shall not exceed a height of three and one-half feet;</u> <u>(c) When an alley separates an MED-zoned property from a residential zoned property, creating a separation between the two zones, the zone transition standards defined in PMC 20.26.500 shall apply, except that the on-site buffer required under PMC 20.26.500(1) may be reduced to 12 feet.</u> <p><u>(6) Sight Distance Requirements. At all street, alley and driveway intersections there shall be a triangular yard area within which no tree, sight-obscuring fence, shrub, wall or other visual obstruction shall be permitted higher than 30 inches above the adjacent grade of the street, alley or driveway. The triangular area shall be measured as follows:</u></p>
--	--	--	--	---

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p><u>(a) At any intersection of two street rights-of-way, two sides of the triangle shall extend 20 feet along both property lines abutting the street right-of-way, measured from their point of intersection;</u></p> <p><u>(b) At any intersection of a driveway with a street or alley, the sides of the triangle shall extend 10 feet along the street or alley right-of-way and 15 feet along the edge of the driveway, measured from their point of intersection; and</u></p> <p><u>(c) The provisions of this subsection shall be in addition to any other sight distance protection requirements of the city, and in the event of a conflict between requirements, the more restrictive shall apply.</u></p> <p><u>(7) Trash and Recycling Receptacles. Trash and recycling receptacles shall be screened from adjacent properties and public rights-of-way by an opaque visual barrier no lower than the highest point of the receptacles.</u></p> <p><u>(8) Building Height Exceptions. Chimneys and vents may exceed the maximum height requirement set forth in Table 20.28.030 in PMC 20.28.030.</u></p> <p><u>(9) Any nonresidential structures constructed, or subject to major expansion and/or extensive remodeling, shall be subject to the design review standards outlined in PMC 20.26.300 and administered in accordance with the provisions set forth in Chapter 20.26 PMC.</u></p>
MCA_23	20.48 (Habitat corridors overlay zone)	New section	Consultant lead study – how to create habitat corridor overlays and apply them across the city, standards to protecting habitat in corridors	Habitat corridors overlay zone is a long-term (future) work item and is not included in the February 24, 2016 Planning Commission amendment package.
MCA_24	20.49 (Floodplain overlay zone)	<ol style="list-style-type: none"> Add criteria for biological assessment requirement for development in floodplain Consultant lead audit of section for consistency with FEMA 	Consultant lead study of overlay zone district and how to implement the overlay relative to FEMA biological assessment requirements	Floodplain overlay zone is a long-term (future) work item and is not included in the February 24, 2016 Planning Commission amendment package.
MCA_25	20.50 (Ag overlay zone)	Criteria for applying overlay zone district		Agricultural overlay zone is a long-term (future) work item and is not included in the February 24, 2016 Planning Commission amendment package.
MCA_26	20.51 (Design review overlay)	Undetermined at this time	Staff still determining applicability of a pre-existing zone chapter	Design review overlay zone is a long-term (future) work item and is not included in the February 24, 2016 Planning Commission amendment package.
MCA_27	20.55 (parking)	20.55.040 – add multi-family uses and mixed use developments to list of approved uses accessing a site through an alley	Clarify that multi-family uses may access off of alleyways for off-street parking	<p>20.55.040 Conflict with use of street or alley.</p> <p>In no case shall any portion of a street or alley be counted as a part of a required parking space. All parking spaces and driveways shall be so located and designed as to avoid undue interference with the public use of streets. Alleys may be used as primary access for any single-family, <u>multi-family</u> residential <u>or mixed-use</u> development or a maximum of eight nonresidential parking spaces, upon approval by the development services and/or public works director or designee.</p>
MCA_28	20.58 (Landscaping)	<ol style="list-style-type: none"> 20.58.005 (2) Retaining wall height limits, required landscaping in front of retaining walls, stepback requirements 	<ol style="list-style-type: none"> This amendment is meant to address community concerns over the size, scale and aesthetic impacts of retaining walls along perimeter areas of new development sites 	<p>20.58.005 Landscaping required.</p> <p>(2) <u>Perimeter landscaping required.</u> The perimeter of all sites shall be landscaped the full depth of the required setbacks for the subject site, or 12 feet, whichever is less; however, in no event shall a perimeter landscaping <u>buffer yard</u> be smaller than six feet. Roads and driveways that cut through perimeter landscape areas shall be no wider and no more numerous than necessary for safe access and turning movements, as determined by the community development director or a certified traffic engineer. Remaining portions of a site (or of a phased portion of a site with an approved phasing plan) that are not covered by buildings or pavement</p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
		<p>2. 20.58.005 (4) – no parking or vehicle display in designated landscaping areas</p> <p>3. 20.58.005 (7) – Maintenance of approved landscaping, no removal of landscaping from a site with an approved plan</p> <p>4. 20.58.015 – clean up general maintenance standards</p> <p>5. 20.58.020 – minor modifications to review and approval times</p>	<p>2. Clarify that no parking or vehicle displays are located in designated landscaping areas</p> <p>3. Clarify that an approved landscape plan must be adhered to long term</p> <p>4. Clarify that noxious and invasive weeds may not be used in landscape yard areas</p> <p>5. Consolidate review timelines with other permit types</p>	<p>shall be landscaped using appropriate shrubs, ground covers and trees. Landscaping shall be sufficient to achieve 75 percent coverage within a three-year period.</p> <p><u>(a) Retaining walls and required perimeter landscaping. No required perimeter landscape yard shall be displaced by the installation of any retaining wall in a landscape yard as required by this section. All retaining walls – except for pre-existing single-family lots – shall be setback a minimum of six (6) feet from side and rear property lines and a minimum of eight (8) feet from front and street side property lines to allow for landscaping to screen the retaining walls. Retaining walls within a required perimeter landscape yard shall be limited to a maximum of six (6) feet in height, except in the front yard setback area where no retaining wall may exceed 3.5’ in height. If a terraced retaining wall configuration is proposed within or abutting a required perimeter landscape yard, a minimum of six (6) feet of stepback shall be incorporated into the design with landscaping in the terraced stepback area. In order to mitigate the visual impacts of retaining walls in required perimeter landscape yards, a Type I buffer shall be utilized in the design of the landscaping.</u></p> <p>(4) The perimeter of all parking areas and associated access drives which abut public rights-of-way shall be screened with on-site landscaping, earth berms, fencing, or a combination thereof. Screening shall be located within the required perimeter landscape area and shall include a mix of plants appropriate to achieve 50 percent screening of parked vehicles up to a height of three feet within two years of plant establishment. <u>In no event shall off-street parking or auto-mobile display areas be located within a required landscape yard.</u></p> <p><u>(7) Landscaping installed as a part of an approved final landscape plan shall be maintained as to achieve the intended purpose of the landscaping, shall be free of all weeds and invasive plant materials and shall be free of litter/trash. No landscaping approved and installed under a final landscape plan may be modified, removed or otherwise substantially altered without prior approval from the Director or designee through a revised final landscape plan. This shall not be construed to apply to normal maintenance activities, in accordance with ANSI A300 – Tree, Shrub, and other Woody Plant Maintenance – Standard Practices.</u></p> <p>20.58.015 General standards. The following general landscape regulations shall apply to all landscaped areas requiring plans except those specifically exempted: (4) No plant materials that are <u>invasive/noxious (as listed by the WA State Noxious Weed Control Board (NWCB))</u>, poisonous, toxic or otherwise nuisances to property or people shall be used in landscape areas.</p> <p>20.58.020 Approval criteria. The planning director shall, within 15 <u>120</u> days of filing of a <u>final</u> landscaping plan, approve, approve with conditions, return for modifications, or deny said landscape plan.</p>
