



# CITY OF PUYALLUP

Development Services Center

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<b>Property Development Standards – RS Zones (PMC 20.20.020)</b>					
	<b>RS-35</b>	<b>RS-10</b>	<b>RS-08</b>	<b>RS-06</b>	<b>RS-04</b>
Minimum lot area per building site in square feet	35,000	10,000	8,000	6,000	4,000
Minimum/Maximum development density in dwelling units per gross acre	No minimum - 1.0	No minimum - 4.0	No minimum - 5.0	4.0 - 6.0	6.0 - 8.0
Minimum lot width*	125'	50'	40'	40'	40'
<b>*Corner lots shall be 10 feet wider than the minimum required lot widths shown herein</b>					
Minimum lot depth	150'	0	0	0	0
Minimum front yard setback	35'	25'	20'	15'	15'
Minimum rear yard setback**	35'	25'	20'	20'	15'
<b>**For rear yard setbacks for accessory structures, see Accessory Building Setbacks section</b>					
Minimum interior side yard setback	15'	5' (sum of 16') ***	5'	5' ****	5' ****
Minimum street side yard setback	25'	15'	15'	15'	10'
Maximum building height single-family houses	36'	36'	36'	36'	28'
Maximum building height all structures other than single-family houses	28'	28'	28'	28'	25'
Maximum lot coverage	–	40%	45%	45%	50%
Minimum street frontage	30'	20'	20'	20'	15'
Maximum floor area ratio (Refer to 20.20.028)	–	0.45:1	0.55:1	0.55:1	0.60:1

<b>Detached Accessory Buildings (not including carports) – RS Zones (PMC 20.20.040 (4))</b>										
	<b>RS-35</b>		<b>RS-10</b>		<b>RS-08</b>		<b>RS-06</b>		<b>RS-04</b>	
Max quantity of detached accessory buildings that are greater than 200 square feet	Any Size lot		> 4 acres	≤ 4 acres	> 4 acres	≤ 4 acres	> 4 acres	≤ 4 acres	> 4 acres	≤ 4 acres
	No limit		2	1	2	1	2	1	2	1
Max size of footprint of detached accessory buildings that are greater than 200 square feet. Measured as % of footprint of primary building	> 1 acre	≤ 1 acre	> 1 acre	≤ 1 acre	> 1 acre	≤ 1 acre	> 1 acre	≤ 1 acre	> 1 acre	≤ 1 acre
	80%	50%	80%	50%	80%	50%	80%	50%	80%	50%

**PMC 20.20.025 Interior side yard setback**

- (1) \*\*\*The minimum interior side yard setback shall be five feet in RS-10; provided, that the combined total of both side yard setbacks for any lot shall equal at least 16 feet, as applied to each structure individually. The combined setbacks shall be applied to all structures collectively if the detached accessory structure is located forward of a line extending from the rear wall of the primary structure to the side lot line.
- (2) \*\*\*\*The minimum interior side yard setback shall be five feet in RS-06 and RS-04 zones, except that the dwelling unit may be placed on one interior side property line with a zero setback, and the dwelling unit setback on the other interior side property line shall be a minimum of 10 feet on the other interior side property line, excluding the connecting elements such as fences, walls and trellises.
- (3) Interior side yard setbacks for lots in any RS zone that abut access and utility tract(s) and/or the access portion of a new panhandle lot shall be a minimum of two (2) feet. No access portion of a panhandle lot, public alley or access and utility tract(s) shall be considered a 'street' when applying street side yard setbacks.

**PMC 20.20.040 Performance standards RS zones**

Yard Projections. Every required front, rear and side yard shall be open and unobstructed from the ground to the sky unless otherwise provided:

- Fences and walls as specified and limited under this section may project into said front, rear and side yards.
- Cornices, sills, eaves projections, fireplace bump-outs and awnings without enclosing walls or screening may project into a required yard but not more than two feet, provided:
  - The required interior side yard is not reduced to less than two feet, six inches (2'-6"); and
  - Any yard abutting a street or alley is not reduced to less than five feet.
- Open, unenclosed decks not covered by a roof may project into any required yard.
- Front porches, covered or uncovered, steps, staircases, and ADA accessibility ramps may project into any required yard setback without restriction.

Accessory building setbacks. For any RS-zoned lot, all attached or detached accessory buildings, including those buildings 200 square feet or less, shall observe the following:

- Any required front yard setback for the applicable zone district; and,
- A minimum five (5) foot rear and interior side yard setback; and,
- A minimum five (5) foot separation between all accessory buildings, and between accessory buildings and primary/accessory dwelling units; and,
- Any accessory building with access from a public alley shall also be setback 5' from the property line coinciding with the alley boundary line adjoining the property line.