

DUE WITH THE UPDATE:

- Must allow emergency shelters, transitional housing, emergency housing and permanent supportive housing (PSH) (STEP) ([RCW 35A.21.430](#), [RCW 35.21.683](#), [RCW 36.70A.070\(2\)](#), HB 1220 laws of 2021)
- Bonus density on land owned by religious organizations (RCW 36.70A.545)
- May not regulate number of people in a household (RCW 35.21.682, RCW 35A.21.314, RCW 36.01.227)
- Limits on regulating homeless encampments on religious property (RCW 35.21.915, RCW 35A.21.360, RCW 36.01.290)
- Limits on amount of parking that may be required near transit (RCW 36.70A.620, [ESSB 5184](#)) – parts or all of this are superseded by SB 5148 (laws of 2025).
- Parking changes (RCW 36.70A.622)
- Allow 2 ADUs within urban growth areas (RCW 36.70A.680-682, HB 1337 – laws of 2023) 7/21/2025
- Clear objective design standards (RCW 36.70A.630 and 36.70B, HB 1293 – laws of 2023)
- Eatonville is NOT subject to middle housing regulations (HB 1110) to allow duplexes or other missing middle housing types

DUE ON SPECIFIC DATE:

- Permit timelines – Due by Jan 1, 2025 (RCW 36.70B, SB 5290 – laws of 2023) 7/21/2025
- Allow co-living where 6 units per lot are allowed - Due Dec 31, 2025 (RCW 36.70A.535, HB 1998 – laws of 2024)

DUE 6 MONTHS AFTER UPDATE:

- Unit lot subdivisions (RCW 58.17.060, SB 5258 – laws of 2023) Actually 2 years – Due 5/20/2027
- Schedule of proportionate impact fees (RCW 82.02.020, SB 5258 – laws of 2023) – Town has no impact fees
- Conversion of existing buildings – cities only (RCW 35.21.990, RCW 35A.21.440, HB 1042 – laws of 2023)

ADU Update

18.08.045 Accessory dwelling unit (ADU) design standards.

A. Purpose.

1. To provide infill housing opportunities throughout residential zones in Eatonville;
2. To provide affordable housing options; and
3. To provide an opportunity for rental income for property owners.

B. Standards for All ADUs. An ADU is designed and established to be a separate dwelling unit that is accessory to a primary single-family dwelling (principal use). ADUs can be attached to the primary dwelling (principal use) or detached. ADUs differ from duplexes in the zoning districts where they are allowed and ADUs are subject to specific size and design criteria.

ADUs are prohibited on any lot of record that is currently developed with a single-family dwelling unit that has been converted to a duplex or multifamily use.

Subject to the prohibition above, two ADU's are permitted on any lot of record that is currently developed with a single-family dwelling unit provided all of the following conditions are met:

2. ADUs shall contain a minimum of 300 square feet in floor area (all floors), exclusive of stairways or garage area;
3. ADUs shall comply with all applicable development, environmental, zoning and EMC Title 19, design standards for detached single-family uses;
4. ADUs shall not exceed 1,000 square feet, except as follows: (RCW 36.70a.681 (f) "The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet;")
 - a. For attached ADUs only, the town may allow for an increased size up beyond 40 percent to 1,000 square feet maximum in order to efficiently use all floor area on one floor or a portion of an existing house, as long as all other standards herein are met; and
5. The presence of an ADU must be clearly identified on each entrance facing the street (front) by proper numbering;
6. When the construction of an ADU will result in exceeding the maximum lot coverage allowance for the applicable zoning district, an additional five percent site coverage may be added for the building footprint.

C. Additional Standards for a Detached ADU (DADU). In addition to the ADU standards above, DADUs must meet the following additional requirements:

1. DADUs may be separate freestanding structures located to the side or rear of a primary dwelling unit or may be placed next to and/or above a garage;
2. DADUs are subject to the development standards set for principally permitted uses within the applicable zoning district regulations;
3. A DADU may be allowed a second driveway access to an improved alley and;

detached accessory dwelling units may be sited at a lot line if the lot line abuts a public alley, unless the town plows snow on the public alley; (RCW 36.70a.681 (i))

5. The maximum width of the DADU (including adjacent buildings when applicable) shall be 75 percent of the width of the lot, including all projecting building elements such as bay windows and balconies.

D. Permit Required. A zoning permit is required as provided in EMC [18.09.020](#), and shall not be issued if there are private covenants requiring the lot to have a single-family residence.

E. Administration.

1. Accessory dwelling unit permits shall be administered by the planning director.
3. After receipt of a complete application form and prior to approval of any accessory dwelling unit, the director shall inspect the property to confirm that minimum and maximum size limits are met, required parking is provided, design limitations regarding front entrances are met, and technical code standards are met.
4. The registration form or other form as required by the director shall be filed as a deed restriction with the Pierce County auditor's office to indicate the presence of the accessory dwelling unit, the requirement of owner occupancy, and other standards for maintaining the unit as described above.
5. The director shall report annually to the council on accessory dwelling unit registration, number of units and distribution throughout the town, average size of units, and number and type of complaint and enforcement related actions.
6. After approval, the director shall provide notice of the registration of the accessory unit to owners of property within 200 feet of the registered site. The notice shall state that the unit complies with the standards of this section, shall describe the requirements for maintaining the unit, and shall explain how to obtain general information and how to request inspections.

7. Cancellation of the accessory unit's registration may be accomplished by the owner filing a certificate with the director for recording at the Pierce County auditor's office, or may occur as a result of enforcement action, based on a valuation of the requirements herein. The cancellation certificate will confirm that the residence has reverted to use as a single dwelling. (Ord. 2022-01 § 2, 2022; Ord. 99-23 § 4, 1999).

Permitting Timeline Update

18.09.010 D. Land Use Application Timelines and Procedures

(a) Within fourteen (14) days of issuing a letter of completeness under EMC 18.08.010 C , the Town shall issue a notice of development application.

The notice shall include but not be limited to the following information:

- (1) Name of the applicant;
 - (2) Date of application;
 - (3) Date of the notice of development application;
 - (4) Date of the letter of completeness;
 - (5) Location of the project;
 - (6) Project description, including a list of required studies and project permits;
 - (7) Requested approval or action;
 - (8) A public comment period not fewer than fourteen (14) nor more than thirty (30) days, including the date and time that the public comment period will end;
 - (9) Identification of existing environmental documents;
 - (10) Date, time and place of a public hearing if one has been scheduled;
 - (11) Staff contact and phone number;
 - (12) Statement that the decision on the application
- the following time periods after the date of the letter of completeness.

- i. For applications not subject to public notice, 65 days.
- ii. For applications subject to public notice but not a public hearing, 100 days.
- iii. For applications subject to public notice and a public hearing, 170 days