MCA_29	20.60 (Signs)	<p>1. 20.60.005 (19), (20)</p> <p>2. 20.60.010 (8)</p> <p>3. 20.60.030 (7), (8) – sign area for second floor tenant spaces, grandfather clause for regional shopping centers to retain CG sign standards</p> <p>4. 20.60.035 – listing pole signs as a not permitted in the MED, CL and OP zone districts</p>	<p>1. Minor changes to definitions section</p> <p>2. Further exemptions for signs related to city park facilities</p> <p>3. Clarify that second story tenants of a multi-story building may also use linear measurement of wall</p>	<p>20.60.005 Definitions. (19) “Monument sign” means a sign supported by at least two posts or columns or with a base that extends at least 75 percent of the sign panel length for the entire height of the sign excluding <u>is equal to or greater than</u> the sign cabinet the base is intended to support/display. The base of the monument sign shall be constructed using similar exterior materials as the building(s) to which the sign corresponds or an approved alternative high quality material (e.g., stone veneer). Monument signs may also consist of painted text or channel letters mounted on a freestanding seating wall or retaining wall where the total height of the structure meets the limitations of this code. (20) “Nameplate” means any sign, two six <u>six</u> square feet or smaller, that identifies a person, business, institution, family or group. Product names may not be included on nameplates</p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

		<p>5. 20.60.040 – clarification and consolidation of signs allowed for residential land uses</p> <p>6. 20.60.050 – remove 40 sq ft max (1)(a), add pole signs (2)</p> <p>7. 20.60.052 – relocate the standards from 20.35.030</p> <p>8. 20.60.060 – Changes to allowances for freestanding signs related to FAIR zoned properties</p> <p>9. 20.60.065 – relocation of signage standards for residential development signs to 20.60.040</p> <p>10. 20.60.075 – overhaul of non-conforming signage section</p> <p>11. 20.60.090 – Minor adjustments to criteria for signage design review adjustments</p>	<p>4. Clean up in the signage allowances to match the intent of MED, OP and CL zones</p> <p>5. Clean up and consolidation of code sections for ease of admin of code</p> <p>6. Loosen regulations regarding max sign size in OP zone, add pole signs to prohibited sign type</p> <p>7. Move of code section related to signage of MP zones</p> <p>8. Allow the FAIR zone additional freestanding signs per street frontage</p> <p>9. Deletion of code, relocation</p> <p>10. Clean up non-conforming section to clarify how conformance with sign code would occur</p> <p>11. Further clarifications of how signage adjustments would be analyzed and granted</p>	<p>20.60.010 Exempt signs. The following signs shall be exempt from the provisions of this chapter:</p> <p>(8) Signs regulating the use <u>or identification</u> of publicly owned parks and recreation facilities, <u>including trail signage</u>, when authorized by the city of Puyallup parks and recreation department</p> <p>20.60.030 General sign regulations. The following general sign regulations shall apply to all signs not specifically exempted by this chapter:</p> <p>(7) Development Complexes. Signs within a development complex shall be subject to the following requirements:</p> <p>(a) Business Signs. Each institution or business shall be permitted facade signs and no more than one projecting sign subject to the maximum size requirements set forth for the applicable zone. <u>The tenant space width shall be used to determine maximum sign area; a tenant located in a floor above lower tenants may count the same wall length in determining allowable facade signage.</u></p> <p>(8) Regional Shopping Centers. Regional shopping centers shall be allowed signs as follows, <u>regardless of zoning designation</u>:</p> <p>(a) Freestanding Signs. One per public street frontage; one square foot in area per lineal foot of street frontage; not to exceed 225 square feet; <u>height and setbacks as regulated by the CG zone;</u></p> <p>(b) Monument Signs. One per public street frontage; not to exceed 64 square feet in area or 10 feet in height; <u>may be electronic message signs;</u></p> <p>Table 20.60.035 (5) Pole signs (MED, OP, CL) <u>P N</u></p> <p>20.60.040 Special provisions for residential (R) zones. The following regulations apply to signs located on property in RS and RM zones:</p> <p>(1) Facade and Freestanding Signs. <u>The following signs shall be permitted in the RS and RM zone districts:</u></p> <p>(a) <u>Freestanding signs in all RS and RM zone districts are limited to monument signs as allowed under PMC 20.60.035. Maximum height and setbacks for monument signs in all RS and RM zone districts shall conform to 20.60.065 (5).</u></p> <p>(b) <u>Residential Development Signs. Residential developments of four or more dwelling units are permitted one monument or facade sign for each public street frontage adjacent to the project (or for each entrance in the case of a subdivision project). Maximum sign area for each sign shall not exceed 25 square feet in area.</u></p> <p>(c) <u>Nonconforming or conditionally permitted commercial and institutional uses in all RS and RM zone districts shall be permitted one facade sign and one freestanding sign per public street frontage, not to exceed a combined total of 25 square feet in area for every 150 feet of public street frontage. For frontage greater than 150 feet, one square foot of additional sign area shall be allowed for each six feet of frontage up to a maximum of 40 square feet. The height of freestanding signs shall be limited to 15 feet.</u></p> <p>(d) One nonilluminated sign, not exceeding eight square feet in area, freestanding monument or facade, shall be allowed for each adult family home, boarding home, residential care facility, and family day care home not requiring a conditional use permit for establishment of use.</p> <p><u>(e) Home occupations. One nameplate sign, mounted flush against the wall of the residence, shall be allowed.</u></p> <p>(5) Freestanding Signs. Freestanding signs are limited to monument signs as allowed under PMC 20.60.035. Pole signs are not permitted unless reviewed and specifically authorized through the conditional use permit process for a conditionally permitted nonresidential use in an R zone.</p>
--	--	---	---	---

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

- GREEN HIGHLIGHTED – CLEAN UP ITEMS
- YELLOW HIGHLIGHTED – REVIEW ITEMS
- PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>20.60.050 Special provisions for the MED, OP and CL zones. The following regulations shall apply to signs located on property in the MED, OP and CL zones: (1) Business Signs. Each enterprise, institution or business shall be permitted facade signs, one under-canopy sign per street frontage, <u>one projecting sign per street frontage</u> and one <u>freestanding monument</u> sign, each subject to the following maximum size requirements. (Note: Multiple businesses in the same building shall apportion facade length, building wall, and street frontage such that any maximum is not exceeded for a particular property.) (a) Maximum Facade Sign Area. One square foot for each lineal foot of the building wall from which the sign is attached, not to exceed 40 square feet (2) Prohibited Signs in the MED, OP and CL Zones. The following sign types are prohibited: (a) <u>Projecting Pole</u> signs; and (b) Full-color and monochrome electronic message signs.</p> <p>20.60.052 Special provisions for the MP zone. The following regulations shall apply to signs located on property in the MP zone: (1) A master signage plan pursuant to PMC 20.60.030(7) shall be required of every business park development prior to the installation of any signs; (2) In addition to signs allowed for individual businesses, each business park shall be permitted one monument sign per street frontage, subject to the provisions of PMC 20.60.065(5); (3) Facade signs shall not exceed two square feet in area for each lineal foot of the building wall from which the sign is attached, not to exceed a maximum of 40 square feet; (4) Each sign shall be designed in a consistent style which blends with the overall architectural theme of the park as required in PMC 20.35.031; (5) Monument signs are the only types of freestanding signs which shall be allowed, <u>subject to the following:</u> <u>(a) Monument signs shall be set back at least five feet from the public right-of-way.</u> <u>(b) Sign height shall not exceed greater than 42 inches above grade when located within a required setback area or 15 feet when located outside of a required setback area.</u> <u>(c) Total sign face area shall not exceed 100 square feet.</u> <u>(d) The placement of monument signs shall not interfere with any vehicular sight distance requirement as determined by the city engineer, nor shall it interfere with pedestrian circulation.</u> <u>(e) Monument signs shall be compatible in design and illumination to site and vicinity improvements and landscaping.</u></p> <p>20.60.060 Special provisions for the FAIR zone. The following limitations and regulations shall apply to signs located on property in the FAIR zone: (1) Business Signs. Facade signs and no more than one freestanding signs <u>per street frontage</u> shall be permitted subject to the following: (a) Maximum Facade Sign Area. Four hundred square feet per public street frontage; (b) Maximum Freestanding Sign Area. One square foot for each lineal foot of street frontage, not to exceed 250 square feet each; (c) A maximum of one freestanding sign may exceed the building height limitation of the FAIR zone.</p> <p>20.60.065 Specific sign requirements. The following specific sign regulations shall apply to all signs as permitted herein and not specifically exempted by PMC 20.60.010:</p>
--	--	--	--	---

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>(1) Residential Development Signs. Residential developments of four or more dwelling units are permitted one development complex sign for each public street frontage adjacent to the project (or for each entrance in the case of a subdivision project). Such signs may be placed in any location on the property; provided, the sign complies with the same height limitations specified for fences. Maximum sign area for each sign shall be two square feet, plus one square foot for each dwelling unit or lot, not to exceed 25 square feet in area</p> <p>(4) Freestanding Signs. (a) Height. The height of a <u>pole</u> freestanding sign shall be measured from the elevation of the crown of the nearest public street, to the highest point on the freestanding sign or its supporting structure. <u>The height of a monument sign shall be measured from the finished grade immediately abutting the base of the sign; in no event shall a monument sign be installed on an earthen berm, retaining wall or otherwise artificially created/graded surface as to elevate it above the surrounding landscape in an effort to exceed the maximum height for monument signs set forth herein.</u> Freestanding Pole signs shall not exceed 15 feet in height at a line coinciding with required front yard or street side yard setbacks <u>as shown in the table below; in no event shall a monument sign exceed a height of 10 feet.</u> For each additional one foot of setback beyond required front yard or street side yard setbacks, <u>pole</u> sign height may be increased one foot; provided, that in no event shall a <u>pole</u> sign exceed 36 feet in height.</p> <p>(5) Monument Signs in Front Yard – Maximum height and Setbacks in All Zones. Monument signs <u>are may encroach within a required front yard or street side yard setback in any zone,</u> subject to the following provisions:</p> <p>(a) No more than one monument sign per street frontage. (b) Monument signs shall be set back at least five feet from the public right-of-way. (c) Monument signs shall be no greater in height than one foot above the adjoining <u>finished</u> grade for each foot of setback to a maximum of 10 feet <u>and shall contain a total sign face area no greater than 64 square feet or the maximum freestanding sign size allowed in the applicable zone, whichever is less.</u> (d) Placement of monument signs shall not interfere with any vehicular sight-distance requirements, as determined by the city engineer, nor shall it interfere with any pedestrian circulation. (e) Monument signs shall incorporate the same building materials in their design as the building to which they apply or an approved alternative high quality material (e.g., stone veneer). (f) Monument signs which do not encroach into required front or side yard setbacks shall conform with the requirements for freestanding signs for the applicable zone.</p> <p>20.60.075 Nonconforming signs. Signs lawfully in existence as of the effective date of the ordinance codified in this chapter may remain and be maintained, even if a particular sign would not otherwise be permitted under this code. Whenever a business, person, enterprise or institution for which existing signage does not conform to the requirements of this chapter seeks to structurally alter or enlarge an existing sign, or erect or install a new sign, the provisions of this section shall apply. In addition, pursuant to Chapter 20.65-PMC, there may be other situations of site development which require the removal or reduction in size or placement of nonconforming signage consistent with this chapter. In that event, the more restrictive provisions shall apply:</p> <p>(1) <u>In the event a non-conforming sign is removed, or structural altered, pursuant to installation of a new sign, all applicable sections of the Puyallup sign ordinance (PMC 20.60) shall apply to the new proposal.</u> The alteration or enlargement of existing signs or the</p>
--	--	--	--	--

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>installation or erection of new signs shall not increase the degree of nonconformity, in terms of number, size, height, setback or any other applicable regulation.</p> <p>(2) Enlargement, installation or erection of conforming signage shall be accompanied by a reduction in the degree of nonconformity for other signage existing on the premises. This reduction in nonconformity can be accomplished by a reduction in size of existing signs (if nonconforming as to square footage), removal (if nonconforming as to number of signs), relocation (if nonconforming as to location), or a combination of reduction, removal and relocation. The total cost of reduction, removal or relocation of nonconforming signage shall equal, as nearly as is practical, 75 percent of the value of the new or enlarged conforming signage, or the cost necessary to bring all signage on the premises into conformance with this chapter, whichever is the lesser requirement.</p> <p>(3) ² The provisions of subsections (1) and (2) of this section do not apply to temporary signs or to illegal signs. Temporary signs that do not comply with the requirements of this chapter, and other illegal signs, shall be removed within 30 days after notification of the city of the sign’s nonconformity.</p> <p>20.60.090 Innovative Sign Design review.