



## PUYALLUP HOUSING CHOICES – CODE AMENDMENTS SUMMARY

Current code	Proposed amendments
<p><b>Accessory dwelling units</b></p> <ul style="list-style-type: none"> <li>• Impact fees = \$10,267</li> <li>• Utility hook up fee = same as any single family home</li> <li>• Detached ADU permit (land use) and building permit</li> <li>• Different size maximums, number of bedrooms for different types of accessory dwelling units</li> <li>• No options for “tiny homes on wheels”</li> </ul>	<p><b>Accessory dwelling units</b></p> <ul style="list-style-type: none"> <li>• Amended impact fees = \$2,051</li> <li>• Utility hook up fee = scaled to size and impact of ADUs</li> <li>• Building permit only</li> <li>• Streamline size and bedroom limits with one standard</li> <li>• Added options for “tiny homes on wheels”</li> </ul>
<p><b>Duplex/triplexes in RS zones</b></p> <ul style="list-style-type: none"> <li>• Design review standards apply to all</li> <li>• Permitted on a limited basis in RS-04, RS-06 (2 plex OR 3 plex)</li> <li>• Conditionally permitted on a limited basis in RS-08 (2 plex only)</li> <li>• Not permitted on any basis in RS-10 or RS-35</li> </ul>	<p><b>Duplex/triplexes in RS zones</b></p> <ul style="list-style-type: none"> <li>• Design review standards apply, with new landscaping and high quality siding materials standards added to all</li> <li>• Permitted in RS-04 (2 plex OR 3 plex)</li> <li>• Permitted on a limited basis in RS-06 (2 plex OR 3 plex)</li> <li>• Conditionally permitted on a very limited basis in RS-10 (2 plex only)</li> <li>• Not permitted on any basis in RS-35</li> </ul>
<p><b>Development standards in RS zones</b></p> <ul style="list-style-type: none"> <li>• Maximum densities only, no minimum densities (all RS zones)</li> <li>• Minimum lot dimensions (width and depth) prescribed strictly for zones</li> </ul>	<p><b>Development standards in RS zones</b></p> <ul style="list-style-type: none"> <li>• Maximum densities only, minimum densities apply in RS-04 and RS-06 only - No changes to <i>maximum</i> density limits in any RS zone</li> <li>• Retain and modify lot width, remove lot depth requirements</li> <li>• No changes to overall minimum lot size in any RS zone</li> </ul>
<p><b>Density Bonuses in RM zones</b></p> <ul style="list-style-type: none"> <li>• Four (4) different options for density bonuses</li> <li>• Not all bonus provisions apply to every property</li> </ul>	<p><b>Density Bonuses in RM zones</b></p> <ul style="list-style-type: none"> <li>• Eight (8) different options for density bonuses</li> <li>• All bonuses could be applied to development proposals</li> </ul>
<p><b>Other various amendments</b></p> <ul style="list-style-type: none"> <li>• Re-authorization of the Cottage Housing Ordinance (previous time-limited pilot ordinance sunset)</li> <li>• Reorganization of detached accessory building code for clarity of administration</li> <li>• Minor amendments to setbacks for sheds, decks</li> <li>• Minor land use amendments in RM zones</li> <li>• Various amendments to off-street parking reductions options</li> </ul>	