</p> <p>(1) A design review process is hereby established to allow for innovation and flexibility in sign design when found to be compatible with the character of the surrounding area and the overall character of the city. The intent of this section is to provide <u>guidelines and procedures criteria</u> by which a sign that does not comply with one or more standards of this code <u>(excluding the height of freestanding sign(s))</u> may be permitted, subject to design review, public notification, and findings of consistency with the guidelines included herein.</p> <p>(2) The design review and historic preservation board shall review all requests for design review when applications are so made to the <u>community development services</u> department and shall issue a recommendation to either approve, deny, or approve with modifications or conditions.</p> <p>(3) The community <u>development services</u> director shall consider the recommendations of the design review board and issue his/her written decision within 10 working days of receipt of the recommendation. The decision of the director may be appealed pursuant to the appeal provisions of Chapter 20.87 PMC.</p> <p>(4) The following <u>guidelines criteria</u> shall be considered by the board in making its recommendation and by the director when issuing a decision:</p> <p>(a) Whether the proposed sign is compatible with the architectural design of the building and structures on the same parcel;</p> <p>(b) Whether the sign is compatible with the character of the surrounding area, including colors, materials and other elements of the area;</p> <p>(c) Whether the sign is consistent in size and orientation with the character of the surrounding area (i.e., pedestrian- or automobile-oriented commercial districts);</p> <p>(d) Whether the sign is consistent with the purpose and intent of the comprehensive plan and this code <u>(as outlined by 20.60.001) and is not a prohibited sign type as defined by section 20.60.020;</u></p> <p>(e) Whether the applicant is reducing in either number, size or location some otherwise allowable sign(s) on the site, <u>where applicable. In no event shall this section be used to exceed maximum height of any freestanding signage</u></p> <p><u>(f) Whether the deviation is necessary to provide relief from the standards of this code due to special circumstances;</u></p>
--	--	--	--	---

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p><u>(g) Whether the proposed sign demonstrates an innovative method of meeting the scope and purpose of the sign ordinance, as defined by 20.60.001. The architectural design of the signage shall be evaluated relative to 20.60.001 and the Comprehensive Plan, as well as all other applicable sections of this code.</u></p>
MCA_30	20.65 (Non-conforming)	<p>1. 20.65.015 – adjust CUP ‘review’ and ‘approval’</p> <p>2. 20.65.020 – clarify process of extension of non-conforming use rights after one year, and clarify that detached accessory structures which are too large (e.g. 50%) may be replaced same-for-same</p> <p>3. 20.65.030 (4) – Clarify \$150,000 exterior improvements standard related to parking, landscaping, signage</p>	<p>1. Clarification of CUP permit requirement</p> <p>2. Add section regarding extension of non-conforming use rights for discontinued non-conforming uses, and clarify that detached accessory garages which are over the max size limit (50% of primary structure) may be replaced same-for-same</p> <p>3. Clarify the \$150,000 rule regarding upgraded landscaping, parking, signage based on current practice and interpretation</p>	<p>20.65.015 Allowed changes to nonconforming use (2) A nonconforming use or a portion of a nonconforming use may be changed to another nonconforming use within the same use category as defined by Chapter 20.15 PMC via an approved conditional use permit (CUP) or administrative conditional use permit (ACUP); or may be <u>If a nonconforming use is proposed to be expanded to occupy a larger portion of an existing building; provided, that the following conditions exist the following criteria shall be used when analyzing such expansion through either a CUP or ACUP, as specified below:</u></p> <p>(4) Any change in use that does not meet the requirements of subsections (1), (2) and (3) of this section may be allowed by the hearing examiner subject to the provisions of PMC 20.65.040.</p> <p>20.65.020 Discontinuation of use. If a nonconforming use is discontinued for a continuous period of one year or more, such discontinuance shall be deemed to constitute abandonment of any nonconforming use rights; except where such use is temporarily discontinued to allow restoration of a building or structure under PMC 20.65.035, in which case the use may be reestablished upon completion of the restoration. The one-year time period in which nonconforming use rights are retained may be extended up to two additional years, totaling three full years following discontinuation of use, if the subject property, including structures and landscaping, is maintained in a neat and orderly manner so as to not appear degraded relative to the previous condition of the property nor detract from the surrounding neighborhood. <u>In order to receive a nonconforming use time extension, the property owner must request from the Director an extension within one year of the discontinuation of use demonstrating compliance with the above stated maintenance criteria. A time extension may be granted for a one year period; the property owner must apply for a time extension for the second and third year to maintain non-conforming use rights.</u> Nonconforming structures which are removed or demolished shall not be allowed to re-establish at any time following their removal or demolition, except as provided for in PMC 20.65.030 and 20.65.035.</p> <p>(2) A nonconforming <u>accessory or primary structure in an “R” zone</u> which is nonconforming <u>solely</u> as to setback location (e.g., encroaching within a prescribed setback area), <u>maximum size (as stipulated by PMC 20.20.040 (4) – detached accessory buildings) and/or total quantity of permitted accessory structure(s) (as stipulated by PMC 20.20.010 (2))</u> may be replaced, enlarged or modified in volume, area, or space; provided, that:</p> <p>(a) Total or partial replacement of the nonconforming <u>accessory structure in an “R” zone</u> is permitted only if it involved the same or less extent of setback encroachment <u>and/or total square footage</u>, including no greater structural height, bulk or floor area than previously existed within a setback area, and the replacement is completed within one year of the demolition and the building to be replaced is an accessory structure in an “R” zone.</p> <p>(b) Enlargements or modifications to principal structures which do not entail total or partial replacements may be permitted if the extent of encroachment (i.e., measured at the point furthest within the setback area) is not increased as a result of the enlargement or modification, and the requested structural addition does not result in more than a 25 percent increase in the square footage of all structural floor area square footage currently within the setback area.</p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				(4) If substantial new construction occurs on a pre-existing 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 <u>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).</u> in the general proximity of the new improvement area, with the exact boundaries of such area to be determined by the planning director or designee. For purposes of this subsection, “substantial” new construction shall be any new development or alterations with value, as determined by the city, totalling more than \$150,000, within any two-year period. Interior tenant improvements which have no effect upon the pre-existing building footprint, basic exterior configuration and involve no change to the established use shall not be required to upgrade to current codes for parking, landscaping, signage or fencing regardless of the dollar value of those interior improvements. Major changes of use to pre-existing structures (e.g., residential to commercial conversions) shall be required to meet current parking <u>and landscaping</u> 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 pre-existing structure or would cause the amount or dimensions of on-site parking, including access drives, to not meet current standards.
MCA_31	20.70 (Temporary uses)	3. 20.70.012, -.014 - Add MX zone districts	Clean up to add MX zone districts (currently missing)	<p style="text-align: center;">Chapter 20.70 TEMPORARY USES</p> <p>Sections:</p> <ul style="list-style-type: none"> 20.70.001 Description and purpose. 20.70.005 Temporary use permit required. 20.70.010 Permitted temporary uses – Residential zones. 20.70.012 Permitted temporary uses – C, MX and M zones. 20.70.014 Permitted temporary uses – Time limits in C, MX and M zones. 20.70.016 Temporary use permit for seasonal produce stands. 20.70.020 Temporary uses not listed. 20.70.021 Temporary use permit for expanded recreational vehicle use. 20.70.022 Hearing examiner review of expansion or intensification of recreational vehicle use. 20.70.025 Special requirements – Temporary uses. 20.70.030 Application procedure. 20.70.035 Conditions and bonds. <p>20.70.012 Permitted temporary uses – C, MX and M zones.</p> <p>In addition to those temporary uses specified in PMC 20.70.010, the following categories of temporary uses are permitted in the C, MX and M zones:</p> <ol style="list-style-type: none"> (1) Circuses, carnivals and similar transient amusement enterprises, subject to not more than 30 days of site occupation and/or operation in any one-year period; (2) Fireworks stands subject to the requirements of the standard operating procedures of the Puyallup fire department and a limitation for not more than 14 days of site occupation and/or operation in any one-year period; (3) Temporary businesses established for the sale of retail products, services, and food, when located within designated parking areas, subject to not more than 30 days of site occupation and/or operation in any one-year period: <ol style="list-style-type: none"> (a) When approved by the development services director, temporary food stands located outside of driveway areas and designated fire lanes are exempt from the time limitations of this chapter;

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
<p>GREEN HIGHLIGHTED – CLEAN UP ITEMS YELLOW HIGHLIGHTED – REVIEW ITEMS PURPLE HIGHLIGHTED – LONG-TERM ITEMS</p>				<p>(4) Parking lot and other outdoor sales, subject to not more than 30 days of site occupation and operation in any one-year period; except that unmanned temporary tent-type stands when used for vehicle displays on existing permitted vehicle sales/display lots are subject to not more than 75 days of site occupation and operation in any one-year period; said operations shall not require a permit;</p> <p>(5) Mobile home residences or trailers for security purposes on the site of an active construction project.</p> <p>20.70.014 Permitted temporary uses – Time limits in C, MX and M zones. The following provisions in this section for computing time limits shall govern temporary uses permitted in the C, MX and M zones. One or more activities within each of the categories of use specified in PMC 20.70.010 and/or 20.70.012 may occupy a site up to the specified time period without limiting the ability of one or more activities in another category of use to occupy the site, subject to the respective time limitations specified in PMC 20.70.010 or 20.70.012, whichever is applicable.</p> <p>(1) Exception. For any activities on sites that are part of a development that includes more than 500,000 square feet of enclosed leasable area, only the following three time limitations shall apply:</p> <p>(a) Site occupation and/or operation cumulatively by all permitted temporary uses shall not exceed 180 days per year;</p> <p>(b) No individual temporary use shall occupy and/or operate for longer than 30 days per year;</p> <p>(c) Site occupation and/or operation cumulatively by all temporary businesses for the sale of recreational vehicles shall not exceed 60 days in any one-year period.</p> <p>(2) Temporary uses of less than 24 hours in duration on any site are exempt from and do not apply towards the time limitations of this section or PMC 20.70.010 or 20.70.012.</p>
MCA_32	20.75 (Home occupations)	<p>1. 20.75.012 – Uses prohibited (prohibit uses that require outdoor or extensive storage of materials, prohibit vehicle repair)</p> <p>2. 20.75.015 – clarify if Home Occupation is permitted in an attached or detached accessory residential bldg. AND home occupations in ADUs</p>	Clarifications and clean up based on existing practice and procedure	<p>20.75.012 Home Occupation – Prohibited business types.</p> <p>1. <u>No home occupation shall involve automobile repair, body work, upholstery or similar automobile-related activity; and,</u></p> <p>2. <u>Any business that cannot meet the performance standards of 20.75.015 (2), including businesses that store and display materials or retail items in an exterior location for sale in conjunction with the home occupation. Produce stands are permitted as a temporary use, pursuant to PMC 20.75.016, and are not subject to home occupation permit requirements.</u></p> <p>20.75.015 Performance standards.</p> <p>(1) A home occupation shall be conducted in a dwelling <u>or accessory building</u> and shall be clearly incidental and secondary to the use of the structure(s) <u>and property</u> as a primarily residential dwelling. No such home occupation shall occupy a floor area greater than 25 percent of the total enclosed floor area of the <u>dwelling-unit structures</u> on the property. Retail sales of items not produced on the premises shall be allowed only if clearly incidental to the primary function of the home occupation.</p> <p>(3) No one other than a resident family member of the dwelling shall be engaged in the conduct of a home occupation <u>Employees who do not reside at the location of the home occupation, or who live in the home and are not related, may be allowed to work at the home occupation; vehicular trips associated with employees entering and leaving the site for employment shall count toward the maximum trips allowed by PMC 20.75.015 (5).</u></p>
MCA_33	20.80 (conditional uses)	<p>1. Expiration procedures, time extensions</p> <p>2. New section on discontinuation of conditional use and when a new permit is required</p>	Consolidate expiration and time extension procedures into PMC 20.11; adjustments to criteria applying to time extension requests and expiration of permit approval	<p>20.80.025 Expiration.</p> <p>Any conditional use permit granted by the hearing examiner shall become null and void if not exercised within the time specified in such permit up to a maximum of seven <u>six</u> years following approval or, if no time is specified, within one year of the date of approval of such permit. A conditional use permit shall be deemed exercised and remain in full force and effect when a <u>complete</u> building permit <u>application</u> has been issued <u>submitted</u>, or a <u>complete civil</u> engineering permit is issued <u>submitted</u> if no building permit is required for the approved project. If such permit is abandoned or is discontinued for a continuous period of one year, it may not</p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>thereafter be reestablished unless authorized in accordance with the procedure prescribed herein for the establishment of a conditionally permitted use.</p> <p>20.80.030 Extension of time. Upon written request by a property owner or his/her authorized representative prior to the date of conditional use permit expiration, the director may grant an extension of time up to but not exceeding one year. Such extension of time shall be based upon a <u>the following</u> findings:</p> <ol style="list-style-type: none"> 1) That the proposed project is in substantial conformance, as to use, size, and site layout, to the project approved by the hearing examiner; 2) <u>There have been no substantial changes in the laws governing the development, with which lack of compliance would be contrary to public health, safety or welfare, environmental protections, stormwater treatment and control standards, or be substantially inconsistent with the goals, objectives or policies of the Comprehensive Plan</u> 3) That the requested time extension would not result in greater than seven total years since the original approval date; and, 4) That there has been no material change of circumstances applicable to the property since the granting of said permit which would be injurious to the neighborhood or otherwise detrimental to the public health, safety and general welfare.
MCA_34	20.81 (admin conditional uses)	1. Expiration procedures, time extensions	Consolidate expiration and time extension procedures into PMC 20.11; adjustments to criteria applying to time extension requests and expiration of permit approval	<p>20.81.025 Expiration. Any administrative conditional use permit granted by the community development <u>services</u> director or hearing examiner (on appeal) shall become null and void if not exercised within the time specified in such permit or, if no time is specified, within one year of the date of approval of such permit. <u>No Administrative Conditional Use Permit approval shall exceed a maximum of two (2) years.</u> An administrative conditional use permit shall be deemed exercised and remain in full force and effect when a <u>complete</u> building permit <u>application</u> has been issued <u>submitted</u>, or a <u>complete civil</u> engineering permit is issued <u>submitted</u> if no building permit is required for the approved project. If such permit is abandoned or is discontinued for a continuous period of one year, it may not thereafter be re-established unless authorized in accordance with the procedure prescribed herein for the establishment of a conditionally permitted use.</p> <p>20.81.030 Extension of time. Upon written request by a property owner or his/her authorized representative prior to the date of administrative conditional use permit expiration, the community development <u>services</u> director may grant an extension of time up to but not exceeding one year. Such extension of time shall be based upon a <u>the following</u> findings:</p> <ol style="list-style-type: none"> 1) <u>That the proposed project is in substantial conformance, as to use, size, and site layout, to the project approved by the Director.</u> 2) <u>There have been no substantial changes in the laws governing the development, with which lack of compliance would be contrary to public health, safety or welfare, environmental protections, stormwater treatment and control standards, or be substantially inconsistent with the goals, objectives or policies of the Comprehensive Plan</u> 3) <u>That the requested time extension would not result in greater than three total years since the original approval date; and,</u> 4) That there has been no material change of circumstances applicable to the property since the granting of said permit which would be injurious to the neighborhood or otherwise detrimental to the public health, safety and general welfare.
MCA_35	20.86 (Adjustments)	1. Expiration procedures, time extensions	Consolidate expiration and time extension procedures into PMC 20.11; adjustments to criteria applying to expiration of permit approval	<p>20.86.030 Expiration. An adjustment granted by the director shall become null and void if not exercised within the time specified in such adjustment; or, if no time is specified, within one year of the date of approval of such adjustment. <u>no Administrative Adjustment approval shall exceed a maximum of one (1) year.</u> An adjustment shall be deemed exercised and remain in full force and effect when a <u>complete</u> building permit has been issued <u>submitted which is related to the structure which received the adjustment and substantial</u></p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				construction accomplished in reliance upon said permit , or a complete civil engineering permit is issued submitted if no building permit is required for the approved project. If such adjustment is abandoned or is discontinued for a continuous period of one year, it may not thereafter be reestablished unless authorized in accordance with the procedure for adjustment prescribed in this chapter.
MCA_36	20.89 (Preliminary site plans)	1. Expiration procedures, time extensions, timelines for approval (2 years)	Consolidate expiration and time extension procedures into PMC 20.11; adjustments to criteria applying to time extension requests and expiration of permit approval	<p>20.89.020 Expiration. A preliminary site plan granted by the director or designee shall become null and void if not exercised within one <u>two</u> years of the date of approval of such preliminary site plan. A preliminary site plan shall be deemed exercised and remain in full force and effect when a <u>complete</u> building permit, or <u>complete civil</u> engineering permit when no building permit is required, has been issued <u>submitted</u> in reliance upon said permit.</p> <p>20.89.025 Extension of time. Upon written request by a property owner or his/her authorized representative prior to the date of preliminary site plan expiration, the director may grant an initial extension of time up to but not exceeding six months. Such initial extension of time shall be based upon a finding that there has been no material change of circumstances applicable to the property since the granting of said approval which would be injurious to the neighborhood or otherwise detrimental to the public health, safety and general welfare. A second further extension of six months may additionally be granted by the director. This second extension shall be based upon a <u>the following</u> findings:</p> <ol style="list-style-type: none"> 1) <u>As documented in a written submittal from the property owner or his/her authorized representative, that extenuating circumstances have prevented the applicant from submitting the necessary final permits in the prescribed time period,</u>as well as a finding that granting ; and, 2) <u>The second extension would not be injurious to the neighborhood or otherwise detrimental to the public health, safety or general welfare;</u> and, 3) <u>There have been no substantial changes in the laws governing the development of the plat, with which lack of compliance would be contrary to the public health, safety and welfare, environmental protections, stormwater treatment and control standards, or be substantially inconsistent with the goals, objectives or policies of the Comprehensive Plan</u>
MCA_37	20.85 (Variances)	1. Expiration procedures, time extensions	Consolidate expiration and time extension procedures into PMC 20.11; adjustments to criteria applying to expiration of permit approval	<p>20.85.025 Expiration. Any variance granted by the hearing examiner shall become null and void if not exercised within the time specified in such variance or, if no time is specified, within one year of the date of approval of such variance. A variance shall be deemed exercised and remain in full force and effect when a <u>complete</u> building permit, or complete civil engineering permit when no building permit is required, has been <u>submitted which is related to the structure which received the variance issued and substantial construction accomplished in reliance upon said permit.</u> If such variance is abandoned or is discontinued for a continuous period of one year, it may not thereafter be reestablished unless authorized in accordance with the procedure for variance prescribed in this chapter.</p>
MCA_38	21.04 (SEPA - substantive authority)	<ol style="list-style-type: none"> 1. <u>21.04.090 – cross reference of optional DNS process (WAC 197-11-355)</u> 2. <u>21.04.210 - Update referenced policies, add provision “or most recently adopted/amended version”</u> 	<ol style="list-style-type: none"> 1. Cross reference WAC section not previously cross referenced in city SEPA code 2. Update to be consistent with current policy documents, as adopted 3. Increase categorical exemptions related to SEPA 	<p>21.04.090 Purpose and adoption by reference. This section through PMC 21.04.120 contain the rules for deciding whether a proposal has a probable significant, adverse environmental impact requiring an environmental impact statement (EIS) to be prepared. This section through PMC 21.04.120 also contain rules for evaluating the impacts of proposals not requiring an EIS. The city adopts the following sections by reference, as supplemented in this section through PMC 21.04.120:</p> <p>RCW 43.21C.410 WAC</p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

		3. 21.04.240 – increasing categorical exemptions for SEPA review	review (increasing cubic yards of earth work from 100 to 500, off-street parking stalls from 20 to 40) – allows for additional projects which are minor in nature to be reviewed under current code, rather than be required to go through detailed environmental review	<p>197-11-300 Purpose of this part 197-11-305 Categorical exemptions 197-11-310 Threshold determination required 197-11-315 Environmental checklist 197-11-330 Threshold determination process 197-11-335 Additional information 197-11-340 Determination of nonsignificance (DNS) 197-11-350 Mitigated DNS <u>197-11-355 Optional DNS Process</u> 197-11-360 Determination of significance (DS)/ initiation of scoping 197-11-390 Effect of threshold determination.</p> <p>21.04.210 Substantive authority (d) The city formally designates the following regulations, plans, studies, reports or codes, as presently constituted or as may be amended, updated, supplemented, or revised, except as where specifically excluded, as possible bases for the exercise of authority pursuant to the State Environmental Policy Act of 1971 as amended:</p> <p>(i) City of Puyallup Municipal Code; (ii) City of Puyallup comprehensive plan dated 1994; (iii) City of Puyallup six-year street transportation improvement plan as amended and updated; (iv) City of Puyallup capital improvements plan; (v) City of Puyallup comprehensive storm drainage plan dated September, 1980; (vi) City of Puyallup sanitary sewer system comprehensive plan dated January, 1997, and subsequent area studies, including but not limited to the City of Puyallup East Valley Service Area Analysis dated March, 2004, and the City of Puyallup Options for Providing Service, Southwest Area Study dated January, 2000; (vii) City of Puyallup comprehensive water system plan dated October, 1996; (viii) City of Puyallup shoreline management master plan dated April, 1987; (ix) City of Puyallup comprehensive parks, recreation and open space plan; (x) City of Puyallup Street Development and Engineering Standards; (xi) Institute of Transportation Engineers, Trip Generation, 5th Edition, 1991; (xii) King County Surface Washington State Department of Ecology Stormwater Design Manual, November, 1995 revision of the January, 1990 Edition, specifically excluding all subsequent updates and/or supplements; (xiii) King County Stormwater Pollution Prevention Manual, current edition; (xiv) Code of the Pierce County Board of Health; (xv) Pierce County River Improvement Puyallup River Basin Comprehensive Flood Control Management Plan, May, 1991; (xvi) Washington State Shoreline Management Act of 1971; (xvii) American Association of State Highway and Transportation Officials (“AASHTO”) Guide for the Planning, Design, and Operation of Pedestrian Facilities, current edition, and the AASHTO Guide for the Development of Bicycle Facilities, current edition; (xviii) Flood Insurance Study for the City of Puyallup, with accompanying flood insurance maps, August 15, 1980, or as amended and adopted excluding all subsequent updates; (xix) Washington State Department of Ecology Criteria for Sewage Works Design, current edition; (xx) Manual on Uniform Traffic Control Devices (MUTCD) with Washington State Modifications, current edition;</p>
--	--	--	--	---

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
<p>GREEN HIGHLIGHTED – CLEAN UP ITEMS YELLOW HIGHLIGHTED – REVIEW ITEMS PURPLE HIGHLIGHTED – LONG-TERM ITEMS</p>				<p>(xxi) AASHTO Policy on Geometric Design of Highways and Streets (“Green Book”), current edition; (xxii) Washington State Department of Transportation Design Manual, current edition; (xxiii) Highway Capacity Manual Special Report 209, current edition; (xxiv) Trip Generation Manual, ITE, 7th Edition or current edition with city-approved modifications; (xxv) Traffic Access and Impact Studies for Site Development, ITE, dated 1991; (xxvi) Traffic Engineering Handbook, ITE, current edition; (xxvii) Washington State Department of Transportation Standard Plans, current edition; (xxviii) Manual for Traffic Signal Design, ITE, Second Edition; (xxix) Parks Impact Fee Study, <u>current updated version dated August 25, 2005</u>; (xxx) Rate Study for Impact Fees for Roads, <u>current updated version dated September 19, 2005</u>; (xxxi) The Washington State Department of Transportation Standard Specifications for Road, Bridge, and Municipal Construction, current edition; (xxxii) 2004-Waterworks Utility Rate and System Development Charge Study, <u>current updated version prepared by Gray and Osborne, Inc.</u>; and (xxxiii) City of Puyallup planning documents not specifically listed above but referenced in the environmental analysis of the city’s comprehensive plan</p> <p>21.04.240 Categorical exemptions – Adoption by reference. The city adopts by reference the following rules for categorical exemptions, as supplemented in this chapter including WAC 173-806-070, 173-806-080, and 173-806-190, <u>except, as allowed under WAC 197-11-800 (1)(d), the maximum fill or excavation allowed as a categorically exempt activity from SEPA shall be 500 cubic yards and the maximum number of parking stalls allowed as a categorically exempt activity from SEPA shall be 40.</u></p> <p>WAC 197-11-800 Categorical exemptions 197-11-880 Emergencies 197-11-890 Petitioning DOE to change exemptions.</p>
MCA_39	21.14 (Clear, fill and grade)	<p>1. 21.14.020 – purpose and intent section 2. 21.14.380 – Addition of new code section regarding inadvertent discovery of archeological resources</p>	Both changes proposed for consistency with Comp Plan policies regarding protection of archeological and cultural resources, State DAHP guidance	<p>21.14.020 Purpose. This chapter is adopted to:</p> <p>(1) Regulate all land-disturbing activity to control accelerated erosion and sedimentation in order to prevent damage to public or private property; and to prevent sediment or sediment-related pollution of water and other damage to creeks, rivers, wetlands and other water resources in the city; and <u>(2) Protect and preserve archeological sites, objects and resources from destruction during excavation activities; and,</u> <u>(23) Establish the procedures through which these purposes can be fulfilled.</u></p> <p>21.14.380. Inadvertent discovery of archeological resources. <u>For all development activities which involve excavation, regardless of exemption from permit requirements outlined in 21.14.190, in the event that suspected historic or cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other form of site development/construction, all work on site shall immediately stop and the property owner/developer shall notify the City, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Indian Tribe if any artifacts of possible or suspected historic, cultural, are uncovered during excavations.</u></p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
 YELLOW HIGHLIGHTED – REVIEW ITEMS
 PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<u>In such cases, the developer shall be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes.</u>
	2.29	1. 2.29.070 – Authority and duties	Adjusting various sections of current applicability to allow additional oversight and provide clarification on existing oversight by the Board over projects in Central Business District (CBD) zones; adding review and recommendations on Heritage Trees; adding design review adjustments for commercial projects in C and MX zones more generally; review of new projects in MX zones.	<p>2.29.070 Authority and duties.</p> <p>(1) Design Review.</p> <p>(a) The board shall review all applications requiring building permits within the following categories, as set forth in the Downtown Design Guidelines:</p> <ul style="list-style-type: none"> (i) Construction of new buildings that are 10,000 <u>4,000</u> square feet and greater, either before or after construction in the CBD-Core and CBD zones (see the Downtown Design Guidelines, “Large Projects” category); (ii) New additions and/or renovation projects <u>Any exterior alterations, additions or modifications (excluding exterior signage and mechanical equipment that does not substantially alter the exterior appearance or condition of the building)</u> of historic structures, which are defined as buildings constructed prior to 1946 <u>50 years or more from the date of application</u>, in the CBD-Core and CBD zones (see the Downtown Design Guidelines, “Historic Properties” category); (iii) Parking garage structures and/or renovation projects of parking garages of any size, stand-alone or integral, in the CBD-Core and CBD zones (see the Downtown Design Guidelines, “Parking Structures” category); (iv) Qualifying transition area projects in areas of the CBD and CBD-Core zones that either directly abut or are across the street from a residential land use zone (except the RM-Core zone) and any site on an historic register, in the CBD-Core and CBD zones, except for small projects as defined by the Downtown Design Guidelines (see the Downtown Design Guidelines, “Transition Areas” category); or <u>(v) Design review adjustments as outlined in PMC 20.26.018 (3) and Innovative Sign Design Review, as outlined in PMC 20.60.090;</u> <u>(vi) Design review of new structures in the Mixed Use Design Review Overlay Zone, as defined by PMC 20.52.003;</u> <u>(vii) Review and recommendation to the Director regarding Heritage Tree permit decisions, as outlined in PMC 20.58.025; or</u> (v) Other projects or duties as assigned by the city council. <p>2.29.080 Appeals.</p> <p>(1) Appeals of board decisions shall be to the city council <u>Hearing Examiner</u>. Appeals shall be filed with the city clerk within 10 calendar days after the date of the board’s decision.</p>

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>2.54.070 Consideration of land use regulatory cases.</p> <p>The following cases shall be within the jurisdiction of the examiner under the terms and procedures of this chapter:</p> <ol style="list-style-type: none"> (1) Short plat modification, variance requests or appeals; (2) Shoreline substantial development, conditional use permits, shoreline and permit rescissions and <u>appeals of administrative interpretations and statements of exemption related to the Puyallup Shoreline Master Program (SMP)</u> (3) Shoreline development variances; (4) Preliminary major plat applications; (5) Rezone applications; (6) Preliminary plat modification requests; (7) Planned residential developments; (8) Planned commercial developments; (9) Conditional use permits; (10) Variances; (11) Appeals of zoning code interpretations; (12) Interpretation of zoning boundaries; (13) Appeals of administrative decisions; (14) State Environmental Protection Policy Act (SEPA) appeals; (15) Public works – <u>appeals of administrative decisions regarding Alternative Methods Requests related to the City Standards for Public Works Engineering and Construction Manual development standards variance</u>; (16) Public works – <u>appeals of administrative</u> interpretation of Flood Insurance Rate Map (FIRM); (17) Public works – <u>appeals of administrative decisions regarding Alternative Methods Requests related to</u> clearing, filling, and grading criteria;

ID	MUNICIPAL CODE SECTION	PROPOSED SCOPE OF AMENDMENT	RATIONALE	DRAFT CODE AMENDMENT TEXT
----	------------------------	-----------------------------	-----------	---------------------------

GREEN HIGHLIGHTED – CLEAN UP ITEMS
YELLOW HIGHLIGHTED – REVIEW ITEMS
PURPLE HIGHLIGHTED – LONG-TERM ITEMS

				<p>(18) Public works – <u>appeals of administrative decisions regarding Alternative Methods Requests related to</u> storm water management criteria;</p> <p>(19) Review of changes to properties on the Puyallup historic register <u>appeals of administrative decisions regarding building permits;</u></p> <p>(20) Binding site plan applications.</p> <p><u>(21) Appeals of permit decisions related to Heritage Tree applications.</u></p> <p><u>(22) Appeals of decisions made by Design Review and Historic Preservation Board (DRHPB) in relation to design review cases (as outlined by 2.29.070).</u></p>
--	--	--	--